

**SAN GABRIEL DESIGN REVIEW COMMISSION
MINUTES OF THE DESIGN REVIEW COMMISSIONER MEETING
SEPTEMBER 28, 2020**

- **CALL TO ORDER**

Chairman Cheng called the Design Review Commission meeting to order at 6:33 p.m. on September 28, 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 Sae-Low, and Commissioner Tu.

Excused: Commissioner Nadolney

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

1. **PUBLIC COMMENT**

None.

2. **CONSENT CALENDAR**

Minutes from the August 24, 2020 Design Review Commission meeting.

Vice-Chair Romo made a motion to approve the minutes of the August 24, 2020 of the Design Review Commission. Seconded by Commissioner Sae-Low. Motion passed by a vote of 4 ayes, 0 noes.

3. **PUBLIC HEARING**

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

This case (PPD18-011) was presented at the June 22, 2020 Design Review Commission meeting and was continued to the August 24, 2020 meeting. At the August 24 meeting, the item was continued to the September 28, 2020 meeting.

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. 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 applicant, answered questions from the Commissioners.

Chairman Cheng opened the public hearing.

There being no speaker, Chairman Cheng closed the public hearing at 7:00 p.m.

Commissioner Tu stated the applicant addressed all the issues.

Vice-Chair Romo questioned the large bathroom windows in the front that face the street. She stated the windows need to be modified. She also stated the proposed iron work of the fences for the pedestrian entrance and the vehicular gate do not match. She stated the front of the project needs to have a taller tree such as a Cypress. She recommended to have English Lavender along the front fence.

Commissioner Tu made a motion to approve Planning Case No. PPD18-011 to construct a nine-unit residential condominium development at 322 S. Arroyo Drive with the following added conditions of approval:

- **Windows:** City staff and the City Architect shall review the appropriateness of windows and window locations.
- **Front Yard Wrought Iron:** The design and color for the proposed wrought iron guardrail, pedestrian gate, and driveway gate shall be consistent.
- **Front Yard Landscape:** The front yard adjacent to S. Arroyo Drive shall provide additional landscaping such as tree and shrubs.

Commissioner Sae-Low seconded the motion. Motion passed by a vote of 4 ayes, 0 noes.

**B. 506 E. NORWOOD PLACE
PLANNING CASE NO. SPR18-056 (SITE PLAN REVIEW)
APPLICANT: PETER THAI**

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 RN/C (Residential Neighborhood Conservation) within the Valley Boulevard Specific Plan 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 SPR18-056 FOR THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT 506 E. NORWOOD PLACE, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Assistant Planner Alvarado.

Peter Thai, project applicant, answered questions from the Commissioners.

Commissioner Tu questioned if there was a covered roof for the rear patio in the back of the property. She also stated the designer should work on the window detail to make the elevation look three dimensional.

Mr. Thai stated that it was an uncovered patio and there was no cover over it.

Chairman Cheng asked how much the windows are being recessed.

Mr. Thai stated the windows are being recessed roughly 1-2 inches.

Commissioner Sae-Low stated the window treatment on the street elevation is flat and there are not enough recesses and shadow lines to show the depth. He also commented on the detail from the street elevation looking at the 2 bedroom windows on the 1st floor, stating it looks unusual. He commented on the masonry iron work on the front of the property stating it should be upgraded. He stated the City of San Gabriel should get away from the security gate aesthetic, the ornamental iron work that's consistent with Spanish architecture would be more appreciated.

Vice-Chair Romo commented the project is not giving enough privacy to the 1-story home next to it and something needs to be done. She also commented the landscape plans does not match the rendering.

Chairman Cheng commented on the first floor ceiling height stating they should lower the height because it would help the design. He also suggested planting trees to provide privacy to the neighbors.

Chairman Cheng opened the public hearing.

There being no speaker, Chairman Cheng closed the public hearing at 7:35 p.m.

Vice-Chair Romo made a motion to continue Planning Case No. SPR18-056 for the construction of a new two-story single-family residence at 506 E. Norwood Place to the regular Design Review Commission meeting on October 26, 2020. Commissioner Sae-Low seconded the motion. Motion passed by a vote of 4 ayes, 0 noes.

4. COMMENTS FROM STAFF


Assistant Planner Alvarado updated the Commission on items that were presented from the August Design Review Commission meeting.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

None.

6. ADJOURN DESIGN REVIEW COMMISSION MEETING

To the regular meeting of the Design Review Commission on October 26, 2020 at 6:30 pm at City Hall, 425 S. Mission Drive, 2nd Floor, Council Chambers.



ERIKA ORTIZ, SECRETARY
DESIGN REVIEW COMMISSION



RAYMOND CHENG, CHAIR
DESIGN REVIEW COMMISSION