



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, July 14, 2008
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 KIMBROUGH, PORTER, AND ZAWODNY**

CONSENT ITEMS

**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.**

- **Minutes of the Regular Meeting on June 9, 2008**
- **Minutes of the Adjourned Meeting on June 26, 2008**

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-08-060 (Conditional Use Permit)
343 South Mission Drive
Applicant: Lunas Restaurant/Efrain Avila**

The applicant requests a conditional use permit to allow a Class 47 beer, wine and distilled spirits sales license in conjunction with a restaurant located in a historic City-owned building in the Mission District Village zone. Sections 153.151 and 153.162 of the San Gabriel Municipal Code require the approval of a conditional use permit for all businesses selling alcoholic beverages.

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, per Guidelines Section 15301, Class 1 (Existing Facilities).

Recommended Action: That, after hearing public testimony, the Planning Commission approves the Conditional Use Permit , subject to the conditions in the staff report.

Report Prepared by Mark Gallatin, City Planner

**2. Planning Case No. PL-08-059 (Conditional Use Permit)
1835 S. Del Mar Avenue, #103-104
Applicant: Mercy Education Program/Lin Hui Juan**

The applicant is seeking a Conditional Use Permit to allow an after-school children's education center in an existing office building located in the MU-C/R (Mixed Use Corridor/Residential) zone. San Gabriel Municipal Code Section 153.151(D) requires the approval of a conditional use permit for educational uses (i.e. education centers, trade or vocational schools, nursery schools, etc.).

No. PL-08-059 Conditional Use Permit Continued

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, per Guidelines Section 15301, Class 1 (Existing Facilities).

Recommended Action: That, after hearing public testimony, the Planning Commission approves the Conditional Use Permit, subject to the conditions in the staff report.

Report Prepared by Mark Gallatin, City Planner

**3. Planning Case PL-06-123 (Tentative Parcel Map No. 67215)
163 W. Ramona Blvd.
Applicant/Developer: Elite Design Development
Inc./Kamen Lai**

The applicant is seeking approval of a two-unit residential condominium subdivision on a 11,200 square foot lot. The project will result in the construction of two-story detached units with one unit measuring 2,408 square feet and the other 2,352 square feet of dwelling space, each with attached two-car garages.

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, per Guidelines Section 15315, Class 15 (Subdivision of Properties into four or fewer parcels).

Recommended Action: That, after hearing public testimony, the Planning Commission approves the Tentative Parcel Map No. 67215, subject to the recommended conditions of approval.

Report Prepared by Larissa De La Cruz, Assistant Planner

**4. Planning Case PL-08-045 (Conditional Use Permit)
1530 S. San Gabriel Blvd.
Applicant: Gourmet House Inc.**

The applicant is seeking a conditional use permit to allow a Class 41 beer and wine sales license in conjunction with a restaurant located in C-CT (Commercial Center) zone designated in the Valley Boulevard Neighborhood Sustainability Specific Plan. The San Gabriel Municipal Code Sections 153.151 and 153.162 require the approval of a conditional use permit for all businesses serving alcohol.

Environmental Determination: The project was reviewed for compliance with the California Environmental Quality Act. (CEQA). An environmental analysis was conducted and found that the project is categorically exempt under Guidelines Section 15301, Class 1, Existing Facilities.

Recommended Action: Recommended Action: That, after hearing public testimony, the Planning Commission approves the Conditional Use Permit, subject to the conditions in the staff report.

Report Prepared by Larissa De La Cruz, Assistant Planner

STAFF ITEMS

**1. Review of San Gabriel High School Planned
Development of an Expansion to Gabrielino High School
at 1519 South San Gabriel Blvd.**

The City has received notification that the San Gabriel Unified School District is planning an expansion of Gabrielino High School.

A staff report will be distributed the night of the Planning Commission meeting summarizing the School District's correspondence along with a draft letter of response.

Recommended Action: That, after discussion, the Planning Commission approves the correspondence responding to the School District's notification.

Carol D. Barrett, FAICP, Planning Manager

ADJOURNMENT TO THE REGULAR MEETING ON MONDAY, AUGUST 11, 2008 AT 6:30 PM AT COUNCIL CHAMBERS, CITY HALL, 425 S. MISSION DRIVE, SAN GABRIEL, CA.

AVAILABILITY OF REPORTS: 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.

ACCESS FOR THE DISABLED: 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 \$790. If no appeal is filed, decisions are final (except for legislative actions that are recommendations to the city council).

POSTING: 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, July 9, 2008.

Date

Carol D. Barrett, FAICP, Planning Manager