

**SAN GABRIEL DESIGN REVIEW COMMISSION  
MINUTES OF THE DESIGN REVIEW COMMISSION MEETING  
March 22, 2021**

- **CALL TO ORDER**

Chairman Cheng called the Design Review Commission to order at 6:30p.m. on March 22, 2021.

- **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: Planning Manager Tewasart, City Architect Brown, Senior Planner Chang, Assistant Planner Alvarado, and Secretary Ortiz.

1. **PUBLIC COMMENT**

None.

2. **CONSENT CALENDAR**

- A. **Minutes from the February 22, 2021 Design Review Commission meeting**

Vice-Chair Romo made a correction to page 3 on the last paragraph to have it read, "Vice-Chair Romo commented on the street activation for the market and the entrance on San Gabriel Boulevard". She also made a correction to page 4 on the second paragraph to have it read, "Vice-Chair Romo suggested to provide a signalized pedestrian crosswalk off Gladys Avenue so the residents on the east side can access this development."

Vice-Chair Romo motioned to approve the minutes of the February 22, 2021 meeting of the Design Review Commission as amended. Seconded by Commissioner Nadolney. Motion passed by a vote of 5 ayes, 0 noes.

3. **PUBLIC HEARING**

- A. **1227 WALNUT STREET  
PLANNING CASE NO. SPR20-060 (SITE PLAN REVIEW)  
APPLICANT: ROBERT WANG**

**PROJECT SUMMARY:** This is an application for a Site Plan Review (SPR) for 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 SPR20-060 FOR A NEW TWO-STORY SINGLE-FAMILY RESIDENCE LOCATED AT 1227 WALNUT STREET, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.**

This item was presented by Assistant Planner Alvarado.

City Architect Brown stated there has been 3 reviews of the project and there has been meetings with the applicant. He stated they have made significant modifications to the project.

Robert Wang, applicant, answered questions from the Commissioners.

Commissioner Tu questioned the driveway and why it was changed from the south to the north of the property.

Commissioner Sae-Low stated the street elevation does a good job of making the house appear smaller than it actually is. He also commented on the landscape plan and stated the largest landscape element tree needs to be called out. He also stated he wanted to see specifications of the windows and doors as the project develops.

Commissioner Nadolney questioned the full height window for the front bedroom and asked why it went to the floor.

Mr. Wang stated they wanted a full height window to soften the elevation and massing.

Vice-Chair Romo commented on the roof style and asked why they used concrete tile instead of clay barrel tile. She also commented on the olive tree that will be planted in the front yard. She also stated it is important to provide pavers to provide a path for pedestrians existing a vehicle parked along the sidewalk.

Mr. Wang stated the flat concrete tile is softer and matches the neighborhood better.

Chairman Cheng asked for clarification of the landscape plan.

Chairman Cheng opened the public hearing.

There being none, Chairman Cheng closed the public hearing at 7:05 p.m.

Chairman Cheng suggested upgrading the 24-inch box tree to a 36-inch box tree.

Vice-Chair Romo made a motion to approve Planning Case No. SPR20-060 for a new two-story single-family residence located at 1227 Walnut Street, with one additional condition of approval:

1. The proposed Olive tree must be upgraded to a 36-inch box tree instead of a 24-inch box.

The motion was seconded by Commissioner Sae-Law. Motion passed by a vote of 5 ayes, 0 noes.

**B. 414-420 S. SAN GABRIEL BOULEVARD  
PLANNING CASE NO. PPD19-008 (PRECISE PLAN OF DESIGN)  
APPLICANT: 1784 CAPITAL HOLDINGS, LLC**

**PROJECT SUMMARY:** This is an application for a Precise Plan of Design (architectural design review) for a development of an approximately 199,358-square foot building with 190,232 sq. ft. of self-storage space and 9,126 sq. ft. of artist studio. On January 19, 2021, the City Council approved the Planned Development Overlay Zone (zone change), merger of 11 parcels, and the environmental document (Mitigated Negative Declaration).

**STAFF RECOMMENDATION: ADOPT A RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER PPD19-008 FOR A PRECISE PLAN OF DESIGN AT 414-420 S. SAN GABRIEL BOULEVARD, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.**

This item was presented by Senior Planner Chang.

City Architect Brown stated the applicant has addressed most of the comments from the last meeting. He commented that the continued refinement of this project could be addressed during the building plan check process.

Commissioner Nadolney questioned when the signalized traffic light would be active at the intersection of San Gabriel Boulevard and Commercial Avenue.

Senior Planner Chang stated he would have an update at the next meeting regarding the signalized light.

Vice-Chair Romo commented on the public art component and suggested using incased display windows to help activate the front windows along San Gabriel Boulevard. She also suggested doing something with the paving and signage to guide people to the community room.

1784 Capital Holdings, LLC, applicant, gave a presentation to the Commission.

Commissioner Tu stated there was concern with the general color scheme. She also commented on the canopy and suggested making it human-scale instead of making it a decorative element. She questioned the metal screen wall and if the image will be determined later on. She also commented on the projected brick and stated with appropriate lighting design it will make the façade vibrant at night and it will help illuminate the building.

Commissioner Sae-Low questioned the location of the roll up doors. He commented on the glazing of the artists' space on San Gabriel Boulevard.

