

**CITY OF SAN GABRIEL  
DESIGN REVIEW COMMISSION  
SPECIAL MEETING AGENDA  
(SPECIAL TIME)**

**MONDAY, MARCH 26, 2018 – 6:30 P.M.**

**City Hall Council Chambers (2<sup>nd</sup> Floor)  
425 South Mission Drive, San Gabriel, 91776**

Marla Nadolney  
Chair

Raymond Cheng  
Commissioner



Arminé Chaparyan  
Community Development  
Director

Tracy Steinkruger  
Planning Manager

Keith Lemieux  
City Attorney

**Materials Available for Inspection.** The Community Development Department has on file copies of written documentation relating to each item of business on this Agenda available for public inspection. You may also view agenda items online at [www.sangabrielcity.com/140/Design-Review-Commission](http://www.sangabrielcity.com/140/Design-Review-Commission). Materials related to an item on this agenda, submitted to the Design Review Commission after distribution of the Agenda packet, are available for public inspection at the meeting or in the Community Development Department, located at City Hall, 425 South Mission Drive, San Gabriel, California, during regular office hours, Monday through Friday 8:00 a.m. to 5:00 p.m. except for Tuesdays until 6:30 p.m.

**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. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the Community Development Department at (626) 308-2806 at least 48 hours before the meeting, if possible.

**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 in person or by telephone at (626) 308-2806 during regular office hours.

**NOTE: CITY HALL IS AN ACCESSIBLE FACILITY PER THE AMERICANS WITH DISABILITIES ACT.** 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 at (626) 308-2806 at least 48 hours before the meeting, if possible.

**DESIGN REVIEW COMMISSION AGENDA  
MARCH 26, 2018**

- **CALL TO ORDER**
  - **PLEDGE OF ALLEGIANCE LED BY:** Commissioner Raymond Cheng
  - **ROLL CALL:** Chair Nadolney, Commissioner Cheng
- 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**

Minutes from the regular meeting on February 26, 2018.

**3. NEW BUSINESS**

**A. 188 HAZELL WAY**

**PLANNING CASE NO. SPR17-049 (LARGE SITE PLAN REVIEW)  
APPLICANT/ DESIGNER: DENISE C. TOMLAN**

**PROJECT SUMMARY:** This is an application for a Large Site Plan Review (SPR) to allow for the construction of a first floor addition and new second story on an existing 1,105 square-foot single-family home. The property is located in the R-1 (Single-Family Residential) zone. This project is exempt from the requirements of the California Environmental Quality Act (CEQA), per Guidelines Section 15301, Class One (Existing Facilities) and Section 15303, Class Three (New Construction of Conversion of Small Structures).

**STAFF RECOMENDATION:** Staff recommends that the Design Review Commission **APPROVE** Planning Case No. SPR17-049, subject to the recommended conditions of approval.

**B. 704-712 W. LAS TUNAS DRIVE**

**PLANNING CASE NO. PL-13-090 (PUBLIC ART PLAN)  
APPLICANT/ DESIGNER: GEORGE LIN**

**PROJECT SUMMARY:** This is an application for a Public Art Plan (PAP). The proposed PAP was required for the Mission View Plaza, which includes the remodel of two existing commercial buildings and construction of a new mixed-use building. The property is located in the Mission District Village (MD) zone, which is part of the Mission District Specific Plan (MDSP) area. This project is exempt from the requirements of the California Environmental Quality Act

(CEQA), per Guidelines Section 15301, Class One (Existing Facilities) and Section 15303, Class Three (New Construction or Conversion of Small Structures).

**STAFF RECOMENDATION:** Staff recommends that the Design Review Commission **APPROVE** Planning Case No. PL-13-090, subject to the recommended conditions of approval.

**C. 324 EAST LAS TUNAS DRIVE  
PLANNING CASE NO. PL-14-143 (PRECISE PLAN OF DESIGN - PREVIEW)  
APPLICANT/ DESIGNER: STEVE CHEN**

**PROJECT SUMMARY:** The Applicant of a proposed mixed-use project has requested the opportunity to preview this item with the DRC in an effort to solicit feedback on its design, in advance of formal consideration of the Precise Plan of Design (PPD). The proposed project would also require approval of a Tentative Tract Map (TTM) and Conditional Use Permit (CUP) by the Planning Commission (PC). This item is tentatively slated to be considered as part of a special joint meeting by the PC and DRC on May 14, 2018. The proposed project is currently under environmental review.

**STAFF RECOMENDATION:** Staff recommends that the Design Review Commission provide **COMMENTS** on the proposed Precise Plan of Design.

**4. STAFF ITEMS**

**5. 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.

**6. ADJOURN DESIGN REVIEW COMMISSION MEETING**

To a special joint meeting on the Planning Commission and Design Review Commission on Monday, April 9, 2018 at 6:30 p.m. at City Hall, 425 S. Mission Drive, 2<sup>nd</sup> Floor, Council Chambers.