

CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTES OF THE SPECIAL JOINT PLANNING COMMISSION AND
DESIGN REVIEW MEETING

April 9, 2018

- **CALL TO ORDER**

Chairman Garden called the special joint Planning Commission and Design Review Commission meeting to order at 6:30 p.m. on Monday, April 9, 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 Planning Commission Chairman Garden.

- **ROLL CALL**

Planning Commission

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

Absent: None

Design Review Commission

Present: Chair Nadolney and Vice-Chair Cheng

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**

Chairman Garden opened the public hearing on items that are not on tonight's agenda.

Testimonies:

a. Chuck Myers, 404 Gerona Ave., San Gabriel, came forward suggesting incorporating Spanish architecture to new developments as it was historically done before. He commented about how the city is working into incorporating zoning changes that would parallel the new General Plan Update.

b. Chuck Sances, San Gabriel resident, stated that he was there to represent Grassroots San Gabriel and wanted to recruit members.

Staff Recommendation:

PLANNING COMMISSION: ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER PL-17-068 FOR TENTATIVE TRACT MAP NO. 74926 GENERALLY LOCATED AT 300 EAST VALLEY BOULEVARD, SUBJECT TO THE CONDITIONS OF APPROVAL

DESIGN REVIEW COMMISSION: APPROVE THE PRECISE PLAN OF DESIGN AND MASTER SIGN PLAN RELATED TO PLANNING CASE NO. PL-17-068 FOR A MIXED-USE PROJECT GENERALLY LOCATED AT 300 EAST VALLEY BOULEVARD, SUBJECT TO THE CONDITIONS OF APPROVAL.

Planning Manager Steinkruger presented the staff report.

Mr. Michael Hastings, Direct Point Advisers, applicant's representative, gave an overview of the project. He stated that they agree with all conditions of approval.

Chairman Garden opened the public hearing.

Testimonies:

- 1. Josephine Elizondo, 1622 Walnut St., San Gabriel – opposed*
- 2. Bonnia Fong, 1636 Euclid Ave., San Gabriel – opposed*
- 3. Chuck Sances, 1808 S. California St., San Gabriel – opposed*
- 4. Nancy, San Gabriel resident – opposed*

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

COMMISSIONERS' DISCUSSION

I. Planning Commission

Commissioner Lou inquired expressed his concern about massing. He finds the project too big and suggested adding character to its design. He inquired about FAR requirements, egress and ingress, and landscaping. He stated that the streets around the project are too narrow and suggested using Valley Blvd. as entrance/exit.

Planning Steinkruger suggested waiting until the project is operational for Public Works staff to look at possibly adding traffic-calming measures.

Commissioner Mamdapurkar inquired what the city will get in return for removing the existing alley. Senior Engineer Marciuska stated that the city will get new side walks, street lights, streetscapes, center median, new paving, street trees during construction of the project. Commissioner Mamdapurkar inquired about haul route and parking plan. Mr. Hastings stated they will have those in place. Commissioner Mamdapurkar suggested that adjacent businesses can get a parking study to determine how many parking spaces get used throughout the day once this project is up and running.

Seconded by Commissioner Mamdapurkar. Motion passed unanimously by a 5-0 vote.

At this point, the Design Review Commission discussed the Precise Plan of Design and Master Sign Plan for the project.

Mr. Simon Lee and Mr. Rick Abbe, project design team, provided an overview of the Precise Plan of Design and Master Sign Plan.

Mr. Lee stated that they will:

- Provide a loading space next to the bicycle rack;
- Remove four out of the 11 surplus parking spaces for loading/unloading area;
- Install five skylights to provide more natural light in covered parking area; and
- Provide one commercial trash area and two residential trash areas.

Vice-Chair Cheng inquired if two service elevators are enough to serve all 60 units. Mr. Lee stated that there is room for an additional elevator. Chair Nadolney suggested giving up two parking spaces on the P1 and P2 levels for the additional elevator.

Vice-Chair Cheng recommended the following:

- Improve entrance design;
- Add public art as a requirement;
- Add wayfinding signs; and
- Enhance central terrace to have a connection to the street to help project's massing along Valley Blvd. Landscaping has to be carefully designed putting consideration with the height and depth of the water feature and its plumbing functions. This has to be done the right way to avoid future problems.

Chair Nadolney suggested working with the city architect in animating the streets with more trees on the corners.

Mr. Lee shared the various exterior materials and finishes they will use for the project. Mr. Abbe shared information on the design and specifications of the master sign.

Vice-Chair Cheng made the motion to approve the Precise Plan of Design and Master Sign Plan related to Planning Case No. PL-17-068 for a Mixed Use project generally located at 300 E. Valley Blvd., subject to the conditions of approval. Seconded by Chair Nadolney. Motion unanimously passed by a 2-0 vote.

development of accessory dwelling units. Seconded by Commissioner Schwartz. Motion passed unanimously with a 5-0 vote.

6. COMMENTS FROM THE PLANNING MANAGER

Planning Manager Steinkruger stated that the agenda is light on the regular May 14, 2018 meeting.

7. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Chairman Garden inquired if staff is attending the ICSC conference in May and if there is funding for any of the Planning Commission to attend. Planning Manager Steinkruger stated that four City Councilmembers and three or four staff will be attending. She added that there is no funding available for Planning Commission to attend.

8. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR PLANNING COMMISSION MEETING ON MONDAY, MAY 14, 2018 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

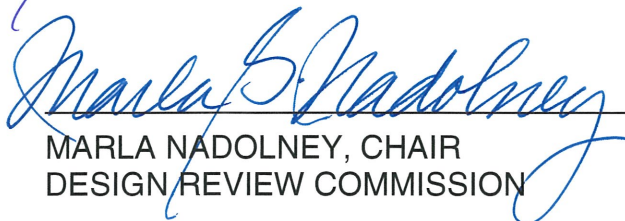
CITY OF SAN GABRIEL



JACKIE WONG, SECRETARY
PLANNING COMMISSION



NORMAN GARDEN, CHAIRMAN
PLANNING COMMISSION



MARLA NADOLNEY, CHAIR
DESIGN REVIEW COMMISSION