



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, May 13, 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 April
8, 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. **416 E. Las Tunas Dr.
Planning Case No. PL-12-026 (Conditional Use Permit, Tentative Tract Map, Zone Change, General Plan Amendment, Planned Development Overlay Zone)
Applicant: Michael Carson**

PROJECT DESCRIPTION: The applicant is requesting a Conditional Use Permit to develop a mixed-use commercial, residential, and live/work units project. The proposed project would remove the existing on-site office buildings (3,171 square feet) and would construct the following:

- 9,300 square feet of retail and restaurant uses
- 18 live-work units ranging in size from 880 to 1,200 square feet
- 15 residential units ranging in size from 1,290 to 1,550 square feet
- Common area for residential uses
- Surface and structured (below and above-grade) parking

A Tentative Tract Map is required for the residential condominiums. A Planned Development Overlay Zone is required for the live/work units. The applicant is also seeking a Zone Change to change a portion of the site from R-3 (Multiple Family Residential) to C-1 (Retail Commercial) and a General Plan Amendment to change a portion of the site from High Density Residential to General Commercial.

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 April 17, 2013.

RECOMMENDATION: The Planning Commission **APPROVE** the Conditional Use Permit and Tentative Tract Map subject to the recommended conditions of approval and **RECOMMEND APPROVAL** of Planning Case PL-12-026, including the Planned Development Overlay, Zone Change and General Plan Amendment, subject to the recommended conditions of approval, to the City Council.

**Larissa De La Cruz
Associate Planner**

STAFF ITEMS:

1. **Update on Conditional Use Permit compliance 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. At the April 8, 2013 Planning Commission, staff reported on several conditions of approval that the applicant had not complied with. The Planning Commission requested an update on compliance at their next meeting.

RECOMMENDATION: Direct staff to schedule the Conditional Use Permit for suspension or revocation if there are any further verified violations of the conditions

of approval.

Fang-zhou Zhou, Assistant Planner

2. Capital Improvement Plan (CIP)

The City of San Gabriel adopted its most recent five-year Capital Improvements Program (CIP) in 2012. The current program covers fiscal years 2012-2013 through 2016-17. The Capital Improvements Program lists all capital improvements and special projects to be undertaken in the future and also indicates potential funding sources, where available.

ENVIRONMENTAL DETERMINATION: Environmental review will be conducted on each individual project in the Capital Improvements Program as required by the California Environmental Quality Act (CEQA).

RECOMMENDATION: The Planning Commission review the proposed CIP and certify that the 2013-2015 CIP is consistent with the City's adopted general plan.

Mark Gallatin, AICP, City Planner

3. "Greening the Code"/Low Impact Development Ordinance/Green Streets Policy

The Planning Division, through a grant from SCAG, has been working with consultants on a series of environmentally-friendly development code amendments and tributary channel guidelines. Concurrently, the Engineering Division has been working with the L.A. Permit Group to develop drafts of the Low Impact Development (LID) Ordinance and the Green Streets Policy.

RECOMMENDATION: This item is for information only.

Fang-zhou Zhou, Assistant Planner and Daren Grilley, City Engineer

PLANNING COMMISSION ITEMS:

ADJOURNMENT: TO A JOINT STUDY SESSION WITH THE CITY COUNCIL ON THE DRAFT HOUSING ELEMENT ON MAY 21, 2013 AT 6:00 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).

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