



**SAN GABRIEL PLANNING COMMISSION
SPECIAL MEETING**

**SAN GABRIEL DESIGN REVIEW COMMISSION
REGULAR MEETING**

**Monday, February 23, 2015
6:30 p.m., City Hall Council Chamber
425 South Mission Drive**

Agenda

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

CHAIRPERSON NADOLNEY, VICE CHAIR BEAVERS, COMMISSIONER CHENG

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: PLANNING COMMISSION

- 1. 227 W. Valley Blvd. #348-358
Planning Case No. PL-14-135
Applicant: Chang'An Restaurant**

Project Summary: The applicant is requesting a Conditional Use Permit Amendment to serve beer and wine on the patio of an existing restaurant, Chang'An, at 227 W. Valley Blvd., #348-358 in the C-CT (Commercial Center Development) zone.

ENVIRONMENTAL DETERMINATION: This project is exempt from the requirements of the California Environmental Quality Act, per Guidelines Section 15301, Class 1 (Existing Facilities).

RECOMMENDATION: The Planning Commission **CONTINUE** Planning Case No. PL-14-135 to the regular Planning Commission meeting on Monday, March 9, 2015.

2. **529 E. Valley Blvd. #128**
Planning Case No. PL-14-127
Applicant: Susan Kim (Arirang Tofu House)

Project Summary: This application is for the approval of a Conditional Use Permit for beer and wine sales at the Arirang Tofu House restaurant located in the C-CT (Commercial Center) zone.

ENVIRONMENTAL DETERMINATION: This project is exempt from the requirements of the California Environmental Quality Act, per Guidelines Section 15301, Class 1 (Existing Facilities).

RECOMMENDATION: The Planning Commission **APPROVE** Planning Case No. PL-14-127, subject to the recommended conditions of approval.

Fang-zhou Zhou, Assistant Planner

PUBLIC HEARING ITEMS: PLANNING COMMISSION AND DESIGN REVIEW COMMISSION

3. **201-217 S. San Gabriel Blvd.**
Planning Case No. PL-14-041
Applicant: KCN Investments/Killefer Flammang Architects

Project Summary: The applicant is requesting a Tentative Tract Map and a Precise Plan of Design to allow for the construction of a new mixed-use development with 16,549 square feet of commercial space and 159 residential condominium units. The project site totals 126,180 square feet (2.89 acres) and is zoned C-1/PD (Retail Commercial/Planned Development Overlay). The project site is currently developed with approximately 29,000 square feet of existing commercial buildings and one single-family home, all of which will be demolished to allow for the new development.

ENVIRONMENTAL DETERMINATION: This project was reviewed for compliance with the California Environmental Quality Act (CEQA) and staff determined that the project required an Addendum to the Environmental Impact Report prepared in 2007 for a nearly identical project.

RECOMMENDATION: The Planning Commission **APPROVE** Planning Case No. PL-14-041 (Tentative Tract Map # 73153 only) and **ADOPT** the Addendum to the Environmental Impact Report prepared in 2007.

RECOMMENDATION: The Design Review Commission **APPROVE** Planning Case PL-14-041 (Precise Plan of Design), subject to the recommended conditions of approval.

Fang-zhou Zhou, Assistant Planner

4.

**400-420 W. Valley Blvd.
Planning Case No. PL-14-063
Applicant: Swish Development, LLC**

Project Summary: The applicant is requesting a Tentative Tract Map and a Precise Plan of Design to allow for the construction of a new mixed-use development with 51,620 square feet of commercial space and 127 residential condominium units.

The project site totals 114,108 sq. ft. (2.62 acres). The site has a General Plan land use designation of Commercial Specific Plan, and is zoned MU-C (Mixed-Use Corridor) in the Valley Boulevard Neighborhoods Sustainability Plan. The developer is requesting the approval of a Tentative Tract Map and Precise Plan of Design.

ENVIRONMENTAL DETERMINATION: This project was reviewed for compliance with the California Environmental Quality Act (CEQA) and staff determined that the project required a Mitigated Negative Declaration of Environmental Impact. The Mitigated Negative Declaration of Environmental Impact was prepared and posted with the Los Angeles County Clerk on February 3, 2015.

RECOMMENDATION: The Planning Commission **APPROVE** Planning Case No. PL-14-063 (Tentative Tract Map #75154) and **ADOPT** a Mitigated Negative Declaration of Environmental Impact.

RECOMMENDATION: The Design Review Commission **APPROVE** Planning Case PL-14-063 (Precise Plan of Design), subject to the recommended conditions of approval.

Fang-zhou Zhou, Assistant Planner

STAFF ITEMS:

PLANNING COMMISSION ITEMS:

DESIGN REVIEW COMMISSION ITEMS:

ADJOURNMENT:

DESIGN REVIEW COMMISSION ADJOURNS TO A REGULAR MEETING ON MARCH 23, 2015 AT 7:00 P.M. AT CITY HALL, 425 SOUTH MISSION DRIVE, SECOND FLOOR, SAN GABRIEL, CA.

PLANNING COMMISSION ADJOURNS TO A REGULAR MEETING ON MARCH 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 and the Design Review 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).