

CITY OF SAN GABRIEL

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

August 10, 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, August 10, 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 and Commissioner Vince Zawodny

ABSENT:

None.

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 meeting on July 13, 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 July 13, 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

None.

No one came forward to speak; therefore he closed this portion of the meeting

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. 930 Stuhr Drive
Planning Case No. PL-15-068
Applicant: Andrew Wong**

Associate Planner Larissa de la Cruz presented this item regarding a request from the property owner at 930 Stuhr Drive to enter into a Mills Act Agreement with the City. Dale Brown, City Architect, was present for questions.

PUBLIC HEARING ITEMS

- 1. 930 Stuhr Drive
Planning Case No.
PL-15-068
Applicant: Andrew Wong
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 recommended that the Planning Commission recommend approval of the Mills Act Agreement for Planning Case No. PL-15-068 to the City Council.

The Planning Commissioners were concerned about the age of the property, window replacement qualifications and roofing criteria requirements as they pertain to the Mills Act Agreement.

Mr. Andrew Wong, 930 Stuhr Drive, property owner and applicant, offered that it is a ranch style house and other nearby houses are more traditional houses with clay tile roofs. Mr. Wong indicated that the window replacement and roofing work has already been done.

Testimony was given by Gail Byron, 211 Pasqual, who shared a bit of history of the house. She represented residents (mostly elderly) who wanted to confirm that the property owner was to be the main occupant of the house due to the history of the house. Mr. Wong confirmed that this is his family home.

Commissioners' Discussion

The Planning Commissioners unanimously agreed to approve this project but expressed concerned with why the windows and roof were done prior to a recommendation being given. However, it was noted by the City Architect that the windows were recreated well and the improvements look good. The Commissioners concurred that this is a unique and significant property and that this is an unusual situation.

Chairman Garden made the motion to approve PL-15-068. Vice-Chair Klawiter seconded the motion.

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

5-0 vote. Motion carried.

**2. 813 Los Olivos Drive
Planning Case No. PL-15-082
Applicant: Ernest Bustillos**

This item was presented by Associate Planner de la Cruz regarding the enclosure of an existing second floor deck to create a family room and exceed the allowable floor area ratio (FAR) of 0.350. The existing FAR is 0.415 and the proposed enclosure will bring the FAR to 0.482. Dale Brown, City Architect was also available to address any concerns or issues.

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

RECOMMENDATION: Staff recommended that the Planning Commission approve Planning Case No. PL-15-082, subject to the recommended conditions of approval.

Ernest Bustillos, 813 Los Olivos, owner, explained how the sun deck is laid out and reviewed the plans for the proposed project. There were problems with how the home was previously built which have led to current problems. The proposed plan presents the permanent solutions to preventing leaking into the house. He accepts all of the conditions of approval.

Commissioners' Discussion

**2. 813 Los Olivos Drive
Planning Case No.
PL-15-082 (Variance)
Applicant: Ernest
Bustillos
Approved.**

Commissioners' Discussion

The Planning Commissioners discussed that since there are bigger houses in that area, the extension cannot be seen because the property is very deep, that the addition is well done and the overriding factor of weatherproofing the home appears to be a necessity as the addition makes no impact on the area. The Commissioners appreciated that Mr. Bustillos talked to his neighbors regarding any issues.

Chairman Garden moved to approve PL-15-082, subject to the recommended conditions of approval. Commissioner Zawodny seconded the motion.

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

5-0 vote. Motion carried.

**3. 801 E. Valley Blvd., #208
Planning Case No. PL-15-064
Applicant: William Duong**

This item was presented by Assistant Planner Fang-zhou Zhou regarding a Conditional Use Permit to operate a tutoring center at 801 E. Valley Blvd., #208 in the C-CT (Commercial Center) zone.

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

RECOMMENDATION: Staff recommended that the Planning Commission approve Planning Case No. PL-15-064, subject to the recommended conditions of approval.

