

CITY OF SAN GABRIEL

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

March 12, 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, March 12, 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
Dondi Adkins, Commissioner
Carol Kimbrough, Commissioner

Absent: Thomas Klawiter, Vice-Chair
Vincent Zawodny, Commissioner

Also Present: Robert L. Kress, City Attorney
Carol Barrett, Planning Manager
Fang-zhou Zhou, Assistant Planner
Jackie Wong, Planning Commission Secretary

CONSENT ITEMS

Minutes of Adjourned Regular Meeting on February 13 2012.

Chairman Garden moved to approve the minutes. Commissioner Adkins seconded the motion. There being no objections, the minutes were approved.

CONSENT ITEMS

**Planning Commission
Minutes of February 13,
2012. Approved.**

PUBLIC COMMENTS

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.

PUBLIC COMMENTS

None.

EXPLANATION OF PUBLIC HEARING PROCEDURES

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

**EXPLANATION OF
PUBLIC HEARING
PROCEDURES**

Explained by City Attorney Kress.

PUBLIC HEARING ITEMS

1. 1726 S. Del Mar

Planning Case No. PL-11-008 continued from January 30, 2012 Meeting (Conditional Use Permit)

Applicant: Kelly Lam (Coffee Hanh Hoa)

This report was presented by Assistant Planner Fang-zhou Zhou regarding a Conditional Use Permit (CUP) to allow five new gaming machines within an existing café. This business is located in the MU-C/R (Mixed-Use Corridor/Residential) zone and within the boundaries of the Valley Vision: Neighborhoods Sustainability Specific Plan. The City's Municipal Code Section 116.028 requires the approval of a CUP for operation of gaming arcades.

This report was reviewed and exempted for compliance with the California Environmental Quality Act (CEQA) per Guidelines Section 15301, Class 1 (Existing Facilities).

**PUBLIC HEARING
ITEMS**

**1. 1726 S. Del Mar
Planning Case No.
PL-11-008 continued
from January 30,
2012 Meeting
(Conditional Use
Permit)
Applicant: Kelly
Lam (Coffee Hanh
Hoa)
Approved.**

Staff recommends that the Planning Commission approve Planning Case No. PL-11-008, subject to the recommended conditions of approval.

Applicant’s Testimony

Ms. Kelly Lam, 1726 S. Del Mar, applicant/owner, asked her brother, Andy Lam, to translate for her. Chairman Garden asked her if she read and understood the conditions of approval presented to her. Ms. Lam stated that she did and she has no problems following them.

Applicant’s Testimony

Testimony Not In Favor

Ms. Georgina Tamai, 202 E. Ralph Street, came forward and stated her concerns regarding loitering and inadequate lighting.

Testimony Not In Favor

Ms. Lam stated that people usually leave her establishment immediately when they are done and do not loiter. There are patrons from nearby businesses in the area and sometimes transients who loiter there. They are not necessarily her customers. She also clarified that their closing time is subject to business. There are times they close at 11 or 12 p.m., instead of 2 a.m.

Planning Manager Carol Barrett stated that the applicant did not submit plans for additional lighting. However, staff will be able to inspect the location and make recommendations if necessary.

Commissioners’ Discussion

The Commissioners conceptualized the project and agreed that the business is family-friendly located in a quiet place. The customers they attract are very different from those that go to a bar and get drunk. The Commissioners were satisfied with the conditions.

Commissioners’ Discussion

Chairman Garden requested to add to the conditions of approval a six-month review of this item and a random inspection by the Neighborhood Improvement Services (NIS) staff on a quarterly basis. He then made the motion to approve PL-11-008 subject to the recommended conditions of approval and to add a condition to have a six month review of the project and random inspections by NIS every quarter.

Ayes: Garden, Kimbrough and Adkins
Noes: none

3-0 vote. Motion carried.

STAFF ITEMS

1. Annual Report on Housing Element Progress.

This report was presented by Planning Manager Barrett on behalf of City Planner Mark Gallatin.

Chairman Garden approved the report by consensus, and recommended that the document be presented to City Council and sent to OPR and HCD.

2. Business Friendly Action Plan

Planning Manager Barrett informed the Commissioners about the Business Friendly Action Plan is posted on the City’s website and encouraged them to read this information.

3. Electronic and Paper Copy of Reports

Chairman Garden appreciated staff for sending reports via email. He requested to receive reports electronically and paper copies as well. He stated that he is often out of the country and finds it very convenient to read the reports electronically. Paper copies are still important to have, especially when reviewing large plans.

STAFF ITEMS

1. Annual Report on Housing Element Progress. Approved as recommended.

2. Business Friendly Action Plan. Information only.

3. Electronic and Papyery Copy of Reports. Information only.

ADJOURNMENT

There being no further business to discuss, Chairman Garden moved to adjourn at 7:15 p.m. to the regular Planning Commission meeting on April 9, 2012. convening 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 in the Community Development Department office at City Hall during regular business hours.

Norman Garden, Chairman
Planning Commission

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