

**CITY OF SAN GABRIEL**

**MINUTES OF THE REGULAR PLANNING COMMISSION MEETING**

**July 13, 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, July 13, 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**

**PRESENT:**

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

**ABSENT:**

Commissioner Vince Zawodny (excused)

**STAFF PRESENT:**

City Attorney Robert L. Kress, Planning Manager Mark Gallatin, Associate Planner Larissa De La Cruz, and Planning Commission Secretary Jackie Wong

**CONSENT ITEMS**

**Minutes of the regular meeting on June 8, 2015.**

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

**CONSENT ITEMS**

**Minutes of the regular  
Planning Commission meeting  
on June 8, 2015  
Approved.**

**PUBLIC COMMENTS**

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

**PUBLIC COMMENTS**

Mr. Charles Lin, 1032 S. San Gabriel Boulevard is a business owner. He stated that 1028 S. San Gabriel is now an abandoned business. It has become a dangerous site. It was burned down previously. He has called the Fire Department. Several Police Department officers investigated. There is a six foot wall between the two properties. The Police Department was pursuing someone who climbed his wall and came out from his property. The property needs to be maintained. The City should cite the property owner and direct them to clean up the area. He anticipates that the new car rental owner will complain. He further stated that 921 S. San Gabriel Blvd. used to be a liquor store. There is no landscaping. 1032-1034 is his property and the City requested landscaping; however, there was no request made for 921 S. San Gabriel Blvd. It is now a church. There is over-parking on the street. He requested that the City should do something about street parking.

Chairman Garden thanked Mr. Lin for his comments. Planning Manager Gallatin took notes for the Neighborhood Improvement Services Division.

**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. 1026 S. San Gabriel Blvd.  
Planning Case No. PL-15-051  
Applicant: Kevin Hsieh (iCars Rental)**

Associate Planner Larissa de la Cruz presented this item in the absence of Assistant Planner Fangzhou Zhou regarding a request for a Conditional Use Permit to operate a car rental business at 1026 S. San Gabriel Blvd. in the C-3 (General Commercial) zone.

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

**RECOMMENDATION: Staff recommended that the Planning Commission approve Planning Case No. PL-15-051, subject to the recommended conditions of approval.**

The Planning Commissioners were concerned about the number of parking spaces, taking into consideration employees and guests. In addition, there is a safety concern with regard to the narrow driveway which has blocked vision on both sides. They also wanted to know whether or not the applicants were aware of the condition that there is no dropping off of rental cars after hours.

Mr. Kevin Hsieh, 1026 S. San Gabriel, applicant, offered that the permit was approved last year; the landlord installed the lights as stated in Condition #10, so that no lighting glare will spill over to the residential properties nearby. Associate Planner de la Cruz said that the staff will verify if they are the correct lights.

Commissioners' Discussion

The Planning Commissioners unanimously agreed to approve this project with an added condition that mirrors be added along the driveway to help cars coming and going and protect pedestrian movement on the sidewalk and to suggest to staff that the applicant restripe the parking area.

Chairman Garden made the motion to approve PL-15-051, subject to the recommended conditions of approval. Vice-Chair Klawiter seconded the motion.

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

4-0 vote. Motion carried.

- 2. 1958 California  
Planning Case No. PL-14-106  
Applicant: Thomas Lin (SLS Design)**

This item was presented by Associate Planner de la Cruz regarding the demolition of four (4) existing residential structures to construct a five (5) unit residential condominium development on a 21,834 sq. ft. lot. The project will have units ranging from 1,978 to 2,162 square feet of dwelling space, each with attached two-car garages. This project includes a Tentative Tract Map request to subdivide the airspace and a Precise Plan of Design review by the Design Review Commission.

**ENVIRONMENTAL DETERMINATION:** The project was reviewed for compliance with the California Environmental Quality Act (CEQA) requirements and staff determined that the project required a Mitigated Negative Declaration of Environmental Impact. The Mitigated Negative

**PUBLIC HEARING ITEMS**

- 1. 1026 S. San Gabriel Blvd.  
Planning Case No.  
PL-15-051  
Applicant: Kevin Hsieh  
(iCars Rental)  
Approved.**

Commissioners' Discussion

- 2. 1958 California  
Planning Case No.  
PL-14-106  
Applicant: Thomas Lin  
(SLS Design)  
Approved.**

Declaration of Environmental Impact was prepared and posted with the Los Angeles County Clerk on June 22, 2015.

**RECOMMENDATION:** Staff recommended that the Planning Commission approve Planning Case No. PL-14-106, subject to the recommended conditions of Approval.

The Commissioners expressed concerns about noticing requirements and landscaping.

Vincent Tsoi, architect, SLS Design, 1414 S. Fair Oaks Ave, South Pasadena, spoke and confirmed that the company has reviewed the conditions and agrees to abide by all of them.

Commissioners' Discussion

The Planning Commissioners agreed that this was a challenging and interesting property, with a clever extension allowing for a maximum use of space on a very unique lot.

Chairman Garden moved to approve PL-14-106, subject to the recommended conditions of approval. Commissioner Lou seconded the motion.

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

4-0 vote. Motion carried.

PLANNING COMMISSION ITEM

1. Commissioner Vera spoke regarding the need for better clarification and consistency with regard to noticing requirements. Planning Manager Gallatin remarked that standard practice is to post notices onsite for all hearings but the department will make a concerted effort for consistency in every case.

ADJOURNMENT

There being no further business to discuss, Chairman Garden moved to adjourn to a Regular Meeting of the Planning Commission on Monday, August 10, 2015 at 6:30 p.m. in the Council Chambers, City Hall, 2<sup>nd</sup> 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.

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Norman Garden, Chairman  
City of San Gabriel  
Planning Commission

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

Commissioners' Discussion

PLANNING COMMISSION  
ITEM

ADJOURNMENT