



## **PUBLIC HEARING ITEMS**

Pursuant to Government Code Section 65009 (b), if these matters are subsequently challenged in Court, the challenge may be limited to only those issues raised in the public hearing described in this notice, or in written correspondence delivered to the City of San Gabriel at, or prior to, the public hearings. Please limit your remarks to no longer than five minutes.

**1. PLANNING CASE NO. PL-05-161 (Tentative Parcel Map/ Precise Plan of Design)  
234 S. San Marino Ave  
Applicant: Michael T.H Chen, AIA**

This application is for the approval of a Tentative Parcel Map for a three (3) unit condominium subdivision located in the R-3 (Multiple-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 15315, Class 15 (Subdivision of Properties into four or fewer parcels).

Recommended Action: After hearing public testimony, that the Planning Commission approve Planning Case PL-05-161, subject to the recommended conditions of approval.

**2. PLANNING CASE NO. PL-07-129 (Variance)  
314 E. Main St.  
Applicant: Ruben Agus**

This application is a Variance request to legalize an existing illegal addition on a single family home without a two car garage and to allow for 37.5% lot coverage in lieu of the allowed 35% for the R-1 (Single-Family Residential) 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) and 15305, Class 5 (Minor Alterations in Land Use Limitations).

Recommended Action: After hearing public testimony, that the Planning Commission approve Planning Case PL-07-129, subject to the recommended conditions of approval.

3. **PLANNING CASE NO. PL-05-080 (Extension of Approvals for Planned Development Overlay Zone, Conditional Use Permit, and Tentative Tract Map No. 63144).**  
**201-217 S. San Gabriel Blvd. (Redevelopment Project Site C)**  
**Applicant: San Gabriel Development Group, LLC.**

This is a request for an extension of approved entitlements for a redevelopment mixed-use project located at 201-217 S. San Gabriel Blvd. The applicant is requesting a three year extension to an expiration date of April 3, 2011.

Recommended Action: After hearing testimony, that the Planning Commission approve the extension of PL-05-080, subject to the recommended conditions of approval.

**STAFF ITEMS:**

**1381 E. LAS TUNAS, #14 – COMPLIANCE UPDATE** **MARK GALLATIN**  
This is an update from staff on compliance of a market with the conditions of approval for a conditional use permits to sell beer, wine and distilled spirits. The Planning Commission will be consulted on what future actions are appropriate.

**FAIRVIEW DESIGN STRATEGY** **MARK GALLATIN**  
This is an outline of the design enhancement strategy proposed for the San Gabriel Village commercial district on Fairview Avenue. The Planning Commission will be asked to comment on the proposal.

**PLANNING COMMISSION DEVELOPMENT** **CAROL D. BARRETT**  
This is a discussion of development and training opportunities for the Planning Commission during the coming twelve months. The Planning Commission will be asked to provide direction to staff.

**HOUSING ELEMENT UPDATE** **MARK GALLATIN**  
This is an update on the City's preparation of the Housing Element for the 2008-2015 period. This is a progress report and will allow the Planning Commission to provide comments on emerging policy issues.

**NOTES FROM THE DESIGN REVIEW** **MARK GALLATIN**  
**COMMISSION MEETING ON MARCH 31, 2008**  
This is a review of the meeting notes from the March 31, 2008 meeting of the Design Review Commission. Although originally scheduled as a joint meeting, a quorum of the Planning Commission was not present so the meeting notes are not subject to adoption by the Commission.

**ADJOURNMENT: TO THE MAY 27, 2008 JOINT MEETING OF THE PLANNING COMMISSION AND DESIGN REVIEW COMMISSION AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS 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 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).**

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, May 7, 2008.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Carol D. Barrett, FAICP  
Planning Manager