

CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTES OF THE SPECIAL JOINT PLANNING COMMISSION AND
COMMUNITY SERVICES COMMISSION MEETING
February 12, 2018

- **CALL TO ORDER**

Chairman Garden called the special joint Planning Commission and Community Services Commission meeting to order at 6:30 p.m. on Monday, February 12, 2018, 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 Planning Commission Chairman Garden.

- **ROLL CALL**

Planning Commission

Present: Chairman Garden, Vice-Chair Klawiter, Commissioner Mamdapurkar, and Commissioner Schwartz.

Absent: Commissioner Lou

Community Services Commission

Present: Chair Velazquez, Vice-Chair Lubisich, and Commission Cheung von Haam

Absent: Commissioner Cardenas

Staff in attendance included City Attorney Pilchen, Community Services Director Perez, Senior Planner Whipple, Assistant Planner Alvarado, and Planning Commission Secretary Wong.

- 1. **PUBLIC COMMENT**

Chairman Garden opened the public hearing on items that are not on tonight's agenda.

Testimonies:

a. *Mr. Chuck Myers, San Gabriel resident, came forward to express his concern about density and commercial development in the city. He suggested having the City conduct specific surveys on how development projects impact density.*

b. *Mr. James Cazares, 8363 Doris Avenue, San Gabriel, came forward and suggested to have the City convert the San Gabriel Country Club into a public*

park, and compete with neighboring cities that have an abundance of public parks for its constituents.

2. **JOINT STUDY SESSION: PLANNING COMMISSION AND COMMUNITY SERVICES COMMISSION**

A. PARKS AND OPEN SPACE MASTER PLAN – DRAFT REVIEW COMMUNITY SERVICES DEPARTMENT

Community Services Director Perez gave an overview of the project and introduced the project consultant team.

Mr. Art Thatcher of GreenPlay, LLC and Ms. Diana Henderson of KTU+A presented the staff report.

Staff Recommendation:

STAFF RECOMMENDS THAT THE COMMUNITY SERVICES COMMISSION AND PLANNING COMMISSION REVIEW THE DRAFT PLAN AND PROVIDE FEEDBACK TO STAFF AND THE CONSULTANT TEAM.

Commissioners' Feedback:

I. Community Services Commission

Commissioner Cheung von Haam

- Inquired if the consultants captured data on how many San Gabriel residents use other services from surrounding cities. Ms. Henderson stated that they could do a separate data analysis on it; however, it will not be equal to the current services that the City of San Gabriel provide;
- Suggested bringing bike lanes back to the city, adding pop-up culture and arts in each quadrant of the city, and promoting artwork throughout;
- Commented that she was intrigued about geocaching; and
- Suggested that she would like to see the city as a destination for everyone.

Commissioner Lubisich

- Suggested making the ADA signs more readable by using dark background colors or dark colored fonts (pages 56-58);
- Inquired if there are hard numbers for increased staffing; Mr. Thatcher stated that there isn't any but if the city decides to build a community center, then there would be a need to increase staff and would likely be a part of a feasibility study. She feels that the city do so much with very little staff. She recommended having full staffing capacity in order to attain level of service expected or required (page 17);
- Recommended listing Crime Reduction as a benefit (page 38);
- Recommended adding definitions of existing bike classifications (page 47);

- Inquired if bike markings will be removed from roadways. Ms. Henderson stated that it will only be on low traffic volume streets and that signage will be installed;
- Inquired why chart numbers are so high. Ms. Henderson stated that the amenities measured were for cities with over 50,000 in population; San Gabriel's population is less than that, and the figures were augmented to other matters. Ms. Henderson stated that she can scale the numbers to be comparable to other jurisdictions (page 52);
- Suggested reducing residential impact fees and inquired what other types of impact fees that are available. Ms. Perez stated the new city attorney firm has experience on this matter and will work closely with them about residential and, potentially, commercial impact fees. She added that there are developments happening in the city but are not necessarily residential developments as stated on page 20. Planning Commission Chairman Garden stated that there are new hotels being built in the city, which are revenue generators. He suggested perhaps establishing an excise tax from those developments. Ms. Perez stated that Transient Occupancy Tax was a favorable option on the survey but it is not enough, along with impact fees and grants, to fund all of the projects; and
- Sought clarification about the walkway being a 5-minute walk as stated on the report but the data presented was a 15 minute-walk. Ms. Henderson stated that it is 5 minutes.

Chair Velazquez echoed everyone's input. She added that the report is a good snapshot of what the community wants.

