



SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, December 8, 2008
6:30 p.m., City Hall Council Chamber
425 South Mission Drive
Second Floor

**CALL TO
ORDER**

6:30 p.m.

**PLEDGE OF
ALLEGIANCE**

**ROLL CALL OF
MEMBERS**

**CHAIRMAN GARDEN, VICE CHAIR KLAWITER, AND
COMMISSIONERS KIMBROUGH, PORTER, AND ZAWODNY**

CONSENT ITEMS

**ALL ITEMS LISTED UNDER THE CONSENT CALENDAR ARE
CONSIDERED ROUTINE AND WILL BE ENACTED BY ONE
MOTION UNLESS A MEMBER OF THE PLANNING COMMISSION
OR AUDIENCE REQUESTS SEPARATE DISCUSSION**

- **Minutes of the Regular Meeting on November 10, 2008**

PRESENTATION

- **Resolution No. 08-04**, a Resolution of the Planning Commission Commending Planning Commission Member Jim Porter for Meritorious Service to the People of San Gabriel.

**PUBLIC
COMMENT**

EXPLANATION OF PUBLIC HEARING PROCEDURES

**PUBLIC
HEARING ITEMS:**

Pursuant to Government Code Section 65009 (b), if these matters are subsequently challenged in Court, the challenge may be limited to only those issues raised in the public hearing described in this notice, or in written correspondence delivered to the City of San Gabriel at, or prior to, the public hearings. Please limit your remarks to no longer than five minutes.

- 1. 221 E. Valley Blvd. and 1532 S. Palm Ave.
Planning Case PL-08-136 (Planned Development Overlay Zone,
Specific Plan Amendment, and Tentative Tract Map No. 68580)
Applicant: Council Rock Partners (William Cutler)
Architect: Togawa Smith Martin Residential Inc.**

After the Planning Commission entitled the applicant's larger project, which included these parcels, Council Rock's financing changed. As assurance to construction lenders, Council Rock needs to show that it has entitled the smaller project in the possible, albeit unlikely, event that acquisition of the Jeff's site cannot be completed.

The project, called Emerald Gardens, raises the bar for development on Valley Blvd. At its smaller size, the project proposes a mixed-use, pedestrian friendly community containing 4,700 square feet of retail space, eight live/work units and 104 residential units, adjacent to public transit and within walking distance of shopping and dining opportunities.

The property is designated as Commercial Specific Plan in the General Plan. The parcel on Valley Blvd. is zoned Mixed-Use Transit Oriented Development (MU-T) and the Palm Ave. parcel is zoned Multi-Family Residential on Corridors (R-C). The applicant requests a Specific Plan Amendment and a Planned Development Overlay Zone to allow live/work units and establish standards for them. The Tentative Tract Map will subdivide the building airspace for individual ownership of the commercial space, live/work and residential units.

Environmental Determination: As part of the analysis of the larger project approved this summer, a Mitigated Negative Declaration of Environmental Impact was prepared. Staff has reviewed the current, smaller project and found that all mitigation measures required of the larger project will also be required of this one and they have been included in the conditions of approval.

Recommended Action: Staff recommends that the Planning Commission, after conducting a public hearing, APPROVE Tentative Tract Map No. 68580 and RECOMMEND APPROVAL of Planning Case No. PL-08-136 to the City Council.

Report Prepared by Mark Gallatin, AICP, City Planner

**2. 523 S. San Gabriel Blvd.
Planning Case No. PL-08-119 (Amendment to Conditional Use Permit)
Applicant: Il Boon Kim (My Friends Oyster Bar)**

The applicant is seeking an amendment to an existing Conditional Use Permit to serve beer and wine on the patio area of an existing restaurant located in a C-3 (Commercial and Limited Light Manufacturing) zone. The *San Gabriel Municipal Code Sections 153.151 and 153.162* requires the approval of a conditional use permit for all businesses serving alcohol. Staff concerns have been addressed in the conditions of approval.

Environmental Determination: This project was reviewed for compliance with the California Environmental Quality Act (CEQA) and is exempt per Guidelines Section 15301, Class 1 (Existing Facilities).

Recommended Action: Staff recommends that the Planning Commission, after conducting a public hearing, APPROVE Planning Case No. PL-08-119, subject to the recommended conditions of approval.

