



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, December 12, 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 November 14, 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. 1212-1258 E. Las Tunas Dr. (Conditional Use Permit Amendment)

PROJECT DESCRIPTION: On March 12, 2001, the Planning Commission approved Planning Case CUP-01-02, a conditional use permit to allow the sale and servicing of used automobiles in conjunction with new car sales. In the current application, the applicant seeks permission for the sale and servicing of used automobiles not in conjunction with new car sales, at a former new car dealership located in the C-3 (General Commercial) 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-11-086, subject to the recommended conditions of approval.

Prepared by Mark Gallatin, AICP
City Planner

2. 1400 Prospect Ave. (Tentative Parcel Map)

PROJECT DESCRIPTION: This application is for the approval of a Tentative Parcel Map for a four (4) 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-11-076 (Tentative Parcel Map No. 71695), 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 Review)
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 a nine month review in October 2011. The Commission was informed of ongoing instances of buses running their engines before the time allowed by the CUP. Following the October Planning Commission Meeting, staff on two occasions observed buses idling on the street before 6:30 a.m. in violation of the conditions of approval. A report by a private security company also indicates several instances of

vehicles idling in the vicinity prior to 6:30 a.m. The Police Department was also requested to patrol the area in the early morning hours and report any activity prior to 6:30. Since that request was made, the Police Department reports that no further violations were observed.

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

2. 523 S. San Gabriel Blvd. (Conditional Use Permit Review)

On September 12, 2011, the Planning Commission approved an amendment to a conditional use permit allowing the sale of beer and wine inside My Friends Oyster Bar restaurant. The Commission imposed additional conditions of approval in response to ongoing impacts from the restaurant on the surrounding neighbourhood. My Friends Oyster Bar ceased operation and closed on October 1, 2011, and has since been replaced by the Crazy Crab restaurant under different ownership. The new owners were provided a copy of the conditions of approval, and since opening, no complaints have been made by the neighbours or violations observed by staff.

RECOMMENDATION: No further action is requested. Staff will continue to monitor compliance at this location.

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

3. California Long-Term Energy Efficiency Strategic Plan (CEESP)

In 2009, the California Public Utilities Commission (CPUC) authorized Southern California Edison (SCE) to conduct strategic plan activities focused on energy efficiency, specifically the strategies and related local government goals found in the CPUC's CEESP. SCE's strategic plan includes funding and technical support of the San Gabriel Valley Council of Governments' (SGVCOG) Energy Efficiency Climate Action Plan (EECAP). As part of this effort, the City of San Gabriel is developing an Energy Efficiency Chapter of the Climate Action Plan with the help of the consultant group PMC. The City has already created a local greenhouse gas inventory and is currently conducting public outreach to assess community values and goals. This feedback will help inform the development of the City's EECAP.

RECOMMENDATION: Receive the report. No further action requested.

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

PLANNING COMMISSION ITEMS:

**ADJOURNMENT: TO A REGULAR MEETING ON MONDAY, January 9, 2012
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, December 7, 2011.

Date

Carol D. Barrett, FAICP, Planning Manager

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