



## SAN GABRIEL PLANNING COMMISSION

# Agenda

**REGULAR MEETING**  
**Monday, March 12, 2012**  
**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 ADKINS, KIMBROUGH, AND ZAWODNY**

**APPROVAL OF  
MINUTES**

**Minutes of the Adjourned Meeting on February 13, 2012**

**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.**

### **EXPLANATION OF PUBLIC HEARING PROCEDURES**

Pursuant to Government Code Section 65009 (b), if these matters are subsequently challenged in Court, the challenge may be limited to only those issues raised in the public hearing described in this notice, or in written correspondence delivered to the City of San Gabriel at, or prior to, the public hearings. Please limit your remarks to no longer than five minutes.

**PUBLIC HEARING ITEMS:**

1. **1726 S. Del Mar**  
**Planning Case No. PL-11-008 continued from January 30, 2012 Meeting**  
**(Conditional Use Permit)**  
**Applicant: Kelly Lam (Coffee Hanh Hoa)**

**PROJECT DESCRIPTION:** The applicant is seeking a Conditional Use Permit to allow five new gaming machines (eight total) within an existing café located in the MU-C/R (Mixed-Use Corridor/Residential) zone and within the boundaries of the *Valley Vision: Neighborhoods Sustainability Specific Plan*. The *San Gabriel Municipal Code Section 116.028* requires the approval of a conditional use permit for operation of gaming arcades.

**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:** The Planning Commission **APPROVE** Planning Case PL-11-008, subject to the recommended conditions of approval.

**Fang-zhou Zhou**  
**Assistant Planner**

**STAFF ITEMS:**

1. **Zoning Code Revision**  
Staff is preparing a detailed work program for the Zoning Code revisions. To have an effective Code update, the goals and objectives need to be clearly understood by the City and by the consultant. A draft of the Goals and Objectives is attached. The Planning Commission is asked to help with the ranking of these items.

**RECOMENDATION:** The Planning Commission complete the ranking request included in the staff report.

**Prepared by Carol D. Barrett, FAICP, Planning Manager**

2. **Annual Report on Housing Element Progress**  
As required per Government Code Section 65400(b), the Planning Division is required to provide an annual report to the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) regarding the status of its Housing Element, its implementation progress, and how the City is meeting the regional housing needs for the community. This report is due April, 2012.

**RECOMMENDATION:** Review the information contained in this staff report, provide additional comments, and recommend that the document be presented to City Council and sent to OPR and HCD.

**Prepared by Mark Gallatin, AICP, City Planner**

- 3. Planning Commission and Design Review Commission Design Conversation  
Saturday, March 10, 2012 from 9:00 A.M. to 12:00 P.M.  
(To be posted as adjourned meeting. No regular business)**

**PLANNING COMMISSION ITEMS:**

**ADJOURNMENT: TO A REGULAR MEETING OF THE PLANNING COMMISSION ON APRIL 9, 2012 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).

**POSTING:** I declare under penalty of perjury that I am employed by the City of San Gabriel in the Community Development Department; and that I posted this notice at City Hall, Fire Department Headquarters and at the US Post Office on Wednesday, March 7, 2012.

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**Date**

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**Carol D. Barrett, FAICP, Planning Manager**