Jimmy Duong, 148 N. Mar Vista, #6, Pasadena, is the applicant and representative of the Institute. The Commissioners thought there would be more classrooms. Mr. Duong said that the layout made it difficult to have more classrooms. The Commissioners were also concerned about the excessive signage on the building and on the windows and recommended that Neighborhood Improvement Services address this concern. Mr. Duong translated for the building owner, who approved of complying with the sign code enforcement issue; if they receive a notice, then it will be distributed to all of the tenants in the building with the full support of the building owner. The Commissioners also wanted to know the plan for dropping off and picking up students at the facility. The applicant indicated that this concern was addressed by the current existence of walkways from San Gabriel Boulevard and Valley Boulevard; the students will not be walking through traffic. The Commissioners noted that this is the second tutoring center for the applicant and commented on the good job they have done at their Arcadia location.

Commissioners' Discussion

The Commissioners considered this project a suitable use of the space and a good location (across from the high school). With the cleanup of the windows, the project will be good to go.

Chairman Garden moved to approve PL-15-064, subject to the cleanup of the windows and signage issues. Vice-Chair Klawiter seconded the motion.

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

5-0 vote. Motion carried.

Commissioners' Discussion

**3. 801 E. Valley Blvd., #208
Planning Case No.
PL-15-064 (Conditional
Use Permit)
Applicant: William
Duong
Approved.**

Commissioners' Discussion

**4. 300 E. Valley Blvd.
Planning Case No. PL-15-072 (Conditional Use Permit)
Applicant: Karen Duong**

This item was presented by Assistant Planner Fang-zhou Zhou regarding a Conditional Use Permit to sell wine and distilled spirits at 300 E. Valley Blvd. in the MU-C (Mixed-Use Corridor) zone.

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

RECOMMENDATION: Staff recommended that the Planning Commission approve Planning Case No. PL-15-072, subject to the recommended conditions of Approval.

Chairman Garden inquired about the tourist segment and whether or not there is a need for a long-term solution due to the shortfall of parking. Planning Manager Gallatin told the Commissioners that this is a commercial building and includes two older apartment buildings with shared parking spaces. Commissioner Vera wanted to know exactly how small mini bottles are.

Christopher Duong, 300 E. Valley, spoke on behalf of the applicant. He explained that each mini bottle is 200ML or about 1/5 of a regular bottle. These are souvenir bottles, equivalent to one shot. He works at the market and tourists like to collect miniatures, but the wine they buy regular sized, higher quality bottles (mostly from France and California). The Commissioners wanted to know if other sizes are precluded. Mr. Duong said that they will carry higher end wines but they are not limited and confirmed that there are no restrictions. The Commissioners confirmed that the floor plan only shows one display case for alcohol; if more than one is needed, the applicant will have to come back to the Planning Commission to obtain an amendment to the CUP. The Commissioners also noted that there are single family residences in the area and wanted to know if notices were sent out and if the applicant received any complaints. Assistant Planner Zhou confirmed that notices were sent out to all residents and businesses within a 300 foot radius and no complaints were received.

Commissioners' Discussion

The Commissioners were all in favor of approving PL-15-072, adding a condition that restricts the alcohol area to one display case as shown on the plan and requiring substantial compliance with the plan.

Chairman Garden moved to approve PL-15-072, subject to the conditions with the additional condition as noted above. Vice-Chair Klawiter seconded the motion.

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

5-0 vote. Motion carried.

STAFF ITEMS

1. Planning Manager Mark Gallatin announced he has submitted his intention to retire on December 30, 2015.

PLANNING COMMISSION ITEMS

1. Chairman Garden noted that he may not be in attendance in September.

**4. 300 E. Valley Blvd.
Planning Case No.
PL-15-072 (Conditional
Use Permit)
Applicant: Karen Duong
Approved.**

STAFF ITEMS

**PLANNING COMMISSION
ITEMS**

2. Vice-Chair Klawiter noted that he may not be in attendance in September.

ADJOURNMENT

There being no further business to discuss, Chairman Garden moved to adjourn to a Regular Meeting of the Planning Commission on Monday, September 14, 2015 at 6:30 p.m. in the Council Chambers, City Hall, 2nd 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.

Norman Garden, Chairman
City of San Gabriel
Planning Commission

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