

**SAN GABRIEL DESIGN REVIEW COMMISSION  
MINUTES OF THE DESIGN REVIEW COMMISSION MEETING  
SEPTEMBER 27, 2021**

- **CALL TO ORDER**

Chairman Cheng called the Design Review Commission to order at 6:30 p.m. on September 27, 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 Nestor, Senior Planner Chang, Associate Planner Alvarado, and Design Review Commission Secretary Ortiz.

1. **PUBLIC COMMENT**

None.

2. **CONSENT CALENDAR**

- A. **Minutes from the August 23, 2021 Design Review Commission meeting**

Vice-Chair Romo made a correction on page 4, paragraph 7, regarding the public art at 500 E. Valley Blvd to have it include “the pergola cost should not utilize the public art dedicated funds”.

Commissioner Nadolney made a correction on page 2 regarding 317 Pearl Street, to have the final sentence on paragraph 3 read, “He also clarified the purpose of the room in the back of the house is to be used for overnight guests.” She also made a correction to paragraph 11 to have it read, “Huy Trieu stated that on occasion items were placed in the back and the tarp was used to help against damage from the weather. He also stated the house did not have enough space.”

Commissioner Nadolney made a motion to approve the Consent Calendar as amended. The motion was seconded by Vice-Chair Romo. Motion passed by a vote of 5 ayes, 0 noes.

3. **PUBLIC HEARING**

- A. **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). On August 23, 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 SPR18-091 FOR A SITE PLAN REVIEW AT 317 PEARL STREET, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.**

This item was presented by Associate Planner Alvarado.

Commissioner Nadolney asked Staff about the meeting with the applicant regarding the recommendation of the Conditional Use Permit (CUP) discussed from the previous Design Review Commission meeting.

Associate Planner Alvarado confirmed there was a meeting with the applicant team where they discussed the routes of the project. He also stated the applicant team did not want to proceed with the CUP and wished to propose the project as a single family home which does not require a CUP.

Commissioner Nadolney asked for confirmation regarding the CUP and if the applicant has backed out from the recommendation after they stated they were amenable to it.

Associate Planner Alvarado confirmed and stated after they discussed the options, the applicant team stated it was not an extension of the temple and that they plan on using it as a single family home. He also stated the applicant could provide more details.

Vice-Chair Romo commented on the washer and dryer and not removing them from the second floor because it makes more sense to have the washer and dryer inside the house.

Jeff Coffman, owner representative, answered questions from the Commissioners.

Jeff Coffman clarified that the property is not connected with the adjacent church/temple, although, the owner works at the church. He confirmed the project site is a single-family residence where the owner lives with his family. He also stated that there is a 6 ft. high solid wood fence separating the two properties. He commented on previous issues and confirmed they have been

resolved. He also commented on the CUP and the location of the washer and dryer.

Commissioner Tu commented on the CUP and stated that the reason it was brought up was based on the perspective given by the applicant and how it would benefit the applicant if they were going to do an extension. She stated if the project was going to be for a single-family house, there was no issue.

Commissioner Sae-Low wanted to clarify and confirm comments from last meeting. He also asked if they knew the family that was occupying it.

Jeff Coffman replied to Commissioner Sae-Low comments and stated the application has always been for a single family-residence. He also stated the owner of the property would be living at home.

Commissioner Nadolney stated she agreed with Commissioner Sae-Low on the comments made from the applicant in regards to the use of the building. She asked Jeff Coffman about his previous work experience relating to large home designs. She also questioned the use of the building.

Vice-Chair Romo went through some of the comments from the last Design Review Commission and stated they have been ignored.

Chairman Cheng wanted to confirm that the property owner on record is the applicant, and that he will be living there. He also commented and stated that there were architectural concerns from the last meeting and wanted to make sure those concerns were addressed.

Jeff Coffman stated the concerns have been addressed. He also commented on the paint colors and the proposed colors shown on the renderings.

Chairman Cheng commented on the identified colors that will be used on the jobsite and that if they do not match they will have to repaint.

City Architect Nestor stated the applicant has addressed all the changes.

Chairman Cheng opened the public hearing.

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

Associate Planner Alvarado stated there is a condition of approval regarding the landscape plan, color palette, and renderings. Associate Planner Alvarado also stated that these will be verified during building plan check and during the planning inspection.

Chairman Cheng made a motion to approve Planning Case Number SPR18-091 for a site plan review at 317 Pearl Street with the recommended conditions of approval.

