

CITY OF SAN GABRIEL

**MINUTES OF THE PLANNING COMMISSION REGULAR MEETING AND
DESIGN REVIEW COMMISSION SPECIAL MEETING**

June 13, 2016

The regular meeting of the Planning Commission and a special meeting of the Design Review Commission of the City of San Gabriel were held in the City Council Chambers at City Hall, 425 S. Mission Drive, San Gabriel, California, on Monday, June 13, 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

PLANNING COMMISSION

PRESENT:

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

EXCUSED:

None

DESIGN REVIEW COMMISSION

PRESENT:

Chairperson Marla Nadolney and Vice-Chair Raymond Cheng

EXCUSED:

None

STAFF PRESENT:

City Attorney Robert L. Kress, Interim Planning Manager Mark Gallatin, Senior Planner Larissa De La Cruz, Associate Planner Jo-Anne Burns, and Planning Commission Secretary Jackie Wong

CONSENT ITEMS

Minutes of the regular meeting on May 9, 2016.

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

PUBLIC COMMENTS

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

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.

At this point, Commissioner Vera recused herself for a potential conflict of interest due to her profession in real estate.

CONSENT ITEMS

**Minutes of the regular
Planning Commission meeting
on May 9, 2016
Approved.**

PUBLIC COMMENTS

None.

**EXPLANATION OF PUBLIC
HEARING PROCEDURES**

**Explained by City
Attorney Kress**

PUBLIC HEARING ITEM: PLANNING COMMISSION AND DESIGN REVIEW COMMISSION

- 1. 101 E. Valley Blvd.
Planning Case No. PL-14-118
Applicant: G.E. Property (Stephen Chan)**

This item was presented by Interim Planning Manager Mark Gallatin for a request of a Tentative Tract Map (Planning Commission) and a Precise Plan of Design (Design Review Commission) for a mixed-use development.

ENVIRONMENTAL DETERMINATION: The project was reviewed for compliance with the California Environmental Quality Act (CEQA). Staff determined that it also required a Mitigated Negative Declaration of Environmental Impact, which was prepared on May 17, 2016. This was posted with the Los Angeles County Clerk on May 18, 2016 and was included in the staff report.

RECOMMENDATION: Staff recommended that the Planning Commission approve the Tentative Tract Map for Planning Case No. PL-14-118 and that the Design Review Commission approve the Precise Plan of Design for PL-14-118.

The project architect presented a PowerPoint presentation to the Commissioners. Landscape Architect James Dean, spoke about replacing the existing trees that are not doing well and adding low planters that are drought tolerant as part of the streetscape.

DRC Vice-Chair Cheng inquired about elevation, railing, material board, colors and handrails. He also suggested adding a vertical art element that would help deter people running into the driveway.

PC Chairman Garden recommended use of low bollards and landscaping on the buffer zone.

PC Commissioners Zawodny and Lou inquired about trash loading and handling for residents and commercial businesses. The project architect stated that the residential and commercial components of the project will have their own trash chutes and separate trash bins.

DRC Chairperson Nadolney inquired if there will be a median on Valley and, if so, will it be landscaped. PC Chairman Garden stated that there will be one along Valley Blvd between Del Mar and Palm.

Mr. Stephen Chan, project owner and leasing agent, stated that his goal is to attract national chain retailers.

Testimonies:

1. Charles Sances, 1808 S. California St., stated his concerns about:
 - Traffic, noise, pollution and crime increase;
 - Residents giving up quality of life vs. quality of place; and
 - Increased use of water, potentially increasing water rates.
2. Anna Battaglia, resident, stated he agreed with Mr. Sances. She also voiced her concerns about:
 - Not a family-friendly project with having 2/3 of the units being sold as studio units; suggested to reduce number of units; and
 - Traffic nightmare in the area.
3. Drew Lawler, resident on Roses Rd., stated she agreed with Mr. Sances and Ms. Battaglia. She also stated that so many streets are narrowed due to bike lanes, and traffic will increase. That corner currently has major traffic and it will get worse after the project is

**PUBLIC HEARING ITEM:
PLANNING COMMISSION
AND DESIGN REVIEW
COMMISSION**

- 1. 101 E. Valley Blvd.
Planning Case No.
PL-14-118
Applicant: G.E.
Property (Stephen
Chan)
Approved.**

Testimonies

- done.
4. Marina Burkemeyer, resident, was concerned about the modern design. It doesn't fit with the City's existing architecture.

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

Commissioners' Discussion

Commissioners' Discussion

Planning Commissioners

Commissioner Zawodny was concerned about the loading site where trash trucks would stop on Del Mar, which has lots of traffic. He also recommends to carefully choose the best national chain stores because this corner is one of the few and best retail site locations in the City.

