

CITY OF SAN GABRIEL

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

October 12, 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, October 12, 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, Assistant Planner Fang-zhou Zhou and Planning Commission Secretary Jackie Wong

CONSENT ITEMS

Minutes of the regular meeting on September 14, 2015.

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

CONSENT ITEMS

**Minutes of the regular
Planning Commission meeting
on September 14, 2015
Approved.**

PUBLIC COMMENTS

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

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

PUBLIC COMMENTS

None.

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. 324 W. Valley Blvd.
Planning Case No. PL-15-092
Applicant: Jenny Xu (Shangri-La Day Spa)**

This item was presented by Assistant Planner Fang-zhou Zhou regarding a request for a Conditional Use Permit (CUP) to operate a massage business at this location in units A-C. The business is currently operating at the same location in units B and C since 2014 and is expanding to unit A. Due to the City's new massage ordinance, a CUP is required for the proposed expansion.

PUBLIC HEARING ITEMS

- 1. 324 W. Valley Blvd.
Planning Case No.
PL-15-092
Applicant: Jenny Xu
(Shangri-La Day Spa)
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 approve Planning Case No. PL-15-092, subject to the recommended conditions of approval.

Ms. Lee Jiang, owner of Shangril-La Day Spa, came forward with a translator. Chairman Garden asked if she was fine with the conditions of approval, and she said yes.

At this point, no one from the audience came forward to speak. Therefore, Chairman Garden closed the public hearing portion for this item.

Commissioners' Discussion

The Planning Commissioners discussed the project and decided to approve the CUP request, subject to the recommended conditions of approval with an added condition that there be a "Parking in Rear" sign be posted in the front of the building.

Chairman Garden made the motion to approve PL-15-092. Commissioner Lou seconded the motion.

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

5-0 vote. Motion carried.

**2. 237 E. Las Tunas Drive.
Planning Case No. PL-15-003
Applicant: Priya Sakhrani**

This item was presented by Assistant Planner Fang-zhou Zhou regarding a CUP for the construction of a kidney dialysis center in the C-1 (Retail Commercial) zone and for a 20 percent reduction in the number of required parking spaces from 35 to 28 spaces.

ENVIRONMENTAL DETERMINATION: The project was reviewed for compliance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration (MND) is required as determined by staff. A Notice of Proposed MND of Environmental Impact was prepared and filed with the Los Angeles County Clerk on September 21, 2015.

RECOMMENDATION: Staff recommended that the Planning Commission approve Planning Case No. PL-15-003, subject to the recommended conditions of approval.

Dr. Priya Sakhrani, applicant, came forward and stated that he agrees with all of the recommended conditions of approval.

Testimonies

1. Suzanne Paine, 109-111 Country Club Dr., San Gabriel, voiced her concerns about:

- Parking on her block;
- Safety of pedestrians crossing Las Tunas without a crosswalk;
- Hours of operation; and
- Reduction of onsite parking spaces. She was concerned where guests and patients will park if lot is full.

Mr. Gallatin, the City's Planning Manager, stated that one of the conditions of approval requires that the entrance and exit to the establishment be on Las Tunas, not on Country Club Drive, so not to inconvenience the residents on this street.

Mr. Algis Marciuska, the City's Senior Civil Engineer, stated that if limited parking hours signs will be installed on Country Club Drive, it would not only restrict parking for the dialysis center's

Commissioners' Discussion

**2. 237 E. Las Tunas Drive. Planning Case No. PL-15-003
Applicant: Priya Sakhrani
Item continued to the regular Planning Commission meeting on December 14, 2015.**

Testimonies

patients but also for guests of the residents on this street as well. He also added that these would be advisory signs and are not regulatory and enforceable.

Ms. Cherry Wu, manager of the proposed dialysis center, stated that employees only get 30 minutes of lunch break and would most likely have no time to go out and get lunch. She also explained that the shuttle busses that would transport patients would only stay for 10-15 minutes when they drop off and/or pick up patients onsite.

2. Mary Coliar, 237 Country Club Dr., San Gabriel, voiced her concern about increased noise from ambulances in the middle of the night and noise from patients' cars who do not take the shuttle vans. She also questioned the number of dialysis centers in the area and the need for another one in the City.

Dr. Sahkrani stated that there is a growing need for dialysis centers all over the country and most of the existing ones are full to capacity. He stated that people in the San Gabriel area deserve quality care and that his centers provide the best quality service. He added that most of his patients are older and those that work would go either early in the morning before work or late in the afternoon after work.

