

CITY OF SAN GABRIEL

**MINUTES OF THE SPECIAL JOINT MEETING OF THE PLANNING COMMISSION
AND THE DESIGN REVIEW COMMISSION**

April 15, 2015

A Special Joint Meeting of the Planning Commission and the Design Review 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 Wednesday, April 15, 2015.

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

PLANNING COMMISSION

PRESENT:

Chairman Norman Garden, Vice-Chair Thomas Klawiter, Commissioner Jingbo Lou, Commissioner Camelia Vera

ABSENT:

Vice Chair Vincent Zawodny (excused)

DESIGN REVIEW COMMISSION

PRESENT:

Chairperson Marla Nadolney and Commissioner Raymond Cheng

ABSENT:

Vice-Chair Rhett Beavers (excused)

STAFF PRESENT:

Deputy City Attorney Lisa Kranitz, Planning Manager Mark Gallatin, Associate Planner Larissa De La Cruz, Assistant Planner Fang-zhou Zhou, and Acting Planning Commission Secretary Evelyn Dolphin

MINUTES

Minutes of the Special Planning and Design Review Commission Meeting on March 9, 2015.

The minutes were continued.

MINUTES

Minutes of the Special Planning Commission and Design Review Commission Meeting on March 9, 2015 were continued.

PUBLIC COMMENTS

Chairman Garden asked that speakers come forward who wish to address the Planning Commission on non-agenda items.

Brendan Lenihan, 531 Montecito Drive, San Gabriel, commented that he wished to be heard on all meeting items.

No one else spoke; therefore, Chairman Garden closed the public comments portion.

PUBLIC COMMENTS

EXPLANATION OF PUBLIC HEARING PROCEDURES

Deputy City Attorney Lisa Kranitz explained the public hearing procedures for the items on this evening's agenda. She stated that tonight's agenda items will be taken up in the following order: The Staff Item for the proposed Hyatt Hotel development located at 101-111 W. Valley Boulevard will go first, then Items 1 and 3 will follow. Item 2 will be continued. She also added that Commissioner Vera will be recusing herself for Item 3 due to a potential conflict of interest on these projects and that the Design Review Commissioners will be taking part on the actions for item 3.

EXPLANATION OF PUBLIC HEARING PROCEDURES

Explained by Deputy City Attorney Lisa Kranitz.

STAFF ITEM

Staff Item. Update regarding shade and shadow analysis for the proposed Hyatt Hotel development located at 101-111 W. Valley Blvd.

Associate Planner Larissa De La Cruz presented this item. The Planning Commissioners received and filed the report.

PUBLIC HEARING ITEMS

1. **533 S. Del Mar Avenue
Planning Case No. PL-15-012
Applicant: Koichi Sushi**

This report was presented by Assistant Planner Fang-zhou Zhou regarding a Conditional Use Permit (CUP) to serve beer and wine in an existing restaurant in the C-1 (Retail Commercial) zone.

ENVIRONMENTAL DETERMINATION: This project was reviewed and exempted from the California Environmental Quality Act requirements, per Guidelines Section 15301, Class 1 (Existing Facilities).

RECOMMENDATION: Staff recommended that the Planning Commission approve PL-15-012, subject to the recommended conditions of approval.

Terry Lac, the applicant, spoke on behalf of the project.

Chairman Garden asked the applicant if he is in favor of the conditions of approval. He stated that he is fine with them.

Brendan Lenihan spoke regarding this project and voiced his opposition. He mentioned that there was a continuation school nearby and expressed his concern for the possibility of criminal acts and drunken behaviors.

No one else spoke from the public regarding this item; therefore, Chairman Garden closed the public comments portion for this item.

Commissioners' Discussion

The Planning Commission conceptualized and discussed the project. Planning Manager Mark Gallatin discussed the safeguards in place against the restaurant turning into a bar; the permit restricts the restaurant to selling beer and wine only in conjunction with food, and was conditioned by the Police Department. Security issues and compatibility issues have been addressed. Commissioner Lou spoke. Commissioner Vera had a question regarding Mr. Lenihan's question about the proximity of a continuation school near a liquor store in the vicinity. Mr. Gallatin's responded that the continuation school was located approximately ½ mile north at the corner of Broadway and Del Mar. Mr. Gallatin confirmed there were no police complaints on record. Vice Chair Klawiter spoke and supported the application. There was a discussion of an on-sale vs. off-sale license and the distinction between the two.

