

**CITY OF SAN GABRIEL**

**MINUTES OF THE REGULAR PLANNING COMMISSION MEETING**

**February 9, 2015**

**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, February 9, 2015.**

Vice-Chair Klawiter 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:**

Vice-Chair Thomas Klawiter, Commissioner Jingbo Lou, Commissioner Camelia Vera and Commissioner Vince Zawodny

**ABSENT:**

Chairman Norman Garden (excused)

**STAFF PRESENT:**

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

**CONSENT ITEMS**

**Minutes of the Special Planning Commission Meeting on January 12, 2015.**

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

**CONSENT ITEMS**

**Minutes of the Special  
Planning Commission Meeting  
on January 12, 2015.**

**Approved.**

**PUBLIC COMMENTS**

Vice-Chair Klawiter asked that speakers come forward who wish to address the Planning Commission on non-agenda items. No one else came forward to speak; therefore he 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. Massage Establishments  
Planning Case No. PL-15-009  
Applicant: City of San Gabriel**

This item was presented by Planning Manager Mark Gallatin regarding a proposed amendment to certain sections of Chapter 153 of the Municipal Code which include restoring limitations as to the zones in which massage establishments may be located and restoring the requirement that massage establishments obtain a Conditional Use Permit (CUP) to ameliorate the negative impacts of such businesses and to protect the public.

**PUBLIC HEARING ITEMS**

- 1. Massage Establishments  
Planning Case  
No. PL-15-009  
Applicant: City of San  
Gabriel  
Approved.**

**ENVIRONMENTAL DETERMINATION:** The project was reviewed and exempted for compliance with the California Environmental Quality Act (CEQA) requirements, per Guidelines Section 15061, Class 1 (b) (3)

**RECOMMENDATION:** The Massage Establishments Committee recommends that the Planning Commission adopt a Resolution recommending that the City Council adopt the Ordinance making changes to Chapter 153 of the San Gabriel Municipal Code relating to massage establishments.

Testimony

Mr. Chuck Sances, 1808 S. California St., San Gabriel, member of San Gabriel United, felt that the five years grace period for existing businesses to apply for a CUP seems too long. He suggested that existing businesses should be given two years so as not to hurt existing legitimate businesses.

Mr. Gallatin explained that currently, there are 57 existing massage businesses in the City, and 10 of them already have CUPs. The other 47 need to apply for a CUP.

City Attorney Kress stated that there was considerable discussion about the amortization period at a recent City Council meeting and that the Council decided the five years grace period was defensible. He mentioned that the Planning Commission will be allowed to consider the number of other massage businesses in the vicinity when considering a CUP application.

This concludes the public hearing portion.

Commissioners' Discussion

The Planning Commissioners discussed and conceptualized the proposed amendments. Planning Manager Gallatin mentioned that, from the City's perspective, there is no distinction between types of massage services. They are all considered massage establishments according to the City's Ordinance. City Attorney Kress stated that municipalities got back the land use control but not the massage certificates, which still remains with the State's Massage Therapy Council.

Vice-Chair Klawiter made the motion to approve PL-15-009 adopting a Resolution recommending that the City Council adopt the Ordinance making changes to Chapter 153 of the San Gabriel Municipal Code relating to massage establishments. Commissioner Lou seconded the motion.

Ayes: Klawiter, Lou, Vera and Zawodny  
Noes: None  
4-0 motion carried

**STAFF ITEM**

**1. Preview of Proposed Mixed-Use Development at 400-420 W. Valley Blvd.**

This is the second preview for this project. No action was required.

**PLANNING COMMISSION ITEMS**

None.

Testimony

Commissioners' Discussion

**STAFF ITEM**

**1. Preview of Proposed Mixed-Use Development at 400-420 W. Valley Blvd. No action required.**

**PLANNING COMMISSION ITEMS**

None.

**ADJOURNMENT**

There being no further business to discuss, Vice-Chair Klawiter moved to adjourn to the Special Joint Meeting of the Planning Commission and the Design Review Commission on Monday, February 23 at 6:30 p.m. 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 within 90 days after the meeting in the Community Development Department office at City Hall during regular business hours.

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Thomas Klawiter, Vice-Chair  
City of San Gabriel  
Planning Commission

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