3. Leanne Dixon, 125 Country Club Dr., San Gabriel, voiced her concern about frequent Fire/Paramedic services picking up patients from the dialysis center. She felt that this property should be used for something else that would produce sales tax for the City.

4. Grace Wang, 459 Country Club Dr., San Gabriel, voiced her concern about people driving fast on her street. She feels unsafe walking her young children because of this.

5. Gerry Mitchell, 245 Country Club Dr., San Gabriel, voiced his concern about increased traffic and parking. He suggested having traffic calming measures to alleviate traffic impact.

6. James Nguyen, 117 Country Club Dr., San Gabriel, stated that Las Tunas already has a lot of medical plazas and was concerned about increased traffic.

7. Carolyn Gifford, 311 Country Club Dr., San Gabriel, was concerned about parking. She suggested not reducing parking requirements and have the curb painted red on their street to discourage patient parking but not for residents like what they do in West LA.

Mr. Gallatin stated that the residents on Country Club Drive can request for resident-only parking permits but it would have to be a global policy that the City Council would have to adopt. This request is beyond the Planning Commissioners' jurisdiction.

8. Mr. Choi, 411 Country Club Dr., San Gabriel, voiced his concern about people driving fast on his street. He also questioned why there would be a medical facility in a residential neighborhood.

Mr. Kai Chan, project architect, stated that kidney disease is a national issue and there is a real need for dialysis centers. He said that he and his team worked with the City and took the driveway away facing Country Club Drive to accommodate the residents there and there is no reason to park along Country Club Drive. He added that they tried to shield that street from vehicular circulation.

At this point, no one else from the audience spoke. Therefore, Chairman Garden closed the public hearing portion for this item.

Commissioners' Discussion

The Planning Commissioners discussed the project. They acknowledged the audience's concerns about potential frequent ambulance calls, parking, and traffic. The Commissioners requested staff to research more information about the number of service calls the Fire Department receives from dialysis centers, a precise parking demand to justify the need for a 20% parking reduction, research if business is vanpool based, and actions taken if conditions of approval are not met. Therefore, this

Commissioners' Discussion

item was continued to the December 14, 2015 regular Planning Commission meeting.

Chairman Garden made the motion to continue PL-15-003 to reopen the public hearing and continue this item to the Planning Commission’s regular meeting on December 14, 2015. Vice-Chair Klawiter seconded the motion.

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

5-0 vote. Motion carried.

**3. Amendments to the Municipal Code Related to Regulations Governing Landscaping
Planning Case No. PL-15-118
Applicant: City of San Gabriel**

This item was presented by Planning Manager Mark Gallatin regarding an amendment to certain sections, Sections 153.530 through 153.999, of the Municipal Code pertaining to landscaping in order to comply with the Governor’s Drought Executive Order B-29-15 requiring compliance with the State’s Model Water Efficient Landscape Ordinance.

ENVIRONMENTAL DETERMINATION: The project was reviewed and exempted from CEQA pursuant to Guidelines section 15060 (c) (2) on the grounds that the activity does not have the ability to result in a direct or reasonable foreseeable indirect physical change in the environment.

RECOMMENDATION: The Planning Commission recommend approval of Ordinance No. xxx-C.S. to the City Council, amending Sections 153.530 through 153.999 of the San Gabriel Municipal Code to comply with the state’s Model Water Efficient Landscape Ordinance.

Commissioners’ Discussion

The Planning Commissioners discussed the proposed amendments and unanimously decided to recommend approval of Ordinance No. xxx-C.S. to the City Council.

Chairman Garden made the motion to recommend approval of Ordinance No. xxx-C.S. to the City Council. Vice-Chair Klawiter seconded the motion.

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

5-0 vote. Motion carried.

ADJOURNMENT

There being no further business to discuss, Chairman Garden moved to adjourn to a Regular Meeting of the Planning Commission on Monday, November 9, 2015 at 6:30 p.m. in the Council Chambers, City Hall, 2nd Floor, 425 S. Mission Drive, San Gabriel, CA.

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**3. Amendments to the
Municipal Code Related to
Regulations Governing
Landscaping
Planning Case
No. PL-15-118
Applicant: City of San
Gabriel
Recommended approval.**

Commissioners’ Discussion

ADJOURNMENT

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