



## SAN GABRIEL PLANNING COMMISSION

# Agenda

**REGULAR MEETING**  
**Monday, January 12, 2015**  
**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**

**ELECTION OF  
OFFICERS**

**APPROVAL OF  
MINUTES**

**Minutes of the Planning Commission Special Meeting on  
December 22, 2014**

**INTRODUCTION  
OF COMMUNITY  
DEVELOPMENT  
DIRECTOR  
ARMINE  
CHAPARYAN**

**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.            721 W. Las Tunas Dr.  
              Planning Case No. PL-14-105  
              Applicant: Saagar Daven**

**PROJECT SUMMARY:** The applicant is requesting a Conditional Use Permit to open a

liquor store at 721 W. Las Tunas Dr. 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 Section 15301, Class 1 (Existing Facilities).

**RECOMMENDATION:** Staff recommends that the Planning Commission **DENY** Planning Case No. PL-14-105.

**Fang-zhou Zhou, Assistant Planner**

2. **903 E. Las Tunas Dr.  
Planning Case No. PL-14-075  
Applicant: April Love**

**PROJECT SUMMARY:** The applicant is requesting a Conditional Use Permit to allow a makeup academy in an existing commercial building located in a C-1 (Retail Commercial) zone. All staff concerns have been addressed in the attached recommended conditions of approval.

**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-14-075, subject to the recommended conditions of approval.

**Larissa De La Cruz, Associate Planner**

3. **100 S. San Gabriel Blvd.  
Planning Case No. PL-14-122  
Applicant: John Cuykendall**

**PROJECT SUMMARY:** The applicant is requesting a Conditional Use Permit to allow several motor vehicle-related businesses including a used car dealership, automobile service/repair shop, and vehicle storage 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 Section 15301, Class 1 (Existing Facilities).

**RECOMMENDATION:** Staff recommends that the Planning Commission **APPROVE** Planning Case No. PL-14-122, subject to the recommended conditions of approval.

**Fang-zhou Zhou, Assistant Planner**

**STAFF ITEMS:**

1. **Preview of Proposed Mixed- Use Development at 201-217 S. San Gabriel Blvd.**

**2. Preview of Proposed Mixed- Use Development at 400-420 W. Valley Blvd.**

**PLANNING COMMISSION ITEMS:**

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

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