



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, May 11, 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 Special Planning and Design Review
Commission Meetings on March 9, 2015 and April 15, 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. 608-610 S. Ramona St.
 Planning Case No. PL-14-004
 Applicant: Leo Wu (Architect)**

Project Summary: The project includes demolition of three (3) existing residential structures to construct a six (6) unit residential condominium development on a 23,924 sq. ft. lot. The project will have units ranging from 1,419 to 1,844 square feet of dwelling space, each with attached two-car garages. This project includes a Tentative Tract Map request to consolidate the parcels and subdivide the airspace and a Variance request to reduce the rear yard setback from 36 feet to 12 feet and the distance between two dwelling units from 20 feet to 12 feet. The proposed project is located in the R-2 (Grapevine Residential) zone within the boundaries of the Mission District Specific Plan.

ENVIRONMENTAL DETERMINATION: The 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 Notice of Intent to adopt a Mitigated Negative Declaration was prepared and posted with the Los Angeles County Clerk on April 20, 2015.

RECOMMENDATION: The Planning Commission **APPROVE** Planning Case No. PL-14-004, subject to the recommended conditions of approval and **ADOPT** a Mitigated Negative Declaration of Environmental Impact.

Larissa De La Cruz, Associate Planner

2. **500 E. Valley Blvd.
Planning Case No. PL-14-052
Applicant: Simon Lee & Associates**

Project Summary: The applicant is requesting a Tentative Parcel Map to consolidate four parcels into one parcel for the development of a new 10,210 sq. ft commercial building. The properties are zoned Mixed Use Corridor (MU-C) and are within the boundaries of the Valley Blvd. Specific Plan.

ENVIRONMENTAL DETERMINATION: The project was reviewed for compliance with the California Environmental Quality Act (CEQA) and staff determined that the project is exempt from further environmental review under CEQA Exemption 15302 Class 2 "Replacement or Reconstruction."

RECOMMENDATION: The Planning Commission **APPROVE** Planning Case No. PL-14-052, subject to the recommended conditions of approval.

Larissa De La Cruz, Associate Planner

3. **730 Pearl St.
Planning Case No. PL-14-133
Applicant: Eric Li**

Project Summary: The applicant is requesting a Conditional Use Permit to operate a car rental business at 730 Pearl St. in the C-3 (General Commercial) zone.

ENVIRONMENTAL DETERMINATION: The project was reviewed for compliance with the California Environmental Quality Act (CEQA) and staff determined that the project is exempt from further environmental review under CEQA Exemption 15301 Class 1 (Existing Facilities).

RECOMMENDATION: The Planning Commission **APPROVE** Planning Case No. PL-14-133, subject to the recommended conditions of approval.

Fang-zhou Zhou, Assistant Planner

**4. 1806 S. San Gabriel Blvd.
Planning Case No. PL-15-006
Applicant: Simon Chan**

Project Summary: The applicant is requesting a Conditional Use Permit to operate an adult day care center at 1806 S. San Gabriel Blvd. in the MU-C/R (Mixed-Use Corridor/Residential) zone.

ENVIRONMENTAL DETERMINATION: The project was reviewed for compliance with the California Environmental Quality Act (CEQA) and staff determined that the project is exempt from further environmental review under CEQA Exemption 15301 Class 1 (Existing Facilities).

RECOMMENDATION: The Planning Commission **APPROVE** Planning Case No. PL-15-006, subject to the recommended conditions of approval.

Fang-zhou Zhou, Assistant Planner

STAFF ITEMS:

1. **Extension of entitlements for the Crowne Plaza Hotel development at 221 E. Valley Blvd. (Planning Case No. PL-12-010)**

PLANNING COMMISSION ITEMS:

ADJOURNMENT: TO A REGULAR MEETING OF THE PLANNING COMMISSION ON JUNE 8, 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).