

CITY OF SAN GABRIEL

DESIGN REVIEW COMMISSION – REGULAR MEETING

Monday, April 26, 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 Tewart
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.

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
April 26, 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 March 22, 2021 Design Review Commission meeting](#)

**B. [1025 S. PINE STREET](#)
[PLANNING CASE NO. SPR17-052 \(SITE PLAN REVIEW\)](#)
[APPLICANT: PATRICK CHIU](#)**

This case (SPR17-052) was originally heard at the February 22, 2021 Design Review Commission meeting and it was continued to the April 26, 2021 meeting.

This is an application for a Site Plan Review (SPR) for first and second floor additions to an existing one-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 15301, Class 1 (Minor Alteration to Existing Structures).

Recommended Action:

Continue this item to the May 24, 2021 Design Review Commission meeting.

3. PUBLIC HEARING

**A. [603 PEARL STREET](#)
[PLANNING CASE NO. SPR20-090 \(SITE PLAN REVIEW\)](#)
[APPLICANT: SANDRA FLORES](#)**

This is an application for a Site Plan Review (SPR) for a new second-floor addition to an existing one-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 SPR20-090 for a new second-floor addition to an existing one-story single-family residence located at 603 Pearl Street, subject to the recommended conditions of approval.

B. 860 E. VALLEY BOULEVARD
PLANNING CASE NO. PPD14-141 (PRECISE PLAN OF DESIGN)
APPLICANT: LCRA ARCHITECTURE & PLANNING

This application is a follow-up to a Precise Plan of Design (PPD) that was presented to the Design Review Commission on January 23, 2017. The Commission approved the mixed-use development with a condition that the public art would be brought back for consideration. The subject site is zoned Mixed-Use Corridor (MU-C) 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 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 PPD14-141 for a Precise Plan of Design for a Public Art at 860 E. Valley Boulevard, subject to the recommended conditions of approval.

C. 208 W. FAIRVIEW AVENUE
PLANNING CASE NO. PPD19-014 (PRECISE PLAN OF DESIGN)
APPLICANT: MIKE HUANG

This is an application for a Precise Plan of Design (PPD) for an addition to a preschool building at 208 W. Fairview Avenue. The subject site is zoned C-1 (Retail Commercial) and has a General Plan Land Use Designation of Village Commercial. 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 PPD19-014 for an

addition to a preschool building at 208 W. Fairview Avenue, subject to the recommended conditions of approval.

4. STAFF ITEM (PROJECT PREVIEW)

**A. 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. This project was presented to the DRC at its March 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.

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 MAY 24, 2021 AT 6:30 PM AT CITY HALL, 425 S. 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.