

CITY OF SAN GABRIEL

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

August 11, 2014

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 11, 2014.

Commissioner Zawodny, Acting Planning Commission Chairman, 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: Commissioner Jingbo Lou, Commissioner Camelia Vera, and Commissioner Vincent Zawodny

ABSENT: Chairman Norman Garden and Vice-Chair Thomas Klawiter

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

CONSENT ITEMS

Minutes of the Regular Planning Commission Meeting on July 14, 2014.

Commissioner Zawodny moved to approve the minutes. Commissioner Lou seconded the motion. There being no objections, the minutes were approved.

CONSENT ITEMS

Minutes of the Regular Planning Commission Meeting on July 14, 2014. Approved.

PUBLIC COMMENTS

Commissioner Zawodny asked that speakers come forward who wish to address the Planning Commission on non-agenda items. There being no one who wished to speak, Commissioner Zawodny 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 ITEM

- 1. 1276 Elm Ave.
Planning Case No. PL-13-075 (Tentative Parcel Map)
Applicant: James Wang**

This report was presented by Associate Planner Larissa De La Cruz regarding an application for the approval of a Tentative Parcel Map for a four-unit condominium subdivision project (conversion of an existing apartment building) located in the R-3 (Multi-Family Residence zone).

This project was reviewed for and exempted from compliance with the California Environmental Quality Act (CEQA), Guidelines Section 15315, Class 14 (Subdivision of Properties into four or fewer parcels).

Staff recommends that the Planning Commission approve PL-13-075, subject to the recommended conditions of approval.

PUBLIC HEARING ITEM

- 1. 1276 Elm Ave.
Planning Case No. PL-13-075 (Tentative Parcel Map)
Applicant: James Wang
Approved.**

The applicant was not present at the meeting but relayed to staff that he was agreeable to all the recommended conditions of approval.

Commissioners' Discussion

Commissioners' Discussion

The Planning Commissioners conceptualized the project and unanimously supported it. They stated that it has an interesting modern design, and praised that it has a lot of space in the back area.

Commissioner Zawodny made the motion to approve PL-13-015, subject to the recommended conditions of approval. Commissioner Lou seconded the motion.

Ayes: Zawodny, Lou and Vera

Noes: None

5-0 vote. Motion carried.

**2. Trailer Ordinance
Planning Case No. PL-14-087
Applicant: City of San Gabriel**

**2. Trailer Ordinance
Planning Case No.
PL-14-087
Applicant: City of San
Gabriel
Recommended for
Approval.**

Planning Manager Mark Gallatin presented this item regarding the City's proposal to amend certain sections of the current Municipal Code relating to the regulation of trailers and other vehicles. Chapter 151 of the City's Municipal Code was proposed to be deleted and Section 153.130 was proposed to be amended.

The project was reviewed with compliance with the California Environmental Quality Act (CEQA). By adopting the ordinance, it would be exempted from CEQA pursuant to CEQA Guidelines section 15060 (c) (2) on the grounds that the activity does not have the ability to result in a direct or reasonably foreseeable indirect physical change in the environment.

Staff recommended that the Planning Commission recommend approval PL-14-087 to the City Council.

The Planning Commissioners asked questions regarding mobile homes and recreational vehicles in R-1 zones. Mr. Gallatin stated that they are treated the same as Single Family Homes but recreational vehicles are not. He also stated that the key distinction here is vehicles versus dwelling units. Recreational vehicles are prohibited from hooking up to City or residential utility systems. The proposed changes to the Municipal Code were suggested by residents and in response to a recent court decision.

Commissioner Vera asked how long can motorhomes be parked on the driveway. Mr. Gallatin stated that there is no time limit for parking on private property. There is currently conflicting information in the Code and that is why the Code has to be amended. Commissioner Vera stated that motorhomes have to generate electricity and they produce noise. The sunlight is being taken away from neighbors, and issues about shared driveways. Commissioner Vera continued that she needs clarification whether changes to the Code do not conflict with existing State laws. Mr. Gallatin stated that the only new right or privilege is the right to stock and clean vehicles onsite. About the noise, that will be dealt with through existing regulations about noise from mechanical equipment. Residents with shared driveways need to have respect first for access.

Testimonies

Testimonies

Ellie Andrews, 290 N. Mission Drive, stated that there is a visual impact in the neighborhood to see large RVs on driveways for years. She added that many people do not want to live next to or across from unsightly RVs.

Anna Battaglia, 1140 Bilton Way, inquired staff what the outcome was in the City of Arcadia that also had to deal with RV problems. She suggested that staff should look into what they did regarding this issue.

At this point, Commissioner Zawodny closed the public hearing portion of the meeting.

Commissioners' Discussion

The Planning Commissioners conceptualized the proposed amendments.

Commissioner Zawodny made the motion to recommend approval of PL-14-087 recommending the item to the City Council for their approval. Commissioner Lou seconded the motion.

Ayes: Zawodny and Lou
Noes: Vera

2-1 vote. Motion carried with majority of quorum voting yes.

STAFF ITEM

1. Preview of Draft Bicycle Master Plan

This item was presented by Assistant Planner Fang-Zhou Zhou. Representatives from Bike San Gabriel/ Day One gave an overview of the Bicycle Master Plan. This is an informational item; therefore, no action was taken by the Planning Commission.

ADJOURNMENT

There being no further business to discuss, Commissioner Zawodny moved to adjourn at 7:45 p.m. to the special joint meeting of the Planning Commission and the Design Review Commission on Monday, August 25, 2014 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.

Vincent Zawodny, Acting Chairman
City of San Gabriel
Planning Commission

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

Commissioners' Discussion

STAFF ITEM

**1. Preview of Draft
Bicycle Master Plan
No action taken by the
Planning Commission.**

ADJOURNMENT