



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, June 8, 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**

**INTRODUCTION
OF ECONOMIC
DEVELOPMENT
DIVISION
MANAGER
ANGELICA
FAUSTO-LUPO**

**APPROVAL OF
MINUTES**

Minutes of the Planning Commission Meetings May 11, 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. 1315 S. Charlotte St.
 Planning Case No. PL-14-139
 Applicant: Jessica Liu**

PROJECT SUMMARY: The applicant is requesting a Conditional Use Permit to allow a detached senior unit at 1315 S. Charlotte Avenue in the R-1 (Single Family Residence) 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 15303(a), Class 3 (New Construction or Conversion of Small Structures).

RECOMMENDATION: The Planning Commission **APPROVE** Planning Case No. PL-14-139, subject to the recommended conditions of approval.

Fang Zhou, Assistant Planner

2. **1240 S. Ramona St.
Planning Case No. PL-14-130
Applicant: Richard Su**

PROJECT SUMMARY: The applicant is requesting a Variance for a reduced rear yard setback to allow the addition of a garage and workshop, along with interior remodeling to create an additional bedroom and bathroom for an existing single-family house at 1240 S. Ramona in the R-3 (Multi-Family Residence) 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 15305, Class 5 (Minor Alterations in Land Use Limitations).

RECOMMENDATION: The Planning Commission **APPROVE** Planning Case No. PL-14-130, subject to the recommended conditions of approval.

Fang Zhou, Assistant Planner

STAFF ITEMS:

- 2014-2015 through 2018-2019 Capital Improvement Program
Planning Case No. PL-15-061
Applicant: City of San Gabriel**

PROJECT SUMMARY: The City of San Gabriel Capital Improvement Program (CIP) identifies the capital improvements and special projects to be undertaken over a five-year horizon and also indicates the potential funding sources for those projects. The draft CIP scheduled for Council adoption later this month covers fiscal years 2014-15 through 2018-19. State law requires that the proposed projects in the CIP be found consistent with the City's General Plan before they may be approved.

ENVIRONMENTAL DETERMINATION: Environmental review will be conducted on each individual project in the Capital Improvements Program as required by the California Environmental Quality Act (CEQA).

RECOMMENDATION: Staff recommends that the Planning Commission:

- A. Review the 2014-15 through 2018-19 Capital Improvement Program;
- B. Adopt Planning Commission Resolution No. 15-02, certifying that the 2014-15 through 2018-19 Capital Improvement Program is consistent with the City's adopted General Plan.

Larissa De La Cruz, Associate Planner

PLANNING COMMISSION ITEMS:

ADJOURNMENT: TO A REGULAR MEETING OF THE PLANNING COMMISSION ON JULY 13, 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://sangabrielcity.com/index.aspx?nid=335>

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 \$565, plus noticing fees. If no appeal is filed, decisions are final (except for legislative actions that are recommendations to the City Council).