

SAN GABRIEL DESIGN REVIEW COMMISSION
MINUTES OF THE DESIGN REVIEW COMMISSION MEETING
MONDAY, FEBRUARY 24, 2020

- **CALL TO ORDER**

Vice-Chair Romo called the regular Design Review Commission meeting to order at 6:30 p.m. on February 24, 2020 in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California 91776.

- **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Sae-Low.

- **ROLL CALL – DESIGN REVIEW COMMISSION ATTENDANCE**

Present: Vice-Chair Romo, Commissioner Sae-Low, Commissioner Nadolney, and Commissioner Tu.

Excused: Chairmen Cheng

Staff in attendance: Assistant Manager / Community Development Director Chaparyan, City Architect Brown, Senior Planner Chang, Assistant Planner Alvarado, and Secretary Ortiz.

1. **PUBLIC COMMENT**

None.

2. **CONSENT CALENDAR**

Commissioner Nadolney motioned to approve the minutes of the January 6, 2020 meeting of the special Design Review Commission. Seconded by Commissioner Sae-Low. Motion passed by a vote of 4 ayes, 0 noes.

3. **WELCOME TO 2020 FROM COMMUNITY DEVELOPMENT DEPARTMENT AND MEASURE SG PRESENTATION**

Assistant City Manager / Community Development Director Chaparyan informed the Commission about Measure SG and the Census.

The Commissioners had questions regarding the Census.

Assistant City Manager/ Community Development Director Chaparyan answered the Commissioners questions.

4. PUBLIC HEARING

A. 322 SOUTH ARROYO DRIVE PLANNING CASE NO. PPD18-011 (PRECISE PLAN OF DESIGN) APPLICANT: ERIC TSANG

PROJECT SUMMARY: This is an application for a Precise Plan of Design (PPD) to construct a nine-unit residential condominium development. The project site is zoned Arroyo Residential Multiple-Family Residence within the Mission District Specific Plan (MDSP) area and has a General Plan Land Use Designation of Mission District High Density Multiple Family Residence. This project is exempt from the California Environmental Quality Act (CEQA) per Guidelines Section 15332, Class 32 (In-Fill Development Projects).

STAFF RECOMMENDATION:

ADOPT A RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER PPD18-011 FOR THE CONSTRUCTION OF A NINE-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 322 SOUTH ARROYO DRIVE, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Senior Planner Chang.

Senior Planner Chang provided background information regarding the project. He explained the project complies with all the Mission District development standards, including but not limited to, density, lot coverage, building height, and setback requirements.

Eric Tsang, applicant, 440 E. Huntington Dr., Arcadia, came forward to answer the Commissioners questions. Applicant passed around the sample materials and explained the architectural style of the project.

Commissioner Nadolney questioned whether the existing trees would be kept at the project site.

Applicant Tsang stated they did not have an arborist report for this project.

Commissioner Nadolney stated that the submitted demolition plan does not match the existing condition based on the aerial photo. She also questioned the discrepancies in the site plan and the grading plan. She suggested to consider maintaining the trees on-site.

Applicant Tsang responded that they will modify the plans.

Commissioner Nadolney questioned the garage/floor levels and indicated her concern was regarding how the slope would affect the building elevation.

City Architect Brown suggested to include a cross section drawing going through the entire site.

Applicant Tsang stated the civil engineer included a simplified section that included the three structures and he will ask him to provide more detail.

Commissioner Nadolney stated there is no visual of what the street front will look like as far as gate, fence, and approach of the building. She stated the design is compatible but would like to see more information regarding the front yard.

Commissioner Tu stated there was no vicinity map to show the relationship between the proposed building to the neighboring buildings. She questioned the front facade awning and if there was something more permanent could be used.

Applicant Tsang stated it is a permanent awning and used it to emphasize the entrance.

City Architect Brown discussed a potential solution for the awnings and the windows.

Commissioner Sae-low stated entrance looks like a side entrance.

Vice- Chair Romo questioned if there are any specifications with regards to the tress on the property in the Municipal Code.

Senior Planner Chang stated there are protected trees in the Municipal Code based on size and location. He also stated the tree could possibly be saved if the applicant could work the sidewalk issue.

Commissioner Nadolney made a motion to continue this item to the regular Design Review Commission meeting on April 27, 2020 with additional information requested by the Commission: providing consistent plans, addressing the grading issues, the front elevation facade, and the possibility of saving trees on the property. Commissioner Tu seconded the motion. Motion passed with a vote of 4 ayes, 0 noes.

5. ACCESSORY DWELLING UNIT (ADU) AND JUNIOR ACCESSORY DWELLING UNIT (JUNIOR ADU) PRESENTATION

Assistant Planner Alvarado gave an update regarding the recently adopted ADU and Junior ADU regulations.

6. STAFF ITEMS

Commissioner Nadolney had a question regarding the 220 S. San Gabriel Blvd. project that received an approval from the City Council.

Senior Planner Chang stated the next step is to work with the City Architect and the developer to present a detailed architectural plans for the Design Review Commission to review.

The Commissioners had questions regarding the inclusionary housing ordinance.

Senior Planner Chang stated the city is working on getting a consultant to work on housing related studies and ordinances.

7. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

None.

8. ADJOURN DESIGN REVIEW COMMISSION MEETING

Meeting adjourn at 7:56 p.m. to the regular meeting of the Design Review Commission on March 23, 2020 at 6:30 p.m. at City Hall, 425 South Mission Drive, 2nd floor, Council Chambers.



ERIKA ORTIZ, SECRETARY
DESIGN REVIEW COMMISSION



RAYMOND CHENG, CHAIR
DESIGN REVIEW COMMISSION