



SAN GABRIEL PLANNING COMMISSION

Agenda

**SPECIAL JOINT MEETING OF THE PLANNING COMMISSION
AND THE DESIGN REVIEW COMMISSION**
Monday, April 12, 2010
5:30 p.m., City Hall Council Chamber
425 South Mission Drive
Second Floor

CALL TO ORDER 5:30

**ROLL CALL OF
MEMBERS**

STAFF ITEM: **Review and Discussion of Proposed Revisions to the City of San Gabriel's Design Guidelines**

To address the use of sustainable building materials, additional principles and information related to sustainability have been added to each of the three adopted Design Guidelines – Single Family, Multi-Family, and Commercial.

RECOMMENDED ACTION: Recommend that the Design Review Commission and the Planning Commission discuss the draft revisions to the Design Guidelines and provide direction to staff.

Prepared by Dale Brown, Onyx Architects

**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.

ADJOURNMENT 6:30

THE DESIGN REVIEW COMMISSION HEREBY ADJOURNS TO THE NEXT REGULAR MEETING ON MONDAY, May 24, 2010 AT 6:30 pm AT COUNCIL CHAMBERS, CITY HALL, 2nd FLOOR, 425 S. MISSION DRIVE, SAN GABRIEL, CA.

THE PLANNING COMMISSION HEREBY ADJOURNS TO ITS REGULAR MEETING IMMEDIATELY FOLLOWING.

**REGULAR MEETING OF THE PLANNING COMMISSION
Monday, April 12, 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 April 12, 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. Planning Case No. PL-10-008 (Conditional Use Permit)**
250 W. Valley Blvd., #B-2
Applicant: Xiu Ran Li (Hometown Restaurant)

PROJECT DESCRIPTION: The applicant requests a conditional use permit to allow a Class 41 beer and wine sales license in conjunction with an existing restaurant (Hometown Restaurant) located in a shopping center in the C-CT (Commercial Centers and Nodes) zone, within the Valley Blvd. Specific Plan area.

ENVIRONMENTAL REVIEW: The project was reviewed for compliance with the California Environmental Quality Act (CEQA). Staff determined that the project is exempt from the requirements of the California Environmental Quality Act, per Guidelines Section 15301, Class 1 (Existing Facilities).

RECOMMENDED ACTION: Approve Planning Case No. PL-10-008, subject to the recommended conditions of approval.

Prepared by Mark Gallatin, AICP, City Planner

- 2. 523 S. San Gabriel Blvd.**
Planning Case No. PL-09-131 (Amendment to Conditional Use Permit)
Applicant: Il Boon Kim (My Friends Oyster Bar)

PROJECT DESCRIPTION: The applicant requests an amendment to a conditional use permit request to serve beer and wine on the patio area of an existing restaurant located in a C-3 (Commercial and Limited Light Manufacturing) zone. The applicant previously requested approval for this expansion in 2009. The Planning Commission denied the request. That action was appealed to the City Council which upheld the action of the Planning Commission in May of 2009. This is a new request.

ENVIRONMENTAL REVIEW: The project was reviewed for compliance with the California Environmental Quality Act (CEQA). Staff determined that the project is exempt from the requirements of the California Environmental Quality Act, per Guidelines Section 15301, Class 1 (Existing Facilities).

RECOMMENDED ACTION: Approve Planning Case No. PL-09-131 subject to the recommended conditions of approval including a six month review by the Planning Commission.

Prepared by Mark Gallatin, AICP, City Planner

- 3. Planning Case No. PL-10-019 (Sign Variance)**

**120 West Las Tunas
Applicant: Dennis Stout**

PROJECT DESCRIPTION: This is a request for a sign variance to allow more than the maximum number of wall signs permitted by code (San Gabriel Municipal Code Section 153.325(A)(1)) for an existing bank (Chase) located in the C-1 (Retail Commercial) 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 15311, Class 11(a) (On-premise Signs).

RECOMMENDED ACTION: Deny Planning Case 10-019 due to an inability to make the required findings.

Prepared by Mark Gallatin, AICP, City Planner

STAFF ITEMS:

**4. Certification of Fiscal Years 2010-2012 Capital Improvements Program
Planning Case No. PL-10-018
Applicant: City of San Gabriel**

The City of San Gabriel requests that the Planning Commission review the proposed Capital Improvements Program and certify that the 2010-2012 Capital Improvements Program is consistent with the City's adopted general plan Ingredients for Success.

CEQA REVIEW: This project was reviewed for compliance with the California Environmental Quality Act (CEQA) and determined that the potential environmental impacts associated with the projects in the CIP will be assessed in specific environmental documents prepared for each individual project at the time of implementation.

RECOMMENDED ACTION: Adopt Resolution No. 10-01, certifying compliance of the City's Capital Improvement Program for fiscal years 2010-2012 as consistent with the City's general plan.

Report Prepared by Mark Gallatin, AICP, City Planner

PLANNING COMMISSION ITEMS:

5. Sign Criteria

This is an information item. No action is required. Planning Commissioner Zawodny will share information on sign criteria used by other jurisdictions. The information will be presented at the meeting. No report is included in the packet.

ADJOURNMENT: TO THE REGULAR MEETING ON MONDAY, May 10, 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, April 7, 2010.

Date

Carol D. Barrett, FAICP, Planning Manager