

CITY OF SAN GABRIEL

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

April 11, 2016

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, April 11, 2016.

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 Vincent Zawodny

EXCUSED: None

STAFF PRESENT: City Attorney Robert L. Kress, Senior Planner Larissa De La Cruz, Assistant Planner Nicholas Bezanson, and Planning Commission Secretary Jackie Wong

CONSENT ITEMS

Minutes of the regular meeting on March 14, 2016.

Commissioner Vera 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 March 14, 2016
Approved.**

PUBLIC COMMENTS

Chairman 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 ITEM

- 1. 1028 S. San Gabriel Blvd.
Planning Case No. PL-15-133
Applicant: Zheng Lu**

This item was presented by Assistant Planner Nicholas Bezanson regarding a Conditional Use Permit (CUP) request to operate a car rental business located in the C-3 (general Commercial) zone.

PUBLIC HEARING ITEMS

- 1. 1028 S. San Gabriel Blvd.
Planning Case No.
PL-15-133
Applicant: Zheng Lu
Item continued to the
May 9, 2016 Planning
Commission Meeting.**

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-15-133.

The Planning Commission received a letter stating that the business is currently operating without a business license. City Attorney clarified that the letter should be treated only as an allegation and that there has not been any investigation done about it. He also stated that the Planning Commission's primary focus should be based on the staff report regarding land use and its potential impacts and cannot make decisions based on the allegation.

Hang Wu, 3360 E. Foothill #423, Pasadena, CA, co-applicant, stated that they will rent out luxury cars and are not going to compete with other existing car rentals in the City. He also added that the primary purpose of their business is to rent cars and that the retail portion of it will only entail mostly car-related accessories such as selling car air fresheners and floor mats.

Testimony

1. Charles Lin, 1032 S. San Gabriel, business owner, stated that the property owner also owns the house behind this commercial property and was concerned that the property owner would connect the two properties together. He also asked why are the business owners only renting four cars. He felt that this is a questionable business. He also stated that it seems impossible to park seven cars in the rear.

Zheng Lu, 8608 Country Drive, Rancho Cucamonga, co-applicant, described the property layout and stated that seven cars can comfortably fit in the rear. He also added that the property owner has some sort of gate between the residential property that divides the commercial property but that maintenance issue needs to be addressed to him.

At this point, Chairman Garden closed the public hearing portion of the meeting.

Commissioners' Discussion

The Planning Commissioners conceptualized and discussed the project. They asked for additional information about the existing structures (i.e. what needs to be removed or retained), and for a more comprehensive drawing. The public hearing was reopened and continued to the May 9, 2016 regular meeting.

**2. 825 E. Broadway Street
Planning Case No. PI-15-125
Applicant: Charles Smyth**

This report was presented by Senior Planner Larissa De La Cruz regarding a Conditional Use Permit (CUP) allowing construction of an 11,450 square foot kidney dialysis center located in the C-1 (Retail Commercial District) zone.

ENVIRONMENTAL DETERMINATION: The project was reviewed and exempted for compliance with the California Environmental Quality Act (CEQA) requirements, per Guidelines Section 15332, Class 32 (Infill Development Projects).

RECOMMENDATION: Staff recommended that the Planning Commission approve Planning Case No. PL-15-125.

Charles Smyth, 1104 Corporate Way, Sacramento, applicant, stated that his company is the developer for the project. He answered questions regarding the project's construction and hours of operation.

Testimonies

1. Kimberly Winfield, 292 S. Charlotte Ave, voiced her concerns about increased traffic accidents, too many new developments, noise, parking and pollution.

Testimony

Commissioners' Discussion

**2. 825 E. Broadway Street
Planning Case No.
PI-15-125
Applicant: Charles
Smyth
Approved.**

Testimonies

2. Chuck Meyers, 404 Gerona, voiced his concern about traffic, increased population the business would bring or attract, and increased number of dialysis centers in the City. He also asked if there was ever a feasibility study and an environmental site assessment done for the project.

Mr. Smyth clarified that they already conducted phase two of their environmental site assessment and that the City has a copy of it. All elements studied showed below standard levels.

At this point, Chairman Garden closed the public hearing portion of the meeting.

Commissioners' Discussion

The Planning Commission conceptualized and discussed the project. Commissioner Vera was concerned about what the residents had brought up and what the project's impact would be to the General Plan. She added that she was inclined not supporting the project for these reasons.

The other four Planning Commissioners were supportive of the project. They felt that the current site is an eye sore and that the project would revitalize the area. They also stated that this project would provide a viable service to the community and that the developer is providing more than the required parking spaces.

Ayes: Garden, Lou, Klawiter, and Zawodny
Noes: Vera

4-1 vote. Motion carried.

STAFF ITEM

1. Review and Discussion of Massage Ordinance

Deputy City Attorney Lisa Kranitz gave an overview and an update of the City's massage ordinance. This item was only for review and discussion. No action was required from the Planning Commission.

Testimony

1. Suzanne Payne, 458 N. California St., San Gabriel, provided photographs of all 58 massage establishments in the City. She suggested having a 1,000 square foot radius between massage parlors to prevent oversaturation. Also, most of them display excessive signage and banners.

Chairman Garden encouraged Ms. Payne to attend a Council Meeting and voice her concerns to them so that they will be aware of these problems and would think about possible actions to take going forward.

Mr. Clayton Anderson, Neighborhood Improvement Services (NIS) Manager, stated that the City Council recently approved the hiring of additional full time NIS officers so staff could actively enforce and cite those with illegal signs and banners.

2. Extension of Entitlements for 416 E. Las Tunas Dr. (Planning Case No. PL-12-026)

This item was presented by Senior Planner Larissa De La Cruz. The project needed the extension due to a late start in construction.

Commissioner Vera recused herself due to a conflict of interest with her position as a real estate agent.

Commissioners' Discussion

The Planning Commission conceptualized and discussed the project. Commissioner Vera was concerned about what the residents had brought up and what the project's impact would be to the General Plan. She added that she was inclined not supporting the project for these reasons.

The other four Planning Commissioners were supportive of the project. They felt that the current site is an eye sore and that the project would revitalize the area. They also stated that this project would provide a viable service to the community and that the developer is providing more than the required parking spaces.

Ayes: Garden, Lou, Klawiter, and Zawodny
Noes: Vera

4-1 vote. Motion carried.

STAFF ITEM

1. Review and Discussion of Massage Ordinance No action required.

Testimony

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Chairman Garden encouraged Ms. Payne to attend a Council Meeting and voice her concerns to them so that they will be aware of these problems and would think about possible actions to take going forward.

Mr. Clayton Anderson, Neighborhood Improvement Services (NIS) Manager, stated that the City Council recently approved the hiring of additional full time NIS officers so staff could actively enforce and cite those with illegal signs and banners.

2. Extension of Entitlements for 416 E. Las Tunas Dr. (Planning Case No. PL-12-026) Approved.

This item was presented by Senior Planner Larissa De La Cruz. The project needed the extension due to a late start in construction.

Commissioner Vera recused herself due to a conflict of interest with her position as a real estate agent.

The Planning Commissioners unanimously agreed to grant the extension of entitlements without objections.

ADJOURNMENT

There being no further business to discuss, Chairman Garden moved to adjourn to a Regular Meeting of the Planning Commission on Monday, May 9, 2016 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.

Chairman Norman Garden
City of San Gabriel
Planning Commission

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