

# CITY OF SAN GABRIEL DESIGN REVIEW COMMISSION – REGULAR MEETING

Monday, July 27, 2020 – 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

Jerry Guarracino  
Interim 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](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  
JULY 27, 2020**

- **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 June 22, 2020 Design Review Commission meeting.](#)

B. [713 PEARL AVE.  
PLANNING CASE NO. SPR18-035 \(SITE PLAN REVIEW\)  
APPLICANT: STEVE SUN](#)

This case (SPR18-035) was originally heard at the May 18, 2020 Design Review Commission meeting and it was continued to the July 27, 2020 meeting.

This is an application for a Site Plan Review (SPR) for the construction of a new two-story single-family residence and attached two-car garage. 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:

Continue this item to a future meeting date uncertain at the request of the applicant. The project will be re-noticed.

- 3. **COMMENTS FROM PLANNING MANAGER**
- 4. **PUBLIC HEARING**

The following case (PL-14-138) was originally heard at the May 22, 2017 Design Review Commission meeting and it was continued to a future meeting date uncertain.

**A. 329 N. SAN GABRIEL BLVD.**  
**PLANNING CASE NO. PL-14-138 (SITE PLAN REVIEW)**  
**APPLICANT: JWDA-MS ARCHITECTS MICHAEL SUN**

This is an application for a Site Plan Review for the construction of a new two-story single-family residence. The subject site is zoned R-1CC (Single-Family Residence Country Club) 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 PL-14-138 for the construction of a new two-story single-family residence at 329 N. San Gabriel Blvd., subject to the recommended conditions of approval.

**B. 216 SEGOVIA AVE.**  
**PLANNING CASE NO. SPR19-074 (SITE PLAN REVIEW)**  
**APPLICANT: HENRY HO**

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 SPR19-074 for the construction of a new two-story single-family residence at 216 Segovia Ave., subject to the recommended conditions of approval.

**C. 431 CENTRAL TERRACE**  
**PLANNING CASE NO. SPR19-005 (SITE PLAN REVIEW)**  
**APPLICANT: FRANCISCO REYNAGA**

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 SPR19-005 for the construction of a new two-story single-family residence at 431 Central Terrace, subject to the recommended conditions of approval.

**D. 204 W. ANGELENO AVE.**  
**PLANNING CASE NO. SPR19-055 (SITE PLAN REVIEW)**  
**APPLICANT: DAT WONG**

This is an application for a Site Plan Review (SPR) for the construction of a new 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 SPR19-055 for the construction of a new one-story single-family residence at 204 W. Angeleno Ave., subject to the recommended conditions of approval.

**E. 115 E. FAIRVIEW AVE.**  
**PLANNING CASE NO. SPR19-036 (SITE PLAN REVIEW)**  
**APPLICANT: DAT WONG**

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 SPR19-036 for the construction of a new two-story single-family residence at 115 E. Fairview Ave., subject to the recommended conditions of approval.

**5. COMMENTS FROM STAFF**

Staff may address the Commission and public on matters of general information and/or concern.

## 6. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Each Commissioner may address the Commission and public 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 AUGUST 24, 2020 AT 6:30 PM AT CITY HALL, 425 SOUTH 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.