



## SAN GABRIEL PLANNING COMMISSION

# Agenda

**REGULAR MEETING**  
**Monday, November 10, 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**

**APPROVAL OF MINUTES**

**Minutes of the Regular Meeting on October 13, 2008**

**PUBLIC COMMENT**

Pursuant to Government Code Section 54954.3, this is the time approved for members of the public to address the Planning Commission on items of interest that are within the subject matter jurisdiction of the Planning Commission of the City of San Gabriel. The Commission cannot take action on such comment but may put an item on a future agenda.

**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. Planning Case PL-08-089 (Tentative Tract Map)  
1527 Abbot Ave.  
Applicant: Vincent Tsoi (SLS Design)**

This is a request for a Tentative Tract Map request to demolish four units to construct a ten (10) unit attached and detached

residential condominium development on a 23,067 sq. ft. (0.53 acre) lot. The project will have units ranging from 1,235 to 1,549 square feet of dwelling space, each with attached two-car garages. The proposed project is located in the R-3 (Multiple-Family Residence) zone.

Environmental Determination: The project was reviewed for compliance with the California Environmental Quality Act (CEQA). A Notice of Proposed Negative Declaration of Environmental Impact was prepared and filed with the Los Angeles County Clerk on October 16, 2008. The document is also available for review.

Recommended Action: Staff recommends that the Planning Commission, after conducting a public hearing, APPROVE Planning Case No. PL-08-089, subject to the recommended conditions of approval.

**Report Prepared by Grace Song, Associate Planner**

**2. Planning Case PL-08-102  
Conditional Use Permit  
1617 South Del Mar Avenue  
Applicant: Lin Hua Gian (Happy Foot Care Spa)**

This is a request for 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.

Environmental Determination: The 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-08-102, subject to the recommended conditions of approval.

**Report Prepared by Grace Song, Associate Planner**

**STAFF ITEMS:****1. Housing Element Update – Recommendations for Compliance with Senate Bill 2 (SB 2)**

At the October meeting, the Planning Commission was briefed on the status of the Housing Element Update and alternatives for compliance with Senate Bill (SB) 2. The Commission reviewed staff's recommendations for the location of transitional and supportive housing. The Planning Commission requested additional information on how jurisdictions whose Housing Elements have been already certified have complied with these requirements.

Environmental Determination: The 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, per Guidelines Section 15061(b) (3) where the activity will not have a significant impact on the environment.

Recommended Action: That the Planning Commission discuss the information and adopt recommendations to be used by the city's consultant in preparing the Housing Element. The Housing Element will be the subject of future public hearings by the Commission and the City Council which must approve all zone changes.

**Report Prepared by Mark Gallatin, AICP, City Planner**

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

At the regular Design Review Commission meeting on August 25, the Design Review Commission started a discussion regarding landscaping design, specifically:

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 are needed to the street tree program to cover the other material being planted (besides trees) to achieve some consistency overall, although there might be patterns alternating by blocks.
4. On-going concerns with how trees are being specified at both the street level and on roof tops;

Approximately one year after the approval of the streetscape standards for the Redevelopment Project and Valley Boulevard Specific Plan areas by the City Council, staff has found that the strict implementation of the streetscape guidelines do not complement certain projects, primarily those located within major intersections. In consultation with the City's Consultant Landscape Architect, Staff would like to further research the topic and seek a solution that would address these concerns.

Recommended Action: That the Planning Commission discuss and provide guidance to the staff about whether the City should:

1. Direct staff to work with the City's Consultant Landscape Architect and develop alternative streetscape treatments, and
2. Identify key intersections that should be the focus of specialized standards and create an addendum to the Streetscape Standards.

**Report Prepared by Larissa De La Cruz, Assistant Planner**

**PLANNING  
COMMISSION  
ITEMS:**

**ADJOURNMENT: TO THE REGULAR MEETING ON MONDAY, DECEMBER 8, 2008 AT COUNCIL CHAMBERS, CITY HALL, 2nd FLOOR, 425 S. MISSION DRIVE, SAN GABRIEL, CA.**

**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, November 5, 2008.

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**Date**

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**Carol D. Barrett, FAICP, Planning Manager**

## CITY OF SAN GABRIEL

***MINUTES OF THE REGULAR PLANNING COMMISSION MEETING***

October 13, 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, October 13, 2008.**

Vice-Chair Klawiter called the meeting to order at 6:30 p.m. Commissioner Porter lead the Pledge of Allegiance.

Meeting Called to Order;  
Pledge of Allegiance

**ROLL CALL**

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

Absent: Norman Garden, Chairman (excused)

Also Present: Robert L. Kress, City Attorney  
Carol D. Barrett, Planning Manager  
Mark Gallatin, City Planner  
Grace Song, Associate Planner  
Larissa De La Cruz, Assistant Planner

**ROLL CALL****CONSENT ITEMS****Minutes of Regular Meeting on September 8, 2008.**

Commissioner Porter moved to approve the meeting minutes of August 11, 2008. Commissioner Kimbrough seconded the motion. There being no objection, the minutes were approved.

**PUBLIC COMMENT**

Vice-Chair Klawiter 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, Vice-Chair Klawiter closed this portion of the meeting.

**CONSENT ITEMS**

**Regular Planning  
Commission Minutes of  
September 8, 2008.  
Approved.**

**PUBLIC COMMENT**

**EXPLANATION OF PUBLIC HEARING PROCEDURES**

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

None.

