

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

**MONDAY, MARCH 24, 2014
7:00 P.M.**

CALL TO ORDER: Chairman Cheng called the regular meeting of the Design Review Commission to order at 7:08 p.m.

COMMISSIONERS PRESENT: Chairman Cheng and Vice-Chair Beavers

COMMISSIONERS ABSENT: Commissioner Nadolney (Recused)

STAFF PRESENT: Associate Planner Larissa De La Cruz, City Architect Dale Brown, and Design Review Commission Secretary Laura Castillo.

COMMENTS FROM THE PUBLIC:

None.

NEW BUSINESS

- 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 is a preview of a proposed development on Las Tunas Dr, between Mission Dr. and Alanmay St. The applicant is proposing to renovate a portion of an existing commercial shopping center and demolish approximately 15,372 square feet and construct 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. Additionally, there would be one level of subterranean parking plus another level of at-grade parking for the commercial uses. The property is designated as Commercial Specific Plan in the General Plan, and zoned Mission District Village in 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 construct residential condominium units, and a Precise Plan of Design review by the Design Review Commission.

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

DRC RESPONSE:

The DRC previewed the proposed project and commended the architect and her team for their exceptional work on the design elements of the project, the landscaping, as well as the nice elevation design. The Commission also stated that this is a gateway project into the Mission District and therefore, are excited to see this project flourish. The DRC made several suggestions that would further enhance the project.

The Commission encouraged the applicant to work with a local artist when it comes to tile work and public art for the project in order to maintain the revenue within the city. They also asked the applicant to ensure loading areas for trash and food delivery have a nice transitional flow in the design of the plans.

Ms. Chang, the project architect, confirmed that the existing store front will stay as is.

The Commission suggested that the applicant focus on the master sign program for this project to create and maintain uniformity at the plaza. The project architect, Adele Chang, indicated that a sign program was submitted to the city for review. The City Architect, Dale Brown, stated the master sign program was very complimentary to the style of architecture of the building.

Commissioner Beaver also suggested that the applicant get creative with the color of the building (still staying within the color palette) and asked that they consider painting the wings of the main building a contrasting color. This will allow the middle building to stand out and the landscaping to pop.

At the request of the Commission, Ms. Chang provided clarification on the livable units stating that there will be no age limit on the tenants allowed and that the units will be available for sale.

Chairman Cheng reminded the applicant of the importance to detail especially as they proceed to the Planning Commission and to ensure all the project materials are finalized by the time they present. He also stated that this should look like one project after all the renovations are made.

DRC ACTION:

The Commission was pleased with the project as presented and suggested that this project now be presented at a joint DRC and PC meeting in order to expedite the process.

APPROVAL OF MINUTES:

Vice-Chair Beavers made a motion to approve the regular meeting minutes of February 24, 2014. Chairman Cheng seconded the motion. The minutes were approved.

COMMENTS BY STAFF:

None.

COMMENTS BY COMMISSIONERS:

Chairman Cheng adjourned the meeting at 8:15 p.m. to a regular meeting on April 28, 2014 at 7pm.

* * * * *

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