



## SAN GABRIEL PLANNING COMMISSION

# Agenda

**REGULAR MEETING**  
**Monday, July 11, 2011**  
**6:30 p.m., City Hall Council Chamber**  
**320 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 June 13, 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. **535 W. Roses Rd.**  
**Planning Case No. PL-11-024 (Conditional Use Permit and Variance)**  
**Applicant: T-Mobile c/o Alexander Lew**

**PROJECT DESCRIPTION:** This project is a Conditional Use Permit and Height Variance for the installation of a 38-foot high replacement utility light pole for concealed wireless antennas, two equipment cabinets and support utility cabinets within a 9 foot x 17 foot x 6 foot tall wrought iron enclosure. The project is located in the parking lot in the rear portion of a heavily wooded church property in the Single Family Residence (R-1) zone.

**CEQA DETERMINATION:** The project was reviewed for compliance with the California Environmental Quality Act (CEQA). Staff prepared a Notice of Proposed Negative Declaration which is available for review.

**RECOMMENDATION:** Based on the facts and findings of the project, staff recommends that the Planning Commission **APPROVE** Planning Case No. PL-11-024 subject to the recommended conditions of approval.

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

2. **209 E. Valley Blvd.**  
**Planning Case No. PL-11-019 (Conditional Use Permit)**  
**Applicant: Ashley Cao**

**PROJECT DESCRIPTION:** This project is a Conditional Use Permit to allow internet gaming machines in an existing café (Café Window) located in the MU-T (Mixed-Use Transit Oriented Development) zone.

**CEQA 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, 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-11-024 subject to the recommended conditions of approval.

**Prepared by Larissa Delacruz, Associate Planner**

3. **535-537 W. Valley Blvd.**  
**Planning Case No. PL-11-032 (Conditional Use Permit)**  
**Applicant: Song Jie**

**PROJECT DESCRIPTION:** This project is a Conditional Use Permit to allow beer and wine sales in conjunction with an existing restaurant (Thousands Tasty Restaurant) located in a shopping center in the MU-C (Mixed-Use Corridor) zone.

**CEQA 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, 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-11-032 subject to the recommended conditions of approval.

Prepared by Mark Gallatin, AICP, City Planner

**STAFF ITEMS:**

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

**PROJECT DESCRIPTION:** This project is a bi-annual review of a Conditional Use Permit for four bus storage on a lot in the C-3 (Commercial and Limited Manufacturing) zone approved on December 13, 2010. This is a status report.

**RECOMMENDATION:** No action requested.

Prepared by Mark Gallatin, AICP, City Planner

**PLANNING COMMISSION ITEMS:**

**ADJOURNMENT: TO A REGULAR MEETING ON MONDAY, AUGUST 8, 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, July 6, 2011.

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**Date**

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