Report Prepared by Mark Gallatin, AICP, City Planner

**3. 1900 S. Del Mar Avenue, Suites #201, 205 & 206
Planning Case No. PL-08-126 (Conditional Use Permit)
Applicant/Designer: Lingyun Zhu
(Oriental Medicine Institute of America)**

The applicant is seeking a Conditional Use Permit for a private postsecondary education center in an existing commercial building located in the MU-C/R (Mixed-Use Corridor Residential) zone in the Valley Boulevard Neighborhoods Sustainability Plan area. San Gabriel Municipal Code Section 153.151(D) requires the approval of a conditional use permit for educational uses (i.e. educational facilities, trade or vocational schools, etc.). Staff concerns have been addressed in the attached recommended conditions of approval.

Environmental Determination: This project was reviewed for compliance with the California Environmental Quality Act (CEQA) and is exempt per Guidelines Section 15301, Class 1 (Existing Facilities).

Recommended Action: Staff recommends that the Planning Commission, after conducting a public hearing, APPROVE Planning Case No. PL-08-126, subject to the recommended conditions of approval.

Report Prepared by Grace Song, Associate Planner

**4. 140 W. Valley Blvd., #180
Planning Case No. PL-08-114(Conditional Use Permit)
Applicant: Brett Engstrom**

The applicant requests a Conditional Use Permit to allow a Class 20 beer and wine license for off-site consumption at the existing Focus Department store. The department store is located within the San Gabriel Square. San Gabriel Square Plaza is located in the MU-T (Mixed Use Transit Oriented Development) zone in the Valley Boulevard Neighborhood Sustainability Specific Plan area. The *San Gabriel Municipal Code Sections 153.151 and 153.162* requires the approval of a conditional use permit for all businesses selling alcoholic beverages. Staff concerns have been addressed through the conditions of approval.

Environmental Determination: This project was reviewed for compliance with the California Environmental Quality Act (CEQA) and is exempt per Guidelines Section 15301, Class 1 (Existing Facilities).

Recommended Action: Staff recommends that the Planning Commission, after conducting a public hearing, APPROVE Planning Case PL-08-114, subject to the recommended conditions of approval.

Report Prepared by Esmeralda Garcia, Intern

STAFF ITEMS:

**ELECTION OF PLANNING COMMISSION OFFICERS
CHAIR AND VICE CHAIR**

Bob Kress, City Attorney

**PLANNING
COMMISSION
ITEMS:**

**Reminder – Requirements for Training for Planning
Commissioners**

AB 1234 requires the Planning Commissioners to take two hours of training in ethics principles and laws every two years. According to our records, the last ethics training was offered in 2006.

Here are two links to free on-line self-study options.

<http://localethics.fppc.ca.gov>

<http://www.rwglaw.com/Events.aspx>

**ADJOURNMENT: TO THE REGULAR MEETING ON MONDAY, JANUARY 12, 2009
AT COUNCIL CHAMBERS, CITY HALL, 2nd FLOOR, 425 S.
MISSION DRIVE, SAN GABRIEL, CA.**

FAREWELL RECEPTION FOR PLANNING COMMISSIONER JIM PORTER:
Members of the Planning Commission, staff, and public are invited to Conference Room A on the second floor of City Hall for refreshments immediately after the meeting.

AVAILABILITY OF REPORTS: Staff reports are available for public inspection in the Planning Division office of City Hall, during regular business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, and 8:00 a.m. to 6:30 p.m. Tuesdays; Telephone (626) 308-2806.

ACCESS FOR THE DISABLED: City Hall is accessible to the disabled. Audio devices for the hearing impaired are available from the planning staff during each meeting.

APPEAL PERIOD: All decisions made by the Planning Commission may be appealed to the City Council within (10) business days of the decision by filing a letter with the City Clerk and paying an appeal fee of \$790. If no appeal is filed, decisions are final (except for legislative actions that are recommendations to the city council).

POSTING: I declare under penalty of perjury that I am employed by the City of San Gabriel in the Community Development Department; and that I posted this notice at City Hall, Fire Department Headquarters and at the US Post Office on Wednesday, December 3, 2008.

Date

Carol D. Barrett, FAICP, Planning Manager

CITY OF SAN GABRIEL

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

November 10, 2008

The regular meeting of the Planning Commission of the City of San Gabriel was held in the Council Chambers at San Gabriel City Hall, 425 South Mission Drive, San Gabriel, California, on Monday, November 10, 2008.

