



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, October 8, 2012
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 ADKINS, KIMBROUGH, AND ZAWODNY**

**APPROVAL OF
MINUTES** **Minutes of the Planning Commission Regular Meeting on
September 10, 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.**

STAFF ITEMS:

1. Cellular Site Co-location Update

PROJECT DESCRIPTION: In February 2012, the Middle Class Tax Relief and Job Creation Act of 2012 was signed into law by the President of the United States. Section 6409 of the new law reduced cities' ability to regulate wireless facility collocation and panel replacement projects. This report provides a brief overview of what this means for San Gabriel.

RECOMMENDATION: Receive and file. No action necessary

**Fang-zhou Zhou
Assistant Planner**

2. Discussion on Draft Ordinance to Amend the Valley Boulevard Specific Plan, including Hotel Development Standards

PROJECT DESCRIPTION: Staff is proposing amendments to the Valley Boulevard Neighborhoods Sustainability Plan including comprehensive development standards for hotels. Staff has prepared a draft ordinance to implement these amendments and seeks the Planning Commission's input before finalizing it.

RECOMMENDATION: Review and discuss the draft ordinance and direct staff to finalize ordinance language for presentation at the November 13, 2012 Planning Commission meeting.

**Mark Gallatin, AICP
City Planner**

3. Update and Discussion on Zoning Quick Wins

PROJECT DESCRIPTION: The Business Friendly Action Plan recommended, among other things, providing additional discretion to staff to expedite applicant requests. Items expedited at the staff level may also reduce community engagement which is also a municipal priority. Alternatives for increasing staff discretion will be presented in general terms. Several housekeeping items will also be included. Staff will bring Code language forward at a future meeting.

RECOMMENDATION: Discuss and recommend to staff which alternatives should be drafted as Code language.

**Mark Gallatin, AICP
City Planner**

4. State and Local Law Regarding Second Units in R-1 Zones

PROJECT DESCRIPTION: At a recent Planning Commission meeting, some Commissioners expressed concern that the City would even consider allowing second dwelling units in the R-1 zone. This report is intended to provide a brief overview of relevant state and local laws which limit the City's ability to prevent such units in the R-1 zone.

RECOMMENDATION: Receive and file. No action necessary.

**Mark Gallatin, AICP
City Planner**

PLANNING COMMISSION ITEMS:

ADJOURNMENT: TO A REGULAR MEETING OF THE PLANNING COMMISSION ON November 13, 2012 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://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).