



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, August 11, 2008
6:30 p.m., City Hall Council Chamber
425 South Mission Drive
Second Floor

CALL TO ORDER 6:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS

CHAIRMAN GARDEN, VICE CHAIR KLAWITER, AND COMMISSIONERS KIMBROUGH, PORTER, AND ZAWODNY

APPROVAL OF MINUTES

- **Minutes of the Regular Meeting on July 14, 2008**

PUBLIC COMMENT

Pursuant to Government Code Section 54954.3, this is the time approved for members of the public to address the Planning Commission on items of interest that are within the subject matter jurisdiction of the Planning Commission of the City of San Gabriel. The Commission cannot take action on such comment but may put an item on a future agenda.

EXPLANATION OF PUBLIC HEARING PROCEDURES

PUBLIC HEARING ITEMS

Pursuant to Government Code Section 65009 (b), if these matters are subsequently challenged in Court, the challenge may be limited to only those issues raised in the public hearing described in this notice, or in written correspondence delivered to the City of San Gabriel at, or prior to, the public hearings. Please limit your remarks to no longer than five minutes.

**Planning Case No. PL-07-095 (Tentative Parcel Map)
1920 Strathmore Ave.
Applicant: Michael Hsiao**

BACKGROUND: This application is for the approval of a Tentative Parcel Map for a three (3) unit condominium subdivision located in the R-3 (Multiple-Family Residence) zone.

ENVIRONMENTAL REVIEW: 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, Guidelines Section 15315, Class 15 (Subdivision of Properties into four or fewer parcels).

RECOMMENDED ACTION: That, after hearing public testimony, the Planning Commission approves the Tentative Parcel Map, subject to the conditions in the staff report.

Report Prepared by Larissa De La Cruz, Assistant Planner

STAFF ITEMS

Housing Element Update -- Review of the Inventory of Vacant and Underutilized Land in San Gabriel for Opportunities to Comply with SB 2, the Housing Accountability Act

BACKGROUND: In June, 2008 the Planning Commission was briefed on the status of the Housing Element Update and asked staff to provide additional information to the Commission on the inventory vacant and underutilized land in San Gabriel.

RECOMMENDED ACTION: That the Planning Commission discuss the information and provide direction to staff to be used in make recommendations to be considered at next month's Planning Commission meeting.

Report Prepared by Mark Gallatin, AICP, City Planner

ADJOURNMENT

TO THE ADJOURNED MEETING OF THE PLANNING

COMMISSION, AND TO THE SPECIAL MEETINGS OF THE DESIGN REVIEW COMMISSION AND OF THE CITY COUNCIL AT 2:00 P.M., AUGUST 13, 2008 AT THE CORPORATE OFFICES OF THE AMERICANA MALL LOCATED AT 233 SOUTH BRAND BLVD, GLENDALE, CA, 91204 FOR THE PURPOSE OF TOURING THE PROJECT. NO ACTION WILL BE TAKEN AT THIS MEETING.

AVAILABILITY OF REPORTS: Staff reports are available for public inspection in the Planning Division office of City Hall, during regular business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, and 8:00 a.m. to 6:30 p.m. Tuesdays; Telephone (626) 308-2806.

ACCESS FOR THE DISABLED: City Hall is accessible to the disabled. Audio devices for the hearing impaired are available from the planning staff during each meeting.

APPEAL PERIOD: All decisions made by the Planning Commission may be appealed to the City Council within (10) business days of the decision by filing a letter with the City Clerk and paying an appeal fee of \$790. If no appeal is filed, decisions are final (except for legislative actions that are recommendations to the city council).

POSTING: I declare under penalty of perjury that I am employed by the City of San Gabriel in the Community Development Department; and that I posted this notice at City Hall, Fire Department Headquarters and at the US Post Office on Wednesday, August 6, 2008.

