



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, June 11, 2012
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 Planning Commission Regular Meeting on April
9, 2012**

**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. Energy Action Plan

PROJECT DESCRIPTION: The City of San Gabriel has prepared an Energy Action Plan (EAP) as part of a regional partnership with Southern California Edison (SCE), the San Gabriel Valley Council of Governments (SGVCOG), and project consultant PMC. The EAP identifies the City's long-term vision and commitment to electricity efficiency, analyzes City electricity use, and identifies the largest opportunities to reduce electricity use and reduce the cost of utility bills.

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 15308, Class 8 (actions by regulatory agencies for protection of the environment) and Section 15301 Existing Facilities, Class 1 (operation, repair, maintenance, or minor alteration of existing public structures, facilities, and mechanical equipment).

RECOMMENDATION: The Planning Commission review, revise, and APPROVE the Energy Action Plan and RECOMMEND the policy to City Council.

Fang-zhou Zhou
Assistant Planner

STAFF ITEMS:

2. Capital Improvement Plan (CIP)

PROJECT DESCRIPTION: The City of San Gabriel adopted its most recent five-year Capital Improvements Program (CIP) in 2010. The current program covers fiscal years 2011-1012 through 2015-16. The Capital Improvements Program lists all capital improvements and special projects to be undertaken in the future and also indicates potential funding sources, where available.

ENVIRONMENTAL DETERMINATION: Environmental review will be conducted on each individual project in the Capital Improvements Program as required by the California Environmental Quality Act (CEQA).

RECOMMENDATION: The Planning Commission review the proposed CIP and certify that the 2012-2014 CIP is consistent with the City's adopted general plan.

Mark Gallatin, AICP
City Planner

3. Goals and Objectives for the Zoning Code Revision

PROJECT DESCRIPTION: City staff is moving forward with the development of a detailed work program for the Zoning Code revisions. Some of the work associated with sustainability is underway, funded by the Southern California Association of Governments.

For the remainder of the Code work, staff will develop a Scope of Services for consultant assistance. To have a effective Code update, the goals and objectives need to be clearly understood by the City and by the consultant. A draft of the Goals and Objectives is attached. The Planning Commission is asked to help with the ranking of these items.

A staff report will be distributed at the meeting.

RECOMMENDATION: The Planning Commission should review the proposed Goals and Objectives and help rank them as input for the work program and consultant scope of services.

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

4. Update on Fairview Design Guidelines

PROJECT DESCRIPTION: The Planning Commission reviewed the San Gabriel Village Urban Design Strategy on February 13 of this year. The Commission recommended adoption of the strategy by the City Council. On April 17, staff presented the strategy to Council, who adopted the strategy and favored the “25% Project” implementation option. Council requested that staff return to Council with a more precise cost breakdown for the improvements included in this option. Revised cost estimates were presented to Council on June 5.

RECOMMENDATION: This is an information item. No action is required.

**Mark Gallatin, AICP
City Planner**

5. Update on Greening the Zoning Code

PROJECT DESCRIPTION: Greening the Code is a pilot process for updating the entire zoning code. This effort focuses on zoning code changes that can be made to promote more sustainable development, land use and resource conservation in the City. The work is being funded by a grant from the Southern California Association of Governments. This is an update on the status of this effort.

RECOMMENDATION: This is an information item. No action is required.

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

PLANNING COMMISSION ITEMS:

6. Single Room Occupancy (SRO) Housing

PROJECT DESCRIPTION: In May 2011, the Planning Commission discussed the pros and cons of allowing SRO housing in the C-1 and C-3 zones. In the absence of interest from the development community at the time to build SRO housing, the Planning Commission decided to keep the code intact, conditionally permitting SRO housing in the

M-1 zone only. Staff was directed to report back in one year on the status of developer interest. Since the Planning Commission considered the issue a year ago, staff has received no inquiries from developers interested in constructing SRO housing in the City.

RECOMMENDATION: This is an information item. No action is required.

**Mark Gallatin, AICP
City Planner**

ADJOURNMENT: TO A REGULAR MEETING OF THE PLANNING COMMISSION ON July 9, 2012 AT 6:30 P.M. 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 and the Design Review 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, June 6, 2012.

Date

Carol D. Barrett, FAICP, Planning Manager