

CITY OF SAN GABRIEL

MINUTES OF THE SPECIAL PLANNING COMMISSION MEETING

February 23, 2015

A Special 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 23, 2015.

Acting Chair Zawodny 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 Vince Zawodny

ABSENT: Chairman Norman Garden (excused)
Vice-Chair Thomas Klawiter (excused)

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

PUBLIC COMMENTS

Acting Chair Zawodny asked that speakers come forward who wish to address the Planning Commission on non-agenda items. No one else came forward to speak.

PUBLIC COMMENTS

None

EXPLANATION OF PUBLIC HEARING PROCEDURES

City Attorney Kress explained the public hearing procedures for the items on this evening's agenda.

Planning Manager Mark Gallatin stated that items 1, 3 and 4 on tonight's agenda are postponed to the Special Joint Planning Commission and Design Review Commission Meeting on Monday, March 9, 2015 at the applicant's request for item 1 and due to lack of quorum for items 3 and 4.

EXPLANATION OF PUBLIC HEARING PROCEDURES

**Explained by City
Attorney Kress**

PUBLIC HEARING ITEMS

- 1. 227 W. Valley Blvd. #348-358
Planning Case No. PL-14-135
Applicant: Chang'An Restaurant**

This item was postponed to the Special Joint Planning Commission and Design Review Commission Meeting on Monday, March 9, 2015 at the applicant's request.

PUBLIC HEARING ITEMS

- 1. 227 W. Valley Blvd.
#348-358
Planning Case
No. PL-14-135
Applicant: Chang'An
Restaurant
Postponed to March 9,
2015**

- 2. 529 E. Valley Blvd., #128
Planning Case No. PL-14-127
Applicant: Susan Kim (Arirang Tofu House)**

This item was presented by Assistant Planner Fang-zhou Zhou regarding an application for a Conditional Use Permit (CUP) for beer and wine sales located in the C-CT (Commercial Center) zone.

- 2. 529 E. Valley Blvd., #128
Planning Case
No. PL-14-127
Applicant: Susan Kim
(Arirang Tofu House)
Approved**

ENVIRONMENTAL DETERMINATION: The project was reviewed and exempted for compliance with the California Environmental Quality Act (CEQA) requirements, per Guidelines Section 15301. Class 1 (Existing Facilities).

RECOMMENDATION: Staff recommends that the Planning Commission approve PL-14-127, subject to the recommended conditions of approval.

Applicant’s Testimony

Mr. Art Rodriguez, 529 E. Valley Blvd., #128, representative of applicant, informed the Planning Commissioners that they have not received any complaints after sending notices to residents that live within the 500 feet radius from the restaurant. He also added that the applicant understands and will abide by the posed conditions of approval.

Commissioners’ Discussion

The Planning Commissioners discussed the project and all were in favor of it.

Commissioner Zawodny stated that he drove by the restaurant and commented that its location is fine and he doesn’t have a problem supporting the application.

Commissioner Vera stated that she drove by the location as well and commented that it looks clean and well kept. She added that she also noticed the ABC license application notice was posted on their door.

Commissioner Lou stated that he likes the food there and would appreciate having beer and/or wine offered with the menu.

Commissioner Lou made the motion to approve PL-14-127, subject to the recommended conditions of approval. Commissioner Vera seconded the motion.

Ayes: Zawodny, Lou and Vera
Noes: None

3-0 vote. Motion carried.

**3. 201-217 S. San Gabriel Blvd.
Planning Case No. PL-14-041**

Applicant: KCN Investments/Killefer Flammang Architects

This item was postponed to the Special Joint Planning Commission and Design Review Commission Meeting on Monday, March 9, 2015 due to lack of quorum.

**4. 400-420 W. Valley Blvd.
Planning Case No. PL-14-063**

Applicant: Swish Development, LLC

This item was postponed to the Special Joint Planning Commission and Design Review Commission Meeting on Monday, March 9, 2015 due to lack of quorum.

Applicant’s Testimony

Commissioners’ Discussion

**3. 201-217 S. San Gabriel Blvd.
Planning Case No. PL-14-041
Applicant: KCN Investments/Killefer Flammang Architects
Postponed to March 9, 2015**

**4. 400-420 W. Valley Blvd.
Planning Case No. PL-14-063
Applicant: Swish Development, LLC
Postponed to March 9, 2015**

STAFF ITEMS
None.

PLANNING COMMISSION ITEMS
None.

ADJOURNMENT

There being no further business to discuss, Commissioner Zawodny moved to adjourn to the Special Joint Meeting of the Planning Commission and the Design Review Commission on Monday, March 9 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 Chair
City of San Gabriel
Planning Commission

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

STAFF ITEMS
None

**PLANNING COMMISSION
ITEMS**
None.

ADJOURNMENT