

**CITY OF SAN GABRIEL
DESIGN REVIEW COMMISSION**

**MINUTES OF THE REGULAR MEETING
MONDAY, OCTOBER 22, 2012
7:00 P.M.**

CALL TO ORDER: Chairperson Nadolney called the regular meeting of the Design Review Commission to order at 7:00 p.m.

COMMISSIONERS PRESENT: Vice-Chair Nakaba and Commissioner Cheng

COMMISSIONERS ABSENT: None

STAFF PRESENT: City Planner Mark Gallatin, Associate Planner Larissa De La Cruz, Assistant Planner Fang-Zhou Zhou and Community Development Clerk Laura Castillo.

COMMENTS FROM THE PUBLIC:

None.

NEW BUSINESS

1. **267 S. San Gabriel Blvd. (Master Sign Program)**
Planning Case No: PL-12-074
Applicant/Architect: Bobbi Barr (BK Signs)
Sign Contractor: Thomas Reeves

Project Summary: This application is for the approval of a Master Sign Plan for an existing one-story commercial building. The building is being converted from a single tenant building to one that houses three tenants. The proposed sign plan consists only of wall signs.

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

Assistant Planner, Fang Zhou, presented the report. The Commission discussed the Master Sign Program.

DRC ACTION: The Design Review Commission approved this Master Sign Program and asked that staff modify the conditions of approval as follows:

Condition # 3- Allow signage on the west side of the building above the roll-up doors, facing the alley.

Condition # 5- Allow both Helvetica and Chain-link Bold font types for all signs. Any deviation

from these font types may require review by the DRC.

Condition # 9- Allow other colors besides red, white, and black. Each color must be reviewed by staff and may require review by the DRC.

The Commission also asked that the applicant work with staff and refine the Master Sign Program.

Commissioner Cheng made the motion to approve Planning Case No. PL-12-074 subject to the amended recommended conditions of approval. Vice-Chair Nakaba seconded the motion. The motion was approved.

2.

1635 S. Del Mar Ave. (Revision to Precise Plan of Design)

Planning Case No. PL-10-067

Architect: Simon Lee

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.

City Planner Mark Gallatin presented this report.

DRC ACTION: The Design Review Commission approved this project with no further amendments to the conditions of approval.

Commissioner Cheng made the motion to approve Planning Case No. PL-10-067 subject to the recommended conditions of approval. Vice-Chair Nakaba seconded the motion. The motion was approved.

APPROVAL OF MINUTES:

October 24, 2011 – Commissioner Cheng approved the minutes. Vice-Chair Nakaba seconded the motion.

February 27, 2012 – Chairperson Nadolney approved the minutes. Vice-Chair Nakaba seconded the motion.

March 26, 2012 – Commissioner Cheng approved the minutes. Vice-Chair Nakaba seconded the motion.

July 23, 2012 – Vice-Chair Nakaba approved the minutes. Commissioner Cheng seconded the motion.

July 30, 2012 – Commissioner Cheng approved the minutes. Vice-Chair Nakaba seconded the motion.

September 24, 2012 – Chairperson Nadolney approved the minutes. Commissioner Cheng seconded the motion.

COMMENTS BY STAFF:

City Planner Mark Gallatin invited the Design Review Commission to the groundbreaking ceremony of the ACE project on November 1, 2012.

COMMENTS BY COMMISSIONERS:

None.

Chairperson Nadolney adjourned the meeting at 9:10 p.m. to a regular meeting on November 26, 2012 at 7pm.

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The complete text of the Design Review Commission meeting minutes is available on tape and may be reviewed in the Community Development Department office at City Hall during regular business hours.

Marla Nadolney, Chairperson
San Gabriel Design Review Commission

ATTEST: _____
Laura Castillo
San Gabriel Design Review Commission Secretary