



SAN GABRIEL PLANNING COMMISSION Regular Meeting

SAN GABRIEL DESIGN REVIEW COMMISSION Special Meeting

Agenda

Monday, June 13, 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**

CHAIRPERSON NADOLNEY, COMMISSIONER CHENG

**APPROVAL OF
MINUTES**

**MINUTES OF THE PLANNING COMMISSION MEETING ON MAY
9, 2016.**

**PUBLIC
COMMENT**

Pursuant to Government Code Section 54954.3, this is the time approved for members of the public to address the Planning or Design Review Commission on items of interest that are within their subject matter jurisdiction. The Commissions cannot take action on such comment but may put an item on a future agenda.

PUBLIC HEARING ITEM: PLANNING AND DESIGN REVIEW COMMISSION

- 1. 101 E. Valley Blvd
Planning Case No. PL-14-118
Applicant: G.E Property (Stephen Chan)**

PROJECT SUMMARY: This item is a request for a Tentative Tract Map (Planning Commission) and Precise Plan of Design (Design Review Commission.) The project proposes to remove the on-site uses and construct a mixed-use development with approximately 13,500 square feet of commercial space, and 81 residential units on an 86,917 square foot (0.86 acre) net lot located at 101 E. Valley Blvd. The project proposes a four-story mixed-use development, with three floors of residential uses above one floor of street level retail uses and restaurants. Additionally, there are three levels of subterranean parking for the residential and commercial uses.

ENVIRONMENTAL DETERMINATION: The project was reviewed for compliance with the California Environmental Quality Act (CEQA) and staff determined that the project proposal required a Mitigated Negative Declaration of Environmental Impact. The Mitigated Negative Declaration of Environmental Impact was prepared on May 17, 2016, posted with the Los Angeles County Clerk on May 18, 2016 and is part of this report.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission **APPROVE** Planning Case No. PL-14-118.

DESIGN REVIEW COMMISSION RECOMMENDATION: The Design Review Commission **APPROVE** Planning Case No. PL-14-118.

Report prepared by Mark Gallatin, AICP, Interim Planning Manager

ADJOURNMENT OF DESIGN REVIEW COMMISSION: TO A SPECIAL MEETING OF ON JUNE 20, 2016 AT 6:30 P.M. AT CITY HALL, 425 SOUTH MISSION DRIVE, SECOND FLOOR, SAN GABRIEL, CA.

PUBLIC HEARING ITEMS: OLD BUSINESS

- 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 item was continued from the May 9, 2016 meeting.

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

PUBLIC HEARING ITEMS: NEW BUSINESS

2. **1045 E. Valley Blvd. Unit A215**
Planning Case No. PL-15-121
Applicant: Gui Qiang Cao

PROJECT SUMMARY: The applicant is requesting a Conditional Use Permit to allow a new massage establishment at 1045 E. Valley Boulevard #A215 in the MU/C (Mixed-Use Corridor) zone within the Valley Boulevard Specific Plan.

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-15-121.

Report prepared by Jo-Anne Burns, Associate Planner

STAFF ITEMS:

- 2015-2016 through 2019-2020 Capital Improvement Program**
Planning Case No. PL-16-083
Applicant: City of San Gabriel

PROJECT SUMMARY: The City of San Gabriel Capital Improvement Program (CIP) identifies the capital improvements and special projects to be undertaken over a five-year horizon and also indicates the potential funding sources for those projects. The draft CIP scheduled for Council adoption later this month covers fiscal years 2015-16 through 2019-20. State law requires that the proposed projects in the CIP be found consistent with the City's General Plan before they may be approved.

ENVIRONMENTAL DETERMINATION: Environmental review will be conducted on each individual project in the Capital Improvements Program as required by the California Environmental Quality Act (CEQA).

RECOMMENDATION: Staff recommends that the Planning Commission:

A. Review the 2015-16 through 2019-20 Capital Improvement Program;

B. Adopt Planning Commission Resolution No. 16-01, certifying that the 2015-16 through 2019-20 Capital Improvement Program is consistent with the City's adopted General Plan.

ADJOURNMENT: TO A REGULAR MEETING OF THE PLANNING COMMISSION ON JULY 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 and Design Review Commissions 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).