



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, May 12, 2014
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 LOU, VERA AND ZAWODNY**

APPROVAL OF MINUTES **Minutes of the Planning Commission Regular Meeting on April
14, 2014**

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.**

STAFF ITEMS:

- 1. 835 El Monte St.
 Planning Case No. PL-13-114
 Applicant: John Reischl (Olson Urban Housing LLC)**

Project Summary: This is a preview of a proposed development at 835 El Monte St. This is not a noticed public hearing and no action will be taken by the Planning Commission. The applicant proposes to develop a residential project with 88 condominium units and 206 parking spaces on approximately 5.4 acres west of the Rubio Wash. The site is currently owned and operated by Huy Fong Foods, Inc., and is currently improved with an approximately 170,000 square foot industrial warehouse building located primarily in the

City of San Gabriel with a portion of it bridging over the Rubio Wash and crossing into the City of Rosemead. The total current area of the property is 9.18 acres. To accommodate the construction of this project, Olson will demolish the portion of the building located west of the Rubio Wash in the City of San Gabriel on 5.4 acres, and the remaining 77,000 square foot building located in Rosemead will be converted to a freestanding warehouse building and sold to an industrial user. A portion of this building (approximately 27,000 square feet) is located in the City of San Gabriel and all improvements to the building will occur under the City's jurisdiction. The project site is currently zoned Retail Commercial (C-1) and designated as General Commercial in the San Gabriel General Plan. The portion of the property located in Rosemead is zoned as Light Industrial and Manufacturing (M-1).

ENVIRONMENTAL DETERMINATION: A Draft Environmental Impact Report (DEIR) has been prepared for this project. A Notice of Preparation for the Draft Environmental Impact Report (DEIR) for this project was issued on December 30, 2013, to the State Clearinghouse, responsible agencies, and interested parties. A Final Environmental Impact Report (FEIR) will be considered by the Planning Commission on June 2, 2014 and by the City Council on June 17, 2014.

RECOMMENDATION: Staff recommends that the Planning Commission review the plans and provide direction to staff and the project architects.

Mark Gallatin, AICP, Planning Manager

PLANNING COMMISSION ITEMS:

ADJOURNMENT: TO A SPECIAL JOINT MEETING OF THE PLANNING COMMISSION AND DESIGN REVIEW COMMISSION ON MONDAY, JUNE 2, 2014 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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