



**SAN GABRIEL PLANNING COMMISSION  
SPECIAL MEETING**

**SAN GABRIEL DESIGN REVIEW COMMISSION  
SPECIAL MEETING**

**Monday, June 2, 2014  
6:30 p.m., City Hall Council Chamber  
425 South Mission Drive**

# Agenda

**CALL TO ORDER** 6:30 p.m.

**PLEDGE OF  
ALLEGIANCE**

**ROLL CALL OF  
MEMBERS**

**CHAIRMAN GARDEN, VICE CHAIR KLAWITER, AND  
COMMISSIONERS LOU, VERA AND ZAWODNY**

**CHAIRMAN CHENG, VICE CHAIR BEAVERS, COMMISSIONER  
NADOLNEY**

**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.**

**NEW BUSINESS – DESIGN REVIEW COMMISSION**

- 1. 230 E. Valley Blvd.  
Planning Case No. PL-14-010  
Applicant: Southwest Valley LP  
Designer: Teng Li**

**Project Summary:** This application is for approval of a Precise Plan of Design and Master Sign Program. The applicant is in the process of converting the building to medical offices and is proposing to remodel the exterior, and replace landscaping and signs.

**Staff Recommendation:** Staff recommends that the Design Review Commission **APPROVE** Planning Case No. PL-14-010, subject to the recommended conditions of approval.

**Mark Gallatin, AICP, Planning Manager**

**PUBLIC HEARING ITEMS:**

1. **835 El Monte St.  
Zone Change, General Plan Amendment, Planned Development Overlay Zone,  
Tentative Tract Map, and Precise Plan of Design  
Planning Case No. PL-13-114  
Applicant: John Reischl (Olson Urban Housing LLC)**

**Project Summary:** The applicant proposes to develop a residential project with 88 condominium units and 206 parking spaces on approximately 5.4 acres west of the Rubio Wash. The site is currently owned and operated by Huy Fong Foods, Inc., and is currently improved with an approximately 170,000 square foot industrial warehouse building located primarily in the City of San Gabriel with a portion of it bridging over the Rubio Wash and crossing into the City of Rosemead. The total current area of the property is 9.18 acres. To accommodate the construction of this project, Olson will demolish the portion of the building located west of the Rubio Wash in the City of San Gabriel on 5.4 acres, and the remaining 77,000 square foot building located in Rosemead will be converted to a freestanding warehouse building and sold to an industrial user. A portion of this building (approximately 27,000 square feet) is located in the City of San Gabriel and all improvements to the building will occur under the City's jurisdiction. The project site is currently zoned Retail Commercial (C-1) and designated as General Commercial in the San Gabriel General Plan. The portion of the property located in Rosemead is zoned as Light Industrial and Manufacturing (M-1).

A zone change and general plan amendment is requested on the 5.4 acre parcel to change its designations from C-1 (Retail Commercial) and General Commercial to R-3 (Multiple-Family Residential) and High Density Residential, respectively. The applicant is also seeking a Planned Development Overlay Zone to create customized development standards for this large irregularly shaped site. A tentative tract map will consolidate the existing lots and create the condominium subdivision for the proposed 88 units. The Design Review Commission will review this project's design under a Precise Plan of Design (PPD) review upon approval by the Planning Commission.

**ENVIRONMENTAL DETERMINATION:** A Draft Environmental Impact Report (DEIR) has been prepared for this project. A Notice of Preparation for the Draft Environmental Impact Report (DEIR) for this project was issued on December 30, 2013, to the State Clearinghouse, responsible agencies, and interested parties. A Notice of Completion was filed on March 31, 2014 with the State Clearinghouse. The Planning Commission is being asked to certify the final Environmental Impact Report (FEIR) for purposes of the tentative tract map and the Precise Plan of Design. The Planning Commission is also being asked to make a recommendation on the FEIR to the City Council, who has the authority to certify it for the general plan amendment, zone change and planned development overlay zone.

**RECOMMENDATION:** The Planning Commission **APPROVE** Planning Case No. PL-

**13-117 (Tentative Tract Map only), ADOPT Planning Commission Resolution No. 14-01 certifying the final environmental impact report for the project for purposes of the tentative tract map and the Precise Plan of Design and making findings required by CEQA and adopting a mitigation monitoring program and RECOMMENDING that the City Council take the same actions for the zone change, general plan amendment and planned development overlay zone, and ADOPT Planning Commission Resolution No. 14-02 RECOMMENDING APPROVAL to the City Council of a zone change for the properties located at 835, 846, 850, 900 and 901 El Monte Street, 700 and 722 Gladys Avenue and 865 Santa Fe Avenue from C-1 (Retail Commercial) to R-3 (Multiple-Family Residential), a general plan amendment from General Commercial to High Density Residential, and a Planned Development Overlay zone.**

**RECOMMENDATION:** The Design Review Commission APPROVE Planning Case PL-13-117 (Precise Plan of Design), subject to the recommended conditions of approval.

**Mark Gallatin, AICP, Planning Manager**

**STAFF ITEMS:**

**PLANNING COMMISSION ITEMS:**

**ADJOURNMENT:**

**DESIGN REVIEW COMMISSION ADJOURNS TO A REGULAR MEETING ON JUNE 23, 2014 AT 7:00 P.M. AT CITY HALL, 425 SOUTH MISSION DRIVE, SECOND FLOOR, SAN GABRIEL, CA.**

**PLANNING COMMISSION ADJOURNS TO A REGULAR MEETING ON JUNE 9, 2014 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).