

CITY OF SAN GABRIEL PLANNING COMMISSION  
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING  
July 9, 2018

- **CALL TO ORDER**

Chairman Garden called the regular meeting of the Planning Commission meeting to order at 6:30 p.m. on Monday, July 9, 2018, in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California, 91776.

- **PLEDGE OF ALLEGIANCE**

Chairman Garden led the Pledge of Allegiance.

- **ROLL CALL**

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

Absent: Commissioner Lou

Staff in attendance included City Attorney Pilchen, Planning Manager Steinkruger, Assistant Planner Alvarado, Assistant Planner Garibay, and Planning Commission Secretary Wong.

1. **PUBLIC COMMENT**

None.

2. **APPROVAL OF MINUTES**

Vice-Chair Klawiter moved to approve the minutes from the June 11, 2018 regular Planning Commission meeting. Seconded by Commissioner Mamdapurkar. Motion passed unanimously by a 4-0 vote.

3. **CONTINUED BUSINESS**

- A. **323 S. MISSION DRIVE  
PLANNING CASE NO. CUP18-006 (CONDITIONAL USE PERMIT)  
APPLICANT: CHARLES TRAN – FACTORY TEA BAR**

**Project Summary:** The applicant is requesting a Conditional Use Permit (CUP) to allow for arcade games and five karaoke rooms to be used in conjunction with an existing café at 323 S. Mission Drive. The subject site is located in the MD (Mission District Village) zone, within the Mission District Specific Plan (MDSP). This project is exempt from the requirements of the California Environmental Quality Act, Guidelines Section 15301, Class 1 (Existing Facilities).

**Staff Recommendation:**

**ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER CUP18-006 FOR A CONDITIONAL USE PERMIT TO ALLOW FOR ARCADE GAMES AND FIVE KARAOKE ROOMS TO BE USED IN CONJUNCTION WITH AN EXISTING CAFÉ (FACTORY TEA BAR) AT 323 SOUTH MISSION DRIVE, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.**

This item was presented by Assistant Planner Garibay.

Mr. Charles Tran, 323 S. Mission Drive, applicant, stated that he agrees with all of the Conditions of Approval.

Chairman Garden opened the public hearing. There being no speakers, he closed the public hearing.

**COMMISSIONERS' DISCUSSION**

The Planning Commissioners discussed and conceptualized the proposed project. They all agreed that it is a good use for the business and its location.

Chairman Garden made the motion to adopt a resolution of the Planning Commission of the City of San Gabriel, California, approving CUP18-006 for a Conditional Use Permit to allow for arcade games and five karaoke rooms to be used in conjunction with an existing café located at 323 South Mission Drive, subject to the Conditions of Approval. Seconded by Vice-Chair Klawiter. Motion passed unanimously by a 4-0 vote.

**4. NEW BUSINESS**

**A. 137 W. VALLEY BOULEVARD  
PLANNING CASE NO. CUP18-005 (CONDITIONAL USE PERMIT)  
APPLICANT: AZABU SABO RESTAURANT**

**Project Summary:** The applicant is requesting a Conditional Use Permit (CUP) to allow for the on-site sale of beer and wine in conjunction with an existing restaurant (Azabu Sabo) at 137 W. Valley Boulevard. The subject site is located in the MU/T (Mixed-Use Transit Oriented Development) zone, within the Valley Boulevard Specific Plan (VBSP). This project is exempt from the requirements of the California Environmental Quality Act, Guidelines Section 15301, Class 1 (Existing Facilities).

**Staff Recommendation:**

**ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER CUP18-005 FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE SALE OF BEER AND WINE (TYPE 41 ABC LICENSE) IN CONJUNCTION WITH**

**FOOD WITHIN AN EXISTING RESTAURANT AT 137 W. VALLEY BOULEVARD, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.**

This item was presented by Assistant Planner Alvarado.

Mr. Chen, 137 W. Valley Boulevard, applicant, stated that he agrees with all of the Conditions of Approval.

Chairman Garden opened the public hearing. There being no speakers, he closed the public hearing.

**COMMISSIONERS' DISCUSSION**

The Planning Commissioners discussed and conceptualized the proposed project. They all agreed that this is a good use for the business and its location.

Chairman Garden made the motion to adopt a resolution of the Planning Commission of the City of San Gabriel, California, approving CUP18-005 for a Conditional Use Permit to allow for the sale of beer and wine (Type 41 ABC license) in conjunction with an existing restaurant at 137 W. Valley Boulevard, subject to the recommended Conditions of Approval. Seconded by Vice-Chair Klawiter. Motion passed unanimously by a 4-0 vote.

**B. 415 W. RALPH STREET  
PLANNING CASE NO. PL-17-067 (Tentative Parcel Map)  
APPLICANT: WAYNE TRAN**

**Project Summary:** The applicant is requesting a Tentative Parcel Map (TPM) to convert one parcel into two parcels at 415 W. Ralph Street. The property is zoned R-2 (Low Density Multiple Family Residence). This project is exempt from the requirements of the California Environmental Quality Act, Guidelines Section 15315, Class 15 (Minor Land Divisions).

