

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

- **CALL TO ORDER**

Vice-Chair Romo called the Design Review Commission to order at 6:30 p.m. on November 22, 2021.

- **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Sae-Low.

- **ROLL CALL – DESIGN REVIEW COMMISSION**

Present: Vice-Chair Romo, Commissioner Nadolney, Commissioner Sae-Low, and Commissioner Tu.

Excused: Chairman Cheng

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 September 27, 2021 Design Review Commission meeting**

Commissioner Nadolney made a motion to approve the Consent Calendar as presented. The motion was seconded by Commissioner Tu. Motion passed by a vote of 4 ayes, 0 noes.

3. **PUBLIC HEARING**

- A. **500 E. VALLEY BOULEVARD**

- PLANNING CASE NO. MSP21-004 (PUBLIC ART PLAN)**

- APPLICANT: DAVID GUTIERREZ AND IRINA PANASYUK**

PROJECT SUMMARY: This is an application for a Public Art Program for a commercial plaza located at 500 E. Valley Boulevard. The subject site is zoned Mixed-Use Corridor (MU/C) within the Valley Boulevard Specific Plan (VBSP) 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 15303, Class 3 (New Construction or Conversion of Small Structures). On June 28, 2021, the Design Review Commission

approved the Master Sign Plan but continued the Public Art Plan 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 MSP21-004 FOR A PUBLIC ART PROGRAM AT 500 E. VALLEY BOULEVARD, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Associate Planner Alvarado.

Irina Panasyuk, Brittany Ryan, and David Gutierrez, applicants, answered questions from the Commissioners.

Commissioner Tu had questions regarding the wall and how it would be constructed.

Commissioner Tu and Commissioner Sae-Low commented on the bicycle racks.

Commissioner Sae-Low stated possibly having a perspective view from inside the pergola looking at the art wall in order to help frame the artwork.

Commissioner Nadolney stated the final art proposal is an improvement. She also agreed with the minor modification for the wall height.

Vice-Chair Romo commented on the bollards and wanted to confirm if they can be used to attach a bicycle. She also wanted to make sure there is signage or a plaque that reflects the artist and information describing the art. She suggested placing the plaque on the concrete in front of the landscaping to give it more special attention versus placing the plaque in the landscaping.

Vice-Chair Romo opened the public hearing.

There being no public comment, Vice-Chair Romo closed the public hearing.

Commissioner Tu wanted to clarify if the bollards would be used as bicycle racks. She suggested removing the bollards.

Irina Panasyuk confirmed the bollards would not serve as bicycle racks and there is no intention for that.

David Gutierrez stated the contractor is working with staff to confirm a new location for the bicycle rack and will most likely be located closer to the parking lot area.

City Architect Nestor suggested replacing the bollards with lighted bollards to have them be a lighted fixture for the artwork.

Commissioner Nadolney made a motion to approve Planning Case Number MSP21-004 for a public art program at 500 E. Valley Boulevard with the following added conditions of approval:

1. A perspective view from inside the pergola facing towards the artwork should be provided. This will be reviewed by staff and the City Architect.
2. An art identification plaque shall be provided in front of the artwork identifying the artist as well as an explanation for the artwork. The plaque will be set in the concrete in front of the artwork.
3. The bike rack bollards in front of the artwork must be removed and relocated to satisfy any bike parking requirement. Other bollards that cannot be used as a bike rack can be installed in front of the artwork.

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

**B. 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). On July 26, 2021, the Design Review Commission reviewed this project 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 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 Associate Planner Alvarado.

Peter Wang, JWL Associates, answered questions from the Commissioners.

Commissioner Nadolney asked how staff processes resubmittals after they have come before the Commission.

Commissioner Tu had questions regarding the materials and the color. She stated the color of the drawings is a different color from what the material board shows.

Commissioner Sae-Low questioned what is on the side of the doors. He commented on trying to keep that part covered since the porch was being removed. He also commented on the stone veneer on the front elevation and wanted to know what would be proposed since the stone veneer was painted over.

Commissioner Nadolney agreed with the City Architect regarding eaves on the bay window and stated that the eave detailing does not work well with the existing house. She commented on the existing porch and suggested not removing it but repair it instead.

