

**SAN GABRIEL DESIGN REVIEW COMMISSION
MINUTES OF THE DESIGN REVIEW COMMISSION MEETING
JULY 26, 2021**

- **CALL TO ORDER**

Chairman Cheng called the Design Review Commission to order at 6:32 p.m. on July 26, 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, and Commissioner Sae-Low.

Absent: Commissioner Tu

Staff in attendance: Planning Manager Tewasart, City Architect Nestor, Senior Planner Chang, Assistant Planner Alvarado, and Design Review Commission Secretary Ortiz.

1. **PUBLIC COMMENT**

None.

2. **CONSENT CALENDAR**

- A. **Minutes from the June 28, 2021 Design Review Commission meeting**

Vice-Chair Romo made a motion to approve the Consent Calendar as modified with an update to Item No. 9 (Adjourn Design Review Commission Meeting). The updated language:

“Chairman Cheng adjourned the meeting at 10:42 p.m.”

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

3. **INTRODUCTION OF CITY ARCHITECT**

Planning Manager Tewasart introduced the new City Architect to the Commissioners. Staff requested that Item No. 5 (City Architect Presentation) be combined with Item No. 3.

The new City Architect gave the Commission a presentation.

4. PUBLIC HEARING

A. 1962 DENTON AVENUE PLANNING CASE NO. PPD18-008 (PRECISE PLAN OF DESIGN) APPLICANT: ERIC TSANG

PROJECT SUMMARY: This is an application for a Precise Plan of Design (PPD) to construct a six-unit residential condominium development. The project site is zoned R-3 (Multiple Family Residence) 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). On June 28, 2021, the Design Review Commission reviewed this item and continued it to a future meeting.

STAFF RECOMMENDATION: ADOPT A RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER PPD18-008 FOR A PRECISE PLAN OF DESIGN AT 1962 DENTON AVENUE, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Senior Planner Chang.

Eric Tsang, applicant, answered questions from the Commissioners.

Commissioner Nadolney had questions regarding the roof plan. She expressed concerns with planters and irrigation on the roof deck.

Chairman Cheng opened the public hearing.

There being no speaker, Chairman Cheng closed the public hearing.

Vice-Chair Romo commented on the planters and the maintenance issues.

Commissioner Sae-Low made a motion to approve Planning Case Number PPD18-008 for a Precise Plan of Design at 1962 Denton Avenue. The motion was seconded by Vice-Chair Romo. Motion passed by a vote of 4 ayes, 0 noes.

B. 317 PEARL STREET PLANNING CASE NO. SPR18-091 (SITE PLAN REVIEW) APPLICANT: HUY TRIEU

PROJECT SUMMARY: This is an application for a Site Plan Review (SPR) to propose a new two-story single-family residence at 317 Pearl Street. 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 SPR18-091 FOR A SITE PLAN REVIEW AT 317 PEARL STREET, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Assistant Planner Alvarado.

Huy Trieu, applicant, answered questions from the Commissioners.

Commissioner Sae-Low stated the ornamental ironwork is not consistent with the featured architectural style. He also commented on the exposed CMU wall in the front yard and stated it is also not consistent.

Commissioner Nadolney expressed concerns with the existing block wall and the gate in front. She stated it needs some dressing up whether it needs to be stucco or painted. She also commented on the new fencing and asked why there is a difference between the materials. She also questioned why there are two doors towards the south from the family room and the two mirrored sliding glass doors.

Vice-Chair Romo stated the window style is not specified. The color and detail for the window, door, and shutter type is not shown. She also expressed concerns with the paving and asked if the paving is water permeable. She stated there is no irrigation shown for the vegetable garden and commented on the type of plants in the planter box in the front of the property.

City Architect Nestor commented on the front CMU wall and agreed to have stucco on the wall and that the rod iron should have an arch form to be consistent with the other arches of the building. He also suggested the applicant provide more information on all materials such as color/type of the windows, corbels, and the rain gutters. He stated there are detail inconsistencies with the eaves. He also commented on the planter boxes in front of the front windows stating they look too large. He asked for more information for the ornamental iron balcony.

