

CITY OF SAN GABRIEL

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

July 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, July 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, Commissioner Jingbo Lou, Commissioner Camelia Vera and Commissioner Vince Zawodny

ABSENT:

Vice-Chair Thomas Klawiter (excused)

STAFF PRESENT:

City Attorney Robert L. Kress, Senior Planner Larissa De La Cruz, Associate Planner Jo-Anne Burns, Assistant Planner Nicholas Bezanson, and Planning Commission Secretary Jackie Wong

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. 302 E. Marshall St.
Planning Case No. PL-16-054 (Variance)
Applicant: Wayne Lei**

PUBLIC HEARING ITEMS

- 1. 302 E. Marshall St.
Case No. PL-16-054
(Variance)
Applicant: Wayne Lei
Approved.**

This item was presented by Assistant Planner Nicholas Bezanson regarding a Variance for the development of a single family residence. The Variance of the required rear yard setback is being reduced from 25'-0" to 11'-8". This project is located in the Residential Neighborhood Conservation (R-N/C) zone within the boundaries of the Valley Blvd. Specific Plan area, with an underlying zone of R-3 (Multiple Family Residence).

ENVIRONMENTAL DETERMINATION: The project was reviewed and exempted for compliance with the California Environmental Quality Act (CEQA) requirements, per Guidelines Section 15303, Class 3 (Small Structures).

RECOMMENDATION: Staff recommended approval of Planning Case No. PL-16-054, subject to the recommended conditions of approval.

Mr. Wayne Lei, project designer, stated that he understands and accepts all conditions of approvals.

No one spoke from the audience; therefore, Chairman Garden closed the public hearing portion of this meeting.

Commissioners' Discussion

The Planning Commissioners discussed the project and unanimously supported it. However, they suggested that the project's landscape architect work with staff regarding replacing existing and/or planting new trees.

Chairman Garden made the motion to approve PL-16-054 subject to the recommended conditions of approval. Commissioner Lou seconded the motion.

Ayes: Garden, Lou, Vera and Zawodny

Noes: None

4-0 vote. Motion carried.

**2. 305-307 S. Arroyo St.
Planning Case No. PL-15-085 (Tentative Parcel Map)
Applicant: Thomas Lin (SLS Design)**

This item was presented by Associate Planner Jo-Anne Burns regarding a Tentative Parcel Map request for a construction of a new three-unit residential condominium project in the R-3 Arroyo Residential zone within the Mission District Specific Plan.

ENVIRONMENTAL DETERMINATION: The project was reviewed and exempted for compliance with the California Environmental Quality Act (CEQA) requirements, per Guidelines Section 15315, Class 15 (Subdivision of properties into four or fewer parcels).

RECOMMENDATION: Staff recommended approval of Planning Case No. PL-15-085, subject to the recommended conditions of approval.

Commissioner Vera commented that the landscaping requirement does not meet what the City Arborist requires. Ms. Burns explained that there are seven trees that need to be replaced but the landscape architect determined that there is not enough space for all of them onsite or on the parkway due to the development. Ms. De La Cruz added that Condition #65 states that Public Works will plant three trees along Arroyo Drive.

Chairman Garden asked why the existing curb cut is being moved to the north side. Mr. Lin, project architect, stated that the property is very narrow, and that the existing driveway is already 12 ft. wide and is pushed to the property limit.

Chairman Garden stated that the den showed on the plans looks sizeable. He suggested adding a condition of approval that would restrict the use and prohibits the creation of a bedroom in that space. Ms. De La Cruz stated that staff will add it as a condition.

Testimonies

1. John Adams, 301 S. Arroyo Dr. #5, voiced his concerns about:
 - New neighbors can see over his bedroom or smell smoke when he barbecues; suggested to have a buffer in place;
 - Increased noise, traffic, and dust are all over the area due to construction; and
 - Noise from loading heavy equipment where, at times, starts as early as 5:30 a.m.; and
 - Lack of parking onsite; visitors will compete for street parking.

Commissioners' Discussion

**2. 305-307 S. Arroyo St.
Planning Case No.
PL-15-085 (Tentative
Parcel Map)
Applicant: Thomas
Lin (SLS Design)
Approved.**

Testimonies

2. Charles Sances, 1808 S. California St., inquired if this project was ever taken up by the Design Review Commission. Ms. De La Cruz explained the development submittal process.
Mr. Sances stated that this project and the item prior are both not compatible in the neighborhood.

At this time, Chairman Garden closed the public hearing portion.

Commissioners' Discussion

Commissioner Zawodny stated that this project fits the pattern of the area and encourages increased family count to the City. He understands the concerns mentioned. He added that the conditions of approval are in place, and that it's a thoughtful development for this site.

Chairman Garden was concerned about cars going on the north side of the driveway which might bother the neighbors next door. He stated that the applicant was very considerate of only building three units instead of the allowed five based on the property's size. He explained that the applicant created airspace between the properties as a buffer but is unsure if that would be enough for the adjacent neighbors.

Commissioner Lou stated that he liked the driveway being on the north side to create more space between the properties. He suggested relocating the trees towards the west of the property. He pointed out that there is limited traffic impact because there is enough parking onsite: 7 for tenants/residents and 1 for visitor.

Commissioner Vera was concerned about Mr. Adams' privacy and suggested to have landscaping added to act as a buffer between the properties. She also suggested posting a sign on the property about the project. Mr. Adams said that there was one and that someone must have taken it down. Ms. De La Cruz confirmed that there was a sign and it might have fallen over.

Commissioner Vera found the design being plain. She suggested seeing more embellishments on the design like decorative shutters to make it look more appealing.

Chairman Garden recommended that the project architect work with staff, the City Architect and City Landscape Architect regarding the overall design and landscape.

Chairman Garden made the motion to approve PL-15-085 with an added condition regarding standard Covenant requirements. Commissioner Lou seconded the motion.

Ayes: Garden, Lou, Vera and Zawodny

Noes: None

4-0 vote. Motion carried.

STAFF ITEM

1. Community Development Director Arminé Chaparyan formally announced to the Planning Commissioners of her return from her maternity leave.

PLANNING COMMISSION ITEMS

1. Chairman Garden praised staff for the ACE Walk Tour with Councilmembers visting the trench project. He suggested that it would be great to have a future vision in improving the City in that corridor where the train tracks are for linear pathway or open space. Per Ms. Chaparyan, staff will look into the agreement and update the Planning Commission.
2. Commissioner Vera brought up parking issues for all developments. She stated that residents get frustrated and that as Planning Commissioners, they should encourage residents to voice their concerns to City Council.

Commissioners' Discussion

STAFF ITEM

ADJOURNMENT

There being no further business to discuss, Chairman Garden moved to adjourn to a Regular Meeting of the Planning Commission on Monday, August 8, 2016 at 6:30 p.m. in the Council Chambers, City Hall, 2nd Floor, 425 S. Mission Drive, San Gabriel, CA.

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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