



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, April 8, 2013
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
January 14, 2013**

**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. **162 W. Valley Blvd.**
Planning Case No. PL-13-022 (Conditional Use Permit)
Applicant: Marilyn Mo

PROJECT DESCRIPTION: The applicant is requesting a Conditional Use Permit to serve beer and wine in an existing restaurant at 162 W. Valley Blvd. in the MU-T (Mixed-Use Transit Oriented Development) zone.

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 **APPROVE** Planning Case PL-13-022, subject to the recommended conditions of approval.

Fang-zhou Zhou
Assistant Planner

STAFF ITEMS:

1. **Annual Reports on General Plan and Housing Element Progress**
As required per Government Code Section 65400(b), the Planning Division is required to provide an annual report to the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) regarding the status of its General Plan and Housing Element, their implementation progress, and how the City is meeting the regional housing needs for the community. These reports are due in April of each year.

RECOMMENDATION: Review the information contained in these staff reports, provide additional comments, and recommend that the documents be presented to City Council and sent to OPR and HCD.

Prepared by Mark Gallatin, AICP, City Planner

2. **6-Month Review of Conditional Use Permit for an Internet Cafe at 1045 E. Valley Blvd., #A-208 (Planning Case PL-12-043)**
This Conditional Use Permit was approved by the Planning Commission on September 10, 2012. One of the conditions of approval was that the permit be reviewed again in six months.

RECOMMENDATION: Direct staff to continue to monitor the location for compliance with the conditions of approval and to review the conditional use permit again in six months.

Prepared by Fang-zhou Zhou, Assistant Planner

3. Joint Study Session with City Council on Housing Element Update

There is a joint study session of the Planning Commission and City Council scheduled for Tuesday, May 21 at 6:00 p.m. to discuss the update of the City's Housing Element.

RECOMMENDATION: This item is for information only.

Prepared by Mark Gallatin, AICP, City Planner

PLANNING COMMISSION ITEMS:

ADJOURNMENT: TO A REGULAR MEETING OF THE PLANNING COMMISSION ON MAY 13, 2013 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).