

CITY OF SAN GABRIEL

MINUTES OF THE ADJOURNED REGULAR PLANNING COMMISSION MEETING

November 12, 2013

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 Tuesday, November 12, 2013.

Chairman Garden called the meeting to order at 5:40 p.m. and led the pledge of allegiance.

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

ROLL CALL

ROLL CALL

PRESENT: Chairman Garden, Vice-Chair Klawiter, and Commissioner Zawodny.

ABSENT: Commissioner Kimbrough who is on stand-by was excused.

STAFF PRESENT: City Attorney Robert Kress, City Planner Mark Gallatin, Assistant Planner Fang-zhou Zhou, and Planning Commission Secretary Laura Castillo.

CONSENT ITEMS

Minutes of the Regular Planning Commission Meeting on October 14, 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 October 14, 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 Planner Mark Gallatin explained the public hearing procedures for the items on this evening's agenda.

EXPLANATION OF PUBLIC HEARING PROCEDURES
Explained by City Planner Gallatin

PUBLIC HEARING ITEMS

- 1. 2029 Denton Ave.
Planning Case No. PL-13-060 (Tentative Parcel Map)
Applicant: Leo Wu (Archfield Inc. Architects)**

This report was presented by Assistant Planner Fang-zhou Zhou. It is an application for the approval of a Tentative Parcel Map to construct a three-unit condominium project in the R-3 (Multiple-Family Residence) zone.

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 Section 15315, Class 15 (Subdivision of properties into four or fewer parcels).

Staff recommends that the Planning Commission approve Planning Case No. PL-13-060 (Tentative Parcel Map), subject to the recommended conditions of approval.

PUBLIC HEARING ITEMS
**1. 2029 Denton Ave.
Planning Case No. PL-13-060 (Tentative Parcel Map)
Applicant: Leo Wu (Archfield Inc. Architects)
APPROVED.**

Applicant's Comments

Applicant Leo Wu, 67 E. Live Oak Ave. #201, Arcadia, came forward to give an overview of the project. Mr. Wu expressed his willingness to work with staff and stated that he accepted all the conditions of approval attached to this project.

Testimony Not in Favor

Art Soriano, 2004 Denton Ave., San Gabriel, came forward about dealing with increased traffic, not enough street lighting, excessive trash, poor landscaping and an unmaintained property. He expressed his concern that all these issues would be increased by building a three-unit condominium. Mr. Soriano stated he would like to see a single family home built in its stead.

Shiming Luo, 2017 Denton Ave., San Gabriel, could not attend the Planning Commission meeting due to work but submitted a letter via Mr. Art Soriano. The letter stated Shiming Luo's concerns that the condos would overcrowd the neighborhood by limiting the currently scarce parking on Denton Ave. Mr. Luo also stated that a new construction such as condos would present noise disturbance to his family as well as potentially create a hazardous construction zone in a neighborhood filled with small children.

Louie Yue, 2016 Denton Ave., San Gabriel, stated that there are excessive beer cans and cigarette butts on the driveways on Denton. He stated that the street sweeper does not stop to clean the street because there are too many cars and trash on Denton. Mr. Yue also suggested that a four-way stop sign be installed at the corner of Saxon and Denton.

Martha Soriano, 2004 Denton Ave., San Gabriel, came forward to state her opposition of the condos because of excessive traffic and congestion on Denton Ave. There is often no parking available on the street because occupants often park on the street instead of utilizing the parking structure. There are also many couches, mattresses and debris on the street.

Jerry Hong, 2016 S. Denton Ave., San Gabriel, addressed issues of over-crowded parking in the streets and concerns that a five-unit condominium will increase that problem.

Chairman Garden asked the applicant, Mr. Wu and the Civil Engineer, Mr. Hank Jong to come forward and speak about the project in more detail. Mr. Jong stated that each of the units will be built like a single family residence and include nice landscaping which will substantially improve the look of the neighborhood. Mr. Wu added that each unit will be individually owned which he believes will make each owner more proud and responsible for their home. In addition, he said that some of these neighborhood issues are beyond the control of this project. Chairman Garden acknowledged that this particular area of the city needs special attention and assured the residents that extra precaution would be taken to address their concerns.

Commissioners' Discussion

The Planning Commission stated that they are in support of this project and look forward to seeing this upscale development improving the neighborhood. However, they expressed their concerns for the issues that were presented by the residents. Therefore, they asked that the following changes be made to the conditions of approval prior to approving the project:

- Relocate the air conditioning unit for unit 2 to unit 2's private open area

They also asked staff to look into the possibility of:

- Installing four-way stop signs;
- Imposing street parking limitations;
- Providing multi-lingual outreach to educate residents of trash pick-up; and
- Checking into HOA and CC&R's to upgrade landscaping regulations.

Chairman Garden moved to approve Planning Case No. PL-13-060 subject to the recommended conditions of approval. Vice-Chair Klawiter seconded the motion.

Applicant's Comments

Testimony Not in Favor

Commissioners' Discussion

Ayes: Garden, Klawiter, and Zawodny
Noes: None
3-0 vote. Motion carried.

**2. 620-622 S. Del Mar Ave.
Planning Case No. PL-13-081 (Conditional Use Permit)
Applicant: Patrick Chiu and Associates**

This report was presented by City Planner Mark Gallatin. It is a request for a Conditional Use Permit to allow a tutoring center in an existing building in the C-3 (General Commercial) zone.

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 Section 15301, Class 1 (Existing Facilities).

