

CITY OF SAN GABRIEL

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

September 14, 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, September 14, 2015.

Vice-Chair Klawiter 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:

Vice-Chair Thomas Klawiter, Commissioner Jingbo Lou, Commissioner Camelia Vera and Commissioner Vince Zawodny

ABSENT:

Chairman Norman Garden (excused)

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 August 10, 2015.

Commissioner Lou 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 August 10, 2015
Approved.**

PUBLIC COMMENTS

Vice-Chair Klawiter 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. 314 E. Mission Rd.
Planning Case No. PL-14-070
Applicant: Garo Minassian (Architect)**

This item was presented by Assistant Planner Fang-zhou Zhou regarding a request for a Tentative Parcel Map to allow the construction of a new 3-unit residential condominium project at 314 E. Mission Rd, which is in a R-2 (Low Density Multiple-Family Residence) Zone. There is an existing single-family home on the property which will be remain on site.

PUBLIC HEARING ITEMS

- 1. 314 E. Mission Rd.
Planning Case No.
PL-14-070
Applicant: Garo Minassian
(Architect)
Approved.**

ENVIRONMENTAL DETERMINATION: The project was reviewed and exempted for compliance with the California Environmental Quality Act (CEQA) requirements, per Guidelines Section 153015, Class 15 (Subdivision of properties into four or fewer parcels).

RECOMMENDATION: Staff recommended that the Planning Commission approve Planning Case No. PL-14-070, subject to the recommended conditions of approval.

Testimonies

Testimonies

1. Mr. Joel Tureaud, 808 S. Euclid Ave, San Gabriel, voiced his concerns about increased water usage when there is a severe drought going on now, sewer problems, removal of existing trees, and the density and height of the project.
2. Mr. Robert Luhan, 827 S. Euclid Ave, San Gabriel, stated that he is against condominium developments in his area. He is concerned that development of apartments will soon follow, which would then attract transients and destroy their neighborhood.
3. Mrs. Marg Luhan, 827 S. Euclid Ave, San Gabriel, voiced her concerns about large developments in her street, increased traffic and noise, church patrons using public streets for parking, and wants to keep her street the way it is.
4. Ms. Stella Lee, 812 S. Euclid Ave, San Gabriel, stated that she has lived in the area for over 60 years. She was concerned about church patrons using public streets for parking, the size of the project, and where the existing trees will be relocated.
5. Frank Falcon, 822 S. Euclid Ave, San Gabriel, stated that he has lived on the same street for over 60 years. He was concerned about traffic, church patrons using public streets for parking, overcrowding, increased water usage, sewer problems, and how condominiums do not fit the look of the area.

Planning Manager Mark Gallatin addressed everyone's concerns and gave the following explanations:

1. Water usage. All new development has to go through the local water district and do a study on water supply sufficiency.
2. Sewers. Public Works Director Daren Grilley explained that the City's residents voted for a sewer user fee which will raise about \$2M to replace the City's aging sewer system. In addition, all new development projects will be paying sewer impact fees as part of their conditions of approval.
3. Condominium development on Euclid. This area is zoned R-2, which allows for multiple dwelling units. If an apartment is to be built in this area, the project would not be even required to come forward to the Planning Commission.
4. Cars from churchgoers. The Temple has 10 parking spaces onsite. Public street parking are not reserved spaces for the residents. Residents can apply for overnight parking permits from the City only if there is an absolute necessity for it.
5. Height of the project. The proposed project would have two stories. R-2 zones do not allow more than that. Parking will be provided to tenants on the ground level of the complex.

Mr. Tureaud stated that the existing single family dwelling onsite currently has about 10 tenants living there. He asked where do those tenants park.

Mr. Ge Ling, the project developer, stated that there are existing tenants in that house. When the new condominium will be developed, that house will be remodeled and the existing tenants will be evicted.

At this time, no one else spoke; therefore, Vice-Chair Klawiter closed the public hearing portion.

