

CITY OF SAN GABRIEL DESIGN REVIEW COMMISSION – SPECIAL MEETING

Monday, May 18, 2020 – 6:30 P.M.

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

**Due to Executive Order N-25-20 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



Arminé Chaparyan
Assistant City Manager /
Community Development
Director

Jerry Guarracino
Interim Planning Manager

Lloyd Pilchen
City Attorney

Pursuant to State and County Directives, San Gabriel City Hall is **closed to the public** and 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 commdevinfo@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. Words that would disrupt the meeting, including profanity, obscenity, and discriminatory language, will not be read.

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
MAY 18, 2020**

- **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

[Minutes from the February 24, 2020 Design Review Commission meeting.](#)

3. PUBLIC HEARING

**A. [1065 KENDALL DRIVE](#)
[PLANNING CASE NO. SPR18-063 \(SITE PLAN REVIEW\)](#)
APPLICANT: TEERAPAT KHANAMPORN PAN**

[Attachment A: Proposed Resolution](#)
[Exhibit 1: Conditions of Approval](#)
[Attachment B: Project Timeline](#)
[Attachment C: June 24, 2019 DRC Staff Report](#)
[Attachment D: June 24, 2019 DRC Meeting Minutes](#)
[Attachment E: July 22, 2019 DRC Staff Report](#)
[Attachment F: July 22, 2019 DRC Meeting Minutes](#)
[Attachment G: January 6, 2020 Special DRC Staff Report](#)
[Attachment H: January 6, 2020 Special DRC Meeting Minutes](#)
[Attachment I: Architectural Plans and Topographical Survey](#)
[Attachment J: Cut Sheets and Material Sheet](#)
[Attachment K: Arborist Report](#)
[Attachment L: Consulting City Architect Sketches](#)
[Attachment M: Email Correspondence](#)

This is an application for a Site Plan Review (SPR) to demolish more than 50 percent of an existing 1,753 square foot (SF) one-story single-family residence and construct a 2,685 SF two-story residence on an 8,334 SF lot. 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 SPR18-063 for the construction of a new two-story single-family residence at 1065 Kendall Drive.

B. 1132 S. GLADYS AVENUE
PLANNING CASE NO. SPR18-085 (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 SPR18-085 for the construction of a new two-story single-family residence at 1132 S. Gladys Avenue.

C. 713 PEARL STREET
PLANNING CASE NO. SPR18-035 (SITE PLAN REVIEW)
APPLICANT: STEVEN CHEN

This is an application for a Site Plan Review (SPR) for the construction of a new two-story single-family residence and attached two-car garage. 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 SPR18-035 for the construction of a new two-story single-family residence at 713 Pearl Street.

D. 162 W. FAIRVIEW AVENUE
PLANNING CASE NO. SPR19-033 (SITE PLAN REVIEW)
APPLICANT: RICHARD SU

This is an application for a Site Plan Review (SPR) for the construction of a new two-story single-family residence and detached three-car garage. 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 SPR19-033 for the construction of a new two-story single-family residence at 162 W. Fairview Avenue.

4. COMMENTS FROM THE PLANNING MANAGER

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

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Each Commissioner may address the Commission and public 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 JUNE 22, 2020 AT 6:30 PM AT CITY HALL, 425 SOUTH 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.