



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, September 14, 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 Meetings August 10, 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. 314 E. Mission Rd.
 Planning Case No. PL-14-070
 Applicant: Garo Minassian (Architect)**

PROJECT SUMMARY: The applicant is requesting a Tentative Parcel Map to allow the construction of a new 3-unit residential condominium project at 314 E. Mission Rd. in the R-2 (Low Density Multiple-Family Residence) Zone. The existing single-family home on the property will be preserved in place.

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 15315, Class 15 (Subdivision of properties into four or fewer parcels).

RECOMMENDATION: The Planning Commission **APPROVE** Planning Case No. PL-14-070, subject to the recommended conditions of approval.

Fang Zhou, Assistant Planner

2. **270-308 S. Arroyo Dr.
Planning Case No. PL-15-078
Applicant: John Reischl (The Olson Company)**

PROJECT SUMMARY: The proposed project includes demolition of six residential structures, which will be replaced with a residential community comprised of 31 units. Parking for each unit will be at grade, within an enclosed garage, along with 10 guest parking spaces on-site as well as 7 driveway spaces. The property is designated as High Density Residential in the General Plan, and zoned R-3 (Arroyo Residential) in the Mission District Specific Plan area. The proposed project would require a Variance to reduce the side and rear yard setbacks, along with a reduction in the minimum dimension requirement for open space. The project also requires a Vesting Tentative Tract Map to consolidate the parcels and subdivide the airspace for the residential condominium units.

ENVIRONMENTAL DETERMINATION: The project was reviewed for compliance with the California Environmental Quality Act (CEQA). The City of San Gabriel determined that a Mitigated Negative Declaration (MND) would be required for this project, after preparation of an Initial Study. A Notice of Proposed Mitigated Negative Declaration of Environmental Impact was prepared and filed with the Los Angeles County Clerk on August 21, 2015 and was also made available for public review.

RECOMMENDATION: The Planning Commission **APPROVE** Planning Case No. PL-15-078, subject to the recommended conditions of approval.

Larissa De La Cruz, Associate Planner

PLANNING COMMISSION ITEMS:

ADJOURNMENT: TO A REGULAR MEETING OF THE PLANNING COMMISSION ON OCTOBER 12, 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).

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