

**CITY OF SAN GABRIEL**

**MINUTES OF THE REGULAR PLANNING COMMISSION MEETING**

**October 8, 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, October 8, 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: Mark Gallatin, City Planner  
Fang-zhou Zhou, Assistant Planner  
Jackie Wong, Planning Commission Secretary

**CONSENT ITEMS**

**Minutes of the Regular Planning Commission Meeting on October 8, 2012**  
Vice-Chair Klawiter moved to approve the minutes. Commissioner Adkins seconded the motion. There being no objections, the minutes were approved.

**CONSENT ITEMS**  
**Minutes of the Regular  
Planning Commission  
Meeting on Monday,  
October 8, 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**

There were no Public Hearing items on the agenda; therefore, there was no need to explain the procedures at the meeting.

**EXPLANATION OF  
PUBLIC HEARING  
PROCEDURES**  
None given. No Public Hearing items.

**STAFF ITEMS**

**1. Cellular Site Co-location Update**

This item was presented by Assistant Planner Fang-zhou Zhou. This report provided a brief overview on recent changes to federal law which restrict the ability of cities to regulate some increases to cell tower height as well as co-location and antennae replacement on existing towers. Received and filed document. No action needed.

**2. Discussion on Draft Ordinance to Amend the Valley Boulevard Specific Plan, including Hotel Development Standards**

This item was presented by City Planner Mark Gallatin. The Planning Commission recommended staff to make some minor adjustments to the proposed hotel development standards related to building height, bus and shuttle parking, trash enclosures, and truck loading areas. Staff will make the changes and present the Valley Boulevard Specific Plan Amendments and Environmental Impact Review (EIR) Addendum for action by the Planning Commission at their November 13, 2012 meeting.

Ms. Mary Cammarrano, 1218 Palm Ave., asked Chairman Garden if she could address the Planning Commission about this item. Chairman Garden granted her request. Ms. Cammarrano stated that the City should conduct individual EIRs for each of the proposed hotel projects. Mr. Gallatin stated that with the Addendum, it will allow the environmental review to be simplified for these types of projects, and it will help developers be aware of the standards pertaining to their projects. Ms. Cammarrano requested Mr. Gallatin to include her in future mailings of all Planning Commission agendas.

**3. Update and Discussion on Zoning Quick Wins**

This item was presented by City Planner Mark Gallatin. The Planning Commission gave their recommendations to staff on a number of proposed code changes intended to provide staff with greater flexibility to expedite and approve certain requests. Staff will be drafting the recommendations into ordinance form and will present it at a future Planning Commission meeting.

**4. State and Local Law Regarding Second Units in R-1 Zones**

This report was presented by City Planner Mark Gallatin. Following the consideration of a Conditional Use Permit (CUP) for a second unit above a garage at their September meeting, the Planning Commission requested more information from staff regarding their ability to regulate second units under state law. Mr. Gallatin provided an overview of the state law mandating that cities allow second units and the circumstances under which they may require discretionary review, such as a CUP. Received and filed document. No action was taken.

**STAFF ITEMS**

**1. Update and Discussion on Cellular Site Co-location. Received and filed.**

**2. Discussion on Draft Ordinance to Amend the Valley Boulevard Specific Plan, including Hotel Development Standards. Discussion.**

**3. Update and Discussion on Zoning Quick Wins Discussion.**

**4. State and Local Law Regarding Second Units in R-1 Zones Received and filed.**

**ADJOURNMENT**

There being no further business to discuss, Chairman Garden moved to adjourn at 7:40 p.m. to the regular Planning Commission meeting on Tuesday, November 13, 2012 convening 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