Vice-Chair Klawiter praised the design and recommended that the trash pickup process be streamlined. He encouraged the project team to follow the Valley Blvd Specific Plan (VBSP) as a guideline and work hard to get good quality retail tenants.

Commissioner Lou echoed his thoughts with those of Vice-Chair Klawiter and Commissioner Zawodny. He encouraged the developers to be good neighbors.

Chairman Garden was concerned about the trash servicing process. He recommended considering looking at parking B level and using a smaller service vehicle to service trash. He also suggested that the enclosed dumpster area be sized correctly. He stated that it is a very nice project and that its location leads directly to the freeway HOV lane. He empathized with the residents about their concerns; however, he reminded them that the VBSP was created to guide developers in meeting the City's requirements. He suggested that the developers use good quality materials and do not cut corners so that everyone will be proud of this development.

Chairman Garden made the motion to approve the Tentative Tract Map for PL-14-118.
Vice-Chair Klawiter seconded the motion.

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

4-0 vote

Design Review Commissioners

Vice-Chair Cheng stated that the design has improved tremendously from previous renditions; important elements are being considered from both the Planning and Design Review Commissions for a very important corner property in the City. He suggested refining details during the final stages. He recommends that an art program be included in the courtyard area into the traffic area. He wants the residents of the City to be proud of this project.

Chairperson Nadolney stated that the DRC has seen about three versions of this project and was pleased to see the improvements made to it. She recommended bringing back the art program for further review.

Vice-Chair Cheng made the motion to approve the Precise Plan of Design for PL-14-118.
Chairperson Nadolney seconded the motion.

Ayes: Nadolney and Cheng
Noes: None

2-0 vote. Motion carried.

The Design Review Commission adjourned to a special meeting on June 20, 2016 at 7:00 p.m. at City Hall, 425 S. Mission Drive, Second Floor, San Gabriel, CA.

PUBLIC HEARING ITEMS: OLD BUSINESS

1. 1237 S. San Gabriel Blvd.

Planning Case No. PL-16-001

Applicant: Shyn Hae Wu/Xue Wen Ma (Angel Massage, Inc.)

This item was continued from the May 9, 2016 Planning Commission meeting. This report was presented by Associate Planner Jo-Anne Burns regarding a request for a CUP to allow an existing massage establishment to continue operating with new ownership. This location has been occupied by a massage business 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, spoke using a friend to translate for him. He stated that he has read and agrees with all of the recommended conditions of approval. He also briefly shared that it is his dream to own his own business after coming from another country and has worked hard to making it come true.

Commissioner Lou was provided a recording of last month's meeting and listened to the entire meeting. He stated that he understands the issues and questions about the item.

Commissioner Vera asked about CUP timelines.

Testimonies

1. Applicant's translator – stated that she's a regular customer and that the establishment is always kept clean and is pleased with their service.
2. Charles Sances, 1808 S. California St., stated his concerns regarding:
 - Compliance
 - Past violations such as excessive signs, badges not worn

Chairman Garden clarified that those minor violations have all been fixed in 2015.

3. Isella Bowles, 1038 Kendall, stated her concerns regarding:
 - Oversaturation of massage businesses in the City
 - Noisy environment in massage parlors based on online customer reviews
 - Many massage parlors are places that often have lewd activities
4. Suzanne Paine, resident, stated her concerns regarding:
 - Proximity to school(s)
 - Oversaturation of massage businesses in the City

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

**PUBLIC HEARING ITEMS:
OLD BUSINESS**

1. 1237 S. San Gabriel Blvd.

Planning Case No. PL-16-001

**Applicant: Shyn Hae Wu/Xue Wen Ma (Angel Massage, Inc.)
Approved.**

Testimonies

Commissioners' Discussion

Commissioner Lou stated that he understands the residents' concerns. However, he stated that the business has been there for some time and its past violations were not severe enough to punish the applicant. He added that he would support this item.

Commissioner Vera voiced her concern regarding oversaturation of massage businesses within close proximity to each other. She feels that the Planning Commissioners should listen to the will of the people and are failing to implement the General Plan if they don't do that.

Commissioner Zawodny stated that this is a moral issue where one person comes to this country and realize his dream. He stated that he appreciates the applicant working hard to achieve his dream in opening his own business. However, he stated that he's not too keen with oversaturation of massage businesses in the City.

Vice-Chair Klawiter expressed his concern about the oversaturation of massage businesses in the City.

Chairman Garden stated that he understands the concerns brought up but also understands the therapeutic benefits of massages. He added that with Police and Code Enforcement staff working together that they will be able to catch future violations. The violations that were mentioned were past violations that were already taken care of. He stated that the community is transforming where immigrants are learning English and are working to get better at it. He said that staff did their job and recommended staff to review this item in three months.

