



**MINUTES OF THE JULY 25, 2022  
REGULAR MEETING OF THE SAN GABRIEL DESIGN REVIEW COMMISSION**

**CALL TO ORDER**

Vice-Chair Sae-Low called the regular meeting of the San Gabriel Design Review Commission to order at 6:32 P.M. on Monday, July 25, 2022.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Lopez.

**ROLL CALL**

**Commission Members Present:**

Luoya Tu, Nik Sae-Low, and Guillermo Lopez.

**Commission Members Absent:**

Charles Myers and Erlinda Romo.

**Staff Members Present:**

City Architect Ron Nestor, Planning Manager Samantha Tewasart, Associate Planner Anthony Alvarado, and Design Review Commission Secretary Erika Ortiz.

**1. PUBLIC COMMENT-** None.

**2. CONSENT CALENDAR**

A motion was made by Commissioner Lopez, seconded by Commissioner Tu, to approve Consent Calendar Item 2A as presented.

*Motion approved Consent Calendar Item 2A as presented, by a vote of 3-0 as follows:*

**AYES:** LOPEZ, TU, SAE-LOW

**NOES:** NONE

**ABSTAIN:** NONE

**ABSENT:** MYERS, ROMO

**A. APPROVAL OF MINUTES**

The Commission approved the following:

1. Minutes of the Design Review Commission Regular Meeting of June 27, 2022.

**3. PUBLIC HEARING**  
**A. 432 N. SAN MARINO AVE.**  
**PLANNING CASE NO. SPR20-110 (SITE PLAN REVIEW)**  
**APPLICANT: JWL ASSOCIATES**

Vice-Chair Sae-Low opened the public hearing.

Associate Planner Alvarado made the staff presentation.

Discussion included the process of tree removal/trimming applications, fire sprinkler review and inspections, columns on the front elevation, and water damage on the roof.

Sheila Valenzuela, resident, expressed concerns with the second story addition.

Vice-Chair Sae-Low closed the public hearing.

Vice-Chair Sae-Low reopened the public hearing.

Discussion included the scale and elevations of the renderings and reducing the size of the window above the stairs.

Vice-Chair Sae-Low closed the public hearing.

A motion was made by Vice-Chair Sae-Low, seconded by Commissioner Lopez to:

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 to add a new second story addition to an existing single-family residence at 432 N. San Marino Ave., subject to the recommended conditions of approval which are as follows:

- 1. Addition of the Third Column:** A third column must be added to the south corner of the front elevation that matches the originally proposed two other front columns. This will be verified during building plan check.
- 2. Column Style:** The three front columns for the front porch must be redesigned to provide a square design instead of a round design. This will be verified during building plan check.
- 3. Stair Window:** The applicant shall work with staff to reduce and revise the stair window on the North elevation. This will be verified during building plan check.
- 4. Rendering Scale:** The applicant shall work with staff to confirm that the proposed rendering of the project is shown at scale in relation to the adjacent homes.

*Motion carried by a vote of 3-0 as follows:*

AYES: LOPEZ, SAE-LOW, TU  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: MYERS, ROMO

**4. STAFF ITEM (PROJECT REVIEW)**  
**A. 600 S. SAN GABRIEL BOULEVARD**  
**PLANNING CASE NO. PL-15-038 (PRECISE PLAN OF DESIGN)**  
**APPLICANT: SANDY CHEN**

Associate Planner Alvarado made the staff presentation.

Project Architect Mark Mallaby provided the Commission with a presentation.

Discussion included the corner cutoff of the building, the density of the sidewalk trees, exterior lighting, solar panels on the terrace outdoor patios, variance for setbacks, the room layout, the slope and grade, the finishing of the building, elevator placement, and balconies.

**5. COMMENTS FROM THE PLANNING MANAGER**

None.

**6. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS**

None.

**7. ADJOURNMENT**

Vice-Chair Sae-Low adjourned the meeting at 8:28 P.M.

Respectfully submitted:

  
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NIK SAE-LOW, Design Review Commission Vice- Chair

  
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ERIKA ORTIZ, Design Review Commission Secretary