

**CITY OF SAN GABRIEL**

**MINUTES OF THE REGULAR PLANNING COMMISSION MEETING**

**February 10, 2014**

**The regular meeting of the Planning Commission of the City of San Gabriel was held in the City Council Chambers at City Hall, 425 S. Mission Drive, San Gabriel, California, on Monday, February 10, 2014.**

Chairman Garden called the meeting to order at 6:30 p.m. and led the pledge of allegiance.

**Meeting Called to Order;  
Pledge of Allegiance**

**ROLL CALL**

**ROLL CALL**

**PRESENT:** Chairman Norman Garden, Vice-Chair Thomas Klawiter, Commissioner Jingbou Lou, Commissioner Camelia Vera and Commissioner Vincent Zawodny

**ABSENT:** None

**STAFF PRESENT:** City Attorney Robert L. Kress, City Planner Mark Gallatin, Assistant Planner Fang-zhou Zhou and Planning Commission Secretary Jackie Wong

**INTRODUCTION OF NEW COMMISSIONERS AND INTERIM COMMUNITY DEVELOPMENT DIRECTOR**

Chairman Garden introduced and welcomed newly appointed Commissioners Lou and Vera. They filled the two vacant positions held by former Planning Commissioner Kimbrough and the late Commissioner Adkins. City Planner Gallatin introduced and welcomed Mr. Jack Wong, Interim Community Development Director. He is filling in for the position left by the retirement of Jennifer Davis.

**WELCOMING OF NEW COMMISSIONERS AND INTERIM COMMUNITY DEVELOPMENT DIRECTOR**

Commissioners Lou and Vera were introduced and welcomed by Chairman Garden. Mr. Jack Wong was introduced and welcomed by City Planner Gallatin.

**CONSENT ITEMS**

**Minutes of the Regular Planning Commission Meeting on November 11, 2013.**  
Vice-Chair Klawiter moved to approve the minutes. Commissioner Zawodny seconded the motion. There being no objections, the minutes were approved.

**CONSENT ITEMS**

**Minutes of the Regular Planning Commission Meeting on November 11, 2013.**  
Approved.

**PUBLIC COMMENTS**

Chairman Garden asked that any speakers come forward who wished to address the Planning Commission on non-agenda items. There being no one who wished to speak, Chairman Garden closed this portion of the meeting.

**PUBLIC COMMENTS**

**None**

**EXPLANATION OF PUBLIC HEARING PROCEDURES**

City Attorney Kress explained the public hearing procedures for the items on this evening's agenda.

**EXPLANATION OF PUBLIC HEARING PROCEDURES**

**Explained by City Attorney Kress**

**PUBLIC HEARING ITEMS**

- 1. 927 E. Las Tunas Dr., Units J-K  
Planning Case No. PL-13-110 (Conditional Use Permit)  
Applicant: Lucky Yangon, Inc. (Fuji West Restaurant); Michael Chu, Designer**

This report was presented by Assistant Planner Zhou regarding a Conditional Use Permit request to serve beer and wine in an existing restaurant in the C-1 (Retail Commercial) zone. The previous tenant was Tokyo Lobby, which operated the restaurant from 1975-2013. The previous restaurant predated the Conditional Use Permit (CUP) requirement and had lost its ABC license. Therefore, the new tenant is required to apply for a CUP.

This report was reviewed and exempted for compliance with the California Environmental Quality Act (CEQA) per Guidelines Section 15301, Class 1 (Existing Facilities).

Staff recommends that the Planning Commission approve Planning Case No. PL-13-110 (CUP), subject to the recommended conditions of approval.

Commissioner Lou asked about the hours of operation.

Applicant's Comments

Michael Chu, Hannon Development, 1441 Huntington Drive, South Pasadena, designer and owner's representative, came forward and stated that currently, the restaurant operates from 11 a.m. to 10 p.m. It will close at 9 p.m. going forward as required in the CUP's condition of approval. He also added that the owner is fine with all required conditions of approval.

With no one else in the audience, Chairman Garden closed the public hearing portion of the meeting.

Commissioners' Discussion

The Planning Commission discussed the project.

All of the Planning Commissioners unanimously stated that they would support this project.

Mr. Gallatin explained the CUP process to the new Commissioners, as requested by Chairman Garden.

City Attorney Kress added that CUPs are land-use based, which means that when one restaurant sells to another, the CUP comes with it.

Chairman Garden moved to approve Planning Case No. PL-13-110, subject to the recommended conditions of approval. Commissioner Vera seconded the motion.

Ayes: Garden, Klawiter, Lou, Vera and Zawodny  
Noes: None

5-0 vote. Motion carried.

**PUBLIC HEARING ITEMS**

- 1. 927 E. Las Tunas Dr.,  
Units J-K  
Planning Case No.  
PL-13-110 (Conditional  
Use Permit)  
Applicant: Lucky  
Yangon, Inc. (Fuji West  
Restaurant); Michael  
Chu, Designer  
Approved.**

Applicant's Comments

Commissioners' Discussion

**STAFF ITEMS**

**1. Required Planning Commission Ethics Training**

This was an informational item presented by Mr. Gallatin. Each two-year cycle, Planning Commissioners are required to take an ethics training course. Chairman Garden, Vice-Chair Klawiter and Commissioner Zawodny are required to take the course within this year. Commissioner Vera has completed hers. Commissioner Lou is in the process of taking it online.

**PLANNING COMMISSIONER ITEMS**

**1. Election of Officers – Chair and Vice-Chair of the Planning Commission**

Vice-Chair Klawiter nominated Chairman Garden to continue being Chairman of the Planning Commission. Chairman Garden and Commissioner Zawodny nominated Vice-Chair Klawiter to continue being Vice-Chairman. With unanimous vote, Chairman Garden and Vice-Chair Klawiter were re-elected to continue their positions for another term.

**ADJOURNMENT**

There being no further business to discuss, Chairman Garden moved to adjourn at 6:54 p.m. to the regular Planning Commission meeting on Monday, March 10, 2014 at 6:30 p.m. in the Council Chambers, City Hall, 2<sup>nd</sup> Floor, 425 S. Mission Drive, San Gabriel, CA.

\* \* \* \* \*

The Planning Commission meetings are available on tape and may be reviewed within 90 days after the meeting in the Community Development Department office at City Hall during regular business hours.

\_\_\_\_\_  
Norman Garden, Chairman  
City of San Gabriel Planning Commission

ATTEST: \_\_\_\_\_  
Jackie Wong, Secretary  
City of San Gabriel Planning Commission

**STAFF ITEMS**

**1. Required Planning Commission Ethics Training.  
Informational item.  
No action needed.**

**PLANNING COMMISSIONER ITEMS**

**1. Election of Officers.  
Chairman Garden and Vice-Chair Klawiter were re-elected to continue their current positions for another term.**

**ADJOURNMENT**