

**SAN GABRIEL DESIGN REVIEW COMMISSION
MINUTES OF THE DESIGN REVIEW COMMISSION MEETING
JANUARY 25, 2021**

- **CALL TO ORDER**

Chairman Cheng called the Design Review Commission meeting to order at 6:32 p.m. on January 25, 2021 with Commissioners and staff participating by teleconference.

- **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, and Commissioner Sae-Low.

Excused: Commissioner Tu

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

1. **PUBLIC COMMENT**

None.

2. **CONSENT CALENDAR**

- A. **Minutes from the November 23, 2020 Design Review Commission meeting**

- B. **1211 S. RAMONA STREET
PLANNING CASE NO. SPR19-066 (SITE PLAN REVIEW)
APPLICANT: NATHAN GALLARDO**

This case (SPR19-066) was originally heard at the November 23, 2020 Design Review Commission meeting and it was continued to the January 25, 2021 meeting.

PROJECT SUMMARY: This is an application for a Site Plan Review (SPR) for a second-floor addition to an existing one-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 15301, Class 1 (Minor Alteration to Existing Structures).

STAFF RECOMMENDATION:

Continue this item to a future Design Review Commission date to be determined.

Commissioner Nadolney made a motion to approve the Consent Calendar Items 2A-2B as presented. The motion was seconded by Commissioner Sae-Low. Motion passed by a vote of 4 ayes, 0 noes.

3. PUBLIC HEARING

**A. 713 PEARL STREET
PLANNING CASE NO. SPR18-035 (SITE PLAN REVIEW)
APPLICANT: STEVE SUN**

This case (SPR18-035) was originally heard at the May 18, 2020 Design Review Commission meeting and it was continued to the July 27, 2020 meeting. At the July 27 meeting, the applicant requested that the item to be continued to a date uncertain. The item was continued again at the November 23, 2020 Design Review Commission meeting to a date certain.

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 SPR18-035 for the construction of a new two-story single-family residence at 713 Pearl Street, subject to the recommended conditions of approval.

This item was presented by Assistant Planner Alvarado.

Steve Sun, project designer, answered the Commissioners questions.

Chairman Cheng opened the public hearing.

There being no speaker, Chairman Cheng closed the public hearing at 6:53 p.m.

Commissioner Sae-Low stated the applicant has responded positively to the comments from the Commissioners.

Commissioner Nadolney stated she appreciated the work from the designer and City staff to improve this project.

Vice-Chair Romo echoed the comments from the Commissioners on the improvements. She stated the house is more balanced when looking at the front façade of the house.

Chairman Cheng agreed with the Commissioners comments.

Vice-Chair Romo made a motion to approve Planning Case No. SPR18-035 for the construction of a new two-story single-family residence at 713 Pearl Street. The motion was seconded by Commissioner Sae-Low. Motion passed by a vote of 4 ayes, 0 noes.

**B. 541 GERONA AVENUE
PLANNING CASE NO. SPR20-058 (SITE PLAN REVIEW)
APPLICANT: MARTIN RUALCABA**

PROJECT SUMMARY: This is an application for a Site Plan Review (SPR) for a first and second story addition to an existing one-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 SPR20-058 for a first and second story addition to an existing one-story single-family residence located at 541 Gerona Avenue, subject to the recommended conditions of approval.

This item was presented by Planning Assistant Alvarado.

Paul Porter, homeowner, answered the Commissioners questions.

Martin Ruvalcaba, project designer, answered the Commissioners questions.

Commissioner Nadolney questioned the building height shown on the elevations and the slope of the roof. She also asked if the vinyl fence was new.

Mr. Porter confirmed the vinyl fence was existing.

Commissioner Nadolney asked if all doors and windows will be replaced.

Mr. Ruvalcaba stated most doors and windows are being replaced.

Chairman Cheng asked if the roofing material was being matched to the existing. He also had questions regarding the existing and replacement windows.

Mr. Ruvalcaba confirmed they are matching the existing roofing material. He also confirmed the majority of the existing windows are single hung windows.

Commissioner Sae-Low stated he appreciated all the renderings the designer has produced. He also stated it is a handsome project.

Chairman Cheng opened the public hearing.

Testimony:

1. Holly Caruso, 536 Segovia Ave.,- expressed concerns

Mr. Porter stated Mrs. Caruso was probably talking about the neighbor.

There being no other speaker, Chairman Cheng closed the public hearing at 7:28 p.m.

City Architect Brown stated this was a very well executed project.

Vice-Chair Romo commented on the creeping fig and stated it can get thick, she suggested a trellis structure with a smaller vine.

Chairman Cheng commented on the window and roof replacement asking to make it similar so that it looks like it is one consistent project.

Commissioner Sae-Low made a motion to approve Planning Case No. SPR20-058 for a first and second story addition to an existing one-story single-family residence located at 541 Gerona Avenue. The motion was seconded by Commissioner Nadolney. Motion passed by a vote of 4 ayes, 0 noes.

**C. 1616 EUCLID AVENUE / 1619 WALNUT STREET / APN NO. 5370-007-008
PLANNING CASE NO. PPD19-003 (PRECISE PLAN OF DESIGN)
APPLICANT: CREATIVE DESIGN ASSOCIATES**

PROJECT SUMMARY: The proposed project is for a Precise Plan of Design (PPD) for the development of a mixed-use project consisting of 38 apartment units and 2,400 square feet of commercial area. The subject site is zoned MU/C (Mixed-Use Corridor) within the Valley Boulevard Specific Plan (VBSP) area and has a General Plan Land Use Designation of Commercial Specific Plan. 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 PPD19-003 for a mixed-use project consisting of 38 apartment units and 2,400 square feet of commercial area, subject to the recommended conditions of approval.

