



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING

Monday, July 11, 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**

None

**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. 302 E. Marshall St.
Case No. PL-16-054 (Variance)
Applicant: Wayne Lei**

PROJECT SUMMARY: The applicant is proposing to develop a single family residence. The property is located in the R-N/C (Residential Neighborhood Conservation) zone within the boundaries of the Valley Blvd. Specific Plan area, with an underlying zone of R-3 (Multiple Family Residence.) The applicant is requesting a Variance for the reduction of the required rear yard setback from 25'-0" to 11'-8".

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, per Guidelines Section 15303, Class 3 (Small Structures).

RECOMMENDATION: The Planning Commission **APPROVE** Case number **PL-16-054**, subject to the recommended conditions of approval.

Nicholas Bezanson, Assistant Planner

- 2. 305-307 S. Arroyo St.
Planning Case No. PL-15-085 (Tentative Parcel Map)
Applicant: Thomas Lin (SLS Design)**

PROJECT SUMMARY: The applicant is requesting a Tentative Parcel Map to allow construction of a new three-unit residential condominium project at 305-307 Arroyo Drive in the R-3 Arroyo Residential zone within the Mission District 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, per Guidelines Section 15315, Class 15 (Subdivision of properties into four or fewer parcels).

RECOMMENDATION: The Planning Commission **APPROVE** Planning Case No. **PL-15-085**, subject to the recommended conditions of approval.

Jo-Anne Burns, Associate Planner

STAFF ITEMS:

PLANNING COMMISSION ITEMS:

ADJOURNMENT: TO A REGULAR MEETING OF THE PLANNING COMMISSION ON AUGUST 8, 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 is 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).