

**CITY OF SAN GABRIEL**

**MINUTES OF THE REGULAR PLANNING COMMISSION MEETING**

**November 13, 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 Tuesday, November 13, 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  
Mark Gallatin, City 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.

**PUBLIC HEARING ITEMS**

- 1. 929 Abbott Ave.  
Planning Case No. PL-12-023 (Conditional Use Permit)  
Applicant: Danny Reynoso (Reynoso Design Studio)**

This report was presented by City Planner Mark Gallatin regarding a proposed construction of a new 737 square foot garage with a 580 square foot 2-bedroom second residential unit above it. Per Section 153.047 (I) (10) of the San Gabriel Municipal Code, a Conditional Use Permit (CUP) is required for a second residential unit on the second floor. This item is a continuation of the public hearing from September 10, 2012.

The architect has revised the plans to address the Planning Commission’s concerns regarding the impact of the second unit on the neighbors’ privacy. The architect was present and available to answer questions.

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.

Chairman Garden asked if anyone in the audience would like to come forward and speak about this item. There being none, Chairman Garden closed the public hearing portion for this item.

Commissioners’ Discussion

The Planning Commissioners discussed and conceptualized the revised plans. They all agreed that the concerns regarding privacy have been addressed.

Chairman Garden made the motion to approve PL-12-023. Commissioner Zawodny seconded the motion.

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

5-0 vote. Motion carried.

- 2. Valley Boulevard Specific Plan Amendments and EIR Addendum  
Planning Case No. PL-12-085  
Applicant: City of San Gabriel**

This item was presented by City Planner Mark Gallatin regarding the proposed amendments to the Valley Boulevard Neighborhoods Sustainability Plan, which includes comprehensive development standards for hotels. The objective of the changes is to aid development and to make revisions to the plan reflecting six years of experience with plan implementation.

The project was reviewed for compliance with the California Environmental Quality Act (CEQA). On December 19, 2006 the City Council certified the Final Environmental Impact Report (Final EIR) for the Specific Plan in accordance with CEQA, which was a Program EIR. The Final EIR analyzed implementation and buildout of the Specific Plan over a 20-year planning period. The proposed Specific Plan amendments would not modify the maximum development potential approved for the Specific Plan that was analyzed in the Final EIR. Therefore, the City has determined that the proposed amendments only require preparation of an Addendum to the Final EIR.

**PUBLIC HEARING ITEMS**

- 1. 929 Abbott Ave.  
Planning Case No. PL-12-023  
(Conditional Use Permit)  
Applicant: Danny Reynoso (Reynoso Design Studio)  
Approved.**

Commissioners’ Discussion

- 2. Valley Boulevard Specific Plan Amendments and EIR Addendum  
Planning Case No. PL-12-085  
Applicant: City of San Gabriel  
Recommended for Approval.**

Staff recommends that the Planning Commission recommend approval of Planning Case No. PL-12-085, along with the EIR Addendum, to the City Council.

Deputy City Attorney Lisa Kranitz and Ms. Collette Morse, RBF Consulting, were present to answer questions regarding this item.

Testimony Not in Favor

Mary Cammarano, 1218 Palm Ave., came forward and expressed concerns about Negative Declaration costs, EIR fees, parking, noise, traffic congestion, and impacts on the City’s aging sewer system.

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

Commissioners’ Discussion

The Planning Commissioners discussed the item. They stated that besides costing the developer less money as an incentive to build a hotel in the City, that the amendments would help them cut down on the timeline for their project. It also would assist them in reducing the time to process their loans from financial institutions to move the project along. The developers are more interested in getting the project going rather than how much it would cost them to do things. With the City’s proposed Amendments, this would allow developers to invest in the City as well as having the City exercise its business friendly practices as part of its Business Friendly Action Plan.

Mr. Gallatin stated that even if a project is reviewed under a Mitigated Negative Declaration as opposed to an EIR, the analysis of relevant environment impacts is no less complete.

Chairman Garden made the motion to recommend approval of PL-12-085, together with the EIR Addendum, to the City Council.

Vice-Chair Klawiter seconded the motion.

Ayes: Garden, Klawiter, Kimbrough, Adkins and Zawodny

Noes: None

5-0 vote. Motion carried.

Mr. Gallatin announced that this item will be taken up as a public hearing item at the December 18, 2012 City Council meeting.

**STAFF ITEMS**

None

Testimony Not in Favor

Commissioners’ Discussion

**STAFF ITEMS**

None

**ADJOURNMENT**

**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 Monday, December 10, 2012 convening in the Council Chambers, City Hall, 2<sup>nd</sup> Floor, 425 S. Mission Drive, San Gabriel, CA.

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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