**Staff Recommendation:**

**ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER PL-17-067 FOR A TENTATIVE PARCEL MAP (NO. 76058) TO ALLOW FOR THE SUBDIVISION OF ONE PARCEL INTO TWO AT 415 W. RALPH STREET, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.**

This item was presented by Assistant Planner Alvarado.

Chairman Garden opened the public hearing. There being no speakers, he closed the public hearing.

## COMMISSIONERS' DISCUSSION

The Planning Commissioners discussed the project. They suggested that the architect should give extra attention to the side elevation. Overall, the Commissioners liked the project.

Chairman Garden made the motion to adopt a resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number PL-17-067 for a Tentative Parcel Map (No. 76058) to allow for the subdivision of one parcel into two at 415 W. Ralph Street, subject to the recommended Conditions of Approval. Seconded by Vice-Chair Klawiter. Motion passed unanimously by a 4-0 vote.

### **C. 824 S. GLADYS AVENUE PLANNING CASE NO. PL-15-149 (PLANNED DEVELOPMENT) APPLICANT: TODD BALICKI**

**PROJECT SUMMARY:** This is a request for a Planned Development/Development Agreement (PD/DA) and Tentative Parcel Map No. 74993 (TPM), to allow for a 197-unit senior independent living, assisted living, and memory care center (Symphony at San Gabriel) generally located at 806-824 S. Gladys Avenue. The PD would create an overlay zone encompassing the site, which includes two parcels merged together by the Vesting TPM. A DA would define customized development standards, relative to land use, density, building setbacks, heights, form, mass scale, and conditions of approval for the proposed project.

The PD/DA/TPM is approved or denied by the City Council; the Planning Commission is a recommending body. Should the project be approved by the City Council, the development would be subject to Design Review by the Design Review Commission before proceeding to Building Plan Check.

**ENVIRONMENTAL DETERMINATION:** The project was reviewed for compliance with the California Environmental Quality Act (CEQA). The City has determined that the project would not have a significant effect on the environment due to mitigation measures incorporated through the adoption of the Mitigated Negative Declaration and Mitigation, Monitoring, and Reporting Program.

#### **Staff Recommendation:**

**ADOPT A RESOLUTION OF THE CITY OF SAN GABRIEL PLANNING COMMISSION, CALIFORNIA, APPROVING PL-15-149 RECOMMENDING APPROVAL OF ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM, PLANNED DEVELOPMENT, DEVELOPMENT AGREEMENT, AND TENTATIVE PARCEL MAP NO. 74993 AT 806-824 S. GLADYS AVENUE FOR THE SYMPHONY AT SAN GABRIEL ASSISTED LIVING PROJECT.**

This item was presented by Planning Manager Steinkruger.

Chairman Garden opened the public hearing.

**TESTIMONY:**

1. *Andrew, resident at 1000 block of S. Gladys, complained that he didn't receive the notice about the project. He stated his concerns about increased traffic, noise pollution, children's overall safety in the neighborhood, and density.*

At this point, no one else spoke from the audience. Chairman Garden closed the public hearing.

**COMMISSIONERS' DISCUSSION**

The Planning Commission discussed and conceptualized the project. They agreed to add the following to the Conditions of Approval:

1. That the developer will fund their fair share (as determined by the Public Works Director) for a localized traffic calming analysis at 12-16 months following the issuance of Certificate of Occupancy.

Chairman Garden made the motion to adopt a resolution of the City of San Gabriel Planning Commission, California approving PL-14-149 recommending approval of adoption of the Mitigated Negative Declaration and Adoption of a Mitigation Monitoring and Reporting Program, Planned Development, Development Agreement, and Tentative Parcel Map No. 74993 at 806-824 S. Gladys Avenue for the Symphony at San Gabriel Assisted Living Project, subject to the recommended Conditions of Approval, with the added condition as stated above. Seconded by Vice-Chair Klawiter. Motion passed unanimously by a 4-0 vote.

**5. COMMENTS FROM THE PLANNING MANAGER**

Planning Manager Steinkruger advised that the Planning Commission will be hearing three to four items in the August meeting. She added that there will be a few large projects that will be taken up in September and October. She also gave brief updates on the following projects: 237 E. Las Tunas Drive, 300 E. Valley Boulevard, for the new Nursery site, Ogopogo Brewing, Starbucks, and upcoming City-sponsored community events.

**6. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS**

Chairman Garden announced that he will not be available for the August 13, 2018 regular Planning Commission meeting but will be available in September.

**7. ADJOURN PLANNING COMMISSION MEETING**

TO THE REGULAR PLANNING COMMISSION MEETING ON MONDAY, AUGUST 13, 2018 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

CITY OF SAN GABRIEL

  
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JACKIE WONG, SECRETARY  
PLANNING COMMISSION

  
\_\_\_\_\_  
~~NORMAN GARDEN, CHAIRMAN,~~ VICE  
PLANNING COMMISSION