



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, July 14, 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 Special Meeting on June
2, 2014**
**Minutes of the Planning Commission Regular Meeting on June
9, 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.**

PUBLIC HEARING ITEMS:

- 1. 222-300 W. Las Tunas Drive
 Planning Case No. PL-13-015
 Applicant: Jonathan Soo**

PROJECT SUMMARY: The applicant is requesting a Conditional Use Permit to allow a new surface parking lot at 300 W. Las Tunas Dr. in the C-1 Marketplace zone, and Conditional Use Permit Amendment to convert a former automobile repair garage at 222 W. Las Tunas Dr. into professional offices, including sound studios,

in the C-1 (Retail 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 Sections 15303(c) (New Construction or Conversion of Small Structures) and 15311(b) (Accessory Structures).

RECOMMENDATION: Staff recommends that the Planning Commission APPROVE Planning Case No. PL-13-015, subject to the recommended conditions of approval

Fang-zhou Zhou, Assistant Planner

STAFF ITEMS:

PLANNING COMMISSION ITEMS:

ADJOURNMENT: TO A MEETING OF THE PLANNING COMMISSION AND DESIGN REVIEW COMMISSION ON JULY 28, 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).