



**SAN GABRIEL PLANNING COMMISSION  
REGULAR MEETING**

**SAN GABRIEL DESIGN REVIEW COMMISSION  
SPECIAL MEETING**

**Monday, November 9, 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, 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.**

**PUBLIC HEARING ITEMS:**

- 1.            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 24,752 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. This request was continued

from the October 12, 2015 Planning Commission meeting, and has been re-noticed as the continuation was to a different date. Both staff and the applicant now have additional information regarding parking, ambulance calls, and neighborhood compatibility per the Planning Commission's request.

**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**

**PREVIEW ITEM - DESIGN REVIEW COMMISSION AND PLANNING COMMISSION:**

1. **220 S. San Gabriel Blvd.**  
**Planning Case No. PL-15-093**  
**Applicant: Brian Husting (Kollin Altomare Architects)**

**Project Summary:** This is a preview of a proposed mixed use development. The project will include approximately 33,755 square feet of commercial space, 152 residential units and a 2,700 sq.ft. community center.

**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 NOVEMBER 23, 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 DECEMBER 14, 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).