

# CITY OF SAN GABRIEL

## DESIGN REVIEW COMMISSION – REGULAR MEETING

Monday, November 22, 2021 – 6:30 P.M.

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

**Due to recent legislation (Assembly Bill 361), 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



Aldo Cervantes  
Community Development  
Director

Samantha Tewasart  
Planning Manager

Norma Tabares  
Deputy City Attorney

Pursuant to State and County Directives, **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  
NOVEMBER 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 September 27, 2021 Design Review Commission meeting\*\*](#)

**3. PUBLIC HEARING**

[\*\*A. 500 E. VALLEY BOULEVARD  
PLANNING CASE NO. MSP21-004 \(PUBLIC ART PLAN\)  
APPLICANT: DAVID GUTIERREZ AND IRINA PANASYUK\*\*](#)

This is an application for 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 Section 15303, Class 3 (New Construction or Conversion of Small Structures). On June 28, 2021, the Design Review Commission approved the Master Sign Plan but continued the Public Art Plan to a future meeting.

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 Public Art Program at 500 E. Valley Boulevard, subject to the recommended conditions of approval.

[\*\*B. 432 N. SAN MARINO AVENUE  
PLANNING CASE NO. SPR20-110 \(SITE PLAN REVIEW\)  
APPLICANT: JWL ASSOCIATES\*\*](#)

This is an application for a Site Plan Review (SPR) to propose a second story addition to an existing one-story single-family residence located at 432 N. San Marino Avenue. 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). On July 26, 2021, the Design Review Commission reviewed this project and continued it to a future meeting.

Recommended Action:

Adopt a Resolution of the Design Review Commission of the City of San Gabriel, California, **APPROVING** Planning Case Number SPR20-110 for a Site Plan Review at 432 N. San Marino Avenue, subject to the recommended conditions of approval.

**C. 624 DEWEY AVENUE**  
**PLANNING CASE NO. PL-16-161 (SITE PLAN REVIEW)**  
**APPLICANT: JOE KHAINE**

This is an application for a Site Plan Review (SPR) to propose a second story addition to an existing one-story single-family residence located at 624 Dewey Avenue. The subject site is zoned R-1 (Single-Family Residence) 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 PL-16-161 for a Site Plan Review at 624 Dewey Avenue, subject to the recommended conditions of approval.

**4. PROJECT PREVIEW**

**A. 330 W. LAS TUNAS DRIVE**  
**PLANNING CASE NO. PPD21-008 (PRECISE PLAN OF DESIGN)**  
**APPLICANT: ROBERT MONTANO, ADEPT DEVELOPMENT**

This item is intended to provide information to the Design Review Commission (DRC) about a proposed medical office building at 330 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 DECEMBER 27, 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.