



## SAN GABRIEL PLANNING COMMISSION

# *Agenda*

**REGULAR MEETING**  
**Monday, July 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**

**INTRODUCTION OF PLANNING COMMISSION SECRETARY**

**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 June 11, 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.

**1. PLANNING CASE NO. PL-07-032 (Conditional Use Permit)**  
**1381 E. Las Tunas Drive**  
**Applicant: Kamilia Karm Takla (International Market)**

This application is for the approval of a Conditional Use Permit to allow the sale of beer, wine and distilled spirits in conjunction with an existing market located in the C-1 (Retail Commercial) zone.

Environmental Determination: 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 No. PL-07-032.

**2. PLANNING CASE NO. PL-07-074 (Variance)**  
**1635 S. Del Mar Ave.**  
**Applicant: Hing Wah Lee**

This application is for approval of three sign variances: (1) a freestanding sign with an animated display; (2) a sign height of 39 feet in lieu of the maximum 20 feet; and (3) a sign area of 190 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: 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 deny Planning Case No. PL-07-074.

**3. PLANNING CASE NO. PL-06-197 (Tentative Tract Map)**  
**1400 Prospect Ave.**  
**Applicant: Leonardo D'Anconia (Studio R)**

This application is a Tentative Tract Map request to demolish 2 residential units to construct 8 attached and detached residential condominium units on a 14,335 square foot (0.33 acre) lot located in the R-3 High Density Multi-Family Residential zone.

Environmental Determination: The project was reviewed for compliance with the California Environmental Quality Act (CEQA). A Notice of Proposed Negative Declaration of Environmental Impact was prepared and filed with the Los Angeles County Clerk on May 23, 2007.

Recommended Action: That, after hearing public testimony, the Planning Commission approve Planning Case No. PL-06-197.

**COMMISSION ITEMS:**

**STAFF ITEMS:** State of California Alcohol and Beverage Control Pamphlet

**ADJOURNMENT:** TO THE REGULAR MEETING ON MONDAY, AUGUST 13, 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 CITY CLERK 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 Tuesday, July 3, 2007.

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**Date**

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Lucita Y. Tong, Planning Manager