

CITY OF SAN GABRIEL DESIGN REVIEW COMMISSION – REGULAR MEETING

Monday, June 22, 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 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. 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
JUNE 22, 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 May 18, 2020 Design Review Commission meeting.](#)

3. PUBLIC HEARING

A. 322 S. ARROYO DRIVE
PLANNING CASE NO. PPD18-011 (PRECISE PLAN OF DESIGN)
APPLICANT: ERIC TSANG

This is an application for a Precise Plan of Design (PPD) to construct a nine-unit residential condominium development at 322 S. Arroyo Drive. This project was presented to the Design Review Commission (DRC) at its February 24, 2020 meeting. The DRC reviewed the subject application and requested the applicant to provide additional information. The DRC continued this item to the April 27, 2020 DRC meeting. However, due to the COVID-19 pandemic, the April 27 DRC meeting was cancelled. The project was re-noticed for tonight's meeting.

The project site is zoned Arroyo Residential Multiple-Family Residence within the Mission District Specific Plan (MDSP) area and has a General Plan Land Use Designation of Mission District High Density Multiple Family Residence. This project is exempt from the California Environmental Quality Act (CEQA) per Guidelines section 15332, Class 32 (In-Fill Development Projects).

Recommended Action:

Adopt a Resolution of the Design Review Commission of the City of San Gabriel, California, **APPROVING** Planning Case Number PPD18-011 for the construction of a nine-unit residential condominium development at 322 S. Arroyo Drive, subject to the recommended conditions of approval.

B. 1509 LAFAYETTE ST.
PLANNING CASE NO. SPR18-061 (SITE PLAN REVIEW)
APPLICANT: HUU THONG

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 SPR18-061 for the construction of a new two-story single-family residence at 1509 Lafayette St., subject to the recommended conditions of approval.

4. STAFF ITEM (PROJECT PREVIEW)

A. 220 S. SAN GABRIEL BLVD.
PLANNING CASE NO. PL-16-162 (PRECISE PLAN OF DESIGN)
APPLICANT: SAN GABRIEL SQUARE, LLC

This item is intended to provide information to the Design Review Commission (DRC) about a proposed mixed-use project (San Gabriel Plaza) at 220 S. San Gabriel Blvd. At the February 18, 2020 City Council meeting, the Council approved the request for a Planned Development (PD), Development Agreement (DA), Request to Vacate City Streets, and Tentative Tract Map No. 80292 (TTM) to allow a mixed-use project. The purpose of this item is to request the DRC to provide comments pertaining to architectural design so the applicant could present a formal submittal to the DRC in the coming months.

Recommended Action:

PROVIDE COMMENTS on the proposed project.

5. COMMENTS FROM STAFF

Staff may address the Commission and public on matters of general information and/or concern.

6. 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.

7. ADJOURN DESIGN REVIEW COMMISSION MEETING

TO THE REGULAR MEETING OF THE DESIGN REVIEW COMMISSION ON JULY 27, 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.