

# CITY OF SAN GABRIEL

## DESIGN REVIEW COMMISSION – REGULAR MEETING

Monday, May 23, 2022 – 6:30 P.M.

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

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

Martin Koczanowicz  
Deputy City Attorney

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. The Clerk will read public comments into the record for up to three-minute limit. Words that would disrupt the meeting, including profanity, obscenity, and discriminatory language, will not be read. All public comments shall be emailed by 5:00 p.m. on the meeting day.

*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**  
**May 23, 2022**

- **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 28, 2022 Design Review Commission meeting](#)

3. **PUBLIC HEARING**

A. [522 DEWEY AVENUE](#)  
[PLANNING CASE NO. SPR21-143 \(SITE PLAN REVIEW\)](#)  
[APPLICANT: SALLY HO](#)

This is an application for a Site Plan Review (SPR) for second-story addition to an existing 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 SPR21-143 for a site plan review to add a new second story addition to an existing single-family residence at 522 Dewey Avenue, subject to the recommended conditions of approval.

B. [1738 S. GLADYS AVENUE](#)  
[PLANNING CASE NO. SPR20-028 \(SITE PLAN REVIEW\)](#)  
[APPLICANT: KAMEN LAI OF ELITE DESIGN](#)

This is an application for a Site Plan Review (SPR) for the construction of 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 SPR20-028 for the construction of a new two-story single-family residence at 1738 S. Gladys Avenue, subject to the recommended conditions of approval.

**C. 1239 S. GLADYS AVENUE**  
**PLANNING CASE NO. SPR21-117 (SITE PLAN REVIEW)**  
**APPLICANT: KAMEN LAI OF ELITE DESIGN**

This is an application for a Site Plan Review (SPR) for a two-story addition to an existing 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 SPR21-117 for the construction of a new two-story single-family residence at 1239 S. Gladys Avenue, subject to the recommended conditions of approval.

**D. 201-217 S. SAN GABRIEL BOULEVARD**  
**PLANNING CASE NO. PPD21-003 (PRECISE PLAN OF DESIGN)**  
**APPLICANT: EVERADO GARCIA OF LCRA ARCHITECTS**

This is an application for a Precise Plan of Design (PPD) at 201-217 S. San Gabriel Boulevard. The project site is zoned C-1/PD (Commercial Retail/Planned Development) and has a land use designation of General Commercial. The proposed project was reviewed for compliance with the California Environmental Quality Act (CEQA) and CEQA Guidelines. The project would develop the same land uses on the project site as what was previously approved; therefore, impacts to land use and planning would be consistent with the analysis and conclusions presented in the previously approved CEQA documents. The project would be exempt from additional review under CEQA as the proposed project would have no additional impacts associated with the proposed revisions. Therefore, it has been determined that the project would not have a significant effect on the environment, and no additional environmental review is required.

Recommended Action:

Adopt a Resolution of the Design Review Commission of the City of San Gabriel, California, **APPROVING** Planning Case Number PPD21-003 for a Precise Plan of Design at 201-217 S. San Gabriel Boulevard, subject to the recommended conditions of approval.

**4. COMMENTS FROM THE PLANNING MANAGER**

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

**5. 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.

**6. ADJOURN DESIGN REVIEW COMMISSION MEETING**

TO THE REGULAR MEETING OF THE DESIGN REVIEW COMMISSION ON JUNE 27, 2022 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.