



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, October 12, 2015
6:30 p.m., City Hall Council Chamber
425 South Mission Drive

CALL TO ORDER **6:30 p.m.**

**PLEDGE OF
ALLEGIANCE**

ROLL CALL OF MEMBERS **CHAIRMAN GARDEN, VICE CHAIR KLAWITER, AND
COMMISSIONERS LOU, VERA AND ZAWODNY**

APPROVAL OF MINUTES **Minutes of the Planning Commission Meeting on September 14,
2015**

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

PUBLIC HEARING ITEMS:

- 1. 324 W. Valley Blvd.
 Planning Case No. PL-15-092
 Applicant: Jenny Xu (Shangri-La Day Spa)**

PROJECT SUMMARY: The applicant is requesting a Conditional Use Permit to operate a massage business at 324 W. Valley Blvd. #A-C. Shangri-La Day Spa has been operating in units B and C since April of 2014, and is now proposing to expand into unit A. While the original business did not require a CUP when it opened, the expansion triggers the need to obtain one under the City's new massage ordinance.

ENVIRONMENTAL DETERMINATION: The project was reviewed for compliance with the California Environmental Quality Act (CEQA). This project is exempt from the requirements of the California Environmental Quality Act, Guidelines Section 15301, Class 1 (Existing Facilities).

RECOMMENDATION: The Planning Commission **APPROVE** Planning Case No. PL-15-092, subject to the recommended conditions of approval.

Fang Zhou, Assistant Planner

**2. 237 E. Las Tunas Dr.
Planning Case No. PL-15-003
Applicant: Priya Sakhrani**

PROJECT SUMMARY: This is a request for a Conditional Use Permit to allow for the construction of a 12,285 square foot kidney dialysis center in the C-1 (Retail Commercial) zone. The project site totals 24,750 square feet and is currently occupied by an asphalt parking lot and abandoned temporary office trailer for a former used-car dealership. The applicant is also seeking a Conditional Use Permit to allow for a 20 percent reduction in the number of required parking spaces from 35 to 28 spaces.

ENVIRONMENTAL DETERMINATION: The project was reviewed for compliance with the California Environmental Quality Act (CEQA) and staff determined that the project required a Mitigated Negative Declaration of Environmental Impact. The Mitigated Negative Declaration of Environmental Impact was prepared on September 21, 2015 and posted with the Los Angeles County Clerk.

RECOMMENDATION: The Planning Commission **APPROVE** Planning Case No. PL-15-003, subject to the recommended conditions of approval.

Fang Zhou, Assistant Planner

**3. Amendments to the Municipal Code Related to Regulations Governing Landscaping
Planning Case No. PL-15-118
Applicant: City of San Gabriel**

PROJECT SUMMARY: The City of San Gabriel proposes to amend certain sections of the Municipal Code relating to landscaping in order to comply with the Governor's Drought Executive Order B-29-15 requiring compliance with the State's Model Water Efficient Landscape Ordinance. The amendments address the following topics:

- More efficient irrigation systems
- Greywater usage
- Onsite stormwater capture
- Limiting the percentage of turf planted in landscapes
- Required reporting on the implementation and enforcement of the ordinance

Sections 153.530 through 153.999 of the San Gabriel Municipal Code are proposed to be amended.

ENVIRONMENTAL DETERMINATION: The project was reviewed for compliance with the California Environmental Quality Act (CEQA). Adoption of the ordinance would be exempt from CEQA pursuant to CEQA Guidelines section 15060(c)(2) on the grounds that the activity does not have the ability to result in a direct or reasonably foreseeable indirect physical change in the environment.

RECOMMENDATION: The Planning Commission **RECOMMEND APPROVAL** of Ordinance No. xxx-C.S. to the City Council, amending Sections 153.530 through 153.999 of the San Gabriel Municipal Code to comply with the state's Model Water Efficient Landscape Ordinance.

Mark Gallatin, AICP, Planning Manager

PLANNING COMMISSION ITEMS:

STAFF ITEMS:

ADJOURNMENT: TO A REGULAR MEETING OF THE PLANNING COMMISSION ON NOVEMBER 9, 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://sangabrielcity.com/index.aspx?nid=335>

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 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 noticing fees. If no appeal is filed, decisions are final (except for legislative actions that are recommendations to the City Council).