



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, November 10, 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
October 13, 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. – Continued from 9/8/14
 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 Planning Commission continued this project from the regular meeting on September 8, 2014.

The 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 61,897 square feet, including 6,250 square feet of commercial space and 31 residential condominium units along with 4 live-work 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. **402 E. Las Tunas Dr.
Planning Case No. PL-14-039
Applicant: Kenneth Pang**

PROJECT SUMMARY: The applicant is requesting a Tentative Tract Map to allow the construction of a new 9,420 square foot medical office condominium building in the C-1 (Retail Commercial) Zone. The applicant is also requesting a Conditional Use Permit to allow for a 20 percent reduction in the number of required parking spaces, a Variance to allow for a 5' reduction in the required side yard landscape buffer along the rear parking lot, and a Variance to increase the amount of compact spaces from 35 percent to 71.7 percent.

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).

RECOMMENDATION: Staff recommends that the Planning Commission **APPROVE** Planning Case No. PL-13-115, subject to the recommended conditions of approval.

Fang Zhou, Assistant Planner

3. **402-404 E. Valley Blvd.
Planning Case No. PL-13-115
Applicant: Tao Hou**

PROJECT SUMMARY: The applicant is requesting a Conditional Use Permit to serve beer and wine in an existing restaurant at 402-404 E. Valley Blvd. in the MU-C (Mixed-Use Corridor) 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-13-115, subject to the recommended conditions of approval.

Fang Zhou, Assistant Planner

STAFF ITEMS:

PLANNING COMMISSION ITEMS:

ADJOURNMENT: TO AN ADJOURNED MEETING OF THE PLANNING COMMISSION ON DECEMBER 1, 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 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).