



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, September 8, 2008
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 KIMBROUGH, PORTER, AND ZAWODNY**

**APPROVAL OF
MINUTES**

Minutes of the Regular Meeting on August 11, 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.

Planning Case No. PL-06-171
Zoning Text Amendment -- Medical Marijuana Dispensaries

BACKGROUND: Currently, the City does not regulate, nor prohibit, medical marijuana dispensaries. The City Council adopted a moratorium on the location of medical marijuana dispensaries. The current moratorium will expire November 20, 2008.

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 15061(b)(3) where the activity will not have a significant impact on the environment.

RECOMMENDED ACTION: That, after hearing public testimony, the Planning Commission recommend approval of Ordinance No. 579-C.S. which prohibits medical marijuana dispensaries in all zoning districts and in specific plans.

Report Prepared by Carol D. Barrett, Planning Manager

STAFF ITEMS

1. **Housing Element Update – Recommendations for Compliance with Senate Bill 2 (SB 2)**

BACKGROUND: In June and August of 2008, the Planning Commission was briefed on the status of the Housing Element Update and alternatives for compliance with Senate Bill (SB) 2. The Commission reviewed the inventory of vacant and underutilized land asked staff to provide additional information and recommendations for compliance with the State law.

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 15061(b)(3) where the activity will not have a significant impact on the environment.

RECOMMENDED ACTION: That the Planning Commission discuss the information and adopt recommendations to be used by the consultant in preparing the Housing Element. The Housing Element will be the subject of future public hearings by the Commission and the City Council which must approve all zone changes.

Report Prepared by Mark Gallatin, AICP, City Planner

2. **Traffic Congestion in San Gabriel**

BACKGROUND: The Planning Commission requested a briefing on several areas of the city where there is congestion, including these locations:

- A. Las Tunas and the intersections east and west of Del Mar Avenue
- B. San Gabriel Boulevard and Hermosa Drive

C. Private driveways and directional signs

No written staff report is provided. City Engineer Bruce Mattern will be present to provide information.

RECOMMENDED ACTION: This is a discussion item only.

**3. Planning Commission Policy No. 08-01
Classification of Use: Towing/Impound Yard**

BACKGROUND: The Municipal Code does not recognize a vehicle towing/impound facility as a permitted use. The City has received a request from someone who would like to operate such a facility in San Gabriel. The Code provides that an interpretation of the Code can be made as to how to classify the use.

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 15061(b)(3) where the activity will not have a significant impact on the environment.

RECOMMENDED ACTION: That the Planning Commission discuss the information and conclude that towing/impound facilities be classified as a conditionally permitted use in the C-3 and M-1 zones.

Report Prepared by Grace Song, Associate Planner

4. Implementation of the Administrative Citation Procedure

BACKGROUND: The Planning Commission requested information on the implementation of the City's administrative citation procedure.

No written staff report is provided. Rita Estrada, Neighborhood Improvement Services Manager will be present to provide information.

RECOMMENDED ACTION: None. This is a discussion item only.

ADJOURNMENT

**TO THE REGULAR MEETING ON MONDAY, OCTOBER 13,
2008 AT 6:30 PM 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.

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, September 3, 2008.

Date

Carol D. Barrett, FAICP, Planning Manager