



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, August 12, 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 KIMBROUGH AND ZAWODNY**

**APPROVAL OF
MINUTES** **Minutes of the Planning Commission Regular Meeting on June
10, 2013 and the Planning Commission Special Meeting on July
22, 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. 1048 E. Broadway
Planning Case No. PL-13-058 (Variance)
Applicant: Antonia Morales**

PROJECT DESCRIPTION: This application is for the approval of a Variance for a reduced street side yard setback to allow the addition of a closet and bathtub to an existing house at 1048 E. Broadway in the R-1 (Single Family Residence) 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 15305, Class 5 (Minor Alterations in Land Use Limitations).

RECOMMENDATION: APPROVE Planning Case PL-13-058 (Variance) subject to the recommended conditions of approval.

**Fang-zhou Zhou
Assistant Planner**

- 2. City of San Gabriel 2013-2021 Housing Element
Planning Case No. PL-13-031
Applicant: City of San Gabriel**

PROJECT DESCRIPTION: California Government Code Section 65302(c) mandates that each city shall include a Housing Element in its General Plan, and that the Housing Element be updated periodically to reflect current conditions and legal requirements. The City's previous Housing Element was adopted in 2010, and state law requires that the element be updated for the 2013 – 2021 planning period.

The Housing Element is required to identify and analyze existing and projected housing needs, and include statements of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing. In adopting its Housing Element, the City must consider local conditions and context, including economic, environmental, and fiscal factors, as well as community goals as set forth elsewhere in the General Plan.

ENVIRONMENTAL DETERMINATION: The project was reviewed for compliance with the California Environmental Quality Act (CEQA). On January 5, 2010 the City Council adopted a Mitigated Negative Declaration of Environmental Impact for the City's 2008-2013 Housing Element in accordance with the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration assessed and addressed the potential environmental impacts that might result from approval of that Housing Element. Based on this analysis, it was concluded that there would not be significant environmental impacts associated with the project. The City of San Gabriel 2013-2021 Housing Element proposes no policy changes from the 2008-2013 Housing Element and only includes minor edits to update data, correct text inconsistencies and provide greater clarity. Therefore, the City has determined that the proposed Housing Element only requires preparation of an Addendum to the Mitigated Negative Declaration.

RECOMMENDATION: Adopt Planning Commission Resolution No. 13-03 recommending that the City Council:

1. Approve the Addendum to the Mitigated Negative Declaration of Environmental Impact for the City's 2008-2013 Housing Element; and
2. Adopt the updated Housing Element as part of the City's General Plan.

Mark Gallatin, AICP
City Planner

STAFF ITEMS:

PLANNING COMMISSION ITEMS:

ADJOURNMENT: TO A REGULAR MEETING OF THE PLANNING COMMISSION ON SEPTEMBER 9, 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).