Vice-Chair Romo opened the public hearing.

Testimony:

1. Sheila Valenzuela- expressed concerns

There being no more public comments, Vice-Chair Romo closed the public hearing.

Commissioner Sae-Low made a motion to continue Planning Case Number SPR20-110 for a site plan review at 432 N. San Marino Avenue to a date uncertain. Commissioner Nadolney seconded the motion. Motion passed by a vote of 4 ayes, 0 noes.

**C. 624 DEWEY AVENUE
PLANNING CASE NO. PL-16-161 (SITE PLAN REVIEW)
APPLICANT: JOE KHAINE**

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 624 Dewey Avenue. The subject site is zoned R-1 (Single-Family Residence) 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 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 PL-16-161 FOR A SITE PLAN REVIEW AT 624 DEWEY AVENUE, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Associate Planner Alvarado.

Joe Khaine, applicant, answered questions from the Commissioners.

Commissioner Tu stated the rendering does not seem like a true representation of the project and that the materials provided are not sufficient. She also stated the rendering image presented does not match with the original façade.

Commissioner Sae-Low concurred with Commissioner Tu's comments regarding the rendering. He also stated the side elevations are monochromatic and that they need to break up the mass along with considering window treatments.

Commissioner Nadolney agreed with Commissioner Tu's comments about the renderings. She stated she had an issue with the material of the stone that they are showing because it does not fit in the with style of the home. The Landscape plan does not match the site plan. She also agreed with Commissioner Sae-Low's comment regarding the windows not fitting the style of the home.

Vice-Chair Romo opened the public hearing.

Testimony:

1. Anna Battaglia- expressed concerns

There being no more public comments, Vice-Chair Romo closed the public hearing.

Commissioner Sae-Low made a motion to continue Planning Case Number PL-16-161 for a site plan review at 624 Dewey Avenue. Commissioner Tu seconded the motion. Motion passed by a vote of 4 ayes, 0 noes.

4. PROJECT PREVIEW

A. 330 W. LAS TUNAS DRIVE PLANNING CASE NO. PPD21-008 (PRECISE PLAN OF DESIGN) APPLICANT: ROBERT MONTANO, ADEPT DEVELOPMENT

PROJECT SUMMARY: This item is intended to provide information to the Design Review Commission (DRC) about a proposed medical office building at 330 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.

Commissioner Tu stated the design was well done and that she liked the color scheme. She suggested possibly having more engaging activities at the ground floor for the pedestrian to enjoy.

Commissioner Sae-Low stated it was a handsome proposal and suggested expanding the café.

Commissioner Nadolney stated she appreciated the presentation on how the massing was developed. She suggested more context on the surrounding

neighborhood. She also suggested using solar panels over the parking. She commented on the rendering and asked if the fifth level would be scaled back.

Vice-Chair Romo stated the team has done a good job with the building massing. She said she had concerns with the ground floor façade on Las Tunas and wanted to make sure it is pedestrian friendly.

Vice-Chair Romo opened the public hearing.

There being no public comments, Vice-Chair Romo closed the public hearing.

5. COMMENTS FROM THE PLANNING MANAGER

Planning Manager Tewasart wished the Commission a happy holiday. She also updated the Commission on the departure of Senior Planner Chang.

6. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

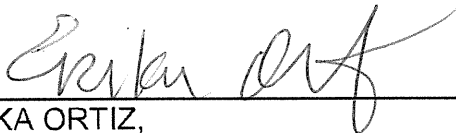
Commissioner Tu stated she presented to the Chinese American Construction Professionals on the design review process for the City of San Gabriel.

Commissioner Nadolney wanted to make sure the level of quality is maintained after the departure of Senior Planner Chang.

Vice-Chair Romo echoed Commissioner Nadolney's comment.

7. ADJOURN DESIGN REVIEW COMMISSION MEETING

To the special meeting of the Design Review Commission on December 20, 2021 at 6:30.



ERIKA ORTIZ,
DESIGN REVIEW COMMISSION SECRETARY



RAYMOND CHENG,
DESIGN REVIEW COMMISSION CHAIR