



## SAN GABRIEL PLANNING COMMISSION

# *Agenda*

**ADJOURNED MEETING**  
**Thursday, July 20, 2006**  
**6:30 p.m., City Hall Council Chamber**  
**425 South Mission Drive**

**PLEDGE OF ALLEGIANCE**      6:30 p.m.

**ROLL CALL OF MEMBERS**      **CHAIRMAN GARDEN, VICE CHAIR KLAWITER, AND  
COMMISSIONERS KIMBROUGH AND PORTER**

**ALL ITEMS LISTED UNDER THE CONSENT CALENDAR ARE CONSIDERED ROUTINE  
AND WILL BE ENACTED BY ONE MOTION UNLESS A MEMBER OF THE PLANNING  
COMMISSION OR AUDIENCE REQUESTS SEPARATE DISCUSSION.**

**CONSENT ITEMS**      **Minutes of the Adjourned Meeting of May 30, 2006 and  
Adjourned and Regular Meeting of June 12, 2006**

**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**

#### **PUBLIC HEARING ITEMS**

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.

**1. PLANNING CASE NO. PL-04-028 (Conditional Use Permit and Tentative Tract Map)  
205 East Valley Boulevard  
Applicant: Gary Lai**

This application is for the approval of a Conditional Use Permit and Tentative Tract Map to construct a mixed-use development consisting of 12,660 sq. ft. of retail space and 1,450 sq. ft. café on the first floor; and 35 units of senior housing on the second through fourth floors located on a 30,225 square foot lot in the C-3 (General Commercial) zone. Parking is provided by a two-level subterranean garage.

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

Recommended Action: The Planning Commission continue Planning Case PL-04-028 to the regular meeting on August 14, 2006.

**2. PLANNING CASE NO. PL-06-083 (Conditional Use Permit)  
529 E. Valley Blvd. Unit #188A  
Applicant: Adnan Maidah (Chinese Ancient Foot Massage)**

This application is for the approval of a Conditional Use Permit to allow full body massage services at an existing foot massage business located in the C-3 (General Commercial) zone.

Environmental 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).

Recommended Action: That, after hearing public testimony, the Planning Commission approve Planning Case PL-06-083, subject to the recommended conditions of approval.

**COMMISSION ITEMS:**

**STAFF ITEMS:**

- A. 2006 CCAPA Conference**
- B. UCLA Planning Commissioners Training Seminar**
- C. New State Revolving Door Restrictions for Local Officials**

**ADJOURNMENT: THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, AUGUST 14, 2006 AT 6:30 PM IN CITY HALL, 425 S. MISSION DRIVE, SAN GABRIEL, CA**

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.

**NOTE: 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 COMMUNITY DEVELOPMENT DEPARTMENT AND PAYING AN APPEAL FEE OF \$705. IF NO APPEAL IS FILED, DECISIONS ARE FINAL (EXCEPT FOR LEGISLATIVE ACTIONS THAT ARE RECOMMENDATIONS TO THE CITY COUNCIL).**

This agenda was posted at the US Post Office, the South Fire Station and at City Hall.

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 Thursday July 13, 2006.

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Date

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Grace J. Song, Associate Planner