Chairman Garden called the meeting to order at 6:30 p.m. He led the Pledge of Allegiance.

Meeting Called to Order;
Pledge of Allegiance

ROLL CALL

ROLL CALL

Present: Norman Garden, Chairman
Thomas Klawiter, Vice-Chair
Carol Kimbrough, Commissioner
James Porter, Commissioner
Vincent Zawodny, Commissioner

Absent: none

Also Present: Robert L. Kress, City Attorney
Mark Gallatin, City Planner
Grace Song, Associate Planner

CONSENT ITEMS

Minutes of Regular Meeting on September 8, 2008.

Vice-Chair Klawiter moved to approve the meeting minutes of October 13, 2008. Commissioner Kimbrough seconded the motion. There being no objection, the minutes were approved.

CONSENT ITEMS
Regular Planning
Commission Minutes of
October 13, 2008.
Approved.

PUBLIC COMMENT

Chairman Garden asked that any speakers come forward who wished to address the Planning Commission on non-agenda items.

There being no one from the general public present, Chairman Garden closed

this portion of the meeting.

EXPLANATION OF PUBLIC HEARING PROCEDURES

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

PUBLIC COMMENT

None.

PUBLIC HEARING ITEMS

**1) Planning Case No. PL-08-089 (Tentative Tract Map)
1527 Abbot Ave.**

Applicant: Vincent Tsoi (SLS Design)

This report was presented by Associate Planner Grace Song regarding a Tentative Tract Map to demolish four units and construct ten units of attached and detached residential condominium development on a 23,067 square feet lot in a R-3 (Multi-Family Residence) zone. The proposed project will have units ranging between 1,235 to 1,549 square feet of livable place with each unit assigned an attached two-car garage. The project was evaluated for compliance with the California Environmental Quality Act (CEQA). On October 16, 2008, a Notice of Proposed Negative Declaration of Environmental Impact was prepared and filed with the Los Angeles County Clerk, which is also available for review.

*City of San Gabriel Planning Commission
Minutes of the Regular Meeting –November 10, 2008
Page 2*

Ms. Song explained that the Design Review Commission will evaluate this project’s design under a Precise Plan of Design review upon the Planning Commission’s approval.

Mr. Vincent Tsoi, applicant, and his client were present to answer questions from the Planning Commissioners.

Commissioner Discussion

The Commissioners agreed that this is a good quality development. They talked about its layout, landscaping, parking, and the desirability of offering at least one affordable unit for low-income families. Given today’s economic downturn, the Commissioners stated that they would understand if the project’s owner will not be offering this option.

Vice-Chair Klawiter made the motion to approve the item as presented subject to the recommended conditions of approval. Commissioner Porter seconded the motion.

**EXPLANATION OF
PUBLIC HEARING
PROCEDURES**

**Explained by City Attorney
Kress.**

**PUBLIC HEARING
ITEMS**

**Planning Case No. PL-08-
089 (Tentative Tract Map)
1527 Abbot Ave.**

**Applicant: Vincent Tsoi
(SLS Design)
Approved.**

Commissioner Discussion

Ayes: Garden, Klawiter, Kimbrough, Porter and Zawodny
Noes: None
Abstain: None
Absent: None

The motion carried on a 5-0 vote.

2) Planning Case No. PL-08-102 (Conditional Use Permit)

1617 South Del Mar Ave

Applicant: Lin Hua Gian (Happy Foot Care Spa)

This report was presented by Associate Planner Grace Song regarding a Conditional Use Permit to allow full body massage services at a proposed business located in the MU-T (Mixed-Use Transit Oriented Development) zone in the Valley Boulevard Neighborhoods Sustainability Plan area. The project was reviewed by staff for compliance with the California Environmental Quality Act (CEQA). This project is exempt from CEQA requirements, per guidelines Section 15301, Class 1 (existing facilities).

Ms. Song stated that the Community Development and Police Departments addressed concerns which include security, qualification of massage personnel, and compatibility of uses, and were addressed in the recommended conditions of approval.

