



## SAN GABRIEL PLANNING COMMISSION

# Agenda

**REGULAR MEETING**  
**Monday, October 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 September 13, 2010**

**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**

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.

**PUBLIC HEARING ITEMS:**

- 1. 512-518 West Bencamp Street  
Planning Case No. PL-10-021 (Tentative Parcel Map)  
Applicant: Kamen Lai (Elite Design Development Inc.)**

**PROJECT DESCRIPTION:** This application is for the approval of a Tentative Parcel Map for a three (3) unit condominium subdivision located in the R-NC (Residential Neighborhood Conservation) zone and is within the boundaries of the Valley Vision: Valley Boulevard Neighborhoods Sustainability Plan.

**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 15315, Class 15 (Subdivision of Properties into four or fewer parcels).

**RECOMMENDED ACTION:** Approve Planning Case No. PL-10-021 (Tentative Parcel Map No. 71211), subject to the recommended conditions of approval.

**Prepared by Larissa De La Cruz, Associate Planner**

**STAFF ITEMS:**

- 2. Housing Element Related Code Updates**

**PROJECT DESCRIPTION:** The City's Housing Element was certified by the state of California in March 2010. The element commits the City to several changes to the zoning code to comply with recent changes to state housing law dealing with emergency shelters, transitional and supportive housing and housing for persons with special needs.

**RECOMMENDATION:** Discuss the issues and options related to complying with the code amendments mandated by the housing element and direct staff to prepare ordinance language to amend the Municipal Code.

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

- 3. Urgency Ordinance 586-CS Massage Moratorium**

**PROJECT DESCRIPTION:** The City Council considered an extension to the moratorium on massage establishments at their meeting of October 5, 2010. The Planning Commission is the appellate body for exceptions to this ordinance. A copy of Urgency Ordinance 586-CS is included in the Planning Commission packet.

**RECOMMENDATION:** Staff will present an oral report on this item. No Planning Commission action is required at this time. This item is for information only.

Prepared by Carol D. Barrett, FAICP, Planning Manager

**PLANNING COMMISSION ITEMS:**

**ADJOURNMENT: TO THE REGULAR MEETING ON MONDAY, NOVEMBER 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, October 6, 2010.

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Date

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Mark Gallatin, AICP, City Planner