

# CITY OF SAN GABRIEL DESIGN REVIEW COMMISSION – REGULAR MEETING

Monday, October 26, 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

Samantha Tewasart  
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**  
**October 26, 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. PRESENTATION**

**A. 162 W. FAIRVIEW AVENUE (PROJECT PREVIEW)**  
**PLANNING CASE NO. SPR19-033 (SITE PLAN REVIEW)**  
**APPLICANT: RICHARD SU**

This item is intended to provide information to the Design Review Commission (DRC) about a new proposed two-story single family residence at 162 W. Fairview Ave. The item was originally considered at the May 18, 2020 DRC meeting and was continued to a date uncertain.

**3. CONSENT CALENDAR**

**[A. Minutes from the September 28, 2020 Design Review Commission meeting](#)**

Recommended Action: Approval.

**[B. 506 E. NORWOOD PLACE](#)**  
**[PLANNING CASE NO. SPR18-056 \(SITE PLAN REVIEW\)](#)**  
**[APPLICANT: PETER THAI](#)**

This case (SPR18-056) was presented at the September 28, 2020 Design Review Commission meeting and was continued to the October 26, 2020 meeting.

Recommended Action:

Adopt a Resolution of the Design Review Commission of the City of San Gabriel, California, **APPROVING** Planning Case Number SPR18-056 for the

construction of a new two-story single-family residence at 506 E. Norwood Place, subject to the recommended conditions of approval.

#### 4. PUBLIC HEARING

**A. 216 N. PINE STREET**  
**PLANNING CASE NO. SPR19-021 (SITE PLAN REVIEW)**  
**APPLICANT: KAMEN LAI**

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-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 SPR19-021 for the construction of a new two-story single-family residence at 216 N. Pine Street, subject to the recommended conditions of approval.

**B. 541 COOLIDGE DRIVE**  
**PLANNING CASE NO. SPR20-050 (SITE PLAN REVIEW)**  
**APPLICANT: JIM FENSKE**

This is an application for a Site Plan Review (SPR) for an addition of a new second story 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 SPR20-050 for an addition of a new second story to an existing single-family residence at 541 Coolidge Drive, subject to the recommended conditions of approval.

**C. 220 S. SAN GABRIEL BOULEVARD**  
**PLANNING CASE NO. PL-16-162 (PRECISE PLAN OF DESIGN)**  
**APPLICANT: SAN GABRIEL SQUARE, LLC**

This is an application for a Precise Plan of Design (architectural design review) for a mixed-use development consisting of 153 residential condominium units and approximately 34,835 square feet of commercial area at 220 S. San Gabriel Boulevard. The City Council approved the Planned Development,

Development Agreement, Tentative Tract Map, and Street/Alley Vacation of this project on March 17, 2020. The City Council approvals included environmental document, residential density, commercial square footage, parking requirements, building locations, and building height.

Recommended Action:

Adopt a Resolution of the Design Review Commission of the City of San Gabriel, California, **APPROVING** Planning Case Number PL-16-162 for a Precise Plan of Design of a mixed-use development consisting of 153 residential condominium units and approximately 34,835 square feet of commercial area at 220 S. San Gabriel Boulevard, subject to the recommended conditions of approval.

**5. COMMENTS FROM STAFF**

Staff 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 NOVEMBER 23, 2020 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.