

CITY OF SAN GABRIEL

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

May 9, 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, May 9, 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 Camelia Vera and Commissioner Vincent Zawodny

EXCUSED: Commissioner Jingbo Lou

STAFF PRESENT: City Attorney Robert L. Kress, Interim Planning Manager Mark Gallatin, Associate Planner Jo-Anne Burns, Assistant Planner Nicholas Bezanson, and Planning Commission Secretary Jackie Wong

CONSENT ITEMS

Minutes of the regular meeting on April 11, 2016.

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

CONSENT ITEMS

**Minutes of the regular
Planning Commission meeting
on April 11, 2016
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**

OLD BUSINESS

- 1. 1028 S. San Gabriel Blvd.
Planning Case No. PL-15-133
Applicant: Zheng Lu**

This item was presented by Assistant Planner Nicholas Bezanson regarding a Conditional Use Permit (CUP) request to operate a car rental business located in the C-3 (General Commercial) zone. This item was continued from the Planning Commission meeting on April 11, 2016 due to some concerns that the Planning Commission had raised at the meeting. All of their concerns have been addressed in the staff report and recommended conditions of approval.

OLD BUSINESS

- 1. 1028 S. San Gabriel Blvd.
Planning Case No.
PL-15-133
Applicant: Zheng Lu
Approved.**

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 that the Planning Commission approve Planning Case No. PL-15-133.

No one from the public came forward to speak; therefore, Chairman Garden closed the public hearing portion of the meeting.

Commissioners' Discussion

The Planning Commissioners conceptualized and discussed the project. They recommended adding a condition that the applicant would provide a 10-foot landscape buffer at the rear of the property. They also requested staff to review the project for compliance six months after occupancy.

Chairman Garden made the motion to approve PL-15-133 subject to the recommended conditions of approval and adding a condition for a 10-foot landscape buffer at the rear of the property. Commissioner Vera seconded the motion.

Ayes: Garden, Klawiter, Vera and Zawodny
Noes: None

4-0 vote. Motion carried.

PUBLIC HEARING ITEMS

- 1. 1237 S. San Gabriel Blvd.
Planning Case No. PL-16-001
Applicant: Shyn Hae Wu/Xue Wen Ma (Angel Massage, Inc.)**

This report was presented by Associate Planner Jo-Anne Burns regarding a CUP to allow an existing massage establishment to continue operating with new ownership. This business has been in operation since 2009.

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 that the Planning Commission approve Planning Case No. PL-16-001.

Mr. Xue Wen Ma, applicant, stated that he has read and agrees with all of the recommended conditions of approval.

NIS staff confirmed that previous violations were taken care of. However, the Planning Commissioners requested that the neon signs on the property must be removed and that an encroachment permit is needed from Public Works for their existing stand-alone signs.

Testimonies

1. Charles Sances, 1808 S. California St., expressed his concern about overabundance of massage businesses along San Gabriel Blvd. He pointed out that this one in particular is near Gabrielino High School.
2. Anna Battaglia, 1140 Bilton Way, expressed the same concern as Mr. Sances, having 12 massage business on San Gabriel Blvd. alone.

Chairman Garden explained that there are ordinances that specify minimum distances from schools but they only apply to adult businesses; massage businesses are not included.

At this point, Chairman Garden closed the public hearing portion of the meeting.

Commissioners' Discussion

The Planning Commission conceptualized and discussed the project. Vice-Chair Klawiter and Commissioner Vera expressed their concern about the business' proximity to schools and how the owners have not complied with all of the conditions of approvals since 2009. Commissioner

Commissioners' Discussion

PUBLIC HEARING ITEMS

- 1. 1237 S. San Gabriel Blvd.
Planning Case No.
PL-16 001
Applicant: Shyn Hae
Wu/Xue Wen Ma (Angel
Massage, Inc.)
Public Hearing to be
reopened and continued
to the June 13, 2016
Planning Commission
Meeting.**

Testimonies

Commissioners' Discussion

Zawodny would like all the signage cleaned up. Chairman Garden stated he did not find anything wrong in the staff report and that the oversaturation of massage businesses is a larger issue that needs to be addressed with the City Council.

Chairman Garden made the motion to approve PL-16-001 subject to the recommended conditions of approval. Commissioner Zawodny seconded the motion.

Ayes: Garden and Zawodny
Noes: Klawiter and Vera

2-2 vote. No action was taken. Public hearing for this item will be reopened and continued to the June 13, 2016 Planning Commission meeting.

**2. 529 E. Valley Blvd., #108-B
Planning Case No. PL-16-033
Applicant: Shao Peng Dong (Yummy BBQ)**

This item was presented by Associate Planner Jo-Anne Burns regarding a CUP to allow the sale of beer and wine within an existing restaurant located in a Mixed Use Transit Oriented zone.

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 that the Planning Commission approve Planning Case No. PL-16-033.

Ms. Dong, applicant, stated that he has read and agrees with all of the recommended conditions of approval.

No one from the public came forward to speak; therefore, Chairman Garden closed the public hearing portion of the meeting.

Commissioners' Discussion

The Planning Commissioners conceptualized. They discussed parking spaces, which the business has enough of, and recommended to clean up and reduce signage.

Chairman Garden made the motion to approve PL-16-033. Vice-Chair Klawiter seconded the motion.

Ayes: Garden, Klawiter, Vera and Zawodny
Noes: None

4-0 vote. Motion carried.

ADJOURNMENT

There being no further business to discuss, Chairman Garden moved to adjourn to the Regular Meeting of the Planning Commission on Monday, June 13, 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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**2. 529 E. Valley Blvd.,
#108-B
Planning Case No.
PL-16-033
Applicant: Shao Peng
Dong (Yummy BBQ)
Approved.**

Commissioners' Discussion

ADJOURNMENT

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