



## SAN GABRIEL PLANNING COMMISSION

# Agenda

**REGULAR MEETING**  
**Tuesday, November 12, 2013**  
**5:30 p.m., City Hall Council Chamber**  
**425 South Mission Drive**

**CALL TO ORDER**                      5:30 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  
October 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. **2029 Denton Ave.**  
**Planning Case No. PL-13-060 (Tentative Parcel Map)**  
**Applicant: Leo Wu (Archfield Inc. Architects)**

**PROJECT DESCRIPTION:** This application is for the approval of a Tentative Parcel Map to construct a three-unit condominium project in the R-3 (Multiple-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 15315, Class 15 (Subdivision of properties into four or fewer parcels).

**RECOMMENDATION: APPROVE Planning Case PL-13-060 (Tentative Parcel Map) subject to the recommended conditions of approval.**

**Fang-zhou Zhou**  
**Assistant Planner**

2. **620-622 S. Del Mar Ave.**  
**Planning Case No. PL-13-081 (Conditional Use Permit)**  
**Applicant: Patrick Chiu and Associates**

**PROJECT DESCRIPTION:** This is a request for a Conditional Use Permit to allow a tutoring center in an existing building in the C-3 (General Commercial) 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: APPROVE Planning Case No. PL-13-081 (Conditional Use Permit) to allow a tutoring center.**

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

3. **Citywide**  
**Planning Case No. PL-13-034 (Zone Text Amendment and Specific Plan Amendment)**  
**Applicant: City of San Gabriel**

**PROJECT DESCRIPTION:** This is a request to amend certain sections of the Municipal Code and the Mission District Specific Plan in order to make the City's development codes more sustainable and environmentally-friendly. These amendments fall into the following five categories:

1. Landscaping
2. Open Space

3. Parking
4. Development Standards
5. Use Regulations

Sections 92.02, 150.162 through 150.165, 153.003, 153.031(F) through 153.031(H), 153.037(C), 153.042, 153.046(B)(2), 153.047(J)(3), 153.063, 153.085, 153.089, 153.105, 153.115, 153.117, 153.126, 153.127(A), 153.142 (F), 153.150(C), 153.151(D), 153.160, 153.162(D), 153.164 (C), 153.164(D)(12), 153.165, 153.220, 153.224, and 153.226 of the San Gabriel Municipal Code are proposed to be amended, Sections 150.202 and 153.133 are proposed to be deleted and Sections 153.032(E), 153.132, 153.133, 153.162, 153.167, 153.175 through 151.184, 153.220(E) through 153.220(H), 153.227, and 153.229 are proposed to be added.

Tables 4.1 and 4.2 of the Mission District Specific Plan are proposed to be amended.

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

**RECOMMENDATION: RECOMMEND APPROVAL of Planning Case No. PL-13-034 (Zone Text Amendment and Specific Plan Amendment) to the City Council.**

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

**STAFF ITEMS:**

**PLANNING COMMISSION ITEMS:**

**ADJOURNMENT: TO A SPECIAL MEETING OF THE PLANNING COMMISSION ON DECEMBER 16, 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).**

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