



SAN GABRIEL PLANNING COMMISSION

Agenda

ADJOURNED MEETING
Monday, June 12, 2006
5:00 p.m., City Hall Council Chamber
425 South Mission Drive

An environmental scoping meeting in joint session with the Design Review Commission will begin at 5:00 p.m. concerning Redevelopment Project Site C located at the southwest corner of Live Oak and San Gabriel Blvd. (201-217 S. San Gabriel Blvd.). No formal action will be taken. The regular meeting will begin at 6:30p.m.

REGULAR MEETING
Monday, June 12, 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 Regular Meeting of May 8, 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)**  
**205 East Valley Boulevard**  
**Applicant: Gary Lai**

This application is for the approval of a Conditional Use Permit to construct a mixed-use development located on a 30,225 square foot site in the C-3 (General Commercial) zone.

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: The Planning Commission continue Planning Case PL-04-028 to the adjourned meeting on July 20, 2006 since the applicant is finalizing their tentative tract map.

**2. PLANNING CASE NO. PL-06-064 (Conditional Use Permit)**  
**1039 E. Valley Blvd. #B201**  
**Applicant: Kuo Tai Lei (Ritz Palace Restaurant)**

This application is for the approval of a Conditional Use Permit to allow a Class 41 Beer and Wine sales in conjunction with an existing eating establishment/restaurant located 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).

Recommended Action: That, after hearing public testimony, the Planning Commission approve Planning Case PL-06-064 subject to the recommended conditions of approval.

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

This application is for approval of a conditional use permit to allow a wireless telecommunications facility on an existing water tank located in an R-1 (Single Family Residential) 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: That, after hearing public testimony, the Planning Commission approve Planning Case PL-05-151 subject to the recommended conditions of approval.

**4. PLANNING CASE NO. PL-06-030 (Conditional Use Permit)  
327 East Valley Boulevard, #103  
Applicant: Hua Qian Lin (Happy Foot Care Spa)**

This application is for the approval of a conditional use permit to allow full body massage at an existing foot massage business located in the C-3 (General Commercial) zone.

Environmental Determination:The project was reviewed for compliance with the California Environmental Quality Act (CEQA) and is categorically exempt per Guidelines Section 15301, Class 1 (Existing Facilities). Staff prepared a Notice of Exemption which is available for review.

Recommended Action: That, after hearing public testimony, the Planning Commission approve Planning Case PL-06-030 subject to the recommended conditions of approval.

**5. PLANNING CASE NO. PL-04-132 (Specific Plan and Draft Environmental Impact Report) Valley Vision: A Valley Boulevard Neighborhood Sustainability Plan  
Location: The proposed specific plan area is generally bounded by the Alhambra Wash on the north, Interstate 10 on the south, New Avenue on the west and the Rubio Wash on the east.  
Applicant: City of San Gabriel**

The City of San Gabriel has prepared a Valley Boulevard Specific Plan. The main purpose of the Specific Plan is to implement new land use strategies that incorporate sustainable practices to guide future improvement and development in the plan area, through the reuse or renovation of existing structures and the construction of new structures. The proposed project consists of a Specific Plan, coupled with a General Plan Amendment (Land Use) and Zone Change. There are no specific development projects proposed in conjunction with the proposed Specific Plan. This item was continued from the meeting of May 30, 2006.

Environmental Determination: The project was reviewed for compliance with the California Environmental Quality Act (CEQA) and an Initial Study and Draft Environmental Impact Report were prepared for the project and are available for review.

Recommended Action: After public testimony, adopt PC Resolution 06-01, recommending certification of the Environmental Impact Report and approval of Planning Case No PL-04-132 to the City Council.

**6. PLANNING CASE NO. PL-03-203 (Multifamily Design Guidelines)  
R-2 (Low Density Multiple Family Residence) and  
R-3 (Multiple Family Residence) Zones  
Applicant: City of San Gabriel**

The City's design consultant prepared draft Design Guidelines for the development of Multiple Family Residential properties citywide. The Guidelines would supplement development standards contained in the zoning code.

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: That the Planning Commission review the changes as requested by the Commission and recommend approval of the Negative Declaration of Environmental Impact and the proposed draft guidelines to the City Council.

**COMMISSION ITEMS:**

**STAFF ITEMS:**

**ADJOURNMENT: THE NEXT REGULAR MEETING OF THE PLANNING COMMISSION WILL NOT BE HELD AS SCHEDULED ON JULY 10, 2006 DUE TO A LACK OF QUORUM. THE MEETING WILL BE ADJOINED TO THURSDAY, JULY 20, 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 MANAGER 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 June 7, 2006.

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**Date**

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**Lucita Y. Tong, Planning Manager**