

CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING
FEBRUARY 10, 2020

- **CALL TO ORDER**

Vice-Chair Klawiter called the regular meeting of the Planning Commission meeting to order at 6:33 p.m. on Monday, February 10, 2020 in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California, 91776.

- **PLEDGE OF ALLEGIANCE**

Vice-Chair Klawiter led the Pledge of Allegiance

- **ROLL CALL – PLANNING COMMISSION**

Present: Vice-Chair Klawiter, Commissioner Lou, and Commissioner Schwartz

Excused: Chairman Garden and Commissioner Mamdapurkar

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

1. **PUBLIC COMMENT**

None.

2. **APPROVAL OF MINUTES**

Commissioner Lou moved to approve the minutes from the January 13, 2020 Planning Commission meeting. Commissioner Schwartz seconded the motion. Motion passed with a vote of 3 ayes, 0 noes (Garden and Mamdapurkar were not present).

3. **PUBLIC HEARING:**

- A. **529 EAST VALLEY BOULEVARD UNIT #208A
PLANNING CASE NO. CUP19-007 (CONDITIONAL USE PERMIT)
APPLICANT: HANGZHENG LI**

Project Summary: The proposed project is a request for a Conditional Use Permit (CUP) to allow for a karaoke business at 529 East Valley Boulevard Unit #208A. The project site is zoned Mixed-Use Transit Oriented Development (MU-T) within the Valley Boulevard Specific Plan (VBSP) area 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 15301, Class 1 (Existing Facilities).

Staff Recommendation:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER CUP19-007 FOR A CONDITIONAL USE PERMIT TO ALLOW FOR A KARAOKE BUSINESS AT 529 EAST VALLEY BOULEVARD UNIT #208A, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Assistant Planner Alvarado.

Mr. Hangzheng Li, applicant, 529 E. Valley Blvd., Unit #208A, came forward and apologized for the un-permitted construction that took place. He stated that they took out the air conditioner ducts, which was not working.

Planning Manager Steinkruger stated that she spoke with the applicant and informed him that all unpermitted work on-site would need to stop. She added that the applicant was advised to submit building plans. A new Condition of Approval was added stating that if un-permitted construction continues, the applicant's Conditional Use Permit will be terminated.

Mr. Li requested that the hours of operation be modified from the proposed 12:00 p.m. to 12:00 a.m. to 2:00 p.m. to 2:00 a.m.

Vice-Chair Klawiter inquired about sound proofing materials. Mr. Li stated that they plan to build a wall and put sound proof materials in it including the tile flooring and the doors.

Commissioner Lou inquired if the requirement for two employees to be on-site at all times is sufficient. Mr. Li stated that it is sufficient. Commissioner Lou also inquired if there were any calls for service from another business operated by the applicant. Assistant Planner Alvarado confirmed that there has been no complaints received by the Police Department or Code Enforcement. Commissioner Lou inquired where the patrons could go for smoking. Assistant Planner Alvarado stated that Condition of Approval No. 17 requires No Smoking and No Loitering signs be posted on-site. The business plaza already has several No Smoking signs throughout the property.

Commissioner Schwartz inquired if the last patrons typically arrive at around 11:00 p.m. Mr. Li stated that the average customer stays for at least 2-3 hours; thus, the request to open the business until 2:00 a.m.

Vice-Chair Klawiter opened the public hearing.

TESTIMONY:

- 1. Debbie Kilgore, San Gabriel resident, voiced her concerns about the sale of cigarette on-site and pointed out health issues from smoking.*

There being no additional speaker, Vice-Chair Klawiter closed the public hearing.

COMMISSIONERS' DISCUSSION

The Commissioners conceptualized and discussed the project.

Commissioner Lou and Commissioner Schwartz stated that their concerns have been addressed in the Conditions of Approval.

Vice-Chair Klawiter stated that he agrees with the Conditions of Approval, and that the landlord has a good control of banning smoking on-site.

Vice-Chair Klawiter made the motion to adopt a resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP19-007 for a Conditional Use Permit allowing for a karaoke business at 529 East Valley Boulevard, Unit #208A, subject to the recommended Conditions of Approval. This would include the additional Condition of Approval to terminate the approved CUP if any unpermitted construction took place after the approval date. Commissioner Lou seconded the motion. Motion passed by a 3-0 vote (Garden and Mamdapurkar were not present).

**B. 316 EASTS MISSION ROAD
PLANNING CASE NO. VAR19-001
APPLICANT: HAILONG BAI**

Project Summary: The proposed project is a request for a Variance to allow window signage for an existing home occupation. The project site is zoned R-2 and has a General Plan Land Use Designation of Medium Density Residential. This project is exempt from the requirements if the California Environmental Quality Act (CEQA) per Guidelines Section 15301, Class 1 (Existing Facilities).

Staff Recommendation:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER

VAR19-001 FOR A VARIANCE TO ALLOW WINDOW SIGNAGE FOR AN EXISTING HOME OCCUPATION AT 316 EAST MISSION ROAD, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Senior Planner Chang.

Mr. Guy Jamison, applicant's attorney and representative, 301 E. Colorado Blvd., #510, Pasadena, came forward. He stated that his client does not speak English well and that his client agrees with the Conditions of Approval.

Vice-Chair Klawiter opened the public hearing. There being no one who spoke, he closed the public hearing.

COMMISSIONERS' DISCUSSION

The Commissioners conceptualized and discuss the project.

Commissioner Lou moved to adopt a resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number VAR19-001 for a variance allowing window signage for an existing home occupation at 316 E. Mission Road, subject to the recommended Conditions of Approval. Commissioner Lou seconded the motion. Motion passed by a 3-0 vote (Garden and Mamdapurkar were not present).

4. COMMENTS FROM THE PLANNING MANAGER

Planning Manager Steinkruger announced her departure from the City of San Gabriel. She will be working with the City of Brea as their new Community Development Director starting next month.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

None.

6. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY, MARCH 9, 2020 AT 6:30 PM AT CITY HALL, 425 SOUTH MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

CITY OF SAN GABRIEL



JACKIE WONG, SECRETARY
PLANNING COMMISSION

 for Tom Klawiter

THOMAS KLAWITER, VICE-CHAIR
PLANNING COMMISSION