



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, October 10, 2011
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 ADKINS, KIMBROUGH, AND ZAWODNY**

**APPROVAL OF
MINUTES** **Minutes of the Regular Meeting on September 12, 2011**

**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. 534 E. Valley Blvd., #2-3 (Conditional Use Permit)

PROJECT DESCRIPTION: This is a conditional use permit to allow the sale of beer and wine inside an existing restaurant (Hunan Chilli King Restaurant) located in a shopping center in the C-CT (Commercial Center) zone.

CEQA DETERMINATION: The project was reviewed for compliance with the California Environmental Quality Act (CEQA) and determined to be exempt per Section 15301, Class 1 (Existing Facilities)

RECOMMENDATION: The Planning Commission **APPROVE** Planning Case PL-11-060, subject to the recommended conditions of approval.

**Prepared by Fang-zhou Zhou
Assistant Planner**

STAFF ITEMS:

**1. 827 Commercial Street
Planning Case No. PL-10-052 (Conditional Use Permit)
Applicant: Fang Sheng Meng**

PROJECT DESCRIPTION: On December 13, 2010 the Planning Commission approved a conditional use permit to allow the storage of tour buses on a lot in the C-3 (Commercial and Limited Manufacturing) zone. The Planning Commission conducted the six month review in July 2011 and requested that the application be reviewed again in 90 days.

RECOMMENDATION: Receive the report and review the conditional use permit again in 60 days.

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

2. Update on Electronic Sign Regulations

In July 2009, staff prepared a report for the Planning Commission providing an overview of current trends in the regulation of electronic signs, including digital billboards. To stay current with the state of the art, staff has prepared this report summarizing the most recent developments in digital sign technology and the steps some local governments are taking to mitigate its safety impacts on drivers.

RECOMMENDATION: Receive the report. No further action requested.

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

PLANNING COMMISSION ITEMS:

ADJOURNMENT: TO A REGULAR MEETING ON MONDAY, NOVEMBER 14, 2011 AT CITY HALL, 425 SOUTH MISSION DRIVE, SECOND FLOOR, 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 5, 2011.

Date

Carol D. Barrett, FAICP, Planning Manager