



## SAN GABRIEL PLANNING COMMISSION

# Agenda

**REGULAR MEETING**  
**Monday, October 14, 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  
September 9, 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. **1408 S. Palm Ave.**  
**Planning Case No. PL-13-067 (Tentative Tract Map)**  
**Applicant: Alex Chang (Design Inspiration Group)**

**PROJECT DESCRIPTION:** This application is for the approval of a Tentative Tract Map request to demolish a single family residence to construct a five (5) unit detached residential condominium development on a 22,531 sq. ft. lot. The project will have units ranging from 2,275 to 2,715 square feet of dwelling space, each with attached two-car garages. The proposed project is located in the R-2 (Low Density Multiple-Family Residence) zone.

**ENVIRONMENTAL DETERMINATION:** The project was reviewed for compliance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration of Environmental Impact has been prepared and is available for review.

**RECOMMENDATION: APPROVE Planning Case PL-13-067 (Tentative Tract Map) subject to the recommended conditions of approval.**

**Larissa De La Cruz**  
**Associate Planner**

2. **402-404 S. San Gabriel Blvd.**  
**Planning Case No. PL-06-108 (Conditional Use Permit Amendment)**  
**Applicant: CETT Investments Corporation (Frank Chen)**

**PROJECT DESCRIPTION:** This is a request to amend an approved Conditional Use Permit for a mixed-use project consisting of 9,533 square feet of commercial space and 31 condominium units in the C-3 (General Commercial) zone. The amendment would eliminate the condition of approval requiring that three of the two bedroom units be occupied by and available at affordable housing cost to moderate income households.

**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: AMEND Planning Case No. PL-06-108 (Conditional Use Permit) to eliminate Condition 100(a), the condition of approval requiring three of the two bedroom units be occupied by and available at affordable housing cost to moderate income households.**

**Mark Gallatin, AICP**  
**City Planner**

**STAFF ITEMS:**

1. **Introducing the “Greening the Code” Amendments** – Through a grant from the Southern California Association of Governments, the City of San Gabriel worked with Dyett & Bhatia, Urban and Regional Planners and Mia Lehrer + Associates, Landscape

Architects to evaluate best practices and propose zoning provisions and other approaches that will help San Gabriel become a “greener” and more resource-efficient place. With that information, the City Council will be able to adopt development code amendments that achieve a new standard of “green” in a way that makes sense for San Gabriel.

**PLANNING COMMISSION ITEMS:**

**ADJOURNMENT: TO A REGULAR MEETING OF THE PLANNING COMMISSION ON NOVEMBER 12, 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).