Chairman Garden made the motion to approve PL-15-012. Vice Chair Klawiter seconded the motion.

Ayes: Garden, Klawiter, Lou and Vera
Noes: None

4-0 motion carried

At this point, Commissioner Vera recused herself from the meeting as explained earlier by Deputy City Attorney Kranitz. Chairman Garden then called the Design Review Commissioners to join

STAFF ITEM

Staff Item. Update regarding Shade and Shadow Analysis for Hyatt Hotel Development

PUBLIC HEARING ITEMS

1. **533 S. Del Mar
Planning Case
No. PL-15-012
Applicant: Koichi Sushi
Approved.**

Commissioners' Discussion

the Planning Commissioners to take action on item 3.

2. **608-610 S. Ramona Street**
Planning Case No. PL-14-004
Applicant: Leo Wu (Architect)

NOTE: THIS ITEM WAS NOT HEARD AT THIS MEETING AND WILL BE RE-NOTICED FOR A FUTURE MEETING.

3. **400-420 W. Valley Boulevard**
Planning Case No. PL-14-063
Applicant: Swish Development, LLC

This project was presented by Assistant Planner Zhou regarding a request for a Tentative Tract Map and a Precise Plan of Design to allow for the construction of a new mixed-use development. The project will have 50,459 square feet of commercial space and 127 residential condominium units, and is zoned MU-C (Mixed Use – Corridor). Currently, the project site has about 13,000 square feet of existing commercial buildings and three single-family homes, which will all be demolished for this new proposed development. This is a continued hearing with a redesign of the project in response to the Planning Commission’s direction at a previous meeting.

ENVIRONMENTAL DETERMINATION: This project was reviewed for the California Environmental Quality Act (CEQA) compliance and staff determined that the project required a Mitigated Negative Declaration, the availability of which was posted with the Los Angeles County Recorder on February 3, 2015.

RECOMMENDATION:

Planning Commission

Staff recommended that the Planning Commission (PC) approve PL-14-063 (Tentative Tract Map #73154 only), and approve the Mitigated Negative Declaration subject to the conditions of approval.

Design Review Commission

Staff recommended that the Design Review Commission (DRC) approve PL-14-063 (Precise Plan Design), subject to the recommended conditions of approval.

Assistant Planner Fang-zhou Zhou gave an overview presentation of the project. Brian Husting of Kollin Altomare Architects gave a PowerPoint presentation.

Testimony

Chuck Sances, 1808 S. California Street, San Gabriel, spoke in opposition to the project and resubmitted his petition with over 200 signatures from residents of Bencamp Street who oppose using their street as access for this project. He also expressed concern about increased noise, street parking problems, air pollution, street deterioration, and traffic in the area as well as safety concerns for the existing residents on Bencamp Street. He suggested that the project’s plan be modified to not use Bencamp Street as an access street.

Planning Manager Mark Gallatin discussed Mr. Sances’s request to prohibit residents of the project from obtaining overnight parking permits. Deputy City Attorney Lisa Kranitz clarified the overnight parking ordinance and vehicle code requirements, stating that it was possible to request the City Council to establish specific residential parking area requirements for designated parking areas. Mr. Gallatin mentioned that budget negotiations are going on proposing a citywide parking study.

Brendan Lenihan spoke and expressed his opposition to the project, in particular the advent of more traffic on Valley Boulevard. Mr. Gallatin addressed Mr. Lenihan’s concerns and referred to

2. **608-610 S. Ramona Street**
Planning Case No. PL-14-004
Applicant: Leo Wu
(Architect)
To be re-noticed for a future meeting.

3. **400-420 W. Valley Blvd.**
Planning Case No.
PL-14-063
Applicant: Swish
Development, LLC
Approved by the Planning
Commission and the
Design Review
Commission

Testimony

the 2006 Valley Boulevard Specific Plan. In addition, Brian Husting and the project traffic consultant, Brian Marchetti, will address the traffic congestion concerns, in particular at New Avenue and Valley Boulevard and Del Mar Avenue and Valley Boulevard – levels of service, design capacity, etc. Public Works Director/City Engineer Daren Grilley addressed traffic signal synchronization on Valley Boulevard and explained the way traffic synchronization is implemented for San Gabriel Boulevard. Mr. Grilley offered to collect information on the stretch of Valley Boulevard from New Avenue to Rosemead Boulevard for comparison purposes.