Date

Carol D. Barrett, FAICP, Planning Manager

CITY OF SAN GABRIEL

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

July 14, 2008

The regular meeting of the Planning Commission of the City of San Gabriel was held in the Council Chambers at San Gabriel City Hall, 425 South Mission Drive, San Gabriel, California, on Monday, July 14, 2008.

Chairman Garden called the meeting to order at 6:30 p.m., and asked Commissioner Kimbrough to lead the Pledge of Allegiance.

*Meeting Called to Order;
Pledge of Allegiance*

ROLL CALL

ROLL CALL

Present: Norman Garden, Chairman
Carol Kimbrough, Commissioner
Thomas Klawiter, Vice-Chair
Vincent Zawodny, Commissioner

Absent: James Porter, Commissioner (excused)

Also Present: Robert L. Kress, City Attorney
Mark Gallatin, City Planner
Larissa DeLaCruz, Assistant Planner

CONSENT CALENDAR

Minutes of Regular Meeting on June 9, 2008.

Chairman Garden moved to approve the minutes of June 9, 2008 as presented. Commissioner Kimbrough seconded the motion. There being no objection, the minutes were approved as presented.

PUBLIC COMMENT

**PUBLIC COMMENT
No comment received.**

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

As no one asked to speak at this time, Chairman Garden 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.

PUBLIC HEARING ITEMS

1) Planning Case No. PL-08-060 (Conditional Use Permit)

Address: 343 South Mission Drive

Applicant: Lunas Restaurant/Efrain Avila

City Planner Gallatin presented the staff report regarding a Conditional Use Permit to allow a Class 47 beer, wine and distilled sprits sales license in conjunction with a restaurant located in a historic City-owned building in the Mission District Village zone.

The project was reviewed by staff 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 I, (Existing Facilities).

City Planner Gallatin explained the history of the property starting in the 1920’s as one of the

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first banks in San Gabriel. The City has owned the building for many years and most recently leased it to the Sol Y Sombras store. There are no residential uses near by and staff feels the restaurant will be a good neighbor. There is no on-site parking because the property was built in the 1920’s; however, there is ample parking near by at City Hall and the Mission Playhouse. Staff recommends approval subject to the recommended conditions of approval.

Commissioner Kimbrough had a concern pertaining to the limitations on the number of beer and wine licenses for this particular census tract. City Planner Gallatin explained that the state’s guideline is 1 license per 1,200 people. He also mentioned that the City has the ability to approve more and there are five other restaurants in this census tract that have licenses to serve beer and wine.

Chairman Garden declared this portion of the public hearing closed.

Chairman Garden requested clarification in identifying breakfast and brunch times in regards to serving alcohol. Mr. Avila from 343 S. Mission Dr. introduced himself and stated that no alcohol would be served prior to 10:00a.m. Commissioner Kimbrough suggests that this particular time of 10:00a.m. be stated more clearly in the conditions of approval. Vice-Chair Klawiter then questioned the condition prohibiting the serving of alcohol with breakfast. City Planner Gallatin explained that since the City is the landlord, the

EXPLANATION OF PUBLIC HEARING PROCEDURES

PUBLIC HEARING ITEMS

1) Planning Case No. PL-08-060 (Conditional Use Permit)

Address: 343 South Mission Dr.

**Applicant: Lunas Restaurant/ Efrain Avila
Approved.**

condition can be amended to read “No alcohol shall be served with breakfast or prior to 10:00a.m.”

Vice-Chair Klawiter made the motion to approve Case No. PL-08-060 with conditions as stated in the staff report with the addition of the new language: “No alcohol shall be served with breakfast or prior to 10:00am”. Commissioner Zawodny seconded the motion.

Ayes:	Klawiter, Garden, Kimbrough, & Zawodny
Noes:	None
Abstain:	None
Absent:	Porter

The motion carried on a 4-0 vote.