Commissioner Discussion

The Commissioners conceptualized the business' overall interior space and layout. They also and addressed concerns about hours of operation, and inquired about the distinction between foot massage parlors and full body massage parlors. City Attorney Kress stated that he will get back to the Commissioners on this report with regards to the old and new laws pertaining to these types of parlors.

Commissioner Porter moved to approve the item as presented subject to the recommended conditions of approval. Commissioner Kimbrough seconded the motion.

Ayes: Garden, Klawiter, Kimbrough, Porter and Zawodny
Noes: None
Abstain: None
Absent: None

The motion carried on a 5-0 vote.

2) Planning Case No. PL-08-102 (Conditional Use Permit)

1617 South Del Mar Ave

Applicant: Lin Hua Gian (Happy Foot Care Spa)

Approved.

Commissioner Discussion

STAFF ITEMS

1) Housing Element Update – Recommendations for Compliance with Senate Bill 2 (SB 2)

City Planner Mark Gallatin presented an update on this item wherein Senate Bill 2 requires that cities consider transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. At last month's Planning Commission meeting, the Commissioners requested staff to research how cities in the local area that have already had their housing elements certified by HCD complied with SB 2's requirements for allowing transitional and supportive housing by right.

Mr. Gallatin reported that out of 88 cities in Los Angeles County, only the City of Industry has received their housing element certified; however, he pointed out that this city does not have any residential zones. He also added that Alhambra and San Marino have submitted drafts in May 2008, Monterey Park in June 2008, and Temple City in September 2008. Except for Temple City, whose report is currently being reviewed, the other three cities have received feedback from HCD and were deemed noncompliant. He also reported on other cities in Orange County which have submitted their housing element reports.

Mr. Gallatin stated that a conference call with the City Attorney, the City's housing element consultant, and other planning staff members to discuss compliance strategy will be scheduled in December.

2). Memorandum from Design Review Commission on Achieving Better Landscape

Design - Discussion

City Planner Mark Gallatin presented this report on behalf of Assistant Planner Larissa De La Cruz. He reported that at the August 25, 2008 meeting of the Design Review Commission (DRC), the DRC Commissioners began a discussion on landscaping design, specifically addressing 1) the need to expand the streetscape design elements to address planters; 2) The desire to have a special treatment palette for major intersections; 3) refinements needed to the street tree program to cover the other materials being planted other than trees, to achieve some consistency overall, even if there might be patterns alternating by blocks; and 4) on-going concerns with how trees are being specified at both the street level and on roof tops.

Mr. Gallatin stated that staff has found that the strict implementation of the streetscape guidelines do not complement certain projects. This became clear after the approval of the streetscape standards for a Redevelopment Project and

STAFF ITEMS

1) Housing Element Update – Recommendations for Compliance with Senate Bill 2 (SB 2)

2). Memorandum from Design Review Commission on Achieving Better Landscape Design Discussion.

Valley Boulevard Specific Plan areas by the City Council. Staff consulted with the City's Consultant Landscape Architect, and has decided to further research the topic and look for a solution that would address the DRC's concerns. Staff requested the Planning Commission to provide guidance to staff about developing alternative streetscape treatments and identify key intersections that should be the focus of specialized standards and create an addendum to the Streetscape Standards.

The Commissioners conceptualized the standards and came up with locations in neighboring cities where ideal streetscapes with well-appointed sidewalks could be modeled from, namely: Baldwin Avenue and Huntington Drive in Arcadia, Lake Avenue in Pasadena; and Fremont and Mission Road in Alhambra. In San Gabriel, they identified the Norm's site and the Hilton Hotel on Valley Boulevard. It was a consensus that the Commissioners are also open to suggestions from staff, particularly in Engineering and Planning divisions. Ms. De La Cruz will present an update on this item at a future meeting with additional recommendations on the issues mentioned.

ADJOURNMENT

*City of San Gabriel Planning Commission
Minutes of the Regular Meeting – November 10, 2008
Page 4*

ADJOURNMENT

There being no further business to discuss, Chairman Garden moved to adjourn at 7:45 p.m. The next regular meeting of the Planning Commission will be held on Monday, December 8, 2008 at 6:30 p.m. at Council Chambers, City Hall, 2nd Floor, 425 S. Mission Drive, San Gabriel, CA.

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

Norman Garden

Planning Commission

Chairman
ATTEST: _____
Jackie Wong, Planning Commission Secretary

City of San Gabriel Planning Commission