

CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING
September 11, 2017

- **CALL TO ORDER**

Chairman Garden called the regular meeting of the Planning Commission meeting to order at 6:30 p.m. on Monday, September 11, 2017, 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.

Staff in attendance included City Attorney Kress, Planning Manager Steinkruger, Assistant Planner Bezanson, and Planning Commission Secretary Su.

1. **PUBLIC COMMENT**

None.

2. **APPROVAL OF MINUTES**

Vice-Chair Klawiter moved to approve the minutes of the regular Planning Commission on August 14, 2017. Seconded by Commissioner Lou. Motion passed unanimously by a vote of 5 ayes, 0 noes.

3. **NEW BUSINESS**

- A. **ZONE TEXT AMENDMENT FOR DEVELOPMENT STANDARDS AND REVIEW PROCESS FOR THE R-1 (SINGLE FAMILY RESIDENCE) ZONE PLANNING CASE NO. ZTA17-001
APPLICANT: CITY OF SAN GABRIEL**

Project Summary: This is a Zone Text Amendment (ZTA) for Chapter 153 of the San Gabriel Municipal Code (SGMC) regarding development in the R-1 (Single Family Residence) zone. The ZTA would revise existing development standards and implement new standards relating to construction of single-family homes. The changes would also amend the process by which development in the zone is reviewed for design purposes.

This Ordinance is exempt from CEQA pursuant to section 15305 as a minor alteration to land use limitations: the average slope of properties within the R-

1 zone is less than 20% and the changes will not affect the allowable land uses or densities.

Staff Recommendation:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA RECOMMENDING APPROVAL OF THE PROPOSED ZONE TEXT AMENDMENT (ZTA17-001) TO THE CITY COUNCIL, AMENDING CHAPTER 153 OF THE SAN GABRIEL MUNICIPAL CODE RELATING TO THE DEVELOPMENT STANDARDS AND REVIEW PROCESS FOR THE R-1 (SINGLE FAMILY RESIDENCE) ZONE AS BOTH AN URGENCY ORDINANCE AND AS A REGULAR ORDINANCE.

Assistant Planner Bezanson presented the staff report.

Chairman Garden opened the public hearing.

TESTIMONIES:

1. *Mr. Dan Bryant, 516 Gerona Ave., San Gabriel, spoke in support of the ordinance.*

2. *Ms. Debbie Kilgore, 245 S. Arroyo Dr., San Gabriel, commented on the new tiered review process. She wanted confirmation that the new ordinance would not remove existing review processes for historic districts such as the Mission District.*

Ms. Steinkruger stated that this would not replace the review requirements that currently exist within the Mission District.

3. *Mr. Nelson Lou, 115 E. Main St., San Gabriel, spoke in support of the ordinance.*

4. *Mr. Chuck Myers, 404 Gerona Ave., San Gabriel, representing citizens of San Gabriel for Historic Preservation, spoke in support of the ordinance.*

Chairman Garden closed the public hearing.

Chairman Garden moved to adopt a Resolution of the Planning Commission of the City of San Gabriel, PLANNING CASE NO. ZTA17-001. Vice-Chair Klawiter seconded the motion. Motion passed unanimously by a vote of 5 ayes, 0 noes.

**B. ZONE TEXT AMENDMENT TO PROHIBIT COMMERCIAL MARIJUANA ACTIVITIES AND IMPOSE REGULATIONS FOR PERSONAL CULTIVATION
PLANNING CASE NO. ZTA17-002
APPLICANT: CITY OF SAN GABRIEL**

Project Summary: This is a Zone Text Amendment (ZTA) modifying various Sections of Chapter 153 (Zoning Code) of the San Gabriel Municipal Code to prohibit

all nonmedical cannabis activity (including cultivation, processing, manufacturing, storing, distribution, testing, transportation, and sale of nonmedical cannabis) to the full extent authorized to a local agency by Proposition 64, the Adult Use of Marijuana Act (AUMA). The proposed Ordinance would also impose restrictions on personal growth, including a prohibition on outdoor cultivation.

The Ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) as this project will not have an effect on the environment as it maintains the status quo. Additionally, the Ordinance is exempt as a minor alteration in land use limitations. (CEQA Guidelines Section 15305.) In the present case the growing of six plants in a residence has been authorized by voter initiative. The City's imposition of reasonable regulations on this as well as a ban of all other commercial marijuana activities will not have any significant effects on the environment.

Staff Recommendation:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL MAKE MINOR AMENDMENTS TO CHAPTER 153 OF THE SAN GABRIEL MUNICIPAL CODE RELATING TO MEDICAL CANNABIS, AND AMENDING CHAPTER 153 BY ADOPTING A PERMANENT PROHIBITION OF ALL COMMERCIAL MARIJUANA ACTIVITIES IN THE CITY AND IMPOSING REGULATIONS FOR PERSONAL CULTIVATION OF MARIJUANA.

Planning Manager Steinkruger presented the staff report.

Chairman Garden opened the public hearing.

TESTIMONY:

1. *Ms. Debbie Kilgore, 245 S. Arroyo Dr., San Gabriel, spoke in support of the proposed ordinance. She expressed her appreciation to staff for the development of the proposed ordinance. Ms. Kilgore expressed her concern regarding the smoking of marijuana on private property. She inquired about the process in which residents would be able to file a complaint regarding the use of marijuana on private property.*

Ms. Steinkruger replied that she envisioned that Neighborhood Improvement Services (NIS) will be the contact on the smaller scale issues. If NIS feels that it is a larger issue then they will involve the Police Department. It will be an evolving process.

Chairman Garden closed the public hearing.

Chairman Garden moved to adopt a Resolution of the Planning Commission of the City of San Gabriel, PLANNING CASE NO. ZTA17-002. Motion passed by a vote of 4 ayes, 1 noes, with Vice-Chair Klawiter voting against the motion.

4. **STAFF ITEM**

None.


5. **COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS**

None.

6. **ADJOURN TO THE ADJOURNED PLANNING COMMISSION MEETING**

September 25, 2017 at 6:30 p.m.

CITY OF SAN GABRIEL



JULIE SU, SECRETARY
PLANNING COMMISSION

 for chairman Norman

NORMAN GARDEN, CHAIRMAN
PLANNING COMMISSION