Commissioner Nadolney suggested an additional canopy to the entry of the south facing entry to the community room. She commented on the image wall and stated it was too far in to the project. She also stated she does not mind the colors of the brick as oppose to the dark burgundy and agreed with the 4 items that City Architect Brown discussed.

Vice-Chair Romo stated that San Gabriel Boulevard frontage is the public face of the project along with the community room gallery. She suggested looking at larger scale public art for vehicular traffic and human scale for pedestrian traffic.

Chairman Cheng questioned if there was anything that can be done with the vertical element for portion of the building adjacent to Commercial Avenue. He commented on the aluminum and questioned if there was another color that can be used. He also stated the overall proportion was an improvement.

Chairman Cheng opened the public hearing:

1. Tom Chang – expressed concerns
2. Judy Huie Mena, 840 Commercial Avenue, - support

There being no other speaker, Chairman Cheng closed the public hearing at 8:19 p.m.

Commissioner Nadolney made a motion to approve Planning Case No.PPD19-008 for a Precise Plan of Design at 414-420 S. San Gabriel Boulevard with conditions recommended by staff.

The motion was seconded by Commissioner Tu. Motion passed by a vote of 5 ayes, 0 noes.

#### **4. STAFF ITEMS (PROJECT PREVIEW)**

##### **A. 700-800 S. SAN GABRIEL BOULEVARD PLANNING CASE NO. PPD18-002 (PRECISE PLAN OF DESIGN) APPLICANT: PACIFIC SQUARE SAN GABRIEL, LLC**

**PROJECT SUMMARY:** This item is intended to provide information to the Design Review Commission (DRC) about a proposed mixed-use project

(Pacific Square) at 700-800 S. San Gabriel Boulevard. This project was presented to the DRC at its February 22, 2021 meeting as a project preview. The DRC provided feedback and the Applicant has been working to address those comments. The Applicant will provide a PowerPoint presentation at the meeting to show the updates that thus far and to solicit further design feedback from the DRC.

**STAFF RECOMMENDATION: PROVIDE COMMENTS ON THE PROPOSED PROJECT.**

This item was presented by Senior Planner Chang.

Pacific Plaza Premier Development Group gave a presentation to the Commission and answered questions from the Commissioners.

Commissioner Tu stated the improvement is noticeable and she liked the façade treatment of the parking side on Gladys Avenue. She commented on the design of the store front along San Gabriel Boulevard.

Commissioner Nadolney expressed concerns with the elevator locations and the areas behind the stores. She would like to see an improvement to the circulation.

Vice-Chair Romo suggested street parking around the project to help with street activation. She commented on the perforated panels on Gladys Avenue.

Chairman Cheng commented on the market elevators. He also stated a deterrent was needed on Gladys Avenue to stop commercial vehicles from going into residential driveways. He stated the biggest opportunity for success will be the central park.

Pacific Plaza Premier Development Group thanked the Commission for their comments.

**B. 508 W. LAS TUNAS DRIVE  
PLANNING CASE NO. PPD21-001 (PRECISE PLAN OF DESIGN)  
APPLICANT: RICHARD HALE**

**PROJECT SUMMARY:** This item is intended to provide information to the Design Review Commission (DRC) about a proposed medical office building at 508 W. Las Tunas Drive. The purpose of this item is to request the Commission to provide comments pertaining to architectural design of this project.

**STAFF RECOMMENDATION: PROVIDE COMMENTS ON THE PROPOSED PROJECT.**

This item was presented by Senior Planner Chang.

Gary Whitfield, project architect, answered questions from the Commissioners.

Commissioner Tu questioned the usage of the ground floor. She also commented on the façade of the building and wanted landscape improvements along Santa Anita Ave.

Senior Planner Chang responded that the previous approval of the ground floor use was to activate Las Tunas Drive area with retail and restaurant tenants.

Mr. Whitfield stated the idea was similar to the last project by opening the lower level.

Commissioner Sae-Low stated there is an opportunity for the food and retail space to be lively. He also stated it is an improvement from the previously approved project.

Commissioner Nadolney expressed concerns with the ground floor retail space below the street level and the ground floor should be more accessible from street level and bus stops. She would like the applicant to reach out to the neighboring property owners.

Vice-Chair Romo echoed the concerns of the sunken plaza and stated it would not work with retail viability on Las Tunas Drive. She also commented the project corner off Las Tunas Drive and Santa Anita Avenue is a gateway to the Mission District. Additional attention and details should apply to the building façade because of this important location.

Chairman Cheng stated the Las Tunas Drive and Santa Anita Avenue corner is a very prominent corner and whatever building goes up needs to relate to the surroundings. He also commented on the building entrance and wanted the applicant to make continued improvements to the project design.

**5. COMMENTS FROM THE PLANNING MANAGER**


None.

**6. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS**

None.

**7. ADJOURN DESIGN REVIEW COMMISSION MEETING**

To the regular meeting of the Design Review Commission on April 26, 2021 at 6:30 p.m.



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**ERIKA ORTIZ**  
**DESIGN REVIEW COMMISSION SECRETARY**



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**RAYMOND CHENG**  
**DESIGN REVIEW COMMISSION CHAIR**