



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Tuesday, November 13, 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
October 8, 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. 929 Abbot Ave.
Planning Case No. PL-12-023 (Conditional Use Permit)
Applicant: Danny Reynoso (Reynoso Design Studio)**

PROJECT DESCRIPTION: The applicant proposes to construct a new 737 square foot garage with a 580 square foot 2-bedroom second residential unit above it. A Conditional Use Permit is required for the second residential unit on the second floor per Section 153.047(I(10)) of the San Gabriel Municipal Code. This is a continuation of the public hearing from September 10, 2012.

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 15303, Class 3 (New Construction of Small Structures).

RECOMMENDATION: The Planning Commission **APPROVE** Planning Case PL-12-023, subject to the recommended conditions of approval.

**Fang-zhou Zhou
Assistant Planner**

- 2. Valley Boulevard Specific Plan Amendments and EIR Addendum
Planning Case No. PL-12-085
Applicant: City of San Gabriel**

PROJECT DESCRIPTION: Staff is proposing amendments to the Valley Boulevard Neighborhoods Sustainability Plan including comprehensive development standards for hotels. The intent of the changes is to facilitate development and to make revisions to the plan reflecting six years of experience with plan implementation.

ENVIRONMENTAL DETERMINATION: The project was reviewed for compliance with the California Environmental Quality Act (CEQA). On December 19, 2006 the City Council certified the Final Environmental Impact Report (Final EIR) for the Specific Plan in accordance with the *California Environmental Quality Act (CEQA)*, which was a Program EIR. The Final EIR analyzed implementation and buildout of the Specific Plan over a 20-year planning period. The proposed Specific Plan amendments would not modify the maximum development potential approved for the Specific Plan that was analyzed in the Final EIR. Therefore, the City has determined that the proposed amendments only require preparation of an Addendum to the Final EIR.

RECOMMENDATION: The Planning Commission recommend **APPROVAL** of Planning Case PL-12-085 to the City Council.

Mark Gallatin, AICP
City Planner

STAFF ITEMS:

PLANNING COMMISSION ITEMS:

ADJOURNMENT: TO A REGULAR MEETING OF THE PLANNING COMMISSION ON DECEMBER 10, 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).