



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, September 11, 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 August 14, 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-05-151 (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 located in the R-1 (Single-Family Residential) zone at the San Gabriel County Club.

Environmental Determination: A Notice of Proposed Negative Declaration was originally prepared for this application and posted on May 18, 2006. The location of the proposed wireless telecommunications facility has changed and it is necessary to prepare and post a new Notice of Proposed Negative Declaration.

Recommended Action: That the Planning Commission open the public hearing and take public testimony. This item will be renoticed for a future Planning Commission meeting.

2. PLANNING CASE NO. PL-06-107 (Variance and Conditional Use Permit)
315 S. San Gabriel Blvd. #A
Applicant: Vivian Wang (Hot Stuff Cafe)

This application is for the approval of a Variance to have less than the required number of parking spaces and a Conditional Use Permit to allow beer and wine sales in conjunction with an existing restaurant located in the C-1 (Retail 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-06-107, subject to the recommended conditions of approval.

3. PLANNING CASE NO. PL-05-123 (Tentative Parcel Map No. 66735)
1506 Palm Avenue
Applicant: David Li

This application is for the approval of a Tentative Parcel Map to construct 4-unit detached residential condominium development located in the R-2 (Low Density Multiple-Family Residential) zone. The project will demolish a single-family residence and will be replaced with 4 two-story detached units ranging from 2,074 to 2,110 sq. ft. of dwelling space, each with attached two-car garages at-grade.

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-05-123, subject to the recommended conditions of approval.

**4. PLANNING CASE NO. PL-05-155 (Tentative Parcel Map No. 63798)
2029 Denton Avenue
Applicant: Leonardo D'Anconia (Studio R)**

This application is for the approval of a Tentative Parcel Map to construct 4-unit attached residential condominium development located in the R-3 (Multiple-Family Residence) zone. The project will demolish a single-family residence and will be replaced with 4 three-story attached units with 1,223 sq. ft. of dwelling space, each with attached two-car garages at-grade.

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-05-155, subject to the recommended conditions of approval.

NEW BUSINESS:

General Plan Implementation

Pursuant to Government Code Section 65400(b), the City of San Gabriel is required to prepare an annual progress report on implementation of the General Plan.

Recommended Action: That the Planning Commission review the General Plan Implementation Report for fiscal year 2005-06 and recommend approval of it to the City Council.

COMMISSION ITEMS:

STAFF ITEMS:

**ADJOURNMENT: THE NEXT REGULAR MEETING WILL BE HELD ON
TUESDAY, OCTOBER 10, 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, September 6, 2006.

Date

Grace J. Song, Associate Planner