

**CITY OF SAN GABRIEL**  
**SPECIAL JOINT MEETING PLANNING AND**  
**DESIGN REVIEW COMMISSIONS**  
**MEETING AGENDA**

**TUESDAY, DECEMBER 13, 2016 – 7:00 P.M.**

**City Hall Council Chamber**  
**425 South Mission Drive, San Gabriel, 91776**

**Planning**

**Commission**

Norman F. Garden  
Chairman

Tom Klawiter  
Vice Chair

Jingbo Lou  
Commissioner

Camelia Vera  
Commissioner

Vince Zawodny  
Commissioner

**Design**

**Review**

**Commission**

Marla  
Nadolney  
Chairperson

Raymond  
Cheng  
Commissioner



Steven A. Preston  
City Manager

Robert L. Kress  
City Attorney

Eleanor K. Andrews  
City Clerk

John Janosik, C.C.M.T.  
City Treasurer

**Materials Available for Inspection.** The Community Development Department has on file copies of written documentation relating to each item of business on this Agenda available for public inspection. You may also view agenda items online at [www.sangabrielcity.com](http://www.sangabrielcity.com). Materials related to an item on this agenda, submitted to the Planning Commission after distribution of the Agenda packet, are available for public inspection at the meeting or in the Community Development Department, located at City Hall, 425 South Mission Drive, San Gabriel, California, during regular office hours, Monday through Friday 8:00 a.m. to 5:00 p.m. except for Tuesdays until 6:30 p.m.

**Persons with Disabilities.** Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the Community Development Department at (626) 308-2806 at least 48 hours before the meeting, if possible.

**Questions About This Agenda?** Should any person have a question concerning any of the above agenda items prior to the meeting, please contact the Community Development Department in person or by telephone at (626) 308-2806 during regular office hours.

**NOTE: CITY HALL IS AN ACCESSIBLE FACILITY PER THE AMERICANS WITH DISABILITIES ACT.** Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such a request to the Community Development Department at (626) 308-2806 at least 48 hours before the meeting, if possible.

**PLANNING AND DESIGN REVIEW COMMISSION AGENDA  
TUESDAY, DECEMBER 13, 2016**

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL: PLANNING COMMISSION:** Chairman Garden
- **ROLL CALL: DESIGN REVIEW COMMISSION:** Chairperson Nadolney

**1. PUBLIC COMMENT**

This is the time set aside for members of the public to address the Commissions on items of interest that are not on the agenda, but are within the subject matter jurisdiction of the Planning and Design Review Commissions. Pursuant to the Brown Act, the Planning and Design Review Commissions cannot answer any questions or take any action until such time as the matter may appear as an item on a future agenda.

**2. PUBLIC HEARING ITEM: PLANNING AND DESIGN REVIEW COMMISSIONS**

**A. 506 W. LAS TUNAS DR.  
PLANNING CASE NO. PL-15-093**

**Applicant/Architect: Kollin Altomare Architects**

**Project Summary:** The applicant is requesting a Tentative Tract Map for a proposed 124,240 sq. ft. medical building, a Conditional Use Permit for a reduction in the required parking (Planning Commission) and a Precise Plan of Design (Design Review Commission.)

**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 and posted with the Los Angeles County Clerk on October 20, 2016 and is part of this report.

**Planning Commission Recommendation:** Staff recommends that the Planning Commission **APPROVE** Planning Case No. PL-15-093, subject to the recommended conditions of approval.

**Design Review Commission Recommendation:** Staff recommends that the Design Review Commission **APPROVE** Planning Case No. PL-15-093, subject to the recommended conditions of approval.

**3. ADJOURN DESIGN REVIEW COMMISSION MEETING**

TO A REGULAR MEETING ON MONDAY, JANUARY 23, 2017 AT 7:00 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

**4. PLANNING COMMISSION: NEW BUSINESS**

**A. 316 S. SAN GABRIEL BOULEVARD  
PLANNING CASE NO. PL-16-028**

**Applicant/Architect: John Wu / LA Massage & Skincare**

**Project Summary:** The applicant is requesting a Conditional Use Permit to allow an existing massage establishment to continue its operation at 316 S. San Gabriel Boulevard in the C-3 (Commercial + Limited Light Manufacturing) zone.

**Staff Recommendation:** Staff recommends that the Planning Commission **Staff APPROVE** Planning Case No. PL-16-028, subject to the recommended conditions of approval.

**B. 220 S. SAN GABRIEL BOULEVARD  
PLANNING CASE NO. PL-15-074**

**Applicant/Architect: Kollin Altomare Architects**

**Project Summary:** This is a preview for a proposed mixed-use development.

**Staff Recommendation:** Staff recommends that the Planning Commission review and provide feedback to the applicant.

**5. STAFF ITEMS**

**6. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS**

Each Commissioner may address the Commission and public on matters of general information and/or concern. This is also the time for Commissioners to report on conferences and/or meetings they have attended.

**ADJOURN PLANNING COMMISSION MEETING**

TO A REGULAR MEETING ON MONDAY, JANUARY 9, 2017 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.