Staff recommends that the Planning Commission approve Planning Case No. PL-13-081 (Conditional Use Permit), to allow a tutoring center.

Applicant's Comments

Applicant and Project Manager, Patrick Chiu, 620-622 S. Del Mar Ave., San Gabriel, came forward to give an overview of the project. He expressed that this particular site was a perfect location for the tutoring center. Mr. Chiu was available for questions.

Testimony in Favor

Wai Shan Kwong, 205 Bradbury Dr., San Gabriel, came forward to express her support for Mr. Le's tutoring center. She expressed her gratitude for the services he has provided for her daughter.

Jacklyn Hernandez, 107 E. El Monte St., San Gabriel, is the current tenant residing above the tutoring center. She said her daughter has been tutored by Mr. Le and is in support of his business. She stated that he has an excellent work ethic and her daughter has made great improvements. She would like to continue utilizing Mr. Le's services.

Michael T. Le, 620 S. Del Mar Ave., San Gabriel, the tenant/instructor operating the tutoring center came forward and said that he is in agreement with all the conditions of approval. He stated that the tutoring classes will be taking place during off peak hours which shouldn't affect traffic levels. In addition, he said that he has a great relationship with his neighbors and thanked all the parents and students for attending to show their support. Mr. Le was available to answer questions.

Commissioners' Discussion

The Planning Commission discussed the project and was pleased with the improvements that the tutoring center will provide to that building. They believe that placing a business into this location such as Mr. Le's that will bring children into the area, will help eliminate blight.

City Planner Gallatin stated that Mr. Le's intent is to convert one of the garages into a lobby/waiting room area in order to provide direct access through the rear into the center for those coming in from El Monte St.

The Commission expressed concern over possible confusion of vehicular circulation patterns into the center that could create a burden on street traffic. Therefore they asked that the following change be made to the conditions of approval prior to approving the project:

- Include signage between the tutoring center and the church lot indicating location and directions of parking into the center.

Chairman Garden moved to approve Planning Case No. PL-13-081 subject to the recommended conditions of approval. Vice-Chair Klawiter seconded the motion.

**2. 620-622 S. Del Mar Ave.
Planning Case No. PL-13-081 (Conditional Use Permit)
Applicant: Patrick Chiu and Associates.
APPROVED.**

Applicant's Comments

Testimony in Favor

Commissioners' Discussion

Ayes: Garden, Klawiter, and Zawodny
Noes: None
3-0 vote. Motion carried.

**3. Citywide
Planning Case No. PL-13-034
(Zone Text Amendment and Specific Plan Amendment)
Applicant: City of San Gabriel**

This is a request to amend certain sections of the Municipal Code and the Mission District Specific Plan in order to make the City's development codes more sustainable and environmentally-friendly. These amendments fall into the following five categories:

1. Landscaping
2. Open Space
3. Parking
4. Development Standards
5. Use Regulations

Sections 92.02, 150.162 through 150.165, 153.003, 153.031(F) through 153.031(H), 153.037(C), 153.042, 153.046(B)(2), 153.047(J)(3), 153.063, 153.085, 153.089, 153.105, 153.115, 153.117, 153.126, 153.127(A), 153.142 (F), 153.150(C), 153.151(D), 153.160, 153.162(D), 153.164 (C), 153.164(D)(12), 153.165, 153.220, 153.224, and 153.226 of the San Gabriel Municipal Code are proposed to be amended, Sections 150.202 and 153.133 are proposed to be deleted and Sections 153.032(E), 153.132, 153.133, 153.162, 153.167, 153.175 through 151.184, 153.220(E) through 153.220(H), 153.227, and 153.229 are proposed to be added.

Tables 4.1 and 4.2 of the Mission District Specific Plan are proposed to be amended.

This project was reviewed for compliance with the California Environmental Quality Act (CEQA). A Negative Declaration of Environmental Impact has been prepared and is available for review.

Staff recommends that the Planning Commission recommend approval of Planning Case No. PL-13-034 (Zone Text Amendment and Specific Plan Amendment) to the City Council.

Applicant's Comments

City Planner Mark Gallatin confirmed one error on page two of the report. He indicated that there are only forty amendments instead of fifty.

Commissioners' Discussion

The Planning Commissioners discussed the report and unanimously agreed to recommend approval of the ordinances to the City Council in two parts.

Chairman Garden made the motion to approve PL-13-034. Vice-Chair Klawiter seconded the motion.

Ayes: Garden, Klawiter, and Zawodny
Noes: None

3-0 vote. Motion carried.

STAFF ITEMS

None.

PLANNING COMMISSION ITEMS

City Attorney Bob Kress announced that interviews would be taking place on December 10, 2013, to fill the vacant seats on the Planning Commission and Design Review Commission.

**3. Citywide
Planning Case No. PL-
13-034 (Zone Text
Amendment and
Specific Plan
Amendment)
Applicant: City of San
Gabriel
RECOMMENDED
FOR APPROVAL.**

Applicant's Comments

Commissioners' Discussion

STAFF ITEMS

**PLANNING COMMISSION
ITEMS**

The Commission also discussed possible dates for the Planning Commission to meet with the Design Review Commission, to give the Landmark project a hearing prior to it going to the City Council.

ADJOURNMENT

ADJOURNMENT

There being no further business to discuss, Chairman Garden made the motion to adjourn at 7:10 p.m.

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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
Planning Commission

ATTEST: _____
Laura Castillo, Secretary
City of San Gabriel Planning Commission