



## SAN GABRIEL PLANNING COMMISSION

# Agenda

**SPECIAL MEETING**  
**Monday, December 22, 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  
November 10, 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.                      517 W. Newby Ave.  
                         Planning Case No. PL-14-025  
                         (Tentative Tract Map # 72768)  
                         Applicant: Alex Chang on behalf of Newby Vantage LLC**

**PROJECT SUMMARY:** The applicant is requesting a Tentative Tract Map to allow the construction of a new six (6) unit residential condominium development on an 11,865 sq. ft. lot. The project will have units ranging from 1,617 to 1,775 sq. ft. in size, each with an attached two-car garage. The proposed project is located in the R-3 (Multiple-Family Residence) zone. All staff concerns have been addressed in the attached recommended conditions of approval.

**ENVIRONMENTAL DETERMINATION:** An environmental analysis was conducted and a Mitigated Negative Declaration of Environmental Impact was prepared. Staff filed a Notice

of Proposed Mitigated Negative Declaration with the Los Angeles County Clerk on November 18, 2014, which is included as an attachment to this report.

**RECOMMENDATION: Staff recommends that the Planning Commission APPROVE Planning Case No. PL-14-025, subject to the recommended conditions of approval.**

**Fang-zhou Zhou, Assistant Planner**

- 2. 843 Commercial Ave.  
Planning Case No. PL-14-126  
Applicants: Sammy and Mary Maloof (Property Owners) and Mark Christoffels (Alameda Corridor East Construction Authority)**

**PROJECT SUMMARY:** The applicants are requesting two variances related to the installation of a temporary building to be used for automotive repair at an existing automotive garage at 843 Commercial Ave. in the M-1 (Light Manufacturing) zone. One variance is to allow an increase in floor area ratio for the property to 0.99 and the second variance is to reduce the number of required parking spaces to zero.

**ENVIRONMENTAL DETERMINATION:**

**RECOMMENDATION: Staff recommends that the Planning Commission APPROVE Planning Case No. PL-14-126, subject to the recommended conditions of approval.**

**Mark Gallatin, AICP, Planning Manager**

**STAFF ITEMS:**

**PLANNING COMMISSION ITEMS:**

**ADJOURNMENT: TO A REGULAR MEETING OF THE PLANNING COMMISSION ON JANUARY 12, 2015 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).**