



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, July 13, 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 June 8, 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. 1026 S. San Gabriel Blvd.
 Case No. PL-15-051
 Applicant: Kevin Hsieh (iCars Rental)**

PROJECT SUMMARY: The applicant is requesting a Conditional Use Permit to operate a car rental business at 1026 S. San Gabriel Blvd. in the C-3 (General Commercial) 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-15-051, subject to the recommended conditions of approval.

Fang Zhou, Assistant Planner

**2. 1958 California
Planning Case No. PL-14-106
Applicant: Thomas Lin (SLS Design)**

PROJECT SUMMARY: The project includes demolition of four (4) existing residential structures to construct a five (5) unit residential condominium development on a 21,834 sq. ft. lot. The project will have units ranging from 1,978 to 2,162 square feet of dwelling space, each with attached two-car garages. This project includes a Tentative Tract Map request to subdivide the airspace and a Precise Plan of Design review by the Design Review Commission.

ENVIRONMENTAL DETERMINATION: The project was reviewed for compliance with the California Environmental Quality Act (CEQA) and staff determined that the project required a Mitigated Negative Declaration of Environmental Impact. The Mitigated Negative Declaration of Environmental Impact was prepared and posted with the Los Angeles County Clerk on June 22, 2015.

RECOMMENDATION: The Planning Commission **APPROVE** Planning Case No. PL-14-106, 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 AUGUST 10, 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).