



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, November 8, 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 October 11, 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. 402-404 South San Gabriel Boulevard

Planning Case PL-06-108 (Density Bonus and Conditional Use Permitted)

RESUBMITTED

Applicant: CETT Investments Corporation (Frank Chen)

PROJECT DESCRIPTION: This is an application for a Conditional Use Permit and Density Bonus to construct a mixed-use project consisting of 9,533 square feet of commercial space and 31 condominium units in the C-3 (General Commercial) zone. The applicant is asking for a density bonus on this project pursuant to the guidelines of California Senate Bill 1818 (Density Bonus Law) to allow 31 units instead of 24 as the zoning would normally permit and has asked for a number of concessions/waivers:

A Tentative Tract Map for the condominium units was approved in 2007 and is still valid.

ENVIRONMENTAL REVIEW: In accordance with the California Environmental Quality Act (CEQA) guidelines Section 15063(a), the City of San Gabriel prepared an initial study and determined that a Mitigated Negative Declaration would be required for this project. A Notice of Proposed Mitigated Negative Declaration of Environmental Impact was prepared and filed with the Los Angeles County Clerk and is also available for review.

RECOMMENDATION: Based on the facts and findings of the project, staff recommends that the Planning Commission **APPROVE** Planning Case No. PL-06-108 subject to the recommended conditions of approval, along with the Proposed Mitigated Negative Declaration.

Prepared by Mark Gallatin, AICP, City Planner

2. 827 Commercial Street

Planning Case PL-10-052 (Conditional Use Permit)

Applicant: Fan Sheng Meng (US Asia)

PROJECT DESCRIPTION: This is an application for a Conditional Use Permit to allow the storage of four buses on a property located in the C-3 (Commercial and Limited Manufacturing) zone.

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 15301, Class 1 (Existing Facilities).

RECOMMENDATION: Based on the facts and findings of the project, staff recommends that the Planning Commission **APPROVE** Planning Case No. PL-10-52 subject to the recommended conditions of approval.

Prepared by Mark Gallatin, AICP, City Planner

3. 633 S. San Gabriel Blvde, #104

Planning Case PL-10-077 (Conditional Use Permit) –
Applicant: Archie Jiang (Indian Beer House Inc.)

PROJECT DESCRIPTION: This is an application for an amendment to an existing Conditional Use Permit to allow beer and wine sales in an expansion of an existing restaurant (Indian Beer House) located in the C-3 (Commercial and Limited Manufacturing) zone.

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 15301, Class 1 (Existing Facilities).

RECOMMENDATION: Based on the facts and findings of the project, staff recommends that the Planning Commission **APPROVE** Planning Case No. PL-10-077 subject to the recommended conditions of approval.

Prepared by Mark Gallatin, AICP, City Planner

4. Zoning Code Update – Quick Wins Strategy and Four Proposed Changes to the Zoning Code

PROJECT DESCRIPTION: In July, 2010, the Planning Commission adopted a Quick Wins Strategy for fast tracking revisions to the zoning and development code in anticipation of a more comprehensive revision in the future. This is the third in a series of proposals for code revisions addressing straightforward problems with our current code that will improve customer service.

CEQA DETERMINATION: The series of proposals to be submitted to the Planning Commission as “quick wins” are exempt from compliance with CEQA as a specific exemption to the definition of project (15378 (b) 5) administrative activities of governments that will not result in direct or indirect physical changes in the environment.

RECOMMENDED ACTION: Discuss the proposed changes to the zoning code and recommend approval of these Code changes to City Council.

Prepared by Carol D. Barrett, FAICP, Planning Manager

PLANNING COMMISSION ITEMS:

ADJOURNMENT: TO THE REGULAR MEETING ON MONDAY, DECEMBER 13, 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, November 3, 2010.

Date

Carol D. Barrett, FAICP, Planning Manager