



**SAN GABRIEL PLANNING COMMISSION
SPECIAL ADJOURNED MEETING**

**SAN GABRIEL DESIGN REVIEW COMMISSION
REGULAR MEETING**

**Monday, June 22, 2015
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**

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

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

**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 or Design Review Commission of the City of San Gabriel. The Commissions cannot take action on such comment but may put an item on a future agenda.

NEW BUSINESS – DESIGN REVIEW COMMISSION

- 1. 432 E. Valley Blvd.
Planning Case No. PL-15-054
Applicant: Signs Express**

Project Summary: This is a proposed application for an amendment to Planning Case No. PL-07-144, the approved Master Sign Program (MSP) for an existing six-unit, one-story commercial building. The previous MSP was approved on June 9, 2009. The amendment is a change to the type of illumination.

Staff Recommendation: Staff recommends that the Design Review Commission **APPROVE** Planning Case No. PL-15-054, subject to the recommended conditions of approval.

Fang Zhou, Assistant Planner

PREVIEW ITEMS:

1. **101 E. Valley Blvd.
Planning Case No. PL-14-118
Applicant: Wenna Chen (SLS Design)**

Project Summary: This is a preview of a proposed mixed-use development on Valley Blvd. The applicant is proposing to construct a mixed-use development with 14,574 square feet of commercial space and 81 residential units.

RECOMMENDATION: Staff recommends that the Planning and Design Review Commissions review the plans and provide direction to staff and the project architects.

Fang Zhou, Assistant Planner

2. **270-308 S. Arroyo Dr.
Planning Case No. PL-15-047
Applicant: John Reischl (The Olson Company)**

Project Summary: This is a preview of a proposed multifamily development. The project includes 31 residential units. The subject site is zoned R-3 (Arroyo Residential) and is located within the boundaries for the Mission District Specific Plan.

RECOMMENDATION: Staff recommends that the Planning and Design Review Commissions review the plans and provide direction to staff and the project architects.

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 JULY 27, 2015 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 JULY 13, 2015 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 \$565 plus public hearing advertising fee and preparation and posting of sign fee. If no appeal is filed, decisions are final (except for legislative actions that are recommendations to the City Council).