



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, May 8, 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,**
COMMISSIONERS HUANG, 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 Meetings of February 13, 2006 and March 13, 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-05-087 (Conditional Use Permit)
438 Lafayette Avenue
Applicant: Wanwei Fang

This application is for approval of a conditional use permit to allow a senior unit in an R-1 (Single Family Residential) zone.

Environmental Determination: The project was reviewed for compliance with the California Environmental Quality Act (CEQA) and is categorically exempt per Guidelines Section Section 15302, Class 3 (Minor Land Divisions). Staff prepared a Notice of Exemption which is available for review.

Recommended Action: The applicant withdrew the Conditional Use Permit request. No action is needed.

2. PLANNING CASE NO. PL-06-025 (Tentative Parcel Map)
119-121 Walnut Grove Avenue
Applicant: Leonardo D'Anconia (Studio R, Inc.)

This application is for the approval of Tentative Parcel Map to construct a three (3) unit attached and detached residential condominium development located in the R-3 (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.

Recommended Action: That, after hearing public testimony, the Planning Commission approves Planning Case PL-06-025 subject to the recommended conditions of approval.

3. PLANNING CASE NO. PL-04-175 (Zone Text Amendment)
Citywide – R-2, R-3, C-1 and C-3 Zones
Applicant: City of San Gabriel

This application is a zone text amendment to provide incentives or concessions for the production of housing units for very low, lower, and moderate income households, senior households (“qualifying residents”), and for the production of childcare facilities. Under State law a development meeting the requirements of the Ordinance would be entitled to a density increase of at least 25% over the otherwise maximum allowable density under the city’s zoning ordinance. The zone text amendment also includes adding Section 154.007 to the San Gabriel Municipal Code relating to outside consultant fees.

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

Recommended Action: That, after hearing public testimony, the Planning Commission recommends approval of Planning Case PL-04-175 along with the Negative Declaration of Environmental Impact to the City Council.

COMMISSION ITEMS:

STAFF ITEMS:

1. Revisions to the Municipal Code
2. Planning Commission Training

ADJOURNMENT: TO A SPECIAL MEETING TO REVIEW THE VALLEY BLVD. SPECIFIC PLAN AND ACCOMPANING ENVIRONMENTAL IMPACT REPORT ON TUESDAY, MAY 30, 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 HANDICAPPED ACCESSIBLE. 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 May 3, 2006.

Date

Lucita Y. Tong, Planning Manager