

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.

OLD BUSINESS

**1. PLANNING CASE NO. PL-05-171 (Tentative Tract Map and Variances)
400-412 W. Mission Road
Applicant: Great Urban Places (Killefer Flammang Architects)**

This application is for the approval of a Tentative Tract Map to consolidate four lots into one lot and subdivide airspace for 22 attached and detached condominium units located in the R-2 (Grapevine Residential) zone in the Mission District Specific Plan area. The applicant also requests five variances which include front and rear setbacks, open space, building height, and fence/wall height. The public hearing was continued from the October 10, 2006 regular meeting.

Environmental Determination: The project was reviewed for compliance with the California Environmental Quality Act (CEQA). A Notice of Proposed Mitigated Negative Declaration of Environmental Impact was prepared and filed with the Los Angeles County Clerk on October 16, 2006.

Recommended Action: That, after hearing public testimony, the Planning Commission approve Planning Case PL-05-171, subject to the recommended conditions of approval.

NEW BUSINESS

**2. PLANNING CASE PL-04-207
327-329 W. Ralph Street
Applicant: Peter Ngai**

This application is for the approval of a tentative parcel map to construct two detached condominium units located in the R-2 (Low Density Multiple-Family Residence) zone.

Environmental Determination: The project was reviewed for compliance with the California Environmental Quality Act (CEQA) and is categorically exempt per Guidelines Section 15315, Class 15 (Minor Land Divisions). Staff prepared a Notice of Exemption which is available for review and filed with the Los Angeles County Clerk on November 21, 2006.

Recommended Action: That, after hearing public testimony, the Planning Commission approve Planning Case PL-04-207, subject to the recommended conditions of approval.

COMMISSION ITEMS:

STAFF ITEMS:

**ADJOURNMENT: TO THE REGULAR MEETING ON MONDAY, JANUARY 8, 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, December 6, 2006.

Date

Lucita Y. Tong, Planning Manager