

CITY OF SAN GABRIEL

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

September 10, 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, September 10, 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
Carol Kimbrough, Commissioner
Vincent Zawodny, Commissioner
Dondi Adkins, Commissioner

Absent: None

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

CONSENT ITEMS

Minutes of the Regular Planning Commission Meeting on July 9, 2012 and the Minutes of the Joint Special Meeting with the Design Review Commission on July 30, 2012.

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

CONSENT ITEMS

Minutes of the Regular Planning Commission Meeting on Monday, July 9, 2012. Approved.

Minutes of the Joint Special Meeting with the Design Review Commission on July 30, 2012. Approved.

PUBLIC COMMENTS

Chairman Garden asked if there was anyone in the audience 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. 929 Abbot Avenue
Planning Case No. PL-12-023 (Conditional Use Permit)
Applicant: Danny Reynoso (Reynoso Design Studio)**

This report was presented by Assistant Planner Fang-zhou Zhou regarding a construction of a 700 square foot garage with a 580 square foot 2-bedroom second residential unit and 184 square foot balcony above it. Per Section 153.047 (I)(10) of the San Gabriel Municipal Code, this application requires approval of a Conditional Use Permit for the second residential unit on the second floor.

This project was reviewed and exempted from 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-12-023, subject to the recommended conditions of approval.

Commissioners' Discussion

The Commissioners reviewed and discussed the item. They expressed concerns about landscaped screening, balcony location, and window placement. They encouraged the applicant to redesign the project and to try to make the design work in a single story. The Planning Commissioners continued this case to its November 13 regular meeting.

- 2. 1045 E. Valley Blvd. #A208
Planning Case No. PL- 12-043 (Conditional Use Permit)
Applicant: Chaobin Gao (E-Game)**

This report was presented by Assistant Planner Fang-zhou Zhou regarding a Conditional Use Permit to allow an internet café in an existing commercial center in the MU-C (Mixed-Use Corridor) zone within the boundaries of the Valley Boulevard Specific Plan. Per Sections 116.028 and 153.151 of the San Gabriel Municipal Code, this application requires approval of a Conditional Use Permit for operation of game arcades. Concerns regarding security, parking, bicycle racks, hours of operation, and compatibility of uses were also presented before the Planning Commission.

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

Staff recommends that the Planning Commission approve Planning Case No. PL-12-043, subject to the recommended conditions of approval.

Chairman Garden asked if the applicant would like to come forward and speak before the Planning Commission.

Mr. Chaobin Gao, owner/applicant, 153 Walnut Street, San Gabriel, came forward and spoke with the assistance of Mr. Zhou translating for him. He stated that his businesses will allow patrons to use the computer for general purposes such as sending emails and play games online. Minor computer service and repair, and help with learning computers will also be offered but no formal classes will be conducted onsite. Patrons will be charged per hour and no downloads of any kind is allowed. He also stated that he has no problems with the conditions of approvals set forth.

Testimony In Opposition

1. Stephen Leung, 1045 E. Valley Blvd., Suite A-210, medical office owner, came forward citing the following concerns:
 - Smoking within the vicinity
 - Inadequate restroom facilities

PUBLIC HEARING ITEMS

- 1. 929 Abbot Avenue
Planning Case No, PL-12-023
(Conditional Use Permit)
Applicant: Danny Reynoso (Reynoso Design Studio)
To be continued to the November Planning Commission meeting.**

Commissioners' Discussion

- 2. 1045 E. Valley Blvd. #A208
Planning Case No. PL- 12-043
(Conditional Use Permit)
Applicant: Chaobin Gao (E-Game).
Approved.**

Testimony In Opposition

Planning Manager Barrett stated that staff has included a condition that would ban smoking. On the issue of restrooms, there is no food service involved and there is an adequate amount of restrooms where patrons are just using computers onsite, which meets the requirements with 20 customers at one time. There isn't a standard in an office or any environment using computers that 20 customers would generate the need to use more than one restroom at a time.

Mr. Zhou stated that if someone observes anybody smoking, they should call code enforcement to report it. He also added that City staff will conduct random inspections and that this item will be reviewed again by the Planning Commission in six months.

