



## SAN GABRIEL PLANNING COMMISSION

# Agenda

**REGULAR MEETING**  
**Monday, January 11, 2010**  
**6:30 p.m., City Hall Council Chamber**  
**425 South Mission Drive**  
**Second Floor**

**CALL TO ORDER** 6:30 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF MEMBERS**

**CHAIRMAN GARDEN, VICE CHAIR KLAWITER, AND COMMISSIONERS ADKINS, KIMBROUGH, AND ZAWODNY**

**APPROVAL OF MINUTES**

**Minutes of the Regular Meeting on December 14, 2009**

**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. **Alhambra School District Fence Variance Continued**  
**Planning Case No. PL-09-142**  
**Applicant: Mun Leu of MLA Architecture (On behalf of the Alhambra Unified School District)**

The proposed project is a variance request to allow the installation of an 8-foot high wrought-iron ornamental fence. The San Gabriel Municipal Code Section 153.127 (A) limits fencing height to a maximum height of 6 feet, therefore a variance is required. The proposed fence variance is being requested for securing the school bus storage facility to be located adjacent to San Gabriel High School.

**ENVIRONMENTAL REVIEW:** 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 15303, Class 3 (e), (New Construction or Conversion of Small Structures).

**RECOMMENDED ACTION:** Approve Planning Case No. PL-09-142, subject to the recommended conditions of approval.

**Prepared by Carol D. Barrett, FAICP, Planning Manager**

2. **Planning Case PL-09-073(Conditional Use Permit and Variances)**  
**1835-47 S. San Gabriel Blvd. and 1830 S. Pine St.**  
**Applicant: The Colonnade Group (Paul Jenkins)**  
**Architect: Patrick Chiu**  
**Landscape Designer: Frank Tremmel (Neighborhood Nursery)**

The project will require a Conditional Use Permit for the development of a parking lot on an R-1 zoned parcel, and Variances for a reduction in the total number of required parking spaces, a reduction in the depth of standard size parking stalls and an increase in the allowable percentage of compact parking stalls.

**ENVIRONMENTAL REVIEW:** The project was reviewed for compliance with the California Environmental Quality Act (CEQA). Staff determined that the project proposal required a Mitigated Negative Declaration of Environmental Impact. The Mitigated Negative Declaration of Environmental Impact was prepared on December 14, 2009, posted with the Los Angeles County Clerk on December 22, 2009 and is part of this report.

**RECOMMENDED ACTION:** Approve Planning Case No. PL-09-073, subject to the recommended conditions of approval.

**Prepared by Mark Gallatin, AICP, City Planner**

**STAFF ITEMS:**

**3. Revised Policy Related to Installation of Street Lights for Residential Development Projects**  
**Applicant: City of San Gabriel Engineering Division**

The City's current policy requires single family homeowners to pay for the addition of a street light when adding more than 800 square feet to their home. Staff is recommending that the policy be changed to eliminate the requirement for the design and installation of a street light and instead require a fair share deposit for future installation. Other elements of the policy entitled Engineering Conditions relating to: Grading Plans, Street Light, Street Tree, and Street Name Signs remain unchanged.

**ENVIRONMENTAL REVIEW:** The project was reviewed for compliance with the California Environmental Quality Act (CEQA). Staff determined that the project is categorically exempt per 15303. New Construction or Conversion of Small Structures

**RECOMMENDED ACTION:** Approve the proposed change in policy and forward it to City Council for consideration.

**Prepared by Bruce Mattern, P.E., City Engineer**

**PLANNING COMMISSION  
ITEMS:**

**4. Sign Criteria**

This is an information item. No action is required. Planning Commissioner Zawodny will share information on sign criteria used by other jurisdictions. The information will be presented at the meeting. No report is included in the packet.

**ADJOURNMENT: TO THE REGULAR MEETING ON MONDAY, FEBRUARY 8, 2010 AT COUNCIL CHAMBERS, CITY HALL, 2nd FLOOR, 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, Press 4. The agenda and staff reports are also available on the City's website and can be downloaded at the following address:

<http://www.sangabrielcity.com/cityservices/communitydev/planagendas.shtml>

**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, January 6, 2010.

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Date

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Carol D. Barrett, FAICP, Planning Manager