



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, August 14, 2006
6:30 p.m., City Hall Council Chamber
425 South Mission Drive

PLEDGE OF ALLEGIANCE **6:30 p.m.**

ROLL CALL OF MEMBERS **CHAIRMAN GARDEN, VICE CHAIR KLAWITER, AND**
COMMISSIONERS KIMBROUGH AND PORTER

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.

CONSENT ITEMS **Minutes of the Adjourned Meeting of July 20, 2006**

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-04-028 (Conditional Use Permit and Tentative Tract Map)
205 East Valley Boulevard
Applicant: Gary Lai**

This application is for the approval of a Conditional Use Permit and Tentative Tract Map to construct a mixed-use development consisting of 12,660 sq. ft. of retail space and 1,450 sq. ft. café on the first floor; and 35 units of senior housing on the second through fourth floors located on a 30,225 square foot lot in the C-3 (General Commercial) zone. Parking is provided by a two-level subterranean garage.

Environmental Determination: The project was reviewed for compliance with the California Environmental Quality Act (CEQA). Staff prepared a Notice of Proposed Mitigated Negative Declaration which is available for review.

Recommended Action: That, after hearing public testimony, the Planning Commission approve Planning Case PL-04-028, subject to the recommended conditions of approval.

**2. PLANNING CASE NO. PL-05-151 (Conditional Use Permit)
411 E. Las Tunas Drive
Applicant: Sequoia Development Services Inc.**

This application is for the approval of a Conditional Use Permit to allow a wireless telecommunications facility on an existing water tank or an alternative proposal of a monopine tower located in the R-1CC (Single-Family Residential – Country Club) zone at the San Gabriel Country Club.

Environmental Determination: The project was reviewed for compliance with the California Environmental Quality Act (CEQA). Staff prepared a Notice of Proposed Negative Declaration which is available for review.

Recommended Action: The Planning Commission continue Planning Case PL-05-151 to the regular meeting on September 11, 2006.

COMMISSION ITEMS:

STAFF ITEMS:

ADJOURNMENT: THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, SEPTEMBER 11, 2006 AT 6:30 PM IN 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, August 9, 2006.

Date

Grace J. Song, Associate Planner