

CITY OF SAN GABRIEL

MINUTES OF THE SPECIAL JOINT PLANNING COMMISSION AND DESIGN REVIEW COMMISSION MEETING

June 22, 2015

The Special Joint Meeting of the Planning Commission and the Design Review 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, June 22, 2015.

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

PLANNING COMMISSION

PRESENT:

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

ABSENT:

None

DESIGN REVIEW COMMISSION

PRESENT:

Chairperson Marla Nadolney, Vice-Chair Rhett Beavers and Commissioner Raymond Cheng

ABSENT:

None

STAFF PRESENT:

Planning Manager Mark Gallatin, Associate Planner Larissa De La Cruz, Assistant Planner Fang-zhou Zhou, and Planning Commission Secretary Jackie Wong

INTRODUCTION OF NEW ECONOMIC DEVELOPMENT MANAGER

Planning Manager Gallatin introduced Angelica Frausto-Lupo to the Planning Commission as the City's new Economic Development Manager.

**INTRODUCTION OF NEW
ECONOMIC
DEVELOPMENT
MANAGER**

Angelica Frausto-Lupo

PUBLIC COMMENTS

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

PUBLIC COMMENTS

None

EXPLANATION OF PUBLIC HEARING PROCEDURES

DRC Chairperson Nadolney explained the public hearing procedures for the items on this evening's agenda.

**EXPLANATION OF PUBLIC
HEARING PROCEDURES**

Explained by DRC
Chairperson Nadolney

PUBLIC HEARING ITEMS

- 1. 1315 S. Charlotte St.
Planning Case No. PL-14-139
Applicant: Jessica Liu**

This item was presented by Assistant Planner Fang-zhou Zhou regarding a request for a Conditional Use Permit allowing a detached senior unit in a R-1 (Single Family Residence) zone.

ENVIRONMENTAL DETERMINATION: The project was reviewed and exempted for compliance with the California Environmental Quality Act (CEQA) requirements, Guidelines Section 15303 (a), Class 3 (New Construction or Conversion of Small Structures).

RECOMMENDATION: Staff recommended that the Planning Commission approve Planning Case No. PL-14-139, subject to the recommended conditions of Approval.

The Planning Commissioners were concerned about the proposed washer and dryer location, which appears to be in the exterior of the building, and the size of the proposed bathroom space, which appears to be very small. The Commissioners also inquired if the seniors who will be living there own a vehicle since there is no parking space indicated on the plans.

Mr. Howard Hao, 1315 S. Charlotte, property owner, stated that his in-laws do not drive and do not own a car. Therefore, there is no parking space issue to be concerned about.

Commissioners' Discussion

The Planning Commissioners unanimously agreed to approve this project with an added condition that all proposed washing and drying machines shall be placed in the building interior.

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

4-0 vote. Motion carried.

- 2. 1240 S. Ramona St.
Planning Case No. PL-14-130
Applicant: Richard Su**

This item was presented by Assistant Planner Fang-zhou Zhou regarding a request for a reduced rear yard setback Variance, allowing for a garage and workshop addition, including interior remodeling adding an additional bedroom and bathroom to an existing single-family house in the R-3 (Multi-Family Residence) zone.

ENVIRONMENTAL DETERMINATION: The project was reviewed and exempted for compliance with the California Environmental Quality Act (CEQA) requirements, Guidelines Section 15303 (a), Class 5 (Minor Alterations in Land Use Limitations).

RECOMMENDATION: Staff recommended that the Planning Commission approve Planning Case No. PL-14-130, subject to the recommended conditions of Approval.

PUBLIC HEARING ITEMS

- 1. 1315 S. Charlotte St.
Planning Case No.
PL-14-139
Applicant: Jessica Liu
Approved.**

Commissioners' Discussion

- 2. 1240 S. Ramona St.
Planning Case No.
PL-14-130
Applicant: Richard Su
Approved.**

Commissioners' Discussion

Commissioners' Discussion

The Planning Commissioners agreed that this was a challenging and interesting property, with a clever extension allowing for a maximum use of space on a very unique lot.

Ayes: Klawiter, Lou, Vera and Zawodny

Noes: None

4-0 vote. Motion carried.

STAFF ITEM

- 1. 2014-2015 through 2018-2019 Capital Improvement Program
Planning Case No. PL-15-061
Applicant: City of San Gabriel**

This item was presented by Associate Planner Larissa De La Cruz regarding the City of San Gabriel's Capital Improvement Program which identifies the capital improvements and special projects to be undertaken over a five-year horizon and indicating the potential funding sources for those project. The draft CIP scheduled for Council adoption later this month covers fiscal years 2014-15 through 2018-19. State law requires that the proposed project in the CIP be found consistent with the City's General Plan before approval.

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

RECOMMENDATION: Staff recommended that the Planning Commission review the 2014-15 through 2018-19 CIP and adopt Planning Commission Resolution No. 15-02, certifying that the 2014-15 through 2018-19 Capital Improvement Program is consistent with the city's adopted General Plan.

Commissioners' Discussion

The Planning Commissioners discussed the status of the general funding (pending) and Marshall Park funding (the design is complete and plans are being reviewed).

Motion was made by Vice-Chair Thomas Klawiter and seconded by Commissioner Vera to adopt Planning Commission Resolution No. 15-02.

Ayes: Klawiter, Lou, Vera and Zawodny

Noes: None

4-0 vote. Motion carried.

PLANNING COMMISSION ITEM

1. June 11, 2015 – Surf's Up event; Planning Manager Gallatin promoted the event and Summer Series

STAFF ITEM

- 1. 2014-2015 through 2018-2019 Capital Improvement Program
Planning Case No. PL-15-061
Applicant: City of San Gabriel
Approved.
Resolution No. 15-02
Approved.**

Commissioners' Discussion

PLANNING COMMISSION ITEM

ADJOURNMENT

ADJOURNMENT

There being no further business to discuss, Vice-Chair Klawiter moved to adjourn to a Special Joint Meeting of the Planning Commission and the Design Review Commission on Monday, June 22, 2015 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.

Norman Garden, Chairman
City of San Gabriel
Planning Commission

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