



## SAN GABRIEL PLANNING COMMISSION

# Agenda

**REGULAR MEETING**  
**Monday, February 9, 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**

**APPROVAL OF  
MINUTES**                              **Minutes of the Planning Commission Meeting on January 12,  
2015**

**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.            Message Establishments**  
**Planning Case No. PL-15-009**  
**Applicant: City of San Gabriel**

**PROJECT SUMMARY:** The City of San Gabriel proposes to amend certain sections of the Municipal Code to restore limitations as to the zones in which massage establishments may be located and restore the requirement that massage establishments obtain a conditional use permit to ameliorate the negative impacts of such businesses and to protect the public. Section 153.003 will be amended to clarify the distinction between massage facilities, services and technicians and other types of personal care facilities,

services and technicians, and Section 153.151(D) will be amended to require massage establishments in the C-1, C-3 and commercial zones of the Valley Boulevard Specific Plan area to obtain a conditional use permit. Section 153.242 will be added to require massage establishments to provide a detailed floor plan when applying for a conditional use permit and to allow the Planning Commission to take into account the number of massage establishments in the vicinity in determining compatibility and Section 153.427 will be added to address the amortization and discontinuance of nonconforming massage establishments. Massage Establishments that have a Certificate of Operation prior to January 20, 2015 will have until January 20, 2020 to apply for a conditional use permit.

**ENVIRONMENTAL DETERMINATION:** Staff has determined that the Ordinance is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3).

**RECOMMENDATION:** The Massage Establishments Committee recommends that the Planning Commission adopt a Resolution recommending that the City Council adopt the Ordinance making changes to Chapter 153 of the San Gabriel Municipal Code relating to massage establishments

**STAFF ITEMS:**

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

**PLANNING COMMISSION ITEMS:**

**ADJOURNMENT: TO AN ADJOURNED SPECIAL JOINT MEETING OF THE PLANNING AND DESIGN REVIEW COMMISSIONS ON FEBRUARY 23, 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).**