



## SAN GABRIEL PLANNING COMMISSION

# Agenda

**REGULAR MEETING**  
**Monday, March 10, 2008**  
**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 KIMBROUGH, PORTER, AND ZAWODNY**

**CONSENT ITEMS**

**ALL ITEMS LISTED UNDER THE CONSENT CALENDAR ARE CONSIDERED ROUTINE AND WILL BE ENACTED BY ONE MOTION UNLESS A MEMBER OF THE PLANNING COMMISSION OR AUDIENCE REQUESTS SEPARATE DISCUSSION.**

- **Minutes of the Regular Meeting on January 14, 2008**

**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.

**EXPLANATION OF PUBLIC HEARING PROCEDURES**

**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-07-011 (Variance)  
411 E. Last Tunas  
Applicant: San Gabriel Country Club**

This application is a variance request from the R-1 residential fence height limit of 6 feet in the side and rear, and 4 feet in the front to allow the installation of protective netting ranging in height from 80 to 100 feet at the San Gabriel Country Club between Country Club Drive and California Street.

Environmental Determination: The project was reviewed for compliance with the California Environmental Quality Act. (CEQA). A Mitigated Negative Declaration of Environmental Impact was prepared and is attached to the staff report.

Recommended Action: That, after hearing public testimony, the Planning Commission approves the variance subject to the conditions in the staff report.

Report Prepared by Larissa De La Cruz, Assistant Planner

**COMMISSION ITEMS**

**2. FINDING OF GENERAL PLAN COMPLIANCE  
Planning Case NO. PL 08-21  
Capital Improvements Program**

The City of San Gabriel is preparing to adopt its first Capital Improvements Program in recent history. The program will cover fiscal years 2006-2007 through 2011-12. The Capital Improvements program lists all listing all capital improvements and special projects to be undertaken in the future and also indicates potential funding sources, where available. State law requires that the proposed capital improvements be found consistent with the City's general plan before they may be approved.

Environmental Determination: The potential environmental impacts associated with the projects in the CIP will be assessed in specific environmental documents prepared for each individual project at the time of implementation.

Recommended Action: That, after discussion, the Planning Commission approves Resolution PC-08-03

certifying the City's Capital Improvement Program for fiscal years 2006-2007 through 20011-2012 as consistent with the City's general plan.

Carol D. Barrett, FAICP, Planning Manager

**3. COUNCIL ACTION ON HAWAII MARKET APPEAL**  
(No written material to be provided.)

**STAFF ITEMS**

**4. PLANNING COMMISSION GOALS FOR 2008 –  
REVIEW AND APPROVAL**

The Planning Commission discussed at its January meeting their goals for 2008. The material has been reformatted for Commission consideration.

Environmental Determination: The Government Code provides an exemption for planning studies for possible future actions. (Government Code 15262) Because the items in the goals deal with process, staff has determined that this action does not require the preparation of an EIR or Negative Declaration.

Recommended Action: That, after discussion, the Planning Commission approves Resolution PC-08-03 certifying the City's Capital Improvement Program for fiscal years 2006-2007 through 2011-2012 as consistent with the City's general plan.

Carol D. Barrett, FAICP, Planning Manager

**5. ANNUAL GENERAL PLAN IMPLEMENTATION REPORT**

As required per Government Code Section 65400(b), the Planning Division is required to provide an annual report to the City Council, the State Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) regarding the status of the General Plan, its implementation progress, and how the City is meeting the regional housing needs for the community. This report is due April, 2008.

Recommended Action: Review the information contained in this staff report and provide additional comments before the document is presented to City Council and sent to OPR and HCD.

Mark Gallatin, AICP, City Planner

**6. SAN GABRIEL VILLAGE DESIGN WORKSHOP REPORT**  
(This is an update. No formal written report to be provided.)

Mark Gallatin, AICP, City Planner

**7. STAFF UPDATES**

**A. BACKGROUND INFORMATION ON MISSION PARK AND RIDE LOT DISPOSITION AND DEVELOPMENT AGREEMENT**

The Planning Commission expressed interest in the agreement which was approved by Council. Jennifer Davis, Economic Development Manager, prepared a summary.

**B. INCOME RANGES FOR LOS ANGELES COUNTY**

The Planning Commission expressed interest in knowing the income ranges for households identified as very low, low and moderate income. Summary data is provided.

Carol D. Barrett, FAICP, Planning Manager

**ADJOURNMENT**

**TO THE REGULAR MEETING ON MONDAY, APRIL 14, 2008 AT 6:30 PM AT COUNCIL CHAMBERS, CITY HALL, 425 S. MISSION DRIVE, 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.

**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 \$790. If no appeal is filed, decisions are final

(except for legislative actions that are recommendations to the city council).

**POSTING:** 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 5, 2008.

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Date

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Carol D. Barrett, FAICP, Planning Manager

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