Chairman Cheng stated the project lacks all of the information regarding the details and colors for the project. All are necessary to understand the project moving forward. Requested that the owner explain what the true use of the large room on the first floor.

Assistant Planner Alvarado clarified the conditions proposed from the former City Architect.

Huy Trieu, applicant, answered questions from the Commissioners.

Chairman Cheng opened the hearing:

1. Rebecca Reyes Edwin-Quinones & Susan Reyes Edwin- expressed concerns

There being no other public speaker, Chairman Cheng closed the public hearing.

Chairman Cheng questioned the usage of the building.

Commissioner Nadolney expressed concerns with the usage of the building and if the large room would be used for group study. The group study would not be appropriate for a single-family residence.

Vice-Chair Romo made a motion to continue Planning Case No. SPR18-091 for a Site Plan Review at 317 Pearl Street to a future meeting. The motion was seconded by Commissioner Sae-Low. Motion passed by a vote of 4 ayes, 0 noes.

**C. 432 N. SAN MARINO AVENUE
PLANNING CASE NO. SPR20-110 (SITE PLAN REVIEW)
APPLICANT: JWL ASSOCIATES**

PROJECT SUMMARY: This is an application for a Site Plan Review (SPR) to propose a second story addition to an existing one-story single-family residence located at 432 N. San Marino Avenue. 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 SPR20-110 FOR A SITE PLAN REVIEW AT 432 N. SAN MARINO AVENUE, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Assistant Planner Alvarado.

Michael Zhang, JWL Associates, answered questions from the Commissioners.

Commissioner Sae-Low had questions regarding the roof slopes and the elevations.

Commissioner Nadolney asked why the covered front patio was being removed. She also asked if all windows were being replaced with new windows. She had questions regarding the doors and the new roof shingles. She stated she had a hard time understanding what is happening on the second floor as far as master bedroom area. She expressed concerns with the doors at the

rear and suggested to place a cover over the doors. She indicated the landscaping plans do not seem complete.

Vice-Chair Romo stated she had issues with the removal of the front and rear porches. She suggested incorporating some of the original element as part of the house to enhance the character.

Chairman Cheng stated some of the character of the home is being removed and it is not a seamless design.

City Architect Nestor concurred with the Commissioners comments in particular with the loss of the front porch and that the reason for the removal of the front porch was so that the project would meet the floor area ratio requirements. He also commented on the color and materials and stated he is confused as far as what is existing and what is being proposed.

Assistant Planner Alvarado clarified that the inclusion of the rear and front porch/patio would put the project overall the maximum allowable floor area ratio.

Michael Zhang, JWL Associates, commented on the front porch and stated it is damaged due to water. He also commented on the materials of the elevations.

Chairman Cheng opened the public hearing,

1. Anonymous- Expressed Concerns

There being no other speaker, Chairman Cheng closed the public hearing,

Commissioner Nadolney made a motion to continue Planning Case No. SPR20-110 for a Site Plan Review at 432 N. San Marino Avenue to a date uncertain. The motion was seconded by Vice-Chair Romo. Motion passed by a vote of 4 ayes, 0 noes.

5. CITY ARCHITECT PRESENTATION

Refer to Item No. 3.

6. COMMENTS FROM THE PLANNING MANAGER

Planning Manager Tewasart provided the Commission with an update regarding in-person meeting.


7. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Commissioner Nadolney inquired the construction status for project at 704-712 W. Las Tunas Drive (Mission View Plaza).

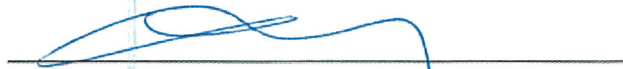
Vice-Chair Romo stated there was an article regarding Blossom Market Hall in the Los Angeles Times.

8. ADJOURN DESIGN REVIEW COMMISSION MEETING

Chairman Cheng adjourned the meeting at 9:10 p.m.



ERIKA ORTIZ,
DESIGN REVIEW COMMISSION SECRETARY



RAYMOND CHENG,
DESIGN REVIEW COMMISSION CHAIR