

CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING
FEBRUARY 8, 2021

- **CALL TO ORDER**

Chairman Klawiter called the regular meeting of the Planning Commission meeting to order at 6:30 p.m. on Monday, February 8, 2021.

- **PLEDGE OF ALLEGIANCE**

Vice-Chair Lou led the Pledge of Allegiance.

- **ROLL CALL – PLANNING COMMISSION**

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

Excused: None.

Staff in attendance included Deputy City Attorney Tabares, Planning Manager Tewasart, Senior Planner Chang, and Planning Commission Secretary Wong.

1. **PUBLIC COMMENT**

None.

2. **CONSENT CALENDAR**

- A. **APPROVAL OF MINUTES**

Minutes from the January 11, 2021 Planning Commission meeting.

Vice-Chair Lou made the motion to approve Consent Calendar Item #2A. Commissioner Mamdapurkar seconded the motion. Motion passed by a vote of 5 ayes, 0 noes and 0 abstention as follows:

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

3. PUBLIC HEARING

A. 1962 DENTON AVENUE PLANNING CASE NO. TMAP18-012 (TENTATIVE TRACT MAP NO. 82499) APPLICANT: ERIC TSANG

This item was presented by Senior Planner Chang.

The proposed project is a request for a Tentative Tract Map (TTM No. 82499) to allow for the development of a six-unit residential condominium subdivision at 1962 Denton Avenue. The project site is zoned R-3 (Multiple Family Residence) within the Valley Boulevard Specific Plan (VBSP) area and has a General Plan Land Use Designation of Commercial Specific Plan. This project is exempt from the requirements of the California Environmental Quality Act (CEQA) per Guidelines Section 15332, Class 32 (In-Fill Development Projects).

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number TMAP18-012 for a Tentative Tract Map to allow the development of a six-unit residential condominium subdivision at 1962 Denton Avenue, subject to the recommended conditions of approval.

Mr. Eric Tsang, project architect for 1962 Denton Avenue, gave an overview of the project.

Commissioner Lou inquired when the existing building was built. Mr. Tsang stated it was built in 1944.

Commissioner Schwartz asked if the applicant has looked at the recommended conditions of approvals including issues with trash enclosures. Mr. Tsang stated he agrees with all the conditions.

Commissioner Juarez stated this will be a good addition to the area.

Commissioner Mamdapurkar inquired if there was a shared driveway. Mr. Tsang stated it has its own driveway. The existing driveway is located on the south side.

Chairman Klawiter opened the public hearing. There being none, Chairman Klawiter closed the public hearing at 6:48 p.m.

Commissioners' Discussion:

The Planning Commissioners discussed the proposed project.

Chairman Klawiter stated that this is a suitable development for a R-3 zone. It is an improvement to the property. He stated he supports this project.

Vice-Chair Lou stated that while this project will be an improvement in the community, he would have liked to see a design that is not cookie-cutter. He stated that the architect should have considered using or incorporating a design that would have somewhat preserved its original 1920's or 1940's architecture instead.

Commissioner Mamdapurkar concurred with other Commissioners. He stated that he has seen this similar architectural rendering a few times previously. He suggested that the Design Review Commission should consider providing insights to have architects explore different designs to add character to the project.

Commissioner Schwartz stated he concurred with the Commissioners and added that the project meets all requirements.

Commissioner Juarez stated that he also concurred with the Commissioners. He also stated that he doesn't want to see carbon copies of designs but has no problems with this project. There is already a variety of styles in the area, and is supportive of it.

Chairman Klawiter made the motion to approve adopting a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number TMAP18-012 for a Tentative Tract Map to allow the development of a six-unit residential condominium subdivision at 1962 Denton Avenue, subject to the recommended conditions of approval. The motion was seconded by Commissioner Juarez.

Motion passed by a vote of 5 ayes, 0 noes and 0 abstention as follows:

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

B. GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR THE 2020 CALENDAR YEAR

This item was presented by Planning Manager Tewasart.

As required by Government Code Section 65400(b), the City is required to provide an annual report to the California Department of Housing and Community Development (HCD) regarding the implementation of the Housing Element and how the City is meeting the regional housing needs for the community. The General Plan Annual Progress Report (APR) is an important tool to track and monitor the City's progress in addressing the regional housing needs allocation, including the number of housing units permitted by income level, the status of programs in the Housing Element, and efforts to remove governmental constraints.

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, recommending the City Council to direct staff to submit the housing report to the California Department of Housing and Community Development (HCD).

Chairman Klawiter opened the public hearing. There being none, Chairman Klawiter closed the public hearing.

Commissioners' Discussion:

The Planning Commissioners discussed the item. All Commissioners supported it as presented.

Chairman Klawiter made the motion to approve adopting a Resolution of the Planning Commission of the City of San Gabriel, California, recommending the City Council to direct staff to submit the housing report to the California Department of Housing and Community Development (HCD). The motion was seconded by Vice-Chair Lou.

Motion passed by a vote of 5 ayes, 0 noes and 0 abstention as follows:

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

4. COMMENTS FROM THE PLANNING MANAGER

Planning Manager Tewasart provided a few updates to the Commissioners including items that will be taken up at the next regular Planning Commission meeting in March.

Planning Manager Tewasart also mentioned the Housing Element update and the progress for the Historic Context Statement.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Commissioner Juarez commented on parking issues brought forth by new residential developments and Accessory Dwelling Units (ADU). He suggested finding ways to mitigate this issue. He also stated that, with new infrastructures, issues regarding high-density developments would also likely impact sewer and water systems handle these concerns.

Chairman Klawiter stated that engineering staff regularly provide an annual update to the Commissioners on these items. He suggested that it would be good to do it again this year. Staff will be working on having an engineering staff member provide an update to the Commissioners at one of their future regular meetings.

6. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY, MARCH 8, 2021 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

CITY OF SAN GABRIEL



JACKIE WONG, SECRETARY
PLANNING COMMISSION



THOMAS KLAWITER, CHAIRMAN
PLANNING COMMISSION