This item was presented by Senior Planner Chang.

Commissioner Nadolney asked about the results from the July public outreach effort.

Dave Gutierrez, applicant representative, answered the Commissioners questions.

Mr. Gutierrez stated a letter went out to neighbors within a 500' radius of the property to inform neighbors about this proposed project. A website was created so the public could view the proposed plans. Mr. Gutierrez stated a total of 5 comments were received which he answered and addressed. He also stated most of the concerns were regarding the size of the project and traffic.

Vice-Chair Romo questioned the proposed landscaping. She suggested putting vines on the building to have a vertical green wall along the southerly property side to mitigate any visual impacts as viewed from the single-family properties. She also suggested vines or other plant materials on the north face wall along the alley.

Chairman Cheng opened the public hearing.

Testimony:

1. Sandra J – oppose
2. Bonnie Fung, 1636 Euclid Ave. – oppose
3. Jeremy Lee – oppose
4. Pat Mac – oppose
5. Tom Lam – oppose
6. John Huynh – oppose
7. Josephine & Edward Elizondo, 1622 Walnut St. – oppose
8. Resident at 1028 Walnut St. – oppose
9. Resident at 1701 Walnut St. – oppose
10. David Hoang, 1701 Walnut St. – oppose
11. Emily Nguyen, 1701 Walnut St. – oppose
12. John Nguyen, 1701 Walnut St. – oppose
13. Kinh Nguyen, 1701 Walnut St. – oppose
14. Kenny Chau, 1644 Euclid Ave. – oppose
15. Jessica Hopkins, 1717 Walnut St. – oppose
16. Janet L. Whitehead, 1717 Walnut St. – oppose
17. Bruce E. Whitehead, 1717 Walnut St. – oppose
18. Lan S. Huang, 1640 Euclid Ave. – oppose
19. Resident at 1632 Euclid Ave. – oppose
20. Chun Lee, 1627 Euclid Ave. – oppose
21. Van Minh Chen, 1641 Euclid Ave. – oppose
22. Chuck Sances, 1808 S. California St. – oppose
23. Angela Sances, 1808 S. California St. – oppose
24. Chu L., 1625 Euclid Ave. – oppose
25. Cib Tsai, 1726 Euclid Ave. – oppose
26. Antonette Bruning, 1963 S. Lafayette St. – oppose
27. John Bruning, 1963 S. Lafayette St. – oppose

28. Resident at 1968 Lafayette St. – oppose
29. Wendy Hopkins, 1969 S. Lafayette St. – oppose
30. Jordann Hopkins, 1969 ½ Lafayette St. – oppose
31. Jesus Nuno, 1718 Walnut St. – oppose
32. Haydee M. Nuno, 1718 Walnut St. – oppose

Mr. Gutierrez stated this project has been designed based on the Valley Blvd Specific Plan requirements. He also stated they have made considerable reductions in the size and massing of this project that were deemed excessive.

There being no other speaker, Chairman Cheng closed the public hearing at 8:21 p.m

Chairman Cheng asked what the potential commercial tenant may be.

Mr. Gutierrez stated from the onset the owner had stipulated that they wanted to occupy the commercial area.

Jimmy Liang, representative of the owner, stated the owner would like to use this as a commercial office space.

Chairman Cheng questioned the ceiling heights of the commercial and residential areas.

Commissioner Sae-Low stated the adjustments the designer has made are major concessions and would like to see this project move forward.

Commissioner Nadolney stated she is comfortable where the project is and hopes it will be a good addition to the City.

Vice-Chair Romo suggested lessening the privacy impact of the resident's view directly into the residential neighborhood from the southerly facing balconies.

Chairman Cheng stated the building is an attractive building and wants to make sure the property owner and design team will listen to some of the concerns raised by the neighbors. In addition, he would like the applicant to address Vice-Chair Romo's concerns regarding visual and privacy impacts.

Commissioner Sae-Low made a motion to approve Planning Case No. PPD19-003 for a mixed-use project consisting of 38 apartment units and 2,400 square feet of commercial area with an added condition of approval suggested by Vice-Chair Romo:

Privacy Mitigation Measures: The applicant shall work with City staff to address potential privacy concerns for the southerly neighboring properties. The potential methods to mitigate privacy concerns include, but not limited to, frosted windows, balcony treatment, and use of landscaping.

The motion was seconded by Commissioner Nadolney. Motion passed by a vote of 4 ayes, 0 noes.

4. COMMENTS FROM STAFF

Planning Manager Tewasart provided the following project updates to the Commission:

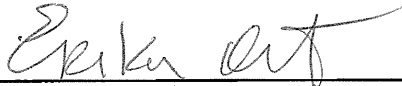
- Housing Element
- Storage project at 414-420 S. San Gabriel Boulevard
- Pacific Square mixed-use project at 700-800 S. San Gabriel Boulevard
- Historic Context Statement

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Chairman Cheng thanked the Commission and staff for their work.

6. ADJOURN DESIGN REVIEW COMMISSION MEETING

To the regular meeting of the Design Review Commission on February 22, 2021 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