

CITY OF SAN GABRIEL PLANNING COMMISSION  
MINUTES OF THE ADJOURNED PLANNING COMMISSION MEETING  
July 31, 2017

- **CALL TO ORDER**

Vice-Chair Klawiter called the adjourned meeting of the Planning Commission Meeting to order at 6:30 p.m. on Monday, July 31, 2017, in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California, 91776.

- **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Vice-Chair Klawiter.

- **ROLL CALL**

Present: Vice-Chair Klawiter, Commissioner Mamdapurkar, and Commissioner Schwartz. Staff in attendance included City Attorney Kress, Planning Manager Steinkruger and Planning Commission Secretary Wong

Absent: Chairman Garden and Commissioner Lou

1. **PUBLIC COMMENT**

None

2. **APPROVAL OF MINUTES**

Commissioner Schwartz made the motion to approve the minutes from the regular meeting on July 10, 2017. Commissioner Mandapurkar seconded the motion. Without objections, the minutes were approved.

3. **NEW BUSINESS**

A. 250-252 S. ARROYO DRIVE (TENTATIVE TRACT MAP)  
PLANNING CASE NO. PL-15-005  
APPLICANT: WENNA CHEN (SLS DESIGN)

Recommended Action: Approval

Senior Planner De La Cruz presented the staff report.

Mr. Jason Yen, EGL Associates, 11819 Goldring Rd., Suite A, Arcadia, represented the applicant. He stated that the project team had reviewed the conditions of approval and agrees with them. Ms. Paula Tsukamoto, project architect, SLS Design, 1414 Fair Oaks Ave., South Pasadena, came forward to answer questions from the Commissioners.

Vice-Chair Klawiter opened the public hearing.

## TESTIMONIES:

1. *Debbie Kilgore, 245 S. Arroyo Dr., San Gabriel, was concerned about parking, and unpaved streets. She also inquired who the project owners are and where they are from.*
2. *Jessica Castellanos, tenant at 256 S. Arroyo Dr., San Gabriel, opposed to the recommended action. She stated that this is the first time she has heard about this project and was concerned about her displacement and the other tenants.*
3. *Debra Natividad, tenant at 250 S. Arroyo Dr., San Gabriel, opposed to the recommended action. She stated that this is the first time she has heard about this project and was concerned about her displacement and the other tenants.*
4. *Manuel Murjia, Los Angeles resident, opposed to the recommended action.*

Hearing no additional public comment, Vice-Chair Klawiter closed the public hearing.

Vice-Chair Klawiter moved to adopt a Resolution of the Planning Commission approving PL-15-005 for a Tentative Tract Map for 12 new residential units at 250-252 S. Arroyo Drive. Seconded by Commissioner Schwartz. Motion passed unanimously by a vote of 3 ayes, 0 noes.

## 4. **STAFF ITEMS**

### A. PREVIEW OF 824 S. GLADYS AVENUE

Senior Planner De La Cruz presented the report.

This is a preview of a proposed assisted living facility in a R-3 (Multifamily Residential) zone. No action was required. The project team gave an overview of the project. The Commissioners inquired about parking, design, amenities, staffing, and current code enforcement activities caused by transients onsite.

### B. ANNUAL REPORTS ON THE HOUSING ELEMENT PROGRESS

Planning Manager Steinkruger presented the staff report.

The Commissioners reviewed the information, provided comments, and unanimously recommended that the documents be presented to the City Council and sent to the Governor's Office of Planning and Research and to the Department of Housing and Community Development.


## 5. **COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS**

None.

6. **ADJOURN PLANNING COMMISSION MEETING**

The Commissioners adjourned to the Special Joint Planning Commission and Design Review Commission meeting on Monday, August 14, 2017 at 6:30 p.m. at City Hall, 425 S. Mission Drive, Second Floor Council Chambers.

CITY OF SAN GABRIEL

  
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Jackie Wong, Secretary  
Planning Commission

  
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THOMAS KLAWITER, VICE-CHAIR  
PLANNING COMMISSION