

CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING
March 12, 2018

- **CALL TO ORDER**

Chairman Garden called the regular meeting of the Planning Commission meeting to order at 6:30 p.m. on Monday, March 12, 2018, in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California, 91776.

- **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Chairman Garden.

- **ROLL CALL**

Present: Chairman Garden, Vice-Chair Klawiter, Commissioner Lou, Commissioner Mamdapurkar, and Commissioner Schwartz.

Absent: None

Staff in attendance included City Attorney Pilchen, Planning Manager Steinkruger, Senior Planner Whipple, Assistant Planner Alvarado, and Planning Commission Secretary Wong.

1. **PUBLIC COMMENT**

None.

2. **APPROVAL OF MINUTES**

Chairman Garden moved to approve the minutes of the regular meeting of January 8, 2018, the special meeting of January 29, 2018, and the special joint meeting with the Community Services Commission of February 12, 2018. Seconded by Commissioner Mamdapurkar. Motion passed unanimously.

3. **NEW BUSINESS**

- A. **608-610 RAMONA STREET
PLANNING CASE NO. TMAP18-002 (TENTATIVE TRACT MAP)
APPLICANT: Nam Tran – Calland Engineering**

Project Summary: In May 2015, a Tentative Tract Map (TTM) was approved by the Planning Commission consolidating two parcels and subdividing airspace to allow for the development of a six-unit residential condominium project. In May 2017, the TTM expired and must be reconsidered by the Planning Commission. The proposed TTM has not changed from what was originally approved. This project is exempt from the requirements of the California Environmental Quality Act, Guidelines Section 15061(b) (3) where it can be seen with certainty that there is no possibility

that the activity in question may have a significant effect on the environment and Section 15315, Class 15 (Minor Land Divisions).

Staff Recommendation:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER TMAP18-002 FOR TENTATIVE TRACT MAP NO. 72990 AT 608-610 RAMONA STREET, SUBJECT TO THE CONDITIONS OF APPROVAL.

Planning Manager Steinkruger presented the project.

Chairman Garden opened the public hearing. There being no speakers, he closed the public hearing.

COMMISSIONERS' DISCUSSION

The Planning Commissioners discussed and conceptualized the project.

Chairman Garden made the motion to adopt a Resolution of the Planning Commission of the City of San Gabriel, California approving Planning Case No. TMAP18-002 for Tentative Tract Map No. 72990 at 608-610 Ramona Street, subject to the conditions of approval. Seconded by Vice-Chair Klawiter. Motion passed unanimously by a 5-0 vote.

**B. ACCESSORY DWELLING UNIT ORDINANCE
PLANNING CASE NO. ZTA17-002 (ZONE TEXT AMENDMENT)
APPLICANT: CITY OF SAN GABRIEL**

Project Summary: The presentation is for the purpose of introducing Planning Commission to the draft ordinance, requesting input and soliciting feedback. The proposed project is an amendment to the City's existing regulations in Chapter 153.047 (Zoning Code) of the San Gabriel Municipal Code (SGMC). The proposed amendment consists of changes to the existing development standards applicable to new accessory dwelling units. The purpose of the proposed amendment is to further implement recently adopted State regulations and facilitate the production of accessory dwelling units while maintaining the established character of San Gabriel's single-family neighborhoods, as mandated by the City's General Plan Housing Element. The Planning Commission will make a recommendation to the City Council on the proposed amendment. This project is exempt from the requirements of the California Environmental Quality Act, Guidelines Section 15282(h), which provides a statutory exemption for the adoption of an ordinance regarding accessory dwelling units to implement the provisions of Section 65852.1 and 65852.2 of the Government Code.

Staff Recommendation:

Provide **FEEDBACK** to staff on the proposed Zone Text Amendment (ZTA17-002) amending Chapter 153.047 (Zoning Code) of the SGMC relating to Accessory Dwelling Units and

Assistant Planner Alvarado presented the staff report.

No action was required for this item. The Planning Commissioners provided input and feedback on the draft ordinance. Once staff revises the draft, the Planning Commission will hear this item again before making its recommendation to the City Council on the proposed amendment.

4. STAFF ITEMS: PLANNING COMMISSION TRAINING

City Attorney Pilchen conducted a brief training on the Brown Act, meeting procedure, public comment, and other issues related to the Planning Commission's roles and responsibilities.

5. COMMENTS FROM THE PLANNING MANAGER

None.

6. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

None.

7. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR PLANNING COMMISSION MEETING ON MONDAY, APRIL 9, 2018 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

CITY OF SAN GABRIEL



JACKIE WONG, SECRETARY
PLANNING COMMISSION



NORMAN GARDEN, CHAIRMAN
PLANNING COMMISSION