Chairman Garden made the motion to approve PL-16-033. Commissioner Lou seconded the motion.

Ayes: Garden, Lou, and Zawodny
Noes: Vera and Klawiter

3-2 vote. Motion carried.

PUBLIC HEARING ITEMS: NEW BUSINESS

- 1. 1045 E. Valley Blvd., Unit A215
Planning Case No. PL-15-121
Applicant: Gui Qiang Cao**

This item was presented by Associate Planner Jo-Anne Burns regarding a CUP to allow a new massage establishment in a Mixed-Use Corridor zone within the Valley Boulevard Specific Plan.

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 DENY Planning Case No. PL-15-121

Mr. Cao, spoke using his friend to translate for him. He stated that he has been working as a massage parlor manager for seven years and would like to open his own massage business. He added that he has a license and would only employ male employees.

Testimonies

1. Suzanne Payne, resident, was concerned about the proximity of this business to another massage business in the area.

Chairman Garden stated that he lives in this City, too, and that there's a massage parlor

Commissioners' Discussion

**PUBLIC HEARING ITEMS:
NEW BUSINESS**

- 1. 1045 E. Valley Blvd.,
Unit A215
Planning Case No.
PL-15-121
Applicant: Gui Qiang
Cao
Denied.**

Testimonies

within 200 feet from his house. As Planning Commissioners, he said that they are here to do the right thing under the law.

2. Charles Sances, 1808 S. California St., suggested that the City should publish a list of all massage parlors twice a year so he doesn't have different numbers each time.
3. Isella Bowles, 1038 Kendall, was concerned about property values in the City depreciating due to oversaturation of massage parlors and that many people she knows agree with her.

Chairman Garden encouraged Ms. Bowles and the other speakers opposing the project to talk to the City Council about their concerns.

Ms. Bowles stated that she has done so during the Massage Ordinance hearing but the City Council wasn't supportive. She wants the Commissioners to listen to what the people want. She added that she's in favor of immigrants but also wants San Gabriel to be a better City.

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

Commissioners' Discussion

Commissioner Lou stated that the building where the massage business is located is meant to be used as an office building. He feels that it's not suited for this purpose. It also has visibility challenges from the outside. He added that Commissioners can't change the law and that citizens should voice their concerns to the City Council. He also said that it is hard for him to support another new massage business in the City.

Commissioner Vera commented on the individual room setup and feels that it is not conducive to what that building is meant to be. She pointed out that there are already five massage parlors and an acupuncturist in the area.

Both Vice-Chair Klawiter and Commissioner Zawodny stated that they agreed with the staff report proposed findings.

Chairman Garden made the motion to DENY PL-15-121 based on finding #4 of the CUP, which is incompatibility and oversaturation of use in that property. Vice-Chair Klawiter seconded the motion.

Ayes: Garden, Klawiter, Vera, Lou and Zawodny

Noes: None

5-0 vote. Motion carried to DENY.

STAFF ITEM

1. **2015-2016 through 2019-2020 Capital Improvement Program
Planning Case No. PL-16-083
Applicant: City of San Gabriel**

This item was presented by Public Works Director Daren Grilley. He explained about the City's Capital Improvement Program (CIP) which identifies the capital improvements and special projects to be undertaken over a five-year horizon. He also explained that the CIP indicates potential funding sources for those projects. The draft CIP scheduled for Council adoption this month covers fiscal years 2015-16 through 2019-20. California State law requires that the proposed projects in the CIP be found consistent with the City's General Plan before they may be approved.

Commissioners' Discussion

STAFF ITEM

1. **2015-2016 through
2019-2020 Capital
Improvement
Program
Planning Case No.
PL-16-083
Applicant: City of San
Gabriel
Approved.**

ENVIRONMENTAL DETERMINATION: 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 recommends that the Planning Commission:

A. Review the 2015-16 through 2019-20 Capital Improvement Program;

B. Adopt Planning Commission Resolution No. 16-01, certifying that the 2015-16 through 2019-20 Capital Improvement Program is consistent with the City’s adopted General Plan.

Commissioners’ Discussion

The Planning Commissioners conceptualized and discussed the project. They all agreed to support staff’s recommendations.

Commissioners’ Discussion

ADJOURNMENT

There being no further business to discuss, Chairman Garden moved to adjourn to the Regular Meeting of the Planning Commission on Monday, July 11, 2016 at 6:30 p.m. in the Council Chambers, City Hall, 2nd Floor, 425 S. Mission Drive, San Gabriel, CA.

ADJOURNMENT

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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