



## **SAN GABRIEL PLANNING COMMISSION**

# Agenda

### **REGULAR MEETING**

**Monday, May 9, 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 April 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.**

### **OLD BUSINESS:**

- 1. 1028 S. San Gabriel blvd.  
Planning Case No. PL-15-133  
Applicant: Zheng Lu**

**PROJECT SUMMARY:** This item was continued from the regular Planning Commission meeting on April 11, 2016. The applicant is requesting a Conditional Use Permit to operate a car rental business at 1028 S. San Gabriel Blvd. in the C-3 (General Commercial) zone.

**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-15-133.

**Report prepared by Nicholas Bezanson, Assistant Planner**

**PUBLIC HEARING ITEMS:**

- 1. 1237 S. San Gabriel Blvd.  
Planning Case No. PL-16-001  
Applicant: Shyn Hae Wu/ Xue Wen Ma (Angel Massage, Inc)**

**PROJECT SUMMARY:** This is a request for a Conditional Use Permit (CUP) to allow an existing massage establishment to continue its operation at 1237 S. San Gabriel Boulevard. The subject site has continuously been occupied by a massage business since 2009. The CUP requirement was triggered due to a change of ownership.

**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-16-001.

**Report prepared by Jo-Anne Burns, Associate Planner**

- 2. 529 E. Valley Blvd. Unit 108 B  
Planning Case No. PL-16-033  
Applicant: Shao Peng Dong (Yummy BBQ)**

**PROJECT SUMMARY:** This is a request for a Conditional Use Permit (CUP) to allow the sale of beer and wine within an existing restaurant in the Mixed Use Transit Oriented zone.

**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-16-033.

**Report prepared by Jo-Anne Burns, Associate Planner**

**ADJOURNMENT: TO A REGULAR MEETING OF THE PLANNING COMMISSION ON JUNE 13, 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).**

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