



## SAN GABRIEL PLANNING COMMISSION

# *Agenda*

**ADJOURNED MEETING**  
**Thursday, October 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 September 11, 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-05-093 (Conditional Use Permit and Variance)**  
**219 E. Mission Road**  
**Applicant: Juan Pablo Prezioso (Four Square Church)**

This application is for the approval of a Conditional Use Permit to legalize the use of an existing church and a Variance to construct two new offices with a 9 feet wide side yard setback, in lieu of the required minimum width of 10 feet located in the R-2 (Low Density Multiple-Family Residential) 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) and Section 15305, Class 5 (Minor Alterations in Land Use Limitations).

Recommended Action: That, after hearing public testimony, the Planning Commission approve Planning Case PL-05-093, subject to the recommended conditions of approval.

**2. PLANNING CASE NO. PL-06-055 (Conditional Use Permit)**  
**1045 E. Valley Blvd. Unit #102A**  
**Applicant: Jay Lee (Ma Space)**

This application is for the approval of a Conditional Use Permit to allow beer and wine sales and live entertainment 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-06-055, subject to the recommended conditions of approval.

**3. PLANNING CASE NO. PL-06-084 (Tentative Parcel Map No. 67019)**  
**1962 Denton Avenue**  
**Applicant: Jack Lee**

This application is for the approval of a tentative parcel map to subdivide this parcel into four condominium units. This parcel is in the R-3 (Multiple-Family Residence) zone, which allows for a maximum density of six units. The proposed development will have at-grade garages with two floors of living area above. The proposed building is 33-feet, 6-inches high with a 15-foot setback in the front, 10 and 12-foot setbacks along the side, and a 37 foot setback in the rear.

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 15315, Class 15 (Minor Land Divisions).

Recommended Action: That, after hearing public testimony, the Planning Commission approve Planning Case PL-06-084, subject to the recommended conditions of approval.

**4. PLANNING CASE NO. PL-04-236  
Zone Text Amendment for Driveway Curb Cuts  
Applicant: City of San Gabriel**

This application is for the approval of a zone text amendment to amend the City's Municipal Code Sections 100.017, 100.030, and 153.352 to prohibit driveway access and curb cuts for vacant property.

Environmental Determination: The project was reviewed for compliance with the California Environmental Quality Act (CEQA). This project is exempt per California Environmental Quality Act, Guidelines Section 15061(b)(3), as these amendments will not have the potential to cause a significant impact on the environment.

Recommended Action: That, after hearing public testimony, the Planning Commission recommend approval of Planning Case PL-04-236 to the City Council.

**COMMISSION ITEMS:**

**STAFF ITEMS:**

**ADJOURNMENT: THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, NOVEMBER 13, 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, October 4, 2006.

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**Date**

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**Grace J. Song, Associate Planner**