

CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING
January 14, 2019

- **CALL TO ORDER**

Chairman Garden called the regular meeting of the Planning Commission meeting to order at 6:30 p.m. on Monday, January 14, 2019 in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California, 91776.

- **PLEDGE OF ALLEGIANCE**

Chairman Garden led the Pledge of Allegiance.

- **ROLL CALL**

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

Excused: None.

Staff in attendance included Planning Manager Steinkruger, Assistant Planner Garibay and Planning Commission Secretary Wong.

1. **PUBLIC COMMENT**

None.

2. **APPROVAL OF MINUTES**

Vice-Chair Klawiter moved to approve the minutes from the December 10, 2018 regular Planning Commission meeting. Seconded by Commissioner Lou. Motion passed with 4 ayes and 1 abstention (Chairman Garden was not present at the meeting).

3. **WELCOME TO 2019 FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT DEPARTMENT**

Ms. Arminé Chaparyan, Assistant City Manager and Community Development Director, gave a brief overview of all completed, ongoing, and future development projects in the City. She also shared information about the General Plan Update, Economic Development Marketing Study, and the Tourism Marketing Improvement District plans that are scheduled to be implemented in 2019.

4. **PUBLIC HEARINGS**

**A. 117 WEST NORWOOD PLACE
PLANNING CASE NO. TMAP18-007 (TENTATIVE PARCEL MAP NO.
82176)
APPLICANT: JOHN CHEN**

Project Summary: The proposed project is a request for a Tentative Parcel Map (TPM No. 82176) to allow for a four-unit residential condominium subdivision at 117 West Norwood Place. The project site is zoned R-NC (Residential Neighborhood Conservation) within the boundaries of the Valley Boulevard Specific Plan and is subject to the R-2 (Low Density Multiple Family Residence) development standards. This project is exempt from the requirements of the California Environmental Quality Act, Guidelines 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 TMAP18-007 FOR A TENTATIVE PARCEL MAP (NO. 82176) FOR THE SUBDIVISION OF FOUR RESIDENTIAL CONDOMINIUM UNITS AT 117 WEST NORWOOD PLACE, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Assistant Planner Garibay.

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

COMMISSIONERS' DISCUSSION

The Planning Commissioners discussed and conceptualized the proposed project.

Commissioner Lou was concerned about the architectural design. He stated that its original bungalow design is significant to the City's historical character. He recommended that the City should create a better plan in maintaining historical architecture to preserve the character of the building.

Planning Manager Steinkruger stated that the proposed project meets all requirements. The City Architect and Historic Preservation Architect did not deem this property as historical.

Chairman Garden made the motion to adopt a resolution of the Planning Commissioner of the City of San Gabriel, California, approving Planning Case Number TMAP18-007 for a Tentative Parcel Map (No. 82176) for the subdivision of four residential condominium units at 117 West Norwood Place, subject to the recommended Conditions of Approval. Seconded by Vice-Chair Klawiter. Motion passed with 4 – ayes, 0 – noes, and 1 – abstention (Lou).

5. COMMENTS FROM THE PLANNING MANAGER

Ms. Steinkruger gave the Planning Commissioners an overview of what items are expected to be taken up at next month's Planning Commission meeting.

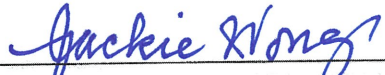
6. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Vice-Chair Klawiter inquired about the undergrounding of utilities for small projects. Ms. Steinkruger stated that she would consult with the Public Works Department.

7. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR PLANNING COMMISSION MEETING ON MONDAY, FEBRUARY 11, 2019 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