

SAN GABRIEL DESIGN REVIEW COMMISSION  
MINUTES OF THE SPECIAL DESIGN REVIEW COMMISSION MEETING  
(SPECIAL TIME)  
MONDAY, April 23, 2018

- **CALL TO ORDER**

Chair Nadolney called the special Design Review Commission meeting (special time) to order at 6:30 p.m. on April 23, 2018, in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California, 91776.

- **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Chair Nadolney.

- **ATTENDANCE:** Chair Nadolney and Commissioner Cheng

Present: Chair Nadolney, Commissioner Cheng, Senior Planner Whipple, Assistant Planner Alvarado, and Design Review Commission Secretary Louie

- 1. **PUBLIC COMMENT**

None

- 2. **APPROVAL OF MINUTES**

Commissioner Cheng moved to approve minutes of the April 23, 2018 meeting of the Design Review Commission. Seconded by Chair Nadolney. Motion passed by a vote of 2 ayes, 0 noes, and 0 abstentions.

- 3. **NEW BUSINESS**

- A. **704-712 W. LAS TUNAS DRIVE**

- PLANNING CASE NO. PL-13-090 (MASTER SIGN PLAN)**

- APPLICANT/DESIGNER: GEORGE LIN**

- PROJECT SUMMARY:** This is an application for a Master Sign Plan (MSP) and a revision to the approved Public Art Plan (PAP) at 704-712 West Las Tunas Drive. The property is developed with two commercial buildings and a new mixed-use building that is currently under construction. The property in the Mission District Village (MD) zone and is part of the Mission District Specific Plan (MDSP). This project is exempt from the requirements of the California Environmental Quality

Act (CEQA), per Guidelines Section 15311(a) (Accessory Structures: On-Premise Signs).

**STAFF RECOMENDATION:** Staff recommends that the Design Review Commission **APPROVE** Planning Case No. PL-13-090 for a Master Sign Plan and revision to the approved Public Art Plan, subject to the recommended conditions of approval.

Assistant Planner Alvarado presented the staff report.

Architect Reitz stated some existing signs will remain and new tenants will be required to follow the new tenant sign plan.

Mr. Lin, property owner, stated tenants typically stay 5-10 years and pay for their own business sign. Current tenants have flexibility on updating signs since this master sign plan has been in the works since 2014. Tenant approval is necessary for all changes to avoid issues even if landlord pays for upgrades.

Commissioner Cheng recommended tenants update signs and include in project costs.

Chair Nadolney stated owners have the right to require upgrades because painting around old signs won't look good with future tenant changes. Luscious Dumpling recently changed its name and sign which create an issue for consistency in signage.

Senior Planner Whipple stated the city has an active general policy that new tenants must follow updated policy but prior projects are up to the landlord/tenant.

Mr. Lin stated it will be a financial burden when tenants take advantage of the landlord paying for their business improvements.

Architect Reitz stated an option is to retro fit the non-illuminated signs for a cost effective and presentable option under Mission District guidelines.

Chair Nadolney stated it wouldn't follow the halo illumination that is being proposed.

Senior Planner Whipple stated the Master Sign Plan should have consistent halo signs.

Mr. Lin stated the sign policy with new requirements and costs. At the moment, there is only one vacant space.

Commissioner Cheng is opposed to a new building looking non-uniform with mismatched signs. Business decisions shouldn't be imposed, but it is important to work with the tenants during these changes if you want your project to come out well.

Architect Reitz stated if business lettering interferes with halo lighting it will be external lettering or reverse channel lettering instead. Address numbers will be illuminated in case of an emergency. The ground cover will have some color with the flowers and plants. The project is going to be completed September or October 2018.

Senior Planner Whipple proposed conditioning the Certificate of Occupancy upon the completion of the master sign plan that requires all tenants to be compliant. The developer could cover the cost for more time to create a mutually beneficial plan.

Commissioner Cheng agreed and stated any difficult tenants shall be presented to the city after all attempts including financial assistance.

Mr. Lin stated this condition is unfair because non-compliant tenants could block the continuation of building that essentially is not a part of their retail portion.

Planning Manager Whipple restated the landlord needs to stress to the tenants the importance of the completed master sign plan to the project.

Commissioner Cheng stated he opposes cornering a developer in a situation where tenants are forced into a legal situation that holds up business occupancy.

Chair Nadolney stated she would like to add a condition in addition to existing signs be removed and replaced through tenant attrition, upgrades, and/or sign deterioration.

Commissioner Cheng agreed if signs become an issue then it must be upgraded to the new master sign plan determined by the city. He emphasized that the project will be beautiful and do whatever the landlord can to make everyone upgrade the signs.

Architect Reitz stated there will be ground lighting and recess lighting from the arch up to have it be illuminated at night.

**Commissioner Cheng motioned to approve the master sign plan and the wayfinding system for Planning Case No. PL-13-090 per discussion with the additional condition regarding deterioration of the signage. Chair Nadolney**

**seconded the motion. Motion passed by a vote of 2 ayes, 0 noes, and 0 abstentions.**

**4. STAFF ITEMS**

Senior Planner Whipple requested change in May meeting date due to holiday.

**5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS**

None

**6. ADJOURN DESIGN REVIEW COMMISSION MEETING**

Chair Nadolney adjourned the Design Review Commission Meeting at 6:30 p.m. in May 2018 (date TBD) at City Hall, 425 South Mission Drive, 2<sup>nd</sup> Floor, Council Chambers.

CITY OF SAN GABRIEL



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JADEN LOUIE, DESIGN REVIEW COMMISSION SECRETARY



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MARLA NADOLNEY, CHAIR