

SAN GABRIEL DESIGN REVIEW COMMISSION
MINUTES OF THE DESIGN REVIEW COMMISSION MEETING
JUNE 22, 2020

- **CALL TO ORDER**

Chairman Cheng called the Design Review Commission meeting to order at 6:32 p.m. on June 22, 2020, 425 South Mission Drive, San Gabriel, California 91776.

- **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Vice-Chair Romo.

- **ROLL CALL – DESIGN REVIEW COMMISSION**

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

Staff in attendance: City Architect Brown, Senior Planner Chang, Executive Assistant Wong, and Secretary Ortiz.

1. **PUBLIC COMMENT**

None.

2. **CONSENT CALENDAR**

Vice-Chair Romo motioned to approve the minutes of the May 18, 2020 meeting of the Design Review Commission. The motion was seconded by Commissioner Tu. Motion passed by a vote of 5 ayes, 0 noes.

3. **PUBLIC HEARING**

- A. **322 S. 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 at 322 S. Arroyo Drive. This project was presented to the Design Review Commission (DRC) at its February 24, 2020 meeting. The DRC reviewed the subject application and requested the applicant to provide additional information. The DRC continued this item to the April 27, 2020 DRC meeting. However, due to the COVID-19 pandemic, the April 27 DRC meeting was cancelled. The project was re-noticed for tonight's meeting.

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 S. ARROYO DRIVE, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Senior Planner Chang.

Eric Tsang, project architect, 440 E. Huntington Dr. Arcadia, answered questions from the Commissioners.

Commissioner Sae-Low questioned the lot coverage. He stated it was a good design.

Commissioner Nadolney was concerned with the retaining walls and the neighboring properties. The slope of this project needs to be evaluated. She also stated concerns with fire pits on the roofs, the powder rooms on the first floor, and the bathroom windows.

Jason Lee, project coordinator from Cal Land Engineering, Inc., answered questions from the Commissioners.

Vice-Chair Romo commented on the front elevation on the building.

Chairman Cheng suggested the applicant should coordinate with the structural engineer and the landscape architect before submitting plans to the Building Division. He commented on some of the architectural finishes as well.

Chairman Cheng opened the public hearing.

Testimony:

1. Sonja Trauss, representing YIMBY Law – support

There being no other speaker, Chairman Cheng closed the public hearing at 7:41p.m.

Commissioner Tu commented on the floor plan design on the front unit stating the powder room is not necessary and to work on the current kitchen layout.

Commissioner Nadolney suggested adding 2 retaining walls to the north side to include additional landscape.

Chairman Cheng suggested the project architect to consult with the structural engineer to confirm some of the details.

Commissioner Sae-Low made a motion to continue this items to the regular Design Review Commission meeting on August 24, 2020. Chairman Cheng seconded the motion with additional information requested by the Commission: shoring plan showing the retaining wall height including the neighboring properties, identifying the finished material, addressing amenities on the rooftop other than fire pits, identifying the railing materials and clarifying the railing/parapet wall height on the rooftop. Motion passed with a vote of 5 ayes, 0 noes.

**B. 1509 LAFAYETTE ST.
PLANNING CASE NO. SPR18-061 (SITE PLAN REVIEW)
APPLICANT: HUU THONG**

PROJECT SUMMARY: This is an application for a Site Plan Review (SPR) for the construction of a new two-story single-family residence. The subject site is zoned R-1 (Single-Family Residence) and has a General Plan Land Use Designation of Low Density Residential. This project is exempt from the California Environmental Quality Act (CEQA) per Guidelines section 15303, Class 3 (New Construction or Conversion of Small Structures).

STAFF RECOMMENDATION: ADOPT A RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER SPR18-061 FOR THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT 1509 LAFAYETTE ST., SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Senior Planner Chang.

Commissioner Nadolney questioned the FAR and encouraged that the FAR does not go over 35%.

Phillip Chan, representing the applicant, 711 S. First Ave., Arcadia, answered questions from the Commissioners.

Commissioner Tu commented that the design is well-executed and it matches the surrounding neighborhood.

Commissioner Sae-Low questioned the front-porch and stated it can be better intergraded.

Huu Thong, applicant, answered questions from the Commissioners.

Commissioner Nadolney congratulated the designer for including the neighboring buildings on the elevation plan. She questioned the closet and the windows in the master bedroom.

Vie-Chair Romo congratulated the applicant for the design. She commented on the entry lattice feature and suggested reducing the width of the lattice.

Chairman Cheng stated this is one of the better designed projects. He suggested closing the window in the closet.

Chairman Cheng opened the public hearing.

Testimony:

1. Maurice Luc - 2810 W. Valley Blvd. Alhambra – expressed concerns
2. Danny Tran – expressed concerns

Chairman Cheng suggested the contractor provide a contact phone number posted at the job site during construction so neighbors can call to express any construction related concerns. He also commented to provide landscaping to address neighbor's privacy concerns.

There being no other speaker, Chairman Cheng closed the public hearing at 8:55 p.m.

Vice-Chair Romo made a motion to approve Planning Case Number SPR18-061 for the construction of a new two-story single-family residence at 1509 Lafayette St. The motion was seconded by Commissioner Nadolney. Motion passed by a vote of 5 ayes, 0 noes.

4. STAFF ITEM (PROJECT PREVIEW)

A. 220 S. SAN GABRIEL BLVD.

PLANNING CASE NO. PL-16-162 (PRECISE PLAN OF DESIGN)

APPLICANT: SAN GABRIEL SQUARE, LLC

PROJECT SUMMARY: This item is intended to provide information to the Design Review Commission (DRC) about a proposed mixed-use project (San Gabriel Plaza) at 220 S. San Gabriel Blvd. At the February 18, 2020 City Council meeting, the Council approved the request for a Planned Development (PD), Development Agreement (DA), Request to Vacate City Streets, and Tentative Tract Map No. 80292 (TTM) to allow a mixed-use project. The purpose of this item is to request the DRC to provide comments pertaining to architectural design so the applicant could present a formal submittal to the DRC in the coming months.

STAFF RECOMMENDATION: PROVIDE COMMENTS ON THE PROPOSED PROJECT.

This item was presented by Senior Planner Chang.

Brian Husting, project architect, answered questions from the Commissioners.

Commissioner Nadolney stated this is going to be a good project.

Vice-Chair Romo stated she likes the list of amenities for public and residents. She questioned the public art review process.

Brian Husting, project architect and Edward Cheng, applicant answered questions from the Commissioners.

Chair Cheng stated most of their concerns have been addressed. He also indicated he had concerns with the color of the material and the actual material, he suggested the public space should be for the residents so they can enjoy a walk.

5. COMMENTS FROM STAFF

None.

6. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Chairman Cheng mentioned that some of the Commissioners were re-appointed for the next 2 years.

7. ADJOURN DESIGN REVIEW COMMISSION MEETING

Meeting adjourned at 10:26 p.m. to the next regular meeting of the Design Review Commission on July 27, 2020 at 6:30 pm at City Hall, 425 South Mission Drive, 2nd Floor, Council Chambers.



ERIKA ORTIZ, SECRETARY
DESIGN REVIEW COMMISSION



RAYMOND CHENG, CHAIR
DESIGN REVIEW COMMISSION