



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, April 9, 2007
6:30 p.m., City Hall Council Chamber
425 South Mission Drive

CALL TO ORDER 6:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS **CHAIRMAN GARDEN, VICE CHAIR KLAWITER, AND COMMISSIONERS GALANG, 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 Regular Meeting on February 12, 2007**

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.

NEW BUSINESS

**1. PLANNING CASE PL-06-035 (Tentative Tract Map and Variance)
1635 S. Del Mar Avenue
Applicant: Hing Wah Lee**

This application is for approval of a Tentative Tract Map and three Variances. The tentative tract map will subdivide the building airspace for commercial and residential uses. The project is a mixed-use development consisting of 21,518 sq. ft. of retail, restaurant and office uses on the first and second floors, 21 residential condominium units on floors 2-6 and three levels of underground parking. Three variances are requested to permit: (1) the building to be six stories in lieu of the maximum four stories; (2) a freestanding sign at a height of 46 feet in lieu of the maximum 20 feet; and (3) a sign area of 448 square feet per side in lieu of the maximum 50 square feet per side permitted by code. The project is located in the Valley Boulevard Mixed Use Transit Oriented Development (MU-T) zone.

Environmental Determination: The project was reviewed for compliance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration of Environmental Impact has been prepared and is available for review.

Recommended Action: That, after hearing public testimony, the Planning Commission (1) approves the Tentative Tract Map and Variance for the building height; and (2) denies the Variances for the freestanding sign.

COMMISSION ITEMS:

STAFF ITEMS:

ADJOURNMENT: TO THE REGULAR MEETING ON MONDAY, MAY 14, 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, April 4, 2007.

Date

Lucita Y. Tong, Planning Manager