



## SAN GABRIEL PLANNING COMMISSION

# Agenda

**REGULAR MEETING**  
**Monday, September 8, 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  
August 11, 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.            704-712 W. Las Tunas Dr.  
              Planning Case No. PL-13-090 (Conditional Use Permit/Tentative Tract Map #  
              72531)  
              Applicant: LSG Las Tunas, LP  
              Architect: Adele Chang (Lim Chang Rohling & Associates)**

**PROJECT SUMMARY:** The proposed project includes an extensive renovation to two existing commercial buildings along with the demolition of one commercial building, which will be replaced with a three story mixed-use development with approximately 61,026 square feet, including 4,814 square feet of commercial space and 37 residential condominium units.

There is existing parking on site for the commercial uses and additional parking will be provided for the residential uses with one level of subterranean parking plus another level of at-grade parking. The property is zoned Mission District Village (MDV) and is within the Mission District Specific Plan area. The proposed project would require a Conditional Use Permit to allow mixed-use on the property, a Tentative Tract Map to consolidate the parcels and subdivide the airspace for the residential condominium units.

**ENVIRONMENTAL DETERMINATION:** The project was reviewed for compliance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration (MND) has been prepared for this project. A Notice of Proposed Mitigated Negative Declaration of Environmental Impact was prepared and filed with the Los Angeles County Clerk on July 3, 2014 and was also made available for public review.

**RECOMMENDATION:** Staff recommends that the Planning Commission **APPROVE** Planning Case No. PL-13-090, subject to the recommended conditions of approval.

**Larissa De La Cruz, Associate Planner**

2. **727 E. Valley Blvd.**  
**Planning Case No. PL-14-074**  
**Applicant: Michelle Zhang (Boston Lobster Restaurant)**

**PROJECT SUMMARY:** The applicant is requesting a Conditional Use Permit to serve beer and wine in an existing restaurant at 727 E. Valley Blvd. in the MU-T (Mixed-Use Transit Oriented Development) 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:** Staff recommends that the Planning Commission **APPROVE** Planning Case No. PL-14-074, subject to the recommended conditions of approval.

**Fang Zhou, Assistant Planner**

3. **Citywide**  
**Planning Case No. PL-14-101**  
**Applicant: City of San Gabriel**

**PROJECT SUMMARY:** The City of San Gabriel has prepared a Bicycle Master Plan with the assistance of ALTA Planning and Bike San Gabriel Valley. The Bicycle Master Plan will provide the City with a guide for the development of bicycle infrastructure projects, programs and policies and make bicycle riding more safe, convenient and attractive.

**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 under Section 21080.20 (Bicycle Transportation Plans).

**RECOMMENDATION:** Staff recommends that the Planning Commission **RECOMMEND APPROVAL** to the City Council of Planning Case No. PL-14-101.

**Fang Zhou, Assistant Planner**

**STAFF ITEMS:**

**PLANNING COMMISSION ITEMS:**

**ADJOURNMENT: TO A REGULAR MEETING OF THE PLANNING COMMISSION ON OCTOBER 13, 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:

HU<http://www.sangabrielcity.com/cityservices/communitydev/planagendas.shtml>U

**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 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).**