

**SAN GABRIEL DESIGN REVIEW COMMISSION
MINUTES OF THE DESIGN REVIEW COMMISSION MEETING
DECEMBER 20, 2021**

- **CALL TO ORDER**

Chairman Cheng called the Design Review Commission to order at 6:30 p.m. on December 20, 2021.

- **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Vice-Chair Romo.

- **ROLL CALL – DESIGN REVIEW COMMISSION**

Present: Chairman Cheng, Vice-Chair Romo, Commissioner Tu, and Commissioner Nadolney

Excused: Commissioner Sae-Low

Staff in attendance: Planning Manager Tewasart, City Architect Nestor, Associate Planner Alvarado, Executive Assistant Wong.

1. **PUBLIC COMMENT**

None.

2. **CONSENT CALENDAR**

- A. **Minutes from the November 22, 2021 Design Review Commission meeting**

Vice-Chair Romo made a correction on page 3, Item 3 on the third condition of approval for 500 E. Valley to have it read: "The bike rack bollards in front of the artwork must be removed and relocated to satisfy any bike parking requirement. Other bollards that cannot be used as a bike rack can be installed in front of the artwork."

Vice-Chair Romo made a motion to approve the Consent Calendar as amended. The motion was seconded Commissioner Nadolney. Motion passed by a vote of 3 ayes, 0 noes, 1 abstention (Chairman Cheng).

3. **PUBLIC HEARING**

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

PROJECT SUMMARY: The proposed project is a mixed-use development (Pacific Square) consisting of 243 residential dwelling units, 8 live/work units,

and approximately 76,000 square feet of commercial area at 700-800 S. San Gabriel Boulevard. The project requires a Precise Plan of Design (PPD18-002) for the building architecture. The subject site is zoned Retail Commercial/Planned Development Overlay (C-1/PD) and has a General Plan Land Use Designation of General Commercial.

The project was reviewed for compliance with the California Environmental Quality Act (CEQA) and a Final Environmental Impact Report (FEIR) and Mitigation Monitoring and Reporting Program (MMRP) was certified by the City of San Gabriel on October 19, 2021.

STAFF RECOMMENDATION: ADOPT A RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER PPD18-002 FOR A PRECISE PLAN OF DESIGN FOR A MIXED-USE PROJECT AT 700-800 S. SAN GABRIEL BOULEVARD, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Planning Manager Tewasart.

Ken Lee, Pacific Square San Gabriel, LLC., provided the Commission with a presentation.

Commissioner Nadolney commended the team. She commented on the balconies on the north side of the building and asked what their uses would be. She also asked if there would be solar protection on the south facing façade. She recommended using parking space for cart return.

Vice-Chair Romo echoed Commissioner Nadolney's comments. She also commented on the balconies being transparent. She suggested using opaque glass, something that would not be so transparent.

Chairman Cheng encouraged the team to spend the same effort on the signage and future art program.

Chairman Cheng opened the public hearing.

There being no public comments, Chairman Cheng closed the public hearing.

Vice-Chair Romo made a motion to approve Planning Case Number PPD18-002 for a Precise Plan of Design for a Mixed-Use Project at 700-800 S. San Gabriel Boulevard. The motion was seconded by Commissioner Tu. Motion passed by a vote of 4 ayes, 0 noes.

4. COMMENTS FROM THE PLANNING MANAGER

Planning Manager Tewasart wished the Commission happy holidays.

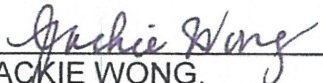
5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Vice-Chair Romo stated a former Planning Manager for the City of San Gabriel passed and wanted to close the meeting in her honor.

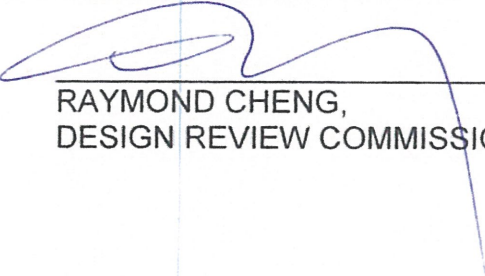
Chairman Cheng wished the Commission and Staff happy holidays.

6. ADJOURN DESIGN REVIEW COMMISSION MEETING

To the Regular Meeting of the Design Review Commission on January 24, 2022.



JACKIE WONG,
ACTING DESIGN REVIEW COMMISSION SECRETARY



RAYMOND CHENG,
DESIGN REVIEW COMMISSION CHAIR