

CITY OF SAN GABRIEL

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

August 12, 2013

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, August 12, 2013.

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: Chairman Garden, Vice-Chair Klawiter, and
Commissioner Zawodny

ABSENT: Commissioner Kimbrough

STAFF PRESENT: City Attorney Robert L. Kress, City Planner Mark
Gallatin, Assistant Planner Fang-zhou Zhou, and
Planning Commission Secretary Jackie Wong

CONSENT ITEMS

Minutes of the Regular Planning Commission Meeting on July 22, 2013.

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

CONSENT ITEMS

**Minutes of the Regular
Planning Commission Meeting
on July 22, 2013. 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. 1048 E. Broadway
Planning Case No. PL-13-058 (Variance)
Applicant: Antoinette Morales**

This report was presented by Assistant Planner Fang-zhou Zhou regarding a Variance for a reduced
street side yard setback to allow the addition of a closet and a bathtub to an existing house in the R-
1 (Single Family Residence) zone.

PUBLIC HEARING ITEMS

- 1. 1048 E. Broadway
Planning Case No.
PL-13-058 (Variance)
Applicant: Antoinette
Morales
Approved.**

This report was reviewed and exempted for compliance with the California Environmental Quality Act (CEQA) per Guidelines Section 15305, Class 5 (Minor Alterations in Land Use Limitations).

Staff recommends that the Planning Commission approve Planning Case No. PL-13-058 (Variance), subject to the recommended conditions of approval.

Applicant's Comments

Ms. Antonia Morales, 1048 E. Broadway, applicant, came forward and stated that she has read all conditions of approvals and has no concerns with them.

Applicant's Comments

Testimony

Ms. Charleen Alexander, 339 S. Willard, came forward and inquired if the applicant is building right on the street line. Mr. Zhou stated that the existing house is 1 foot, 1 inch from the street line. The construction will continue the existing set back. It won't get any closer to the street line.

Testimony

Commissioners' Discussion

The Planning Commission discussed and conceptualized the project.

Commissioners' Discussion

Commissioner Zawodny commented on its unusual condition. He recognized how the lot is uniquely set up and that what the applicant is asking for makes sense.

Vice-Chair Klawiter stated that San Gabriel is an old city and the applicant is trying to do the best of what she can. He stated that he sees nothing in the application that would keep him from approving this item.

Chairman Garden was concerned about public safety like a car hitting the house. He asked if there should be a bollard installed in the front area. Mr. Gallatin stated that both Fire and Police departments have reviewed the plans and did not determine any threat to public safety.

Chairman Garden moved to approve Planning Case No. PL-13-058 subject to the recommended conditions of approval. Commissioner Zawodny seconded the motion.

Ayes: Garden, Klawiter, and Zawodny

Noes: None

3-0 vote. Motion carried.

**2. City of San Gabriel 2013-2021 Housing Element
Planning Case No. PL-13-031
Applicant: City of San Gabriel**

This report was presented by City Planner Mark Gallatin. The City's previous Housing Element was adopted in 2010. State law requires that the element be updated for the 2013-2021 planning period.

The project was reviewed for compliance with the California Environmental Quality Act (CEQA). On January 5, 2010 the City Council adopted a Mitigated Negative Declaration of Environmental Impact for the City's 2008-2013 Housing Element in accordance with the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration assessed and addressed the potential environmental impacts that might result from approval of that Housing Element. Based on this

**2. City of San Gabriel
2013-2021 Housing
Element
Planning Case No.
PL-13-031
Applicant: City of San
Gabriel
Approved.**

analysis, it was concluded that there would not be significant environmental impacts associated with the project. The City of San Gabriel 2013-2021 Housing Element proposes no policy changes from the 2008-2013 Housing Element and only includes minor edits to update data, correct text inconsistencies and provide greater clarity. Therefore, the City has determined that the proposed Housing Element only requires preparation of an Addendum to the Mitigated Negative Declaration.

Mr. John Douglas, Housing Element consultant, was present to answer questions that the Planning Commission may have.

Commissioners' Discussion

The Planning Commission reviewed the item and unanimously agreed to approve this item.

Chairman Garden motioned to approve PL-13-031, to adopt Resolution NO. 13-03 recommending that the City Council: 1) Approve the Addendum to the Mitigated Negative Declaration of Environmental Impact for the City's 2008-2013 Housing Element; and 2) Adopt the updated Housing Element as part of the City's General Plan. Vice-Chair Klawiter seconded the motion.

Ayes: Garden, Klawiter, and Zawodny
Noes: None

3-0 vote. Motion carried.

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, September 9, 2013 at 6:30 p.m. in the Council Chambers, City Hall, 2nd Floor, 425 S. Mission Drive, San Gabriel, CA.

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The Planning Commission meetings are available on tape and may be reviewed within 90 days after the meeting 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

Commissioners' Discussion

ADJOURNMENT