



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, March 14, 2016
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 January 11, 2016**

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. 840 Commercial Ave.
 Planning Case No. PL-15-128
 Applicant: Judy Mena**

PROJECT SUMMARY: The applicant is requesting a Conditional Use Permit to establish a preschool and kindergarten in an existing 9,170 square foot light industrial building located in the M-1 (Light Manufacturing) zone. Parking would be provided on-site in the existing parking lot.

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 DENY Planning Case No. PL-15-128.

Report prepared by Mark Gallatin, AICP, Interim Planning Manager

PLANNING COMMISSION ITEMS:

STAFF ITEMS:

1. **Annual Reports on General Plan and Housing Element Progress:** As required per Government Code Section 65400(b), the Planning Division is required to provide an annual report to the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) regarding the status of its General Plan and Housing Element, their implementation progress, and how the City is meeting the regional housing needs for the community. These reports are due in April of each year.

RECOMMENDATION: Review the information contained in these staff reports, provide additional comments, and recommend that the documents be presented to City Council and sent to OPR and HCD.

Report prepared by Mark Gallatin, AICP, Interim Planning Manager

ADJOURNMENT: TO A REGULAR MEETING OF THE PLANNING COMMISSION ON APRIL 11, 2016 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).