



**SAN GABRIEL PLANNING COMMISSION
SPECIAL MEETING**

**SAN GABRIEL DESIGN REVIEW COMMISSION
SPECIAL MEETING**

**Wednesday, April 15, 2015
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**

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

**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.

PUBLIC HEARING ITEMS: PLANNING COMMISSION

- 1. 533 S. Del Mar Ave.
Planning Case No. PL-15-012
Applicant: Koichi Sushi**

Project Summary: The applicant is requesting a Conditional Use Permit to serve beer and wine in an existing restaurant (Koichi Sushi) at 533 South Del Mar Ave. on a split-zone property in the C-1 (Retail Commercial) and R-3 (Multiple-Family Residence) zones.

ENVIRONMENTAL DETERMINATION: This project is exempt from the requirements of the California Environmental Quality Act, per Guidelines Section 15301, Class 1 (Existing Facilities).

RECOMMENDATION: The Planning Commission APPROVE Planning Case No. PL-15-012, subject to the recommended conditions of approval.

Fang-zhou Zhou, Assistant Planner

2. **608-610 S. Ramona St.
Planning Case No. PL-14-004
Applicant: Leo Wu (Architect)**

NOTE: THIS ITEM WILL NOT BE HEARD AT THIS MEETING AND WILL BE RE-NOTICED FOR A FUTURE MEETING.

Project Summary: The applicant is requesting a Tentative Tract Map to allow the construction of a new 6-unit residential condominium project at 608-610 S. Ramona St. in the R-2 (Grapevine Residential) Zone.

ENVIRONMENTAL DETERMINATION: The project was reviewed for compliance with the California Environmental Quality Act (CEQA) and staff determined that the project required a Mitigated Negative Declaration of Environmental Impact. The Notice of Intent to adopt a Mitigated Negative Declaration was prepared and posted with the Los Angeles County Clerk on March 23, 2015.

RECOMMENDATION: The Planning Commission APPROVE Planning Case No. PL-14-127, subject to the recommended conditions of approval and ADOPT a Mitigated Negative Declaration of Environmental Impact

Larissa De La Cruz, Associate Planner

PUBLIC HEARING ITEMS: PLANNING COMMISSION AND DESIGN REVIEW COMMISSION

3. **400-420 W. Valley Blvd.
Planning Case No. PL-14-063
Applicant: Swish Development, LLC**

Project Summary: This application was continued from the March 9, 2015 joint Planning and Design Review Commission meeting. The applicant has revised the project to address the direction given by the Planning Commission. The applicant is requesting a Tentative Tract Map and a Precise Plan of Design to allow for the construction of a new mixed-use development with 51,620 square feet of commercial space and 127 residential condominium units. The project site totals 114,108 sq. ft. (2.62 acres). The site has a General Plan land use designation of Commercial Specific Plan, and is zoned MU-C (Mixed-Use Corridor) in the Valley Boulevard Neighborhoods Sustainability Plan.

ENVIRONMENTAL DETERMINATION: This project was reviewed for compliance with the California Environmental Quality Act (CEQA) and staff determined that the project required a Mitigated Negative Declaration of Environmental Impact.

The Mitigated Negative Declaration of Environmental Impact was prepared and a The Notice of Intent to adopt a Mitigated Negative Declaration was posted with the Los Angeles County Clerk on February 3, 2015.

RECOMMENDATION: The Planning Commission APPROVE Planning Case No. PL-14-063 (Tentative Tract Map #75154), subject to the recommended conditions of approval and ADOPT a Mitigated Negative Declaration of Environmental Impact.

RECOMMENDATION: The Design Review Commission APPROVE Planning Case PL-14-063 (Precise Plan of Design), subject to the recommended conditions of approval.

Fang-zhou Zhou, Assistant Planner

STAFF ITEMS: Update regarding shade and shadow analysis for the proposed Hyatt Hotel development located at 101-111 W. Valley Blvd.

PLANNING COMMISSION ITEMS:

DESIGN REVIEW COMMISSION ITEMS:

ADJOURNMENT:

DESIGN REVIEW COMMISSION ADJOURNS TO A REGULAR MEETING ON APRIL 27, 2015 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 MAY 11, 2015 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).