2. Jeff Freeman, 1045 E. Valley Blvd, Suite A-201, came forward citing the following concerns:
 - Hours of Operation
 - Gaming
 - Loitering
 - Security

3. Ben Chen, 1045 E. Valley Blvd., Suite A-213, came forward stating the following:
 - Applicant should rename the business so it is not misleading since the business is not exactly an internet café.
 - Security guard is paid for by the Business Owners' Association. The applicant should also pay for this service or provide their own guard.
 - Parking
 - Clarification of service being provided

City Attorney Kress stated that the tenants in the facility have to follow the CC&R and HOA rules but that is not enforced by the City. Mr. Kress suggested that the Association might consider prolonging the security guards' hours beyond 8 p.m. The applicant must abide by the Association's rules just like the other tenants in the building.

Planning Manger Barrett stated that the business' name is E-Game and it doesn't have the word café in it. The Zoning Code applies the name café to it as a type of use. She also added that while there will not be any food served, the City cannot prohibit or regulate if someone would bring beverages from outside or bring large backpacks. The applicant would have to establish those policies.

4. Raymond Cheng, 1045 E. Valley Blvd., Suite A-112, came forward citing the following concerns:
 - Clarification of service being provided – is it computer repair, internet gambling/gaming
 - Security

At this point, Chairman Garden closed the public hearing portion.

Commissioners' Discussion

The Planning Commissioners conceptualized and discussed the project. They supported the application, subject to the recommended conditions of approval, with the additional conditions that the required security guard for the internet café be responsible for monitoring the areas outside the café to prohibit loitering and smoking, that the applicant work with the owners' association on the location of the bike rack, and that staff check with the Fire Department on the café's occupancy limit.

Chairman Garden made the motion to approve PL-12-043, subject to the recommended conditions of approval and the additional conditions mentioned. Vice-Chair Klawiter seconded the motion.

Commissioners' Discussion

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

5-0 vote. Motion carried.

3. Energy Action Plan

This item was presented by Assistant Planner Fang-zhou Zhou regarding developing the City’s Energy Action Plan (EAP) along with Southern California Edison (SCE), the San Gabriel Valley Council of Governments (SGVCOG), and project consultant PMC in response to state legislation. PMC presented the City with a draft EAP which addresses both communitywide and municipal energy use.

This project was reviewed and was exempted from compliance with the California Environmental Quality Act (CEQA) per Guidelines Section 15308, Class 8 (actions by regulatory agencies for protection of the environment) and Section 15301 (Existing Facilities), Class 1 (operation, repair, maintenance, or minor alteration of existing public structures, facilities, and mechanical equipment).

Staff recommends that the Planning Commission review and approve this item and recommend the policy to the City Council.

A representative from PMC was present to answer any question from the Planning Commission.

Commissioners’ Discussion

The Planning Commissioners reviewed and discussed the item, unanimously approved the Energy Action Plan as presented, and recommend that the policy be adopted by the City Council.

Vote: unanimous by consensus

STAFF ITEMS

4. Update and Discussion on Greening the Code

This item was presented by Planning Manager Carol Barrett. No action needed. The Planning Commission reviewed and discussed staff’s recommendations and was in agreement with them.

5. Update and Discussion on Hotel Development Standards and the Valley Boulevard Specific Plan Amendments.

This item was presented by City Planner Mark Gallatin. No action needed. The Planning Commission reviewed and discussed the proposed hotel development standards and specific plan amendments. The Commission reminded staff of the importance of having standards for hotel trash and loading areas.

6. Update and Discussion on Zoning Quick Wins

This item was presented by Planning Manager Carol Barrett. No action needed. The Planning Commission discussed alternatives and requested more time to review them and decide which ones should be drafted as Code language. This item will be on the October 8, 2012 Planning Commission agenda.

3. Energy Action Plan. Approved and recommended that the City Council adopt the policy.

Commissioners’ Discussion

STAFF ITEMS

4. Update and Discussion on Greening the Code. No action needed.

5. Update and Discussion on Hotel Development Standards and the Valley Boulevard Specific Plan Amendments. No action needed.

6. Update and Discussion on Zoning Quick Wins. No action needed.

ADJOURNMENT

There being no further business to discuss, Chairman Garden moved to adjourn at 8:35 p.m. to the regular Planning Commission meeting on October 8, 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