



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, January 8, 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 the Regular Meeting of November 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.

NEW BUSINESS

1. **PLANNING CASE PL-06-160 (Conditional Use Permit)**
120 N. San Gabriel Blvd., #1
Applicant: Hahn Jun Kim (Mr. Shabu Shabu Restaurant)

This application is for the approval of a Conditional Use Permit to allow a Class 41 Beer and Wine license in conjunction with an existing eating establishment/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: After hearing public testimony, the Planning Commission approves Planning Case PL-06-160, subject to the recommended conditions of approval.

2. **PLANNING CASE PL-06-165 (Conditional Use Permit)**
137 S. San Gabriel Blvd., #A
Applicant: Bo Jin Li (Shen Yang Restaurant)

This application is for the approval of a Conditional Use Permit to allow a Class 41 Beer and Wine license in conjunction with an existing eating establishment/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: After hearing public testimony, the Planning Commission approves Planning Case PL-06-165, subject to the recommended conditions of approval.

3. **PLANNING CASE PL-06-061 (Zone Text Amendment)**
Citywide – Single Family Residential Zones
Applicant: City of San Gabriel

This application is for a Zone Text Amendment to amend Section 153.042 of the San Gabriel Municipal Code, which reduces the maximum lot coverage from 45% to 35% in the R-1 (Single-Family Residential) zone.

Environmental Determination: The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines 15061(b)(3) which provides that CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

Recommended Action: After hearing public testimony, the Planning Commission recommends approval of Planning Case PL-06-061 to the City Council.

COMMISSION ITEMS: Commission Goals for 2007

STAFF ITEMS:

ADJOURNMENT: TO THE REGULAR MEETING ON MONDAY, FEBRUARY 12, 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, January 3, 2007.

Date

Lucita Y. Tong, Planning Manager