The motion was seconded by Commissioner Tu. Motion passed by a vote of 4 ayes, 1 nay. (Commissioner Nadolney)

**B. 338 N. CALIFORNIA STREET  
PLANNING CASE NO. SPR21-014 (SITE PLAN REVIEW)  
APPLICANT: MABLE WAKAMATSU**

**PROJECT SUMMARY:** This is an application for a Site Plan Review (SPR) to propose a second floor addition to an existing one-story single-family residence at 338 N. California Street. The subject site is zoned R-1-CC (Single-Family Residence Country Club) 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 of Existing Structures).

**STAFF RECOMMENDATION: ADOPT A RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER SPR21-014 FOR A SITE PLAN REVIEW AT 338 N. CALIFORNIA STREET, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.**

This item was presented by Senior Planner Chang.

Mable Wakamatsu, applicant, answered questions from the Commissioners.

Commissioner Tu stated the addition is well done and proportionately fits to the existing profile of the building. She also stated the color scheme chosen is compatible to the existing neighborhood.

Commissioner Nadolney had questions regarding the chimney and stated not to remove the chimney because it may damage the building and it would look strange. She also commented on the sliding door on the loft at the front of the house. She stated the sliding door is too large for front elevation and recommended not doing such a large sliding glass door. She commented on the railing outside the balcony facing the street and question if the design would be similar as the front gate. She asked if staff could make sure there is consistency with the roofing material and windows/doors.

Vice-Chair Romo concurred with Commissioner Nadolney's comments regarding the chimney and the loft railing design.

Chairman Cheng thanked Commissioner Nadolney for her comments and suggested keeping the chimney. He also commented on the large window and suggested have a 3 piece slider.

Mable Wakamatsu stated the decision to remove the chimney was because they never utilized it in the 20 years they have lived there and because it is not visually appealing for the second story.

Ramzy Sawaya, project engineer, answered questions from the Commissioners.

Chairman Cheng had questions regarding the chimney. He also asked if the stone would be salvaged in the front.

Ramzy Sawaya stated after discussing with the contractor, the chimney would have to be removed at the plate line. He also confirmed the stone would remain in the front.

City Architect Nestor made comments regarding the chimney.

Chairman Cheng opened the public hearing.

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

Commissioner Tu stated she personally liked the design without the chimney.

Commissioner Sae-Low stated he liked the design.

Commissioner Nadolney commented on the height of the chimney.

Commissioner Sae-Low made a motion to approve Planning Case Number SPR21-014 for a Site Plan Review at 338 N. California Street. The motion was seconded by Commissioner Tu. Motion passed by a vote of 5 ayes, 0 noes.

**C. 936 E. LESLIE DRIVE  
PLANNING CASE NO. SPR21-013 (SITE PLAN REVIEW)  
APPLICANT: DAT WONG**

**PROJECT SUMMARY:** This is an application for a Site Plan Review (SPR) to propose a new two-story single-family residence at 936 E. Leslie Drive. 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 SPR21-013 FOR A SITE PLAN REVIEW AT 936 E. LESLIE DRIVE, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.**

This item was presented by Senior Planner Chang.

Dat Wong, applicant, answered questions from the Commissioners.

Chairman Cheng had questions regarding the property line and the pool demo. He wanted to ensure the compaction and the hauling was done correctly.

Commissioner Tu had questions regarding the design. She asked about the wood sidings. She also commented on the quality of the renderings.

Chairman Cheng also had questions regarding the sidings.

Dat Wong commented on the sidings.

Commissioner Sae-Low commented on the colors of the renderings and stated to keep it consistent.

Commissioner Nadolney had comments regarding the east elevation and the sidings. She suggested continuing the siding on the east elevation on the first floor. She expressed concerns with the stairs and the height clearance. She also questioned the pavers on the landscape plans. She commented on the vents on the front of the elevation.

Vice-Chair Romo concurred with Commissioner Nadolney's comment regarding the siding on the east elevation.

Chairman Cheng commented on the colors and wanted to make sure the correct colors will be used out on the field.

Chairman Cheng opened the public hearing.

1. Derek Li – questions regarding the existing fence.

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

Commissioner Tu commented on the color of the stucco and sidings. She wanted to ensure they are the correct colors. She also commented on the termination of the sidings.

