

**CITY OF SAN GABRIEL
DESIGN REVIEW COMMISSION**

**MINUTES OF THE REGULAR MEETING
MONDAY, NOVEMBER 4, 2013
7:00 P.M.**

CALL TO ORDER: Chairperson Nadolney called the regular meeting of the Design Review Commission to order at 7:00 p.m.

COMMISSIONERS PRESENT: Chairperson Nadolney and Commissioner Cheng

COMMISSIONERS ABSENT: None

STAFF PRESENT: Associate Planner Larissa De La Cruz, Onyx Architect Representative Doug Joyce and Design Review Commission Secretary Laura Castillo.

COMMENTS FROM THE PUBLIC:

None.

NEW BUSINESS

- 1. 1408 Palm Ave.
Planning Case No. PL-13-067
Applicant: Alex Chang (Design Inspiration Group)**

Project Summary: This application is for a Precise Plan of Design to demolish a single family residence to construct a five (5) unit detached residential condominium development on a 22,531 sq. ft. lot. The project will have units ranging from 2,275 to 2,715 square feet of dwelling space, each with attached two-car garages. The proposed project is located in the R-2 (Low Density Multiple-Family Residence) zone.

Staff Recommendation: Staff recommends that the Design Review Commission APPROVE Planning Case PL-13-067, subject to the recommended conditions of approval.

DRC RESPONSE:

The DRC was very pleased with the project and made several suggestions that would further enhance it. Those suggestions included:

- use aluminum wood clad windows instead of vinyl;
- install a front yard gate for added security along with a man-entry door for pedestrians;
- change the proposed pavers to a stamped color concrete along the driveway; and
- make sure the Home Owner's Association has a good maintenance landscape plan.

The Commission also added a condition of approval that the rear common open space must remain accessible at all times and that no gates shall be installed at the rear of the property. In addition, the Commission asked that staff review the CC&R for the condominium development to ensure this clause is included into the document.

DRC ACTION:

Commissioner Cheng made the motion to approve the project subject to the recommended conditions of approval. Chairperson Nadolney seconded the motion. The motion was unanimously approved.

APPROVAL OF MINUTES:

Commissioner Cheng made a motion to approve the regular meeting minutes of August 26, 2013 and September 23, 2013. Chairperson Nadolney seconded the motion. The minutes were approved.

COMMENTS BY STAFF:

Staff mentioned that the Landmark Project 101-111 W. Valley Blvd) is tentatively scheduled for a joint meeting with the DRC and PC on December 16th and asked for attendance confirmation from the DRC.

COMMENTS BY COMMISSIONERS:

The Commissioners asked the Landmark project be brought back on a final preview to the DRC before they take formal action. This item will be scheduled for the next regular DRC meeting on November 25, 2013. The Commission asked that the project's traffic engineer be present at this meeting to address all traffic and vehicular concerns.

Chairperson Nadolney adjourned the meeting at 8:15 p.m. to a regular meeting on November 25, 2013 at 7pm.

* * * * *

The complete text of the Design Review Commission meeting minutes is available on tape and may be reviewed within 90 days after the meeting in the Community Development Department office at City Hall during regular business hours.

Marla Nadolney, Chairperson
San Gabriel Design Review Commission

ATTEST: _____
Laura Castillo
San Gabriel Design Review Commission Secretary