

OLD BUSINESS

- 1. PLANNING CASE PL-05-080 (Planned Development Overlay Zone Change, Conditional Use Permit, and Tentative Tract Map)
201-217 S. San Gabriel Blvd.
Applicant: San Gabriel Development Group, LLC**

This application is for the approval of a Planned Development Overlay Zone Change, Conditional Use Permit, and Tentative Tract Map to construct a mixed-use project consisting of approximately 18,000 square feet of commercial space and 159 residential condominium units located in the C-1 (Retail Commercial) zone.

Environmental Determination: In accordance with the California Environmental Quality Act (CEQA) guidelines Section 15063(a), the City of San Gabriel prepared an initial study and determined that an EIR would be required for this project. The environmental consultants, RBF Consulting, prepared the draft environmental impact report and staff filed a Notice of Preparation of Draft Environmental Impact Report on June 13, 2006 and Notice of Completion and Notice of Availability on November 30, 2006 with the State Clearinghouse Office of Planning and Research (OPR).

Recommended Action: That after hearing public testimony, the Planning Commission (1) approves the Conditional Use Permit and Tentative Tract Map and (2) recommends approval of the Zone Change and certification of the Environmental Impact Report (for Planning Case PL-05-080) to the City Council.

- 2. PLANNING CASE PL-06-208 (Zone Change/General Plan Amendment)
1532 S. Palm Avenue
Applicant: David Hetos (Urban Pacific Partners LLC)**

This application is for the approval of an amendment to the Valley Boulevard Specific Plan and zone change from the Valley Boulevard Mixed Use Transit Oriented Development (MU-T) zone to the Valley Boulevard Multi-Family Residential Corridor (R-C) zone.

Environmental Determination: The project was reviewed for compliance with the California Environmental Quality Act (CEQA). A Negative Declaration of Environmental Impact has been prepared and is available for review.

Recommended Action: That after hearing public testimony, the Planning Commission recommends approval of Planning Case No. PL-06-208 to the City Council.

COMMISSION ITEMS: Commission Goals for 2007

STAFF ITEMS: Form 700 – Statement of Economic Interests due 3/30/07

ADJOURNMENT: TO THE REGULAR MEETING ON MONDAY, APRIL 9, 2007 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, SAN GABRIEL, CA.

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.

NOTE: 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 COMMUNITY DEVELOPMENT DEPARTMENT AND PAYING AN APPEAL FEE OF \$705. IF NO APPEAL IS FILED, DECISIONS ARE FINAL (EXCEPT FOR LEGISLATIVE ACTIONS THAT ARE RECOMMENDATIONS TO THE CITY COUNCIL).

This agenda was posted at the US Post Office, the South Fire Station and at City Hall.

I declare under penalty of perjury that I am employed by the City of San Gabriel in the Community Development Department; and that I posted this notice at City Hall, Fire Department Headquarters and at the US Post Office on Wednesday, March 7, 2007.

Date

Lucita Y. Tong, Planning Manager