

CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING
MAY 11, 2020

- **CALL TO ORDER**

Chairman Garden called the regular meeting of the Planning Commission meeting to order at 6:33 p.m. on Monday, May 11, 2020 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 – PLANNING COMMISSION**

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

Excused: None.

Staff in attendance included Assistant City Manager/Director of Community Development Arminé Chaparyan, Deputy City Attorney Tabares, Interim Planning Manager Guarracino, Senior Planner Chang, Management Specialist Gallatin, Secretary Wong, and Administrative Assistant Ortiz.

1. **PUBLIC COMMENT**

None.

2. **CONSENT CALENDAR**

- A. **APPROVAL OF MINUTES FROM REGULAR PLANNING COMMISSION MEETING OF MARCH 9, 2020**

- B. **2020-2021 THROUGH 2024-2025 CAPITAL IMPROVEMENT PROGRAM**

- C. **FINDING OF PUBLIC CONVENIENCE OR NECESSITY FOR BLOSSOM MARKET HALL AT 264 S. MISSION DR.**

Commissioner Lou made the motion to approve Consent Calendar Items #2A, 2B, and 2C as presented. Commissioner Schwartz seconded the motion. Motion passed by a vote of 5-0 as follows:

AYES: Garden, Klawiter, Lou, Mamdapurkar, and Schwartz
NOES: None
ABSTAIN: None
ABSENT: None

D. GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR THE 2019 CALENDAR YEAR

Informational item only. Received and filed.

E. GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR THE 2019 CALENDAR YEAR

Informational item only. Received and filed.

3. PUBLIC HEARING:

**A. 235 S. ARROYO DR.
PLANNING CASE NOS. PL-14-136 (TENTATIVE TRACT MAP NO. 61475) and
VAR19-002 (SETBACK VARIANCE)
APPLICANT: ALEX CHANG/ ARROYO VILLAGE DEVELOPMENT**

This item was presented by Senior Planner Chang.

The proposed project is a Tentative Tract Map (TTM) No. 61475 to allow a 41-unit residential condominium subdivision and a Variance, to allow side and rear yard setback reductions for the proposed development at 235 S. Arroyo Drive. The project site is zoned Arroyo Residential Multiple-Family Residence (MDR-3) within the Mission District Specific Plan (MDSP) area and has a General Plan Land Use Designation of Mission District High Density Multi-Family Residential.

The project was reviewed for compliance with the California Environmental Quality Act (CEQA). The City has determined that the project would not have a significant effect on the environment due to mitigation measures incorporated through the adoption of the Mitigated Negative Declaration (MND) and Mitigation, Monitoring, and Reporting Program (MMRP).

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, **ADOPTING** a Mitigated Negative Declaration (MND) and Mitigation, Monitoring, and Reporting Program (MMRP) and **APPROVING** Planning case numbers PL-14-136, Tentative Tract Map (TTM) No. 61475 to allow a 41-unit

residential condominium subdivision and VAR19-002, to allow side and rear yard setback reductions at 235 S. Arroyo Drive, subject to the recommended conditions of approval.

This item was continued to the July 13, 2020 Regular Planning Commission meeting.

Chairman Garden made the motion continue this item to the July 13, 2020 Regular Planning Commission meeting. Vice-Chair Klawiter seconded the motion. Motion passed by a vote of 5-0 as follows:

AYES: Garden, Klawiter, Lou, Mamdapurkar, and Schwartz
NOES: None
ABSTAIN: None
ABSENT: None

**B. 860 E. VALLEY BLVD.
PLANNING CASE NO. TMAP19-023 (TENTATIVE TRACT MAP NO. 73548)
APPLICANT: SHELIA HARJANTO / EGL ASSOCIATES**

This item was presented by Management Specialist Gallatin.

The proposed project is a Tentative Tract Map (TTM) No. 73548, for a mixed-use project consisting of 49-unit residential condominium units and 9,145 square feet (SF) of retail use at 860 E. Valley Blvd. The project site is zoned Mixed-Use Corridor (MU-C) within the Valley Boulevard Specific Plan (VBSP) area and has a General Plan Land Use Designation of Commercial Specific Plan.

