

CITY OF SAN GABRIEL

DESIGN REVIEW COMMISSION – REGULAR MEETING

Monday, January 24, 2022 – 6:30 P.M.

City Hall Council Chambers
425 South Mission Drive
San Gabriel, California 91776

Due to recent legislation (Assembly Bill 361), members of the Commission may teleconference into the meeting.

Raymond Cheng
Chair

Erlinda Romo
Vice-Chair

Marla Nadolney
Commissioner

Nik Sae-Low
Commissioner

Luoya Tu
Commissioner



Aldo Cervantes
Community Development
Director

Samantha Tewasart
Planning Manager

Norma Tabares
Deputy City Attorney

Pursuant to State and County Directives, **physical access to the meeting has been suspended.** To provide members of the public access to the meeting and an opportunity to comment on items on and off the Agenda, the following opportunities have been established:

Public Comments

Please email all public comments to DRC-PublicComment@sgch.org and include the following on the subject line of your email: the section (Public Comment, Consent Calendar, Public Hearing) and Item Number you are commenting on. Staff will read public comments into the record for up to the three-minute limit.

Example: PUBLIC COMMENT: Public Hearing Item A

Watch the Meeting Online

Live broadcast of this meeting is available using the following link:

[Meeting Video – https://www.youtube.com/CityofSanGabriel](https://www.youtube.com/CityofSanGabriel)

Spectrum cable: Live streaming on Channel 3, Public Access Channel.

DESIGN REVIEW COMMISSION AGENDA
January 24, 2022

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL – DESIGN REVIEW COMMISSION**
- 1. **PUBLIC COMMENT**

This is the time set aside for members of the public to address the Design Review Commission on items of interest that are not on the agenda, but are within the subject matter jurisdiction of the Design Review Commission. Pursuant to the Brown Act, the Design Review Commission cannot answer any questions or take any action until such time as the matter may appear as an item on a future agenda.

2. **CONSENT CALENDAR**

[**A. Minutes from the December 20, 2021 Design Review Commission meeting**](#)

3. **PUBLIC HEARING**

[**A. 1046 S. SAN GABRIEL BOULEVARD**](#)
[**PLANNING CASE NO. PPD20-001 \(PRECISE PLAN OF DESIGN\)**](#)
[**APPLICANT: CREATIVE DESIGN ASSOCIATES**](#)

This is an application for a Precise Plan of Design (PPD) at 1046 South San Gabriel Boulevard. The 9,000 square foot lot is currently developed with a 1,602 square foot, two-story, single-family residence. The proposed project is for the construction of a new three-story commercial office building. The property is zoned C-3 (Commercial and Limited Light Manufacturing) and has a General Plan land use designation of General Commercial. The project was granted a Conditional Use Permit (CUP) for a 20% parking reduction by the Planning Commission on January 10, 2022.

Recommended Action:

Adopt a Resolution of the Design Review Commission of the City of San Gabriel, California, **APPROVING** Planning Case Number PPD20-001 for a Precise Plan of Design at 1046 S. San Gabriel Boulevard, subject to the recommended conditions of approval.

[**B. 216-220 E. BROADWAY**](#)
[**PLANNING CASE NO. PPD21-004 \(PRECISE PLAN OF DESIGN\)**](#)
[**APPLICANT: EGL ASSOCIATES**](#)

This is an application for a Precise Plan of Design (PPD) to allow the development of 10-unit residential condominiums at 216-220 East Broadway. The project site is zoned R-3 (Multiple Family Residence) and has a General Plan Land Use Designation of High Density Residential. On January 10, 2022, the Planning Commission approved the proposed tentative tract map for the proposed development.

Recommended Action:

Adopt a Resolution of the Design Review Commission of the City of San Gabriel, California, **APPROVING** Planning Case Number PPD21-004 for a Precise Plan of Design at 216-220 East Broadway, subject to the recommended conditions of approval.

4. COMMENTS FROM THE PLANNING MANAGER

The Planning Manager may address the Commission on matters of general information and/or concern.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Each Commissioner may address the Commission on matters of general information and/or concern. This is also the time for Commissioners to report on conferences and/or meetings they have attended.

6. ADJOURN DESIGN REVIEW COMMISSION MEETING

TO THE REGULAR MEETING OF THE DESIGN REVIEW COMMISSION ON FEBRUARY 28, 2022 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

Materials Available for Inspection. You may view agenda items online at www.sangabrielcity.com. Materials related to an item on this Agenda, submitted to the Design Review Commission after distribution of the Agenda packet, will be posted on the City website.

Persons with Disabilities. Upon request, this Agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990.

Questions about this Agenda? Should any person have a question concerning any of the above Agenda items prior to the meeting, please contact the Community Development Department at commdevinfo@sgch.org during regular office hours.

Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such a request to the Community Development Department by emailing commdevinfo@sgch.org at least 48 hours before the meeting, if possible.