



**SAN GABRIEL PLANNING COMMISSION
REGULAR MEETING**

**SAN GABRIEL DESIGN REVIEW COMMISSION
ADJOURNED REGULAR MEETING**

**Monday, April 9, 2012
6:30 p.m., City Hall Council Chamber
425 South Mission Drive**

Agenda

CALL TO ORDER 6:30 p.m.

**PLEDGE OF
ALLEGIANCE**

**ROLL CALL OF
MEMBERS**

**CHAIRMAN GARDEN, VICE CHAIR KLAWITER, AND
COMMISSIONERS ADKINS, KIMBROUGH, AND ZAWODNY**

**CHAIRMAN NADOLNEY, VICE CHAIR NAKABA,
COMMISSIONER CHENG**

**APPROVAL OF
MINUTES**

**Minutes of the Planning Commission Regular Meeting on March
12, 2012**

**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.**

EXPLANATION OF PUBLIC HEARING PROCEDURES

Pursuant to Government Code Section 65009 (b), if these matters are subsequently challenged in Court, the challenge may be limited to only those issues raised in the public hearing described in this notice, or in written correspondence delivered to the City of San Gabriel at, or prior to, the public hearings. Please limit your remarks to no longer than five minutes.

PUBLIC HEARING ITEMS:

1. 320 South Mission Drive

Planning Case No. PL-12-008 Mission Playhouse Master Sign Program and Variances

Applicant/Owner: Anna Cross, Managing Director, San Gabriel Mission Playhouse

PROJECT DESCRIPTION: This application is for a Master Sign Program for the San Gabriel Mission Playhouse. The historic Mission Playhouse is developing a new signage program that honors the history of the building, while providing for the routine needs of the facility. The proposed sign plan consists of a new monument sign, new blade signs, and incidental site signage. The application also requests three variances for a Master Sign Program for the historic Mission Playhouse. These variances are to increase the height of a proposed monument sign, a request to allow the placement of a wall sign on a detached garden wall, and a request to allow an increased number of projecting (or 'blade') signs for the property.

ENVIRONMENTAL DETERMINATION: The project was reviewed for compliance with the California Environmental Quality Act (CEQA) and it was determined that the project is exempt, per Guidelines Section 15311, Class 11 (Accessory Structures – On-premise Signs).

RECOMMENDATION: The Design Review Commission **APPROVE** Planning Case PL-12-008 (Master Sign Program), subject to the recommended conditions of approval and recommend approval of the requested variances to the Planning Commission.

RECOMMENDATION: The Planning Commission **APPROVE** Planning Case PL-12-008 (Variances), subject to the recommended conditions of approval and recommend approval of the requested variances to the Planning Commission.

Larissa De La Cruz
Associate Planner

2. 933 E. Las Tunas Dr.

Planning Case No. PL-12-014 (Finding of Public Convenience or Necessity for License to Sell Beer, Wine and Distilled Spirits)

Applicant: Tawa Supermarkets (168 Market)

PROJECT DESCRIPTION: The applicant has applied to the Department of Alcoholic Beverage Control (ABC) for a Class 21 license to sell beer, wine and distilled spirits for off-site consumption at a supermarket located in a shopping center at 927-937 E. Las Tunas Dr. The Planning Commission must consider whether to make a finding that a "public convenience or necessity" would be served by the issuance because the location is in a census tract with an "undue concentration" of that license class.

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 FIND that a public convenience of necessity would be served by the issuance of a Class 21 License to sell beer, wine, and distilled spirits at 933 East Las Tunas.

**Mark Gallatin, AICP
City Planner**

STAFF ITEMS:

1. Census Highlights

Staff prepared a memo highlighting data about San Gabriel that was gathered as part of the 2010 Census. The Southern California Association of Governments (SCAG) prepared a detailed profile for the City of San Gabriel, which discusses the changes and trends from the 2000 to the 2010 Census data (attached).

RECOMMENDATION: This is an information item. No action is required.

**Larissa De La Cruz
Associate Planner**

2. Chapman Mill Relocation Status Report

Staff prepared a memo summarizing the status of efforts to relocate portions of the Chapman Mill identified as part of the excavations associated with the ACE project. The full report is attached for your reference.

RECOMMENDATION: This is an information item. No action is required.

**Larissa De La Cruz
Associate Planner**

PLANNING COMMISSION ITEMS:

1. Neighborhood Friendly Policy

PROJECT DESCRIPTION: The Planning Commission asked staff to draft a Neighborhood Friendly Policy that would help to inform businesses of community expectations.

ENVIRONMENTAL DETERMINATION: The policy was reviewed for compliance with the California Environmental Quality Act (CEQA). This project is exempt as it is not a project under the CEQA definition as per Public Resources Code 21065.

RECOMMENDATION: The Planning Commission review, revise, and APPROVE the Draft Good Neighbor Policy Principles and Actions.

2. Volunteer Needed – Community Liaison Council for 710 EIR

Metro has asked that the City Manager designate a Planning Commissioner to serve on a Community Liaison Council for the 710 EIR. The first meeting will be held on Friday, May 11 from 7:30 to 9:00 am at Metro Offices (adjacent to Union Station).

ADJOURNMENT: TO A REGULAR MEETING OF THE PLANNING COMMISSION ON MAY 14, 2012 AT 6:30 P.M. AT CITY HALL, 425 SOUTH MISSION DRIVE, SECOND FLOOR, SAN GABRIEL, CA. AND TO A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION ON APRIL 23, 2012 AT 7:00 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://www.sangabrielcity.com/cityservices/communitydev/planagendas.shtml>

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 and the Design Review 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 \$790. If no appeal is filed, decisions are final (except for legislative actions that are recommendations to the City Council).

POSTING: I declare under penalty of perjury that I am employed by the City of San Gabriel in the Community Development Department; and that I posted this notice at City Hall, Fire Department Headquarters and at the US Post Office on Wednesday, April 4, 2012.

Date

Carol D. Barrett, FAICP, Planning Manager

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