



**SAN GABRIEL PLANNING COMMISSION
SPECIAL MEETING**

**SAN GABRIEL DESIGN REVIEW COMMISSION
REGULAR MEETING**

**Monday, July 28, 2014
6:30 p.m., City Hall Council Chamber
425 South Mission Drive**

Agenda

CALL TO ORDER 6:30 p.m.

**PLEDGE OF
ALLEGIANCE**

**ROLL CALL OF
MEMBERS**

**CHAIRMAN GARDEN, VICE CHAIR KLAWITER, AND
COMMISSIONERS LOU, VERA AND ZAWODNY**

**CHAIRMAN CHENG, VICE CHAIR BEAVERS, COMMISSIONER
NADOLNEY**

**PUBLIC
COMMENT**

Pursuant to Government Code Section 54954.3, this is the time approved for members of the public to address the Planning Commission on items of interest that are within the subject matter jurisdiction of the Planning Commission of the City of San Gabriel. The Commission cannot take action on such comment but may put an item on a future agenda.

PUBLIC HEARING ITEMS:

- 1. 704-712 W. Las Tunas Dr.
Planning Case No. PL-13-090 (Conditional Use Permit/Tentative Tract Map# 72531)
Applicant: LSG Las Tunas, LP
Architect: Adele Chang (Lim Chang Rohling & Associates)**

Project Summary: The proposed project includes an extensive renovation to two existing commercial buildings along with the demolition of one commercial building, which will be replaced with a three story mixed-use development with approximately

61,026 square feet, including 4,814 square feet of commercial space and 37 residential condominium units. There is existing parking on site for the commercial uses and additional parking will be provided for the residential uses with one level of subterranean parking plus another level of at-grade parking. The property is zoned Mission District Village (MDV) and is within the Mission District Specific Plan area. The proposed project would require a Conditional Use Permit to allow mixed-use on the property, a Tentative Tract Map to consolidate the parcels and subdivide the airspace for the residential condominium units.

Staff Recommendation: Staff recommends that the Planning Commission APPROVE Planning Case No. PL-13-090, subject to the recommended conditions of approval.

NEW BUSINESS – DESIGN REVIEW COMMISSION

1. **704-712 W. Las Tunas Dr.
Planning Case No. PL-13-090
Applicant: LSG Las Tunas, LP
Architect: Adele Chang (Lim Chang Rohling & Associates)**

Project Summary: This application is for the approval of a Precise Plan of Design. The proposed project includes an extensive renovation to two existing commercial buildings along with the demolition of one commercial building, which will be replaced with a three story mixed-use development with approximately 61,026 square feet, including 4,814 square feet of commercial space and 37 residential condominium units. There is existing parking on site for the commercial uses and additional parking will be provided for the residential uses with one level of subterranean parking plus another level of at-grade parking. The property is zoned Mission District Village (MDV) and is within the Mission District Specific Plan area.

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

Report prepared by Larissa De La Cruz, Associate Planner.

STAFF ITEMS:

PLANNING COMMISSION ITEMS:

DESIGN REVIEW COMMISSION ITEMS:

ADJOURNMENT:

DESIGN REVIEW COMMISSION ADJOURNS TO A REGULAR MEETING ON AUGUST 25, 2014 AT 7:00 P.M. AT CITY HALL, 425 SOUTH MISSION DRIVE, SECOND FLOOR, SAN GABRIEL, CA.

PLANNING COMMISSION ADJOURNS TO A REGULAR MEETING ON AUGUST 11, 2014 AT 6:30 P.M. AT CITY HALL, 425 SOUTH MISSION DRIVE, SECOND FLOOR, SAN GABRIEL, CA.

AVAILABILITY OF REPORTS: Staff reports are available for public inspection in the Planning Division office of City Hall, 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, Press 4. 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>

ACCESS FOR THE DISABLED: City Hall is accessible to the disabled. Audio devices for the hearing impaired are available from the planning staff during each meeting.

APPEAL PERIOD: All decisions made by the Planning Commission and the Design Review Commission may be appealed to the City Council within (10) business days of the decision by filing a letter with the City Clerk and paying an appeal fee of \$790. If no appeal is filed, decisions are final (except for legislative actions that are recommendations to the City Council).

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