Commissioners' Discussion

The Planning Commissioners discussed the issues raised by the audience and considered how the project team has met all of the zoning, parking and building requirements. The Commission requested to add a condition that the Home Owners Association (HOA) would require residents to use the garage only for vehicles and not use it as storage space. Vice-Chair Klawiter encouraged the audience who oppose these types of projects to talk to the City Council and voice their concerns. He also added that the Commission has seen many projects and this one is one of the better ones they've seen.

Commissioner Vera made the motion to approve PL-14-070, with the added condition that the HOA requires residents to use the garage only for vehicles and not use it as storage space. Commissioner Lou seconded the motion.

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

4-0 vote. Motion carried.

**2. 270-308 S. Arroyo Drive
Planning Case No. PL-15-078
Applicant: John Reischl (The Olson Company)**

This item was presented by Associate Planner De La Cruz regarding a proposed 31-unit residential community that is designated as a High Density Residential project in the General Plan, and is zoned R-3 within the Mission District Specific Plan area. The project also would entail demolition of six existing residential structures onsite. The project requires a Variance to reduce the side and rear yard setbacks as well as a reduction in the minimum dimension requirement for open space. In addition, the project also requires a Vesting Tentative Tact Map to consolidate parcels and subdivide the airspace for the residential condominium units.

ENVIRONMENTAL DETERMINATION: The project was reviewed for compliance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration (MND) would be required for this project after preparation of an Initial Study. A Notice of Proposed MND of Environmental Impact was prepared and filed with the Los Angeles County Clerk on August 21, 2015 and was also made available to the public for review.

RECOMMENDATION: Staff recommended that the Planning Commission approve Planning Case No. PL-15-078, subject to the recommended conditions of approval.

At this point, Commissioner Vera recused herself from the Commission due to a potential business conflict.

Ms. De La Cruz presented the Commission with a copy of a petition letter from the neighborhood for their information.

Mr. John Reischl, project manager for the Olson Company, showed a PowerPoint presentation to the Commission, giving them the overview of the project and the changes made to enhance the project.

Testimonies

1. Debbie Kilgore, 245 S. Arroyo Dr., San Gabriel, stated that she was impressed with the project. She also appreciated the proposed two stop signs being installed in that area because she was concerned about traffic and people parking on the street.

2. John Adams, 201 S. Arroyo Dr., San Gabriel, expressed his disapproval of the project. He stated that he and his neighbors have signed a petition to the City along with the San Gabriel United

Commissioners' Discussion

**2. 270-308 S. Arroyo Drive
Planning Case No.
PL-15-078
Applicant: John Reischl
(The Olson Company)
Approved.**

Testimonies

group opposing this project. He stated that they want peace and quiet in their neighborhood and do not need increased traffic, noise, and lack of parking in the area.
At this time, no one else spoke; therefore, Vice-Chair Klawiter closed the public hearing portion.

Commissioners' Discussion

The Planning Commissioners discussed and conceptualized the project. The Commission felt that this is a quality project and will be a great improvement to the area. They also liked the latest enhancements to the plan and stated that the developers have gone out of their way to reach out to the community and have been sensitive to make the suggested changes set forth by the Commission and staff.

Vice-Chair Klawiter encouraged the audience who are opposed to the project to voice their concerns to the City Council and address the problems of their neighborhood to them.

Vice-Chair Klawiter moved to approve PL-15-078, subject to the recommended conditions of approval. Commissioner Lou seconded the motion.

Ayes: Klawiter, Lou, and Zawodny

Noes: None

3-0 vote. Motion carried.

ADJOURNMENT

There being no further business to discuss, Vice-Chair Klawiter moved to adjourn to a Regular Meeting of the Planning Commission on Monday, October 12, 2015 at 6:30 p.m. in the Council Chambers, City Hall, 2nd Floor, 425 S. Mission Drive, San Gabriel, CA.

* * * * *

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.

Thomas Klawiter, Vice-Chairman
City of San Gabriel
Planning Commission

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

Commissioners' Discussion

ADJOURNMENT