

# CITY OF SAN GABRIEL

## DESIGN REVIEW COMMISSION – REGULAR MEETING

Monday, March 28, 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

Martin Koczanowicz  
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](mailto: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**  
**March 28, 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 January 24, 2022 Design Review Commission meeting\*\*](#)

3. **PUBLIC HEARING**

A. [\*\*522 DEWEY AVENUE\*\*](#)  
[\*\*PLANNING CASE NO. SPR21-143 \(SITE PLAN REVIEW\)\*\*](#)  
[\*\*APPLICANT: SALLY HO\*\*](#)

This is an application for a Site Plan Review (SPR) for second-story addition to an existing single-family residence. 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).

Recommended Action:

Staff recommends that the Design Review Commission take one of the following actions:

Adopt a resolution of the design review commission of the city of San Gabriel, California, approving planning case number SPR21-143 for a site plan review to add a new second story addition to an existing single family residence at 522 Dewey Avenue, subject to the recommended conditions of approval including a condition of approval requiring the applicant to work with City Staff and the City Architect to ensure the project meets the setback requirement before applying for building plan check; or

Provide comments to the applicant and direct staff to bring the project back to the Design Review Commission at the next meeting to ensure compliance with the setback development standard

**B. 133 W. CHESTNUT AVENUE**  
**PLANNING CASE NO. SPR21-123 (SITE PLAN REVIEW)**  
**APPLICANT: ERIC TSANG**

This is an application for a Site Plan Review (SPR) for the construction of a new two-story single-family residence. 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).

Recommended Action:

Adopt a Resolution of the Design Review Commission of the City of San Gabriel, California, **APPROVING** Planning Case Number SPR21-123 for the construction of a new two-story single-family residence at 133 W. Chestnut Avenue, subject to the recommended conditions of approval.

**C. 1132 S. GLADYS AVENUE**  
**PLANNING CASE NO. SPR20-066 (SITE PLAN REVIEW)**  
**APPLICANT: FORREST TSAO**

This is an application for a Site Plan Review (SPR) for the construction of a new two-story single-family residence. 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).

Recommended Action:

Adopt a Resolution of the Design Review Commission of the City of San Gabriel, California, **APPROVING** Planning Case Number SPR20-066 for the construction of a new two-story single-family residence at 1132 S. Gladys Avenue, subject to the recommended conditions of approval.

**D. 140 W. VALLEY BOULEVARD**  
**PLANNING CASE NO. PPD21-011 (PRECISE PLAN OF DESIGN)**  
**APPLICANT: NADEL ARCHITECTURE + PLANNING**

Staff Report

Attachment A: Resolution and Conditions of Approval

Attachment B: Project Design Packet

Attachment C: Architectural Plans

This is an application for a Precise Plan of Design (PPD) at 140 W. Valley Boulevard. The 12.6 acres lot is currently developed with a 218,661 square foot commercial plaza. The proposed project is for an exterior remodel to the existing commercial plaza. The property is zoned MU-T (Mixed-Use Transit Oriented Development) 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 15301, Class 1 (Existing Facilities).

Recommended Action:

Adopt a Resolution of the Design Review Commission of the City of San Gabriel, California, **APPROVING** Planning Case Number PPD21-011 for a Precise Plan of Design at 140 W. Valley Boulevard, 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 APRIL 18, 2022 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2<sup>ND</sup> FLOOR, COUNCIL CHAMBERS.

**Materials Available for Inspection.** You may view agenda items online at [www.sangabrielcity.com](http://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](mailto: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](mailto:commdevinfo@sgch.org) at least 48 hours before the meeting, if possible.