**2) Planning Case No. PL-08-059 (Conditional Use Permit)
Address: 1835 S. Del Mar Ave. #103-104
Applicant: Mercy Education Program/Lin Hui Juan**

**2) Planning Case No. PL-08-059 (Conditional Use Permit)
Address: 1835 S. Del Mar Ave. #103-104
Applicant: Mercy Education Program/Lin Hui Juan
Approved.**

City Planner Gallatin presented the report regarding a conditional use permit to allow an after-school children’s education center in an existing office building located in the MU-C/R (Mixed Use Corridor/Residential) zone.

The project was reviewed by staff 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 I, (Existing Facilities).

At this time, Chairman Garden asked the public if anyone would like to speak.

Kimmy Yen from 1835 S. Arroyo, Unit 105, came forward and stated that this after-school educational center would enhance children’s well-being by providing educational assistance, as well as child care for parents.

Sheng Hsieh, owner of the building, objected to recommended condition of approval #13 regarding:

1. Construction of driveway approach.
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2. Installing 2 parkway trees

City Planner Gallatin explained that the planning application which was submitted indicates the driveway approach is going to be redone.

Chairman Garden recommended amending Conditions of Approval #7 and #9 as follows:

- Condition of Approval #7 – Parking Stalls: The first parking stall closest to Del Mar shall be eliminated and replaced with an irrigated, landscaped planter and one parking stall (#20 or #21) shall be identified as “No Parking” to provide a turn-around area.
- Condition of Approval #9 – “No Parking” Area: The curb along the north side of the driveway shall be painted red and marked with “No Parking” signage.

Chairman Garden asked if anyone else would like to come forward and speak. Since no one came forward, he closed this portion of the public hearing.

Chairman Garden made the motion to approve Case No. PL-08-059, with amendments to Conditions #7 and #9 as stated above. Commissioner Kimbrough seconded the motion.

Ayes:	Klawiter, Garden, Kimbrough, & Zawodny
Noes:	None
Abstain:	None
Absent:	Porter

**3) Planning Case No. PL-06-123 (Tentative Parcel Map # 67215)
Address: 163 W. Ramona
Applicant: Elite Design Development Inc./Kamen Lai
Approved.**

The motion carried on a 4-0 vote.

**3) Planning Case No. PL-06-123 (Tentative Parcel Map No. 67215)
Address: 163 W. Ramona
Applicant: Elite Design Development Inc./Kamen Lai**

This report was presented by Assistant Planner De La Cruz regarding the approval of a two-unit residential condominium subdivision on an 11,200 square foot lot.

The project was reviewed by staff 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 15315, Class 15 (Subdivision of properties into four or fewer parcels).

At this time, Chairman Garden asked the public if anyone would like to speak.

The designer of the project, Kamen Lai, 8748 E. Valley Blvd Suite K, Rosemead, CA 91770 spoke on behalf of the owner. He commended staff for their hard work. Mr. Lai explained that the project was challenging given its location. He also expressed that this 2 unit project would provide the home owner residual income for the rest of her life and thereby generate resources allowing better property maintenance.

Commissioner Zawodny expressed a concern on the design of the fireplace and the potential encroachment into the driveway. Mr. Lai requested to be able to

work with staff on that issue to possibly relocate or set the fireplace further back.

Commissioner Klawiter expressed concerns about weeds along the south side of the street. City Planner Gallatin indicated that Public Works Manager Bob Bustos, has contacted Cal Trans regarding this concern.

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Vice-Chair Klawiter made the motion to approve Case No. PL-06-123 with the conditions as stated in the staff report and with the expectation that the design issues associated with the driveway would be addressed. Commissioner Kimbrough seconded the motion.

Ayes:	Garden, Klawiter, Kimbrough, and Zawodny
Noes:	None
Abstain:	None
Absent:	Porter

**4) Planning Case No. PL-08-045 (Conditional Use Permit)
Address: 1530 S. San Gabriel
Applicant: Gourmet House
Approved.**

The motion carried on a 4-0 vote.