Mr. Lenihan requested information regarding (a) who voted to use Bencamp Street as a pressure relief valve for the Valley traffic on this project; (b) what is the number of employees of the businesses that will be servicing the project and where are they expected to park; and (c) can the project be redesigned for access and entry only on Valley Boulevard, with no access or impact on Bencamp Street.

Planning Manager Gallatin responded to Mr. Lenihan's concerns, including reminding Mr. Lenihan that Bencamp Street is a public street. Deputy City Attorney Kranitz pointed out that the parking requirements for the project include employee parking. Brian Husting responded that at this time the developer does not know who the tenants will be; that the City's parking ratios were used to determine parking (and that the proposed plan exceeds the parking requirements). He also mentioned the adoption of the Green Code – which includes bicycles, public transportation and pedestrian traffic.

Anna Battaglia, resident of San Gabriel, addressed the Commissions and expressed her opposition to the project. She asked that the Commissioners consider the concerns of the Bencamp Street residents as expressed in the petition presented earlier in the meeting by Mr. Sances. She requested information on how many community members were on the 2006 Valley Boulevard Committee.

No one else spoke from the audience regarding this project; therefore, Chairman Garden closed the public comments portion for this item.

Commissioners' Discussion

Both Planning and Design Review Commissioners conceptualized and discussed the project. All of them were in support for the project. They agreed that the existing site is an eyesore in the area and its proposed development would be a benefit to the community. They also stated that it would add to the quality of life in San Gabriel. Chairman Garden commented that this is the first development of its kind and is positive for the City. He respects the comments of the residents and hears their concerns.

Vice Chair Klawiter spoke on the big picture in San Gabriel and that this project is a good, quality development and, going forward, a plus for the City. He applauded the architect for adjusting to the public concerns regarding traffic, etc. He also mentioned that you cannot underestimate the design element of the incorporation of art throughout the project.

Planning Commissioner Lou remarked that this development would be a great improvement to the Bencamp site.

Chairman Garden asked Mr. Gallatin and Deputy City Attorney Kranitz whether a tentative Tract Map could be conditioned for a requirement for a six-month review and approval. Mr. Gallatin explained that what can be requested is a parking management plan.

Design Review Commissioner Cheng commented on the art piece that was now removed in the updated plans.

Design Review Chairperson Nadolney liked the improved design.

Planning Commission Chairman Garden moved to approve Planning Case No. PL-14-063

Commissioners' Discussion

(Tentative Tract Map #73154), subject to the recommended conditions of approval and adopt a Mitigated Negative Declaration of Environmental Impact. Vice Chair Klawiter seconded the motion.

Ayes: Garden, Klawiter, Lou
Noes: None
Abstentions: Vera

3-0-1 motion carried

Design Review Commissioner Cheng moved to approve Planning Case No. PL-14-063 (Precise Plan of Design), subject to the recommended conditions of approval. Design Review Commission Chairperson Nadolney seconded the motion.

Ayes: Nadolney, Cheng
Noes: None

2-0 motion carried

PLANNING COMMISSION ITEMS

None.

DESIGN REVIEW COMMISSION ITEMS

None.

ADJOURNMENT

There being no further business to discuss, Chairman Garden moved to adjourn to the regular meeting of the Planning Commission on May 11, 2015 at 6:30 p.m. in the Council Chambers, City Hall, 2nd Floor, 425 S. Mission Drive, San Gabriel, CA, and Chairperson Nadolney moved to adjourn to the regular meeting of the Design Review Commission on May 26, 2015 in Conference Room A, City Hall, 2nd Floor, 425 S. Mission Drive, San Gabriel, CA.

The meeting was adjourned at 8:30p.m.

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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
City of San Gabriel
Planning Commission

Marla Nadolney, Chairman
City of San Gabriel
Design Review Commission

ATTEST: _____
Evelyn Dolphin, Secretary
City of San Gabriel Planning Commission

**PLANNING COMMISSION
ITEMS**

None.

**DESIGN REVIEW
COMMISSION ITEMS**

None.

ADJOURNMENT