The project was reviewed for compliance with the California Environmental Quality Act (CEQA) and staff determined that the project proposal required a Mitigated Negative Declaration of Environmental Impact. The Mitigated Negative Declaration of Environmental Impact was prepared on December 19, 2016, and posted with the Los Angeles County Clerk.

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, **APPROVING** Planning case number TMAP19-023 for a Tentative Tract Map (No. 73548) to allow for the 49-unit residential condominium units and 9,145 SF of retail use at 860 E. Valley Blvd., subject to the recommended conditions of approval.

Ms. Adele Chang, project architect, stated that she and the project owner agree with the Conditions of Approval, and asked that the Planning Commission approve the proposed project.

Chairman Garden opened the public hearing.

TESTIMONY:

1. Anna Bataglia, 1140 Bilton Way, San Gabriel – opposed

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

COMMISSIONERS' DISCUSSION

The Commissioners conceptualized and discussed the project. They all agreed that the project moves forward as it was previously approved and is already under construction.

Chairman Garden made the motion to adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning case number TMAP19-023 for a Tentative Tract Map (No. 73548) to allow for the 49-unit residential condominium units and 9,145 SF of retail use at 860 E. Valley Blvd., subject to the recommended conditions of approval. Vice-Chair Klawiter seconded the motion. Motion passed by a vote of 5-0 as follows:

AYES: Garden, Klawiter, Lou, Mamdapurkar, and Schwartz
NOES: None
ABSTAIN: None
ABSENT: None

C. 230 S. SAN MARINO AVE.

**PLANNING CASE NO. TMAP20-004 (TENTATIVE PARCEL MAP NO. 73908)
APPLICANT: MARY CHOU / SM230 LLC**

This item was presented by Management Specialist Gallatin.

The proposed project is a Tentative Parcel Map (TPM) No. 73908 to allow for the subdivision of a four-unit residential condominium development at 230 S. San Marino Avenue. The project site is zoned R-3 (Multi-Family Residence) and has a General Plan Land Use Designation of High Density Residential.

This project was reviewed for compliance with the California Environmental Quality Act (CEQA). This project is exempt from the requirements of the California

Environmental Quality Act, Guidelines 15315, under Class 15 – (Subdivision of Properties into four or fewer parcels).

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, **APPROVING** Planning case number TMAP20-004 for a Tentative Parcel Map (No. 73908) to allow for the condominium subdivision of one lot for four units at 230 S. San Marino Avenue, subject to the recommended conditions of approval.

Ms. Cynthia Chou, project owner’s representative, stated that she and the project owner agree with the Conditions of Approval, and asked that the Planning Commission approve the proposed project.

Chairman Garden opened the public hearing.

TESTIMONY:

1. Anna Bataglia, 1140 Bilton Way, San Gabriel – opposed

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

COMMISSIONERS’ DISCUSSION

The Commissioners conceptualized and discussed the project. They all agreed that they want to see this project moves forward.

Commissioner Garden made the motion to adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning case number TMAP20-004 for a Tentative Parcel Map (No. 73908) to allow for the condominium subdivision of one lot for four units at 230 S. San Marino Avenue, subject to the recommended conditions of approval. Vice-Chair Klawiter seconded the motion. Motion passed by a vote of 5-0 as follows:

AYES:	Garden, Klawiter, Lou, Mamdapurkar, and Schwartz
NOES:	None
ABSTAIN:	None
ABSENT:	None

4. COMMENTS FROM THE PLANNING MANAGER

Assistant City Manager/Director of Community Development Chaparyan announced that, after 21 years on the Planning Commission, Chairman Garden will be stepping down from his position. Ms. Chaparyan thanked Chairman Garden for his talent, expertise, and dedication to the City of San Gabriel for his years of service.

Vice-Chair Klawiter, Commissioners Lou, Mamdapurkar, and Schwartz thanked and sent well wishes to Chairman Garden on his retirement.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

None.

6. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY, JUNE 8, 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



TOM KLAWITER, VICE-CHAIR
PLANNING COMMISSION