**4) Planning Case No. PL-08-045 (Conditional Use Permit)
Address: 1530 S. San Gabriel Blvd.
Applicant: Gourmet House**

Assistant Planner De La Cruz presented this report regarding a conditional use permit to allow a Class 41 beer and wine sales license in conjunction with a restaurant located in C-CT (Commercial Center) zone designated in the Valley Boulevard Neighborhood Sustainability Specific Plan.

The project was reviewed by staff 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 I (Existing Facilities).

Assistant Planner DeLaCruz suggested that a condition requiring the removal of exterior holiday lights be added.

Following the report, Chairman Garden asked the applicant or a representative to come forward.

Charles Pok from 1530 S. San Gabriel commended Assistant Planner DeLaCruz for her wonderful work on this project. Mr. Pok stated that his project is a formal dining steak house in a commercial center area and for this reason the Gourmet House restaurant would offer variety to an area where you do not see much of this style of dining.

Commissioner Kimbrough had a concern with minors coming into the business and consuming alcohol. She questioned Mr. Pok about the near-by high school, Taco Bell, and bus stop and the possibilities of those locations contributing to more minors wandering into Gourmet House. She then asked Mr. Pok if he had talked to any representatives from the school to see what their views or inputs on the new business were. Mr. Pok stated that he had not spoken to anyone from the school but he would happily oblige. In addition, City Planner Gallatin advised the Commission that the ABC requires a 600ft. radius notification. Mr. Pok added that he did not foresee any problems with underage drinking because he has not found any history of problems with children going into steak houses in the San Gabriel area. Furthermore, he informed the Planning Commission and staff that most of their entrees are in the price range of \$15-\$20. Vice-Chair Klawiter and Chairman Garden agreed that this type of establishment doesn't seem like a place that minors would visit. Commissioner Zawodny then asked Mr. Pok that if the school had an issue, could there be a limit on times of serving alcohol? Mr. Pok stated that Gourmet House is closed between 3pm-5pm. Chairman Garden, Vice-Chair Klawiter, and City Attorney Kress all agreed that the closed hours take care of many of issues. Chairman Garden suggested to the Commission that a 6 month staff update be incorporated as a condition. Commissioner Kimbrough stated that she would feel more comfortable if there was a six months review by staff.

Vice-Chair Klawiter made the motion to approve Case No. PL-08-045 with the conditions as stated in the staff report and with the provision that staff provide an update on operations in six months. Commissioner Kimbrough seconded the motion.

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Ayes:	Garden, Klawiter, Kimbrough, and Zawodny
Noes:	None
Abstain:	None
Absent:	Porter

The motion carried on a 4-0 vote.

STAFF ITEMS

Review of Planned Development of an Expansion to Gabrielino High School at 1519 South San Gabriel Blvd.

Chairman Garden recused himself as his wife works for the San Gabriel Unified School District. Chairman Garden left the Chambers. Vice-Chair Klawiter took over the meeting.

City Planner Gallatin presented the staff report and indicated that the San Gabriel Unified School District was acquiring additional parcels for an expansion of the school and reminded the Planning Commissioner that under

state law, the Planning Commission is allowed to consider the proposed land acquisition and respond with its recommendations.

ADJOURNMENT

Vice-Chair Klawiter addressed the fact the City of San Gabriel is growing in population because we are approving more housing, which means the school will need to accommodate the increased number of students.

Commissioner Zawodny made the motion to use the recommendation from the staff report. Vice-Chair Klawiter seconded the motion.

Ayes:		Klawiter, Kimbrough, and Zawodny
Noes:	None	
Abstain:		Garden
Absent:		Porter

The motion carried on a 3-0 vote, with Chairman Garden not participating.

ADJOURNMENT

There being no further business to discuss, Chairman Garden moved to adjourn at 8:30 p.m. to the regular Planning Commission meeting on Monday, August 11, 2008, at 6:30 p.m. The meeting will be held in the Council Chambers at City Hall. There being no objection, it was so ordered.

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The Planning Commission meetings are available on tape and may be reviewed in the Community Development Department office at City Hall during regular business hours.

Norman Garden

Planning Commission Chairman

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