

CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING
June 10, 2019

- **CALL TO ORDER**

Chairman Garden called the regular meeting of the Planning Commission meeting to order at 6:30 p.m. on Monday, June 10, 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: Chair Garden, Vice-Chair Klawiter, Commissioner Lou,
Commissioner Mamdapurkar and Commissioner Schwartz

Excused: None.

Staff in attendance included City Attorney Pilchen, Interim Finance Director Chamberlain, Planning Manager Steinkruger, Senior Planner Chang and Planning Commission Secretary Wong.

1. **PUBLIC COMMENT**

None.

2. **APPROVAL OF MINUTES**

Vice-Chair moved to approve the minutes from the May 13, 2019 regular Planning Commission meeting. Commissioner Lou seconded the motion. Motion passed with 5 - ayes and 0 - noes.

3. **PUBLIC HEARING**

**A. 116 WEST MARSHALL STREET
PLANNING CASE NO. TMAP18-011 (TENTATIVE TRACT MAP NO. 82505)
APPLICANT: ERIC TSANG**

Project Summary: The proposed project is a request for a Tentative Tract Map (TTM No. 82505) to allow the subdivision of one parcel into seven for condominium purposes at 116 West Marshall Street. The project site is zoned MU-C/R (Mixed-Use Corridor / Residential) within the Valley Boulevard Specific Plan (VBSP) and has a General Plan Land Use Designation of Commercial Specific Plan. This project is categorically exempt under California Environmental Quality Act (CEQA) Guidelines Section 15332, Class 32 (In-Fill Development Projects).

Staff Recommendation:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER TMAP18-011 FOR A TENTATIVE TRACT MAP (NO. 82505) TO ALLOW THE SUBDIVISION OF ONE PARCEL INTO SEVEN FOR CONDOMINIUM PURPOSES AT 116 WEST MARSHALL STREET, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Senior Planner Chang.

Mr. Tsang, applicant, came forward and stated that he has read and agrees to all conditions of approval.

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

COMMISSIONERS' DISCUSSION

The Planning Commission discussed the proposed project.

Commissioner Lou stated that he would like to see more landscaping on the property.

Chairman Garden stated that he would like to see some type of landscaping on the rooftop and to provide privacy screening for adjacent properties.

Commissioner Mamdapurkar was concerned about the width of Marshall Street and that the construction vehicles could potentially damage the street curbs.

Planning Manager Steinkruger stated that there is a Public Works condition requiring the applicant to repair damaged curb & gutter as directed by City staff. The Planning Commission could impose a condition requiring the applicant to coordinate with Public Works Department regarding construction vehicle routes.

City Attorney Pilchen mentioned that the proposed resolution should be modified to state the project is to allow one lot subdivision into seven condominium units.

Chairman Garden made the motion to modify the proposed resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number TMAP18-011 for a Tentative Tract Map (No, 82505) to allow one lot subdivision into seven condominium units at 116 West Marshall Street, subject to the recommended conditions of approval including the following two additional conditions:

- 1) Roof Deck Landscaping and Privacy:** The roof deck of the condominium units shall provide landscaping as well as address privacy concerns for the property to the west. A landscape plan including roof deck shall be submitted to the Design Review Commission for review and approval.

- 2) **Construction Activity:** The applicant shall coordinate with the Public Works Department regarding construction vehicles movement including flagging and construction vehicle routes.

Vice-Chair Klawiter seconded the motion. Motion passed unanimously by a 5-0 vote.

B. 2019-2020 THROUGH 2023-2024 CAPITAL IMPROVEMENT PROGRAM APPLICANT: CITY OF SAN GABRIEL

Project Summary: This is a City-initiated request to consider a General Plan conformity finding for the proposed 2019-2020 Capital Improvement Program (CIP) Annual Report in accordance to California Government Code Section 65401. The City of San Gabriel CIP identifies the capital improvements and special projects to be undertaken over a five-year horizon and also indicates the potential funding sources for those projects. The draft CIP scheduled for City Council adoption later this month covers fiscal years 2019-2020 through 2023-2024. State law requires that the proposed projects in the CIP be found consistent with the City's General Plan before they may be approved.

Staff Recommendation:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, CERTIFYING THAT THE 2019-2020 THROUGH 2023-2024 CAPITAL IMPROVEMENT PROGRAM IS CONSISTENT WITH THE CITY OF SAN GABRIEL ADOPTED GENERAL PLAN.

This item was presented by Interim Finance Director Chamberlain.

COMMISSIONERS' DISCUSSION

The Planning Commission discussed the CIP, both funded and unfunded items.

Chairman Garden made the motion to adopt a resolution of the Planning Commission of the City of San Gabriel, California, certifying that the 2019-2020 through 2023-2024 Capital Improvement Program is consistent with the City of San Gabriel adopted General Plan. Commissioner Schwartz seconded the motion. Motion passed unanimously by a 5-0 vote.

4. COMMENTS FROM THE PLANNING MANAGER

There is a scheduled Ethics training in July. All Planning Commissioners are required to take this training every two years. Planning Manager Steinkruger will inform the Planning Commissioners once the date is determined.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Chairman Garden advised that he will not be present for the regular Planning Commission meeting in August.

6. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY,
JULY 8, 2019 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR,
COUNCIL CHAMBERS.

CITY OF SAN GABRIEL

Jackie Wong
JACKIE WONG, SECRETARY
PLANNING COMMISSION

T.P. Keith FOR NORM GARDEN
NORMAN GARDEN, CHAIR
PLANNING COMMISSION