



SAN GABRIEL DESIGN REVIEW COMMISSION

Agenda

Special Meeting
Monday, December 15, 2014
6:30 P.M.

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

CALL TO ORDER:

CHAIRMAN CHENG

ROLL CALL OF COMMISSIONERS:

**VICE CHAIR BEAVERS, COMMISSIONER
NADOLNEY**

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. 517 W. Newby Ave.

**Planning Case No. PL-14-025 (Precise Plan of Design)
Applicant: Alex Chang (Design Inspiration Group)**

Project Summary: This is a Precise Plan of Design to allow the construction of a new six (6) unit residential condominium development on an 11,865 sq. ft. lot. The project will have units ranging from 1,617 to 1,775 sq. ft. in size, each with an attached two-car garage. The proposed project is located in the R-3 (Multiple-Family Residence) zone.

Staff Recommendation: Staff recommends that the Design Review Commission APPROVE Planning Case No. PL-14-025, subject to the recommended conditions of approval.

**Report prepared by Assistant Planner, Fang-Zhou
Zhou**

2. 101 E. Valley Blvd.

**Planning Case No. PL-14-118 (Precise Plan of Design)
Applicant: Wenna Chen (SLS Design)**

Project Summary: This is a preview of a proposed mixed-use development at 101 E. Valley Blvd. The applicant is proposing to construct a four story mixed-use development with 81 residential units and 14,500 square feet of commercial space.

Staff Recommendation: Staff recommends that the Design Review Commission review the plans and provide direction to staff and the project architects.

**3. 201-217 S. San Gabriel Blvd.
Planning Case No. PL-14-041
Applicant: Yvonne Yao (Killefer Flammang Architects)**

Project Summary: This is a preview of a proposed mixed-use development at 201-217 S. San Gabriel Blvd. The applicant is proposing to construct a four story mixed-use development with 159 residential units and 16,500 square feet of commercial space.

Staff Recommendation: Staff recommends that the Design Review Commission review the plans and provide direction to staff and the project architect.

APPROVAL OF MINUTES:

Minutes from the regular meeting on October 27, 2014

Minutes from the special joint meeting with the Planning Commission on November 10, 2014

COMMENTS BY COMMISSIONERS:

ADJOURNMENT:

TO A REGULAR MEETING ON MONDAY, JANUARY 26, 2015 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, CONFERENCE ROOM A.

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.

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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.