

**CITY OF SAN GABRIEL**

**MINUTES OF THE REGULAR PLANNING COMMISSION MEETING**

**January 9, 2012**

**The regular meeting of the Planning 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, January 9, 2012.**

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**

Present: Norman Garden, Chair  
Thomas Klawiter, Vice-Chair  
Dondi Adkins, Commissioner  
Carol Kimbrough, Commissioner  
Vincent Zawodny, Commissioner

Also Present: Robert L. Kress, City Attorney  
Carol Barrett, Planning Manager  
Mark Gallatin, City Planner  
Larissa De La Cruz, Associate Planner  
Jackie Wong, Planning Commission Secretary

**CONSENT ITEMS**

**CONSENT ITEMS  
Planning Commission  
Minutes of December 12,  
2011. Approved.**

**Minutes of Regular Meeting on December 12, 2011.**

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

**PUBLIC COMMENTS**

**PUBLIC COMMENTS  
None.**

Chairman Garden asked that any speakers come forward who wished to address the Planning Commission on non-agenda items. There being no one who wished to speak, Chairman Garden closed this portion of the meeting.

**EXPLANATION OF PUBLIC HEARING PROCEDURES**

**EXPLANATION OF  
PUBLIC HEARING  
PROCEDURES  
Explained by City Attorney  
Kress.**

City Attorney Kress explained the public hearing procedures for the items on this evening's agenda.

**PUBLIC HEARING ITEMS**

**PUBLIC HEARING  
ITEMS**

- 1. 606 Alhambra Road  
Planning Case No. PL-11-098 (Conditional Use Permit and Variance)  
Applicant: Tracy Ozzimo (Architect)**

This report was presented by Associate Planner Larissa De La Cruz regarding a Conditional Use Permit and variance application for a proposed addition of 1,177 square feet to an existing single family residence and for the construction of a new detached 500 square-foot garage with a senior unit above it. The project would also entail a reduction in the required rear yard depth and an increase in the floor area ration which would require variances.

- 1. 606 Alhambra Rd.  
Planning Case No.  
PL-11-098  
(Conditional Use  
Permit and  
Variance)  
Approved.**

This report was reviewed and exempted for compliance with the California Environmental Quality Act (CEQA) per Guidelines Section 15303, Class 3 (New Construction of Small Structures).

Staff recommends that the Planning Commission approve Planning Case No. PL-11-098, subject to the recommended conditions of approval.

Applicant’s Testimony

Ms. Tracy Ozzimo, 3500 Oceanview Blvd, Glendale, applicant/architect, came forward and stated the following:

- Correction on the staff report. They are adding two new bedrooms, not one. There are two existing bedrooms downstairs. One of them will be converted into a family room.
- Her clients want to maintain the look of the home.
- Wants to keep the height of the house down because of the existing Sycamore tree will not be cut down.

Commissioners’ Discussion

The Commissioner’s discussed the project.

Commissioner Zawodny asked about the easement on the alley and the irrigation of the grass-crete. Ms. Ozzimo stated that there is a fence that divides the alley and that the grass will be irrigated on the areas where the car will not be parked or sitting.

Chairman Garden made the motion to approve PL-11-098 subject to the conditions of approval. Commissioner Adkins seconded the motion.

Ayes: Garden, Klawiter, Adkins, Kimbrough and Zawodny  
Noes: none

5-0 vote. Motion carried

**STAFF ITEMS**

**1. Marshall Community Park Update**

City Planner Mark Gallatin presented the staff report. The Commissioners reviewed and discussed the information. No action was taken.

**2. Fairview Economic Study**

City Planner Mark Gallatin presented the staff report. The Commissioners reviewed and discussed the information. The Commissioners asked about the outcome of the Economic Analysis which focused four broad tasks, namely:

- Review market factors in the vicinity of the site;
- Consider the site’s advantages and disadvantages for development;
- Review the final feasibility of the City’s preferred options for site revitalization; and
- Summarize additional revitalization options.

No action was taken.

**3. Information About Upcoming Community Meeting**

The applicants for a hotel at 221 E. Valley are conducting a community meeting January 11, 2012 at the proposed hotel site. This is an informational item only. No action was taken.

Applicant’s Testimony

Commissioners’ Discussion

**STAFF ITEMS**

**1. Marshall Community Park Update. No action was taken.**

**2. Fairview Economic Study. No action was taken.**

**3. Information About Upcoming Community Meeting No action was taken.**

**PLANNING COMMISSION ITEMS**

**1. Election of Officers – Chair and Vice-Chair of the Planning Commission**

By unanimous votes, Chairman Garden was re-elected as Chair and Vice-Chair Klawiter was re-elected as Vice Chair of the Planning Commission for 2012.

**PLANNING COMMISSION  
ITEMS**

**1. Election of Officers –  
Chair and Vice-  
Chair of the Planning  
Commission**

**ADJOURNMENT**

There being no further business to discuss, Chairman Garden moved to adjourn at 7:30 p.m. to an adjourned meeting of the Planning Commission to Monday, January 30, 2012 at 6:30 p.m. in the Council Chambers, City Hall, 2<sup>nd</sup> 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 in the Community Development Department office at City Hall during regular business hours.

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Norman Garden, Chairman  
Planning Commission

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