

**RESOLUTION NO. 18-13**

**A RESOLUTION OF THE CITY OF SAN GABRIEL  
PLANNING COMMISSION RECOMMENDING THAT THE  
CITY COUNCIL ADOPT A MITIGATED NEGATIVE  
DECLARATION AND MITIGATION MONITORING AND  
REPORTING PROGRAM AND APPROVE PLANNING  
CASE NO. PL-15-149 A PLANNED DEVELOPMENT,  
DEVELOPMENT AGREEMENT, AND VESTING  
TENTATIVE PARCEL MAP FOR THE SYMPHONY AT  
SAN GABRIEL ASSISTED LIVING PROJECT AT 806-824  
SOUTH GLADYS AVENUE**

**WHEREAS**, On September 10, 2015, the applicant Todd Balicki (for San Gabriel AL Real Estate L.L.C.), submitted an application for a Planned Development and Vesting Tentative Parcel Map to allow for the development of a 197-unit senior independent living, assisted living, and memory care center (Symphony at San Gabriel) at 806-824 South Gladys Avenue (Assessor Parcel Numbers 5373-03-038 and 5373-031-039). In accordance with San Gabriel Municipal Code §153.151; and

**WHEREAS**, the application was determined by staff to be complete, for the purpose of proceeding environmental review subject to the California Environmental Quality Act (CEQA), on September, 2017; and

**WHEREAS**, the project site zoning is currently R-3 (Multiple-Family Residence) and has a General Plan designation is High Density Residential; and

**WHEREAS**, the project site zoning will be changed from R-3 to PD (Planned Development) pursuant to Government Code Section 33934, 65350 and 65850 et seq., and San Gabriel Municipal Code Section 153.470

**WHEREAS**, on July 9, 2018, the Planning Commission held a duly noticed public hearing, at which time it considered all material and evidence, whether written or oral, after which it voted to approve the project; and

**WHEREAS**, said hearing was properly noticed with the provisions of the San Gabriel Municipal Code; and

**WHEREAS**, the Planning Commission has reviewed the Mitigated Negative Declaration and Mitigation, Monitoring, and Reporting Program prepared pursuant to CEQA and the CEQA Guidelines and has found that the MND and MMRP reflect the City's independent judgement and analysis; and

**WHEREAS**, the Planning Commission considered the information contained in the MND and MMRP prior to recommending approval of Planning Case No. PL-15-149.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of San Gabriel as follows:

**SECTION 1. MITIGATED NEGATIVE DECLARATION REVIEW.** The Planning Commission has reviewed the Mitigated Negative Declaration (MND) and hereby finds that it has been prepared pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines, has found that the MND reflects the City's independent judgement and analysis, and recommends to the City Council adoption of the MND, set forth in the Planning Commission staff report (Attachment E), dated July 9, 2018.

**SECTION 2. MITIGATION, MONITORING, AND REPORTING PROGRAM.** The Planning Commission finds that the Mitigation, Monitoring, and Reporting Program has been prepared in accordance with CEQA and the CEQA Guidelines and recommends that the City Council adopt the Mitigation, Monitoring, and Reporting Program set forth in the Planning Commission staff report (Attachment E), dated July 9, 2018.

**SECTION 3. APPROVAL OF PROJECT.** Planning Case No. PL-15-149 Planned Development, Development Agreement, and Vesting Tentative Parcel Map No. 74993, to construct the Symphony at San Gabriel Assisted Living Project, a 197-unit senior independent living, assisted living, and memory care center with 119 parking spaces, a maximum height of 46', two inches, and includes a request to serve beer, alcohol, and spirits in a bar/lounge area located on the first floor of the building - is hereby recommended for approval, subject to the Conditions of Approval attached to the Development Agreement. Approval of the project will result in a zone change from R-3 to apply PD zoning to the project site. The Development Agreement is provide in the Planning Commission staff report (Attachment C), dated July 9, 2018. This approval is based on upon the Planning Commission's ability to make each of the following findings:

**Vesting Tentative Parcel Map Findings:**

A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

- (a) That the proposed Tentative Parcel Map design or improvement of the proposed subdivision are not consistent with applicable general and/or specific plans.