Chairman Cheng made a motion to approve Planning Case Number SPR21-013 for a Site Plan Review at 936 E. Leslie Drive with the following conditions of approval:

- **East Elevation Siding:** The proposed siding on the East Elevation shall extend to the kitchen area with final review and approval by the Community Development Department as part of the building plan check process.
- **Proposed Colors:** The applicant shall provide accurate color specifications to be reviewed and approved by the Community Development Department as part of the building plan check process.

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

**D. 223 E. LIVE OAK STREET, 125 SAINT FRANCIS STREET, AND 137 SAINT FRANCIS STREET  
PLANNING CASE NO. PPD20-002 (PRECISE PLAN OF DESIGN)  
APPLICANT: STEVEN CHEN**

**PROJECT SUMMARY:** This is an application for a Precise Plan of Design (PPD) for a 12-unit residential condominium development at 223 E. Live Oak Street, 125 Saint Francis Street, and 137 Saint Francis Street. The subject site is zoned R-3 (Multiple-Family Residence) and has a General Plan Land Use Designation of High Density Residential. This project is exempt from the California Environmental Quality Act (CEQA) per Guidelines Section 15332, Class 32 (In-Fill Development).

**STAFF RECOMMENDATION: ADOPT A RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER PPD20-002 FOR A PRECISE PLAN OF DESIGN AT 223 E. LIVE OAK STREET, 125 SAINT FRANCIS STREET, AND 137 SAINT FRANCIS STREET, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.**

This item was presented by Associate Planner Alvarado.

Commissioner Nadolney had questions regarding the setbacks of the property. She also had questions regarding the project across the street.

Vice-Chair Romo had questions regarding the planting of trees. She stated there should be specific language as to the number of trees to be planted for this project.

Chairman Cheng had questions regarding the address of the project.

Steven Chen, applicant, answered questions from the Commissioners.

Commissioner Tu commented on the open space of the property. She also had questions regarding the stairs and the materials from the rendering.

Commissioner Nadolney had questions regarding the hardi boards, the stucco color, and the railings. She also asked if there was any permeable paving. She stated she thought the project was well planned and a good project.

Vice-Chair Romo commented on the street trees on Saint Francis and Live Oak Streets.

City Architect Nestor commented on the cantilever metal awnings and stated they are small on the renderings.

Chairman Cheng commented on the support columns in the front.

Chairman Cheng opened the public hearing.

1. Syl Arenas – expressed concerns
2. Mariana Samboni Sandoval – expressed concerns
3. Lynn, 128 Saint Francis Street – expressed concerns via a phone call to the project planner

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

Steven Chen addressed the concerns and comments from the public.

Commissioner Nadolney expressed concerns with the fencing at the front and the canopy.

Commissioner Sae-Low made a motion to approve Planning Case Number PPD20-002 for a Precise Plan of Design at 223 E. Live Oak Street, 125 Saint Francis Street, and 137 Saint Francis Street with the following conditions of approval:

- Staff and the City Architect will work with the Applicant to address the following details during building plan check: the proposed front fences, canopies over the front entries, cantilever metal awnings, and ensuring that street trees are included in the project.
- Staff to work with the Public Works Department to verify if a four-way stop is acceptable to place at the intersection of Live Oak Street and Saint Francis Street.

The motion was seconded by Vice-Chair Romo. Motion passed by a vote of 5 ayes, 0 noes.

#### **4. COMMENTS FROM THE PLANNING MANAGER**

Planning Manager Tewasart thanked the Commission for making themselves available to attend the Special Design Review Commission Meeting to be held on October 11, 2021.

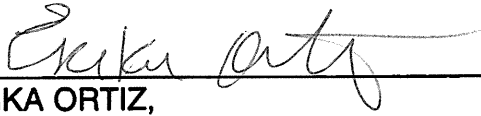
#### **5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS**

Commissioner Nadolney requested staff to notify the Commissioners of any concerns or complaints toward the Commission. She emphasized that it is the Commission's responsibility to preserve and maintain its integrity and its intention is always to do what is best for the City.

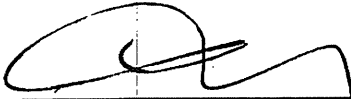


**6. ADJOURN DESIGN REVIEW COMMISSION MEETING**

Chairman Cheng adjourned the meeting at 9:52 p.m.



ERIKA ORTIZ,  
DESIGN REVIEW COMMISSION SECRETARY



RAYMOND CHENG,  
DESIGN REVIEW COMMISSION CHAIR