II. Planning Commission

Commissioner Schwartz

- Recognized that funding issues are difficult;
- Commented that the report was well thought out;
- Stated that using impact fees or TOT seem a possibility to help fund projects;
- Stated that he is an advocate of walkways in public parks. They go well with bike paths and at dog parks;
- Concerned about the action plan cost prioritization. What might take three short years could end up finishing in 10 years. Time frames should be realistic and what staff is able to do based on staffing level; and
- Commented that overall, it is a good plan.

Commissioner Mamdapurkar

- Inquired what staff consider prioritizing (pages 66-75); and
- Suggested if staff could indicate sources of funds so City Council could see what dollar value to come up with.

Vice-Chair Klawiter echoed everyone's input. He added that he is excited the city is having this discussion.

Chairman Garden

- Commented that this was a good report;
- Suggested that trail ways or walkways should be able to connect to surrounding cities so that they do not just end in the city;
- Suggested having signage at parks like in the City of Long Beach;
- Commented about Mr. Cazares' suggestion about converting the Country Club into a public park. Mr. Garden stated that there is a soft edge along the property that could be converted into trails but it could be private property. However, he suggested that the Country Club could be a funding source;
- Stated that he is a big fan of dog parks;
- Suggested having curb extensions at certain locations in the city and should be considered in transportation planning. Ms. Lubisich stated that it would be helpful to identify sites and do overlays where there is a potential site to incorporate curb extensions or pocket park. It will help address the needs of the community and would benefit everyone; and
- Hoped that the Plan will not take decades to implement.

Chairman Garden opened the public hearing.

Testimony:

1. *Ms. Cheryl Cabbot, San Gabriel resident, stated that few cities have a Parks Plan. It is becoming more important for people. Commented that she likes the idea of pocket parks that give people a place to sit down and contemplate outdoors. She suggested looking into creating handicap playgrounds for children. They are very expensive but stated that there may be grants available. Children with severe handicap do not have anywhere to go.*

There being no additional speaker, Chairman Garden closed the public hearing.

The Commissioners had no further discussion.

At 7:50 p.m., Community Services Commission Chair Velazquez adjourned to the regular Community Services Commission meeting to March 5, 2018 at 7:00 p.m. in the Council Chambers, located at 425 S. Mission Drive, San Gabriel, CA 91776.

At 7:53 p.m., the Planning Commission resumed its regular meeting.

City Attorney Pilchen stated that Item 4 will be continued to a future date to be announced.

Chairman Garden recused himself for the next item due to the project's proximity to his residence. Vice-Chair Klawiter lead the meeting.

3. OLD BUSINESS

**A. 704-712 W. LAS TUNAS DRIVE
PLANNING CASE NO. PL-13-090 (AMENDMENT – TENTATIVE TRACT
MAP)**

Assistant Planner Alvarado presented the staff report. The proposed amendment would change a two-lot subdivision into a three-lot division.

Staff Recommendation:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER PL-13-090 AMENDING TENTATIVE TRACT MAP NO. 72531 AT 704-712 WEST LAS TUNAS DRIVE TO CHANGE FROM TWO LOTS TO THREE LOTS, SUBJECT TO THE CONDITIONS OF APPROVAL

Vice-Chair opened the public hearing.

Testimony:

- 1. Mr. Chuck Myers, San Gabriel resident, came forward to express his concern about potential retail store parking problems. He suggested including parking in the CC&Rs so that residential guests will not park on retail parking spaces.*

There being no additional speakers, Vice-Chair Klawiter closed the public hearing.

Commissioner Discussion

The Planning Commissioners discussed and visualized the project. They unanimously agreed to approve the project.

Vice-Chair Klawiter made the motion to approve Planning Case Number PL-13-090 amending Tentative Tract Map No. 72531, subject to the conditions of approval. Seconded by Commissioner Mamdapurkar. Motion passed unanimously by a vote of 3 ayes, 0 noes (Chairman Garden recused; Commissioner Lou absent).

4. STAFF ITEMS: PLANNING COMMISSION TRAINING

Item moved to a later date to be determined.

5. COMMENTS FROM THE PLANNING MANAGER

None.

6. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

None.

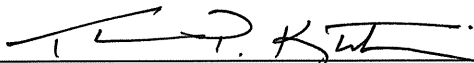
7. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR PLANNING COMMISSION MEETING ON MONDAY, MARCH 12, 2018 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

CITY OF SAN GABRIEL



JACKIE WONG, SECRETARY
PLANNING COMMISSION



TOM KLAWITER, VICE-CHAIR
COMMUNITY SERVICES COMMISSION