

**CITY OF SAN GABRIEL
DESIGN REVIEW COMMISSION
MINUTES OF THE REGULAR MEETING**

**MONDAY, JULY 28, 2014
6:30 P.M.**

CALL TO ORDER: Chairman Cheng called the regular meeting of the Design Review Commission to order at 6:30 p.m.

COMMISSIONERS PRESENT: Chairman Cheng and Vice-Chair Beavers

COMMISSIONERS ABSENT: Commissioner Nadolney recused herself due to her residence in proximity to project site.

STAFF PRESENT: Associate Planner Larissa De La Cruz, Senior Civil Engineer Algis Marcuska, Consultant City Architect Dale Brown, Consultant City Landscape Architect Jeff Hutchins and Design Review Commission Secretary Laura Castillo.

COMMENTS FROM STAFF:

Associate Planner Larissa De La Cruz spoke to the public and said that this meeting was originally a joint meeting with the Planning Commission, but due to a lack of quorum, the Planning Commission meeting was cancelled and items that were under their purview would not be heard. De La Cruz said that a new notice would be sent with a new hearing date.

COMMENTS FROM THE PUBLIC:

None.

NEW BUSINESS

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

Applicant: 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.

DRC RESPONSE:

This report was presented by Associate Planner Larissa De La Cruz.

The project Architect, Adele Chang presented the project to the Commission and discussed the overall approach and design.

The public art artist, Sonia Romero presented a slide presentation on various types of her artwork for the Commission's consideration. Although there were a few small concerns with some of the concepts, the Commission praised her work and indicated that she would need to work with the staff on refining the proposed art piece. The public art piece would need to be reviewed again by the DRC.

The DRC previewed the proposed project and commended the whole team including the firm and design staff on the beautiful work and the high quality design and details. They made several suggestions that would further enhance the project.

Vice-Chair Beavers recommended that the landscape plans be revised to reflect a Mediterranean style palette.

The Commission asked that the master sign program be revised to place limitations and establish criteria for size and type of fonts used for future tenants.

Chairman Cheng asked if the storefront tiles would change. The Project Architect Adele Cheng confirmed that the tiles would be changed to reflect the new Las Tunas Cactus tile motif.

Vice-Chair Beavers asked if the plaza had a name already. Architect Adele Cheng confirmed the name to be "Mission View Plaza".

DRC ACTION:

The Commission was pleased with the project and Chairman Cheng made a motion to APPROVE the precise plan of design subject to the recommended conditions of approval and contingent on the approval by the Planning Commission of the Conditional Use Permit and the Tentative Tract Map. Along with the following conditions:

- The landscape plan be redesigned and modify the plant pallet to include more Mediterranean plant selections and drought tolerant plants along with the comments indicated by the City's Landscape Architect;
- The master sign program be modified and brought back to the Design Review Commission;
- The Public Art component be brought back with further details to the Design Review Commission; and
- The project team work with City staff to refine some of the design details and bring the project to the Planning Commission.

Vice-Chair Beavers seconded the motion.

APPROVAL OF MINUTES:

None.

COMMENTS BY STAFF:

None.

COMMENTS BY COMMISSIONERS:

Chairman Cheng adjourned the meeting at 7:37 p.m. to a special joint preview meeting with the Planning Commission on Monday, August 25, 2014 at 6:30pm.

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The complete text of the Design Review Commission meeting minutes is available on tape and may be reviewed within 90 days after the meeting in the Community Development Department office at City Hall during regular business hours.

Raymond Cheng, Chairman
San Gabriel Design Review Commission

ATTEST: _____
Laura Castillo
San Gabriel Design Review Commission Secretary