

# CITY OF SAN GABRIEL

## DESIGN REVIEW COMMISSION – REGULAR MEETING

Monday, March 22, 2021 – 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

Samantha Tewasart  
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](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 22, 2021**

- **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 February 22, 2021 Design Review Commission meeting\*\*](#)

3. **PUBLIC HEARING**

[\*\*A. 1227 WALNUT STREET\*\*](#)  
[\*\*PLANNING CASE NO. SPR20-060 \(SITE PLAN REVIEW\)\*\*](#)  
[\*\*APPLICANT: ROBERT WANG\*\*](#)

This is an application for a Site Plan Review (SPR) for 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 SPR20-060 for a new two-story single-family residence located at 1227 Walnut Street, subject to the recommended conditions of approval.

[\*\*B. 414-420 S. SAN GABRIEL BOULEVARD\*\*](#)  
[\*\*PLANNING CASE NO. PPD19-008 \(PRECISE PLAN OF DESIGN\)\*\*](#)  
[\*\*APPLICANT: 1784 CAPITAL HOLDINGS, LLC\*\*](#)

This is an application for a Precise Plan of Design (architectural design review) for a development of an approximately 199,358-square foot building with 190,232 sq. ft. of self-storage space and 9,126 sq. ft. of artist studio. On

January 19, 2021, the City Council approved the Planned Development Overlay Zone (zone change), merger of 11 parcels, and the environmental document (Mitigated Negative Declaration).

Recommended Action:

Adopt a Resolution of the Design Review Commission of the City of San Gabriel, California, **APPROVING** Planning Case Number PPD19-008 for a Precise Plan of Design at 414-420 S. San Gabriel Boulevard, subject to the recommended conditions of approval.

**4. STAFF ITEMS (PROJECT PREVIEW)**

**A. 700-800 S. SAN GABRIEL BOULEVARD  
PLANNING CASE NO. PPD18-002 (PRECISE PLAN OF DESIGN)  
APPLICANT: PACIFIC SQUARE SAN GABRIEL, LLC**

This item is intended to provide information to the Design Review Commission (DRC) about a proposed mixed-use project (Pacific Square) at 700-800 S. San Gabriel Boulevard. This project was presented to the DRC at its February 22, 2021 meeting as a project preview. The DRC provided feedback and the Applicant has been working to address those comments. The Applicant will provide a PowerPoint presentation at the meeting to show the updates that thus far and to solicit further design feedback from the DRC.

Recommended Action:

**PROVIDE COMMENTS** on the proposed project.

**B. 508 W. LAS TUNAS DRIVE  
PLANNING CASE NO. PPD21-001 (PRECISE PLAN OF DESIGN)  
APPLICANT: RICHARD HALE**

This item is intended to provide information to the Design Review Commission (DRC) about a proposed medical office building at 508 W. Las Tunas Drive. The purpose of this item is to request the Commission to provide comments pertaining to architectural design of this project.

Recommended Action:

**PROVIDE COMMENTS** on the proposed project.

**5. COMMENTS FROM THE PLANNING MANAGER**

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

## 6. 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.

## 7. ADJOURN DESIGN REVIEW COMMISSION MEETING

TO THE REGULAR MEETING OF THE DESIGN REVIEW COMMISSION ON APRIL 26, 2021 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.