



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, August 10, 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 of July 13, 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. 930 Stuhr Drive
 Case No. PL-15-068 (Mills Act Application)
 Applicant: Andrew Wong**

PROJECT SUMMARY: This application is a request from the property owner of 930 Stuhr Drive, to enter into a Mills Act Agreement with the City.

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, per Guidelines Section 15301, Class 1 (Existing Facilities) and Class 31, 15331, Historical Resource Restoration/Rehabilitation.

RECOMMENDATION: The Planning Commission recommend **APPROVAL** of the Mills Act Agreement, Planning Case number PL-15-068, to the City Council.

Larissa De La Cruz, Associate Planner

2. **813 Los Olivos Dr.
Planning Case No. PL-15-082 (Variance)
Applicant: Ernest Bustillos**

PROJECT SUMMARY: The applicant proposes to enclose an existing second floor deck to create a family room and exceed the allowable floor area ratio (FAR) of 0.35. The existing FAR is 41.5% and the proposed enclosure will bring the FAR to 48.2%.

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, per Guidelines Section 15301, Class 1 (Existing Facilities).

RECOMMENDATION: The Planning Commission **APPROVE** Planning Case No. PL-15-082, subject to the recommended conditions of approval.

Larissa De La Cruz, Associate Planner

3. **801 E. Valley Blvd., #208
Planning Case No. PL-15-064 (Conditional Use Permit)
Applicant: William Duong**

PROJECT SUMMARY: The applicant is requesting a Conditional Use Permit to operate a tutoring center at 801 E. Valley Blvd. #208 in the C-CT (Commercial Center) 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: The Planning Commission **APPROVE** Planning Case No. PL-15-064, subject to the recommended conditions of approval.

Fang Zhou, Assistant Planner

4. **300 E. Valley Blvd.
Planning Case No. PL-15-072 (Conditional Use Permit)
Applicant: Karen Duong**

PROJECT SUMMARY: The applicant is requesting a Conditional Use Permit to sell wine and distilled spirits at 300 E. Valley Blvd. in the MU-C (Mixed-Use Corridor) 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: The Planning Commission APPROVE Planning Case No. PL-15-072, subject to the recommended conditions of approval.

Fang Zhou, Assistant Planner

PLANNING COMMISSION ITEMS:

ADJOURNMENT: TO A REGULAR MEETING OF THE PLANNING COMMISSION ON SEPTEMBER 14, 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).