The Vesting Tentative Parcel Map will consolidate two parcels, creating an approximately 3.03-acre site to be developed with a 197-unit senior independent living, assisted living, and memory care center. The project will not result in the creation of for-sale condominium units. All units will be held in common ownership and leased to tenants. The assisted living land use will advance General Plan goals related to the construction of housing opportunities, redevelopment of underutilized sites, and creation of jobs. The assisted living land use will additionally be consistent with the High Density Residential land use designation. There is no applicable specific plan. The Vesting Tentative Parcel Map design of the subdivision is consistent with the applicable general plan.

- (b) That the site is not physically suitable for the type of development.

The Vesting Tentative Parcel Map will consolidate two parcels, creating an approximately 3.03-acre site to be developed with a 197-unit senior independent living, assisted living, and memory care center. The project site was occupied by the Mission Lodge Sanitarium, a smaller assisted-living center/nursing home, until it closed in 2015. Staff believes that the development is an expansion of and improvement on the former use. The project site has little slope and is regularly shaped. A condition of approval has been added to require the undergrounding of all existing and

proposed utilities on the project site. With the recommended conditions of approval and mitigation measures, the site is physically suitable for the type of development proposed.

(c) That the site is not physically suitable for the proposed density of development.

Through the PD process, land use and development standards are prescribed that are unique to the project. The density of development is 197 units or approximately 65 dwelling units per acre, in excess of the R-3 Multiple-Family Residence maximum density of 25 dwelling units per acre. The use is not a traditional multi-family residential project but instead a continuum of care center providing senior independent living, assisted living, and memory care units, with a wide variety of communal spaces for dining, socializing, and entertaining guests. Conditions of approval that advance the goals and policies of the communitywide General Plan are proposed, proportionate to the degree of flexibility requested from the underlying development standards. With implementation of the recommended conditions of approval and mitigation measures, the site is physically suitable for the density of development.

(d) That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife of their habitat.

There are no fish or wildlife occurring on the project site or in the vicinity of the project site. There is not fish or wildlife habitat occurring on the project site or in the vicinity of the project site. The project site and surrounding properties have been previously disturbed and are improved with a variety of single-family, multi-family, and commercial uses. The project will not cause any environmental damage or injury. These conclusions are supported in the Initial Study (IS) prepared for the project pursuant to the California Environmental Quality Act (CEQA).

(e) That the design of the subdivision or type of improvements is likely to cause serious public health problems.

The design of the project has been routed to the Police Department, Fire Department, and Public Works Department to determine if serious public health, safety, wellness problems could result in the design of the subdivision or type of improvements proposed. With implementation of the conditions of approval and mitigation measures, the project is not anticipated to cause public health problems.

(f) That the design of the subdivision or type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The project was routed to the Public Works Department to determine if and how the project will conflict with easements. A condition of approval has been placed on the project to require that all utility lines (existing and proposed) be undergrounded. With implementation of the conditions of approval and mitigation measures, the project will not be in conflict.

(g) That the design of the subdivision for which a tentative map is required pursuant to § 66426 shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

The project has been conditioned to provide and maintain renewable energy sources to reduce energy consumption by 30 percent by incorporating project features such as photovoltaic

systems, solar water heating systems, radiant barrier, cool roofing materials, high efficiency air conditioning, and grey water treatment systems into the design. With implementation of the conditions of approval, the design of the subdivision shall meet this provision.

SECTION 5. MAILING OF RESOLUTION. The Planning Commission Secretary is hereby directed to mail, with a proof of service, a signed copy of this Resolution to the Applicant.

**PASSED, APPROVED, ADOPTED THIS 9<sup>th</sup> DAY OF JULY 2018 BY THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA.**

  
\_\_\_\_\_  
Norman Garden  
Chairman, Planning Commission  
City of San Gabriel

Attest:

  
\_\_\_\_\_  
Jackie Wong  
Planning Commission Secretary  
City of San Gabriel

Exhibit 1: <will insert Conditions of Approval from Draft Development Agreement>