



SAN GABRIEL DESIGN REVIEW COMMISSION

Agenda

Regular Meeting
Monday, October 22 2012
7:00p.m.

City Hall, 425 South Mission Drive
Conference Room A (Upstairs)

CALL TO ORDER:

CHAIRPERSON NADOLNEY

ROLL CALL OF COMMISSIONERS:

**CHAIRPERSON NADOLNEY, VICE CHAIR
NAKABA, COMMISSIONER CHENG**

COMMENTS FROM THE PUBLIC (on items not on this agenda)

Pursuant to Government Code Section 54954.3, this is the time approved for members of the public to address the Design Review Commission on matters of interest that are within the jurisdiction of the Design Review Commission of the City of San Gabriel. The Commission cannot take action on such comments, but may place an item on a future agenda for discussion.

NEW BUSINESS

**1. 267 S. San Gabriel Blvd. (Master Sign Program)
Planning Case No. PL-12-074**

Project Summary: This application is for the approval of a *Precise Plan of Design* Master Sign Plan for an existing one-story commercial building. *Villa project is the first smaller-scale, mixed-use building that launches the Mission District Specific Plan's goal to revitalize and preserve the District. The proposed project helps to create a village atmosphere by providing more residential uses and enhancing street-facing retail uses in the District. The building is being converted from a single tenant building to one that houses three tenants. The proposed sign plan is a three-story mixed-use development, with residential condominiums above retail commercial. Designed in a handsome Spanish Colonial Revival architecture to enhance the area's historic character; it has a subtle flavor of Moorish influence. The project's design enhances the public streetscape along South Mission Drive, incorporates public artwork, and public amenities such as street furniture that will vastly improve the pedestrian experience over existing conditions and will increase the walkability of the District.* consists only of wall signs.

Staff Recommendation: Staff recommends that the Design Review Commission APPROVE Planning Case No. PLPL-12-074, subject to the recommended conditions of

approval.

Report prepared by Fang Zhou, Assistant Planner

**2. 1635 S. Del Mar Ave. (Revision to Precise Plan of Design)
Planning Case No. PL-10-067**

Project Summary: This application is for a Revision to Precise Plan of Design. The proposed project is located in the City's Valley Boulevard Neighborhoods Sustainability Plan Area.

A two-story commercial development with retail, office and restaurant uses and subterranean parking was approved by the Design Review Commission in July, 2010. The current project has been substantially scaled back and is now only one story with the applicant's retail jewelry store being the sole occupant.

Staff Recommendation: Based on the facts and findings of the proposed project, staff recommends the Design Review Commission APPROVE Planning Case PL-10-067, subject to the recommended conditions of approval.

Report prepared by Mark Gallatin, AICP, City Planner

APPROVAL OF MINUTES:

**Minutes from the regular meeting on October 24, 2011
Minutes from regular meeting on February 27, 2012
Minutes from the regular meeting on March 26, 2012
Minutes from the regular meeting on July 23, 2012
Minutes from the special meeting on July 30, 2012
Minutes from the regular meeting on September 24, 2012**

COMMENTS BY STAFF:

COMMENTS BY COMMISSIONERS:

ADJOURNMENT:

TO A REGULAR MEETING ON MONDAY, NOVEMBER 26, 2012 AT 7:00 PM, AT CITY HALL, IN COUNCIL CHAMBERS, 425 S. MISSION DRIVE.

NOTES:

REVIEW OF MATERIALS PRIOR TO THE MEETING:

Staff reports, project drawings, and other materials related to the projects on this agenda are available for public inspection in the Planning Division Office, San Gabriel City Hall, 425 South Mission Drive, during regular business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, and 8:00 a.m. to 6:30 p.m. Tuesdays; telephone (626) 308-2806. The Agenda and Staff Reports are also available on the City's website and can be downloaded at the following

address:

<http://www.sangabrielcity.com/cityservices/communitydev/planagendas.shtml>

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APPEALS:

Any decision may be appealed by any interested party to the City Council within ten (10) business days by filing a letter of appeal with the City Clerk and paying the appeal fee of \$790. No appeal may be filed more than ten (10) business days after a decision.

I declare under penalty of perjury that I am employed by the City of San Gabriel and that I posted this Wednesday, October 17, 2012.

Date

City Clerk's Office