

# CITY OF SAN GABRIEL

## DESIGN REVIEW COMMISSION – REGULAR MEETING

Monday, June 28, 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



Samantha Tewasart  
Planning Manager

Lloyd Pilchen  
Assistant 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  
JUNE 28, 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 May 24, 2021 Design Review Commission meeting](#)

3. **SELECTION OF CHAIR**

4. **SELECTION OF VICE-CHAIR**

5. **PUBLIC HEARING**

A. [1526 STEVENS AVENUE  
PLANNING CASE NO. PPD17-005 \(PRECISE PLAN OF DESIGN\)  
APPLICANT: ALISON FUNG](#)

**PROJECT SUMMARY:** This is an application for a Precise Plan of Design (PPD) to construct a five-unit residential apartment development. The project site is zoned R-3 (Multiple Family Residence) within the Valley Boulevard Specific Plan (VBSP) area 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 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 PPD17-005 for a Precise Plan of Design at 1526 Stevens Avenue, subject to the recommended conditions of approval.

**B. 1962 DENTON AVENUE**  
**PLANNING CASE NO. PPD18-008 (PRECISE PLAN OF DESIGN)**  
**APPLICANT: ERIC TSANG**

**PROJECT SUMMARY:** This is an application for a Precise Plan of Design (PPD) to construct a six-unit residential condominium development. The project site is zoned R-3 (Multiple Family Residence) within the Valley Boulevard Specific Plan (VBSP) area 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 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 PPD18-008 for a Precise Plan of Design at 1962 Denton Avenue, subject to the recommended conditions of approval.

**C. 500 E. VALLEY BOULEVARD**  
**PLANNING CASE NO. MSP21-004 (MASTER SIGN PLAN)**  
**APPLICANT: LAVENDER REPRESENTING SIGNS EXPRESS AND DAVID GUTIERREZ**

This is an application for a Master Sign Plan (MSP) and a Public Art Program for a commercial plaza located at 500 E. Valley Boulevard. 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 Sections 15311, Class 11 (Accessory Structures: On-Premise Signs) and 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 MSP21-004 for a Master Sign Program at 500 E. Valley Boulevard, subject to the recommended conditions of approval. Also, provide comments and direction to the applicant for the Public Art proposal.

**6. STAFF ITEM (PROJECT PREVIEW)**

**A. 205 E. VALLEY BOULEVARD**  
**PLANNING CASE NO. PPD21-002 (PRECISE PLAN OF DESIGN)**  
**APPLICANT: VALLEY SG LANDPLUS, LLC**

This item is intended to provide information to the Design Review Commission (DRC) about a proposed mixed-use project at 205 E. Valley Boulevard. 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.

**7. COMMENTS FROM THE PLANNING MANAGER**

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

**8. 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.

**9. ADJOURN DESIGN REVIEW COMMISSION MEETING**

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