

CITY OF SAN GABRIEL

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

January 11, 2016

The regular meeting of the Planning Commission of the City of San Gabriel was held in the City Council Chambers at City Hall, 425 S. Mission Drive, San Gabriel, California, on Monday, January 11, 2016.

Chairman Garden called the meeting to order at 6:30 p.m. and led the pledge of allegiance.

**Meeting Called to Order;
Pledge of Allegiance**

ROLL CALL

ROLL CALL

PRESENT: Chairman Norman Garden, Vice-Chair Thomas Klawiter, Commissioner Jingbo Lou, Commissioner Camelia Vera and Commissioner Vince Zawodny

ABSENT: None

STAFF PRESENT: City Attorney Robert L. Kress, Senior Planner Larissa De La Cruz, and Planning Commission Secretary Jackie Wong

CONSENT ITEMS

Minutes of the regular meeting on December 14, 2015.

Vice-Chair Klawiter moved to approve the minutes. Commissioner Lou seconded the motion. There being no objections, the minutes were approved.

CONSENT ITEMS

**Minutes of the regular
Planning Commission meeting
on December 14, 2015
Approved.**

PUBLIC COMMENTS

Chairman Garden asked that speakers come forward who wish to address the Planning Commission on non-agenda items.

PUBLIC COMMENTS

None.

No one came forward to speak; therefore, he closed this portion of the meeting.

EXPLANATION OF PUBLIC HEARING PROCEDURES

City Attorney Kress explained the public hearing procedures for the items on this evening's agenda.

**EXPLANATION OF PUBLIC
HEARING PROCEDURES**

**Explained by City
Attorney Kress**

PUBLIC HEARING ITEM

- 1. 801 E. Valley Blvd., Unit #102
Planning Case No. PL-15-123
Applicant: William Duong (I Health Spa)**

This item was presented by Senior Planner Larissa De La Cruz about a Conditional Use Permit (CUP) request to operate an existing massage business due to a change of ownership. The original business owner was not required to have a CUP when it first opened. With the City's new massage ordinance, the new owners are now required to obtain one.

PUBLIC HEARING ITEMS

- 1. 801 E. Valley Blvd.,
Unit #102
Planning Case No.
PL-15-123
Applicant: William Duong
(I Health Spa) Denied.**

ENVIRONMENTAL DETERMINATION: The project was reviewed and exempted for compliance with the California Environmental Quality Act (CEQA) requirements, per Guidelines Section 15301, Class 1 (Existing Facilities).

RECOMMENDATION: Staff recommended approval of Planning Case No. PL-15-123 subject to the recommended conditions of approval.

Testimonies Not in Favor

Testimonies Not in Favor

1. Charles Sances, 1808 S. California St., San Gabriel, voiced his concern about having too many massage establishments (58 total) in the City and suggested limiting these numbers. He also stated that there is not enough stringent enforcement to those who have violations.
2. Suzanne Paine, 458 S. San Gabriel Blvd., San Gabriel, voiced her concerns about parking problems or lack thereof, and parking signage. She also stated that the applicant came before the Planning Commission in August, 2015 for a tutoring center located in the same area, and was concerned about excessive signage. Chairman Garden clarified that the applicant is the business owner's representative and is the building landlord.
3. Anna Battaglia, resident on Bilton Way, San Gabriel, echoed the concerns mentioned above. She added that there was inadequate notification about this item, and that is why not too many people were able to attend tonight's meeting.

Ms. De La Cruz stated that public notices are regularly advertised on the newspaper. She also added that while the legal requirement for notifications is within 300 feet radius of the proposed project, staff sent notices within 500 feet radius. Notices are also posted at the post office, city hall and the City's website.

Commissioners' Discussion

The Planning Commissioners discussed the project and were concerned about two CUP findings, wherein the Commissioners determined that the proposed use is not compatible with surrounding properties and uses, and that the proposed use is detrimental to the public health, safety and general welfare.

Chairman Garden made the motion to deny PL-15-123 based on the two CUP findings discussed. Vice-Chair Klawiter seconded the motion.

Ayes: Garden Klawiter, Lou, Vera and Zawodny

Noes: None

5-0 vote. Motion carried to deny this item.

STAFF ITEM

1. Presentation by City Manager Steven A. Preston.

City Manager Steven A. Preston came before the Planning Commission provided an overview of matters of interest, received inquiries, and offered an opportunity to discuss issues and goals the Commission would like to relay to the city council.

Mr. Preston thanked the Commissioners for their gift of time and service to the City. He informed them about the upcoming Biennial Commissioner Recognition Dinner in April; gave a status report about the City's current projects and staffing; and asked the Commissioners what they would like to see and what they would expect from the city council.

PLANNING COMMISSION ITEM

1. Election of Officers

City Attorney Kress opened the floor for nominations for the Chair position of the Planning Commission. Commissioner Lou motioned to nominate Chairman Garden to continue as Chair. Commissioner Zawodny seconded the motion. No more additional nominations were received. Chairman Garden was unanimously reelected as Chairman of the Planning Commission with a 4:0 vote.

Commissioners' Discussion

STAFF ITEM

1. **Presentation by City Manager Steven A. Preston
No action required.**

PLANNING COMMISSION ITEM

1. **Election of Officers.
Chairman Garden and Vice-Chair Klawiter reelected to their current positions.**

Chairman Garden opened the floor for nominations for the Vice- Chair position of the Planning Commission. Commissioner Lou motioned to nominate Vice-Chair Klawiter to continue as Vice-Chair. Commissioner Vera seconded the motion. No more additional nominations were received. Vice-Chair Klawiter was unanimously reelected as Vice-Chair of the Planning Commission with a 4:0 vote.

ADJOURNMENT

There being no further business to discuss, Chairman Garden moved to adjourn to a Regular Meeting of the Planning Commission on Monday, February 8, 2016 at 6:30 p.m. in the Council Chambers, City Hall, 2nd Floor, 425 S. Mission Drive, San Gabriel, CA.

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The Planning Commission meetings are available on tape and may be reviewed within 90 days after the meeting in the Community Development Department office at City Hall during regular business hours.

Chairman Norman Garden
City of San Gabriel
Planning Commission

ATTEST: _____
Jackie Wong, Secretary
City of San Gabriel Planning Commission

