



**SAN GABRIEL PLANNING COMMISSION**

# Agenda

**REGULAR MEETING  
Monday, July 13, 2009  
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 June 8, 2009**

**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. 320 W. Valley Blvd. (Sign Variance)**  
**Planning Case No. PL-09-017**  
**Applicant: Yu Zhang**

This application is a request for a variance to allow a monument sign on a property with less than the minimum 75 feet of street frontage required by code and located in the MU-C (Mixed-Use on Corridors) zone. The Design Review Commission reviewed and approved this request on May 26, 2009.

CEQA Review: This project was reviewed for compliance with the California Environmental Quality Act (CEQA) and is exempt per Guidelines Section 15311, Class 11 (Accessory Structures).

Recommended Action: Approve Planning Case No. PL-09-017, subject to the recommended conditions of approval.

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

**2. 102-120 N. San Gabriel Blvd. (Appeal of Community Development Director's Determination)**  
**Planning Case No. PL-09-052**  
**Applicant: Best Best & Krieger, LLP**

This is an appeal of the Community Development Director's decision to deny Subway, a food service use, as a tenant of the Gateway Shopping Center due to insufficient parking.

CEQA Review: This project was reviewed for compliance with the California Environmental Quality Act (CEQA) and determined to be exempt per Section 15061(b)(3), as this appeal request will not have the potential to cause a significant impact on the environment.

Recommended Action: Uphold Community Development Director's decision to deny Subway as a tenant of the Gateway Shopping Center due to insufficient parking.

**Report Prepared by Larissa De La Cruz, Assistant Planner**

**STAFF ITEMS:**

- 3. Housing Element Review Update:** This is a staff update on the status of the Department of Housing and Community Development's review of the City's Housing Element. No action is necessary.

**No written report for this item**

**PLANNING COMMISSION  
ITEMS:**

- 4. Electronic Signs:** This is a discussion item. Staff notes issues to consider as an element of possible sign ordinance revisions as an element of the City's code update.

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

**ADJOURNMENT: TO THE REGULAR MEETING ON MONDAY, AUGUST 10, 2009 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.

**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 8, 2009.

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**Date**

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