**PUBLIC HEARING ITEMS****1) Planning Case No. PL-08-053 (Conditional Use Permit)**

**811 Manley Drive**

**Applicant: Ming Yu**

This report was presented by Assistant Planner Larissa De La Cruz regarding a Conditional Use Permit to allow construction of a 640 square foot senior housing unit in the R-1 (Single Family Residence) zone. Based on Section 153.048 of the San Gabriel Municipal Code, an approval is required by the Planning Commission to permit any senior housing on a residential property.

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 15303, Class 3 (new construction of limited small new facilities).

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Ms. De La Cruz explained that the unit would be exclusively occupied by the applicant's 84-year old mother. As part of the conditions of approval, the owner is required to submit documentation to the Planning Division on a bi-annual basis verifying that the primary resident is sixty-two (62) years of age or over (Condition #11). The applicant also recognizes that if the unit is not occupied by a senior, it shall have to remain vacant and all sewer connections, plumbing, and kitchen facilities must be removed or another elderly person who meets the age criteria and is related to the family shall reside there. Staff will update the Planning Commission after six months of occupancy with the status of the project.

**Commissioner Discussion**

The commissioners didn't find anything objectionable with the proposed project and saw that the owner was showing good faith to bring everything to code. The Commissioners recommended that the owner should consider painting the exterior of the house.

One clarification was addressed in reference to the Covenant and Agreement. The words "should not" will be replaced by the words "shall not", and will be revised by the City Attorney. This clarifies the fact that if the occupant no longer resides there, the City's Municipal Code states that the unit cannot be

**EXPLANATION OF PUBLIC HEARING PROCEDURES**

**Explained by City Attorney Kress.**

**PUBLIC HEARING ITEMS**

**Planning Case No. PL-08-053 (Conditional Use Permit)**

**811 Manley Drive**

**Applicant: Ming Yu  
Approved.**

Commissioner Discussion

rented to any non-family member. However, another relative who meets the criteria could occupy the space.

Commissioner Porter made the motion to approve the item as presented subject to the recommended conditions of approval with additions of painting the exterior of the house and revisions to the Covenant by the City Attorney. Commissioner Zawodny seconded the motion.

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

The motion carried on a 4-0 vote.

## **2) Planning Case No. PL-07-057 (Conditional Use Permit & Tentative Tract Map)**

**130 South Mission Drive**

**Applicant: Paul Chen and Julie Hwang**

Prior to the presentation of this report, Planning Manager Carol Barrett recused herself. Since Ms. Barrett lives within 500 feet of the property, she is not allowed to participate in the discussion due to conflict of interest. City Planner Mark Gallatin temporarily took over her place at the dais during this portion of the meeting.

This report was presented by Associate Planner Grace Song regarding a Conditional Use Permit and a Tentative Tract Map to allow redevelopment of the property. The applicants propose to remove the existing two-story apartment building and create a three-story mixed-use development with approximately 5,300 square feet of retail commercial space on the ground floor and 11 residential condominium units above. Parking would include both a subterranean level and an at-grade level for commercial uses. The property is designated as Commercial Specific Plan in the City's General Plan, and zoned Mission District Village in the Mission District Specific Plan area.

The project was reviewed by staff for compliance with the California Environmental Quality Act (CEQA). Staff prepared a Notice of Proposed Mitigated Negative Declaration of Environmental Impact.

**2) Planning Case No. PL-07-057 (Conditional Use Permit & Tentative Tract Map)**  
**130 South Mission Drive**  
**Applicant: Paul Chen and Julie Hwang**  
**Approved.**

Ms. Song also stated that the project will have a Spanish Colonial Revival architectural style to emphasize the historic character of the Mission District. The Design Review Commission will evaluate the project's design under a Precise Plan of Design (PPD) review upon approval by the Planning Commission.

Mr. Yung Kao, 235 E. Main St. Alhambra, applicant's architect, elaborated on points of the project including its addition in the enhancement of the Mission District, and its integration of housing with retail uses.

### Commissioner Discussion

The Commissioners agreed that this is a good quality development project for the area. They applauded the developer and architect for being sensitive in complying with the Mission District Specific Plan.

The Commissioners also discussed various issues including building height, signage criteria, the arcade's height and depth, parking spaces, wheelchair turnaround, and noise impact on Padilla Street.

Vice-Chair Klawiter moved to approve the Mitigated Negative Declaration, the Conditional Use Permit, and Tentative Tract Map subject to the recommended conditions of approval. Commissioner Porter seconded the motion.

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

The motion carried on a 4-0 vote.

### 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. At the last Planning Commission meeting, he presented three zoning alternatives to allow transitional and supportive housing in the City; however, the Commissioners asked him to conduct further research and present data showing the proximity of residential zones to transit, health facilities, and other supportive services.

Upon presenting his research and data, Mr. Gallatin suggested that the City should act on the alternative they so choose rather than wait for the state to dictate a "prescriptive solution" of what is best for the City. The Commissioners still felt that additional research must be done before they could finally decide on how to go forward with the options presented to them.

### Commissioner Discussion

### STAFF ITEMS

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

Therefore, Mr. Gallatin will present another update at next month's Planning Commission meeting.

**2) Southern California Association of Governments (SCAG)  
Demonstration Project –  
Report**

- A. Tipping Point Analysis - Mission/Las Tunas (SE corner)
- B. Valley/Del Mar Photo Simulations

This was an informational item for the Planning Commission. No action was required.

City Planner Gallatin reported that the City was awarded \$25,000 among three cities for consulting services through their Compass Blueprint Program. These services include market feasibility analysis and photosimulations. SCAG contracted with the Planning Center and  
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Solimar Research to assist with the consulting services for the grant recipients.

**3) Compliance Update  
Planning Case No. PL-06-153 (Conditional Use Permit)  
222 E. Las Tunas Drive  
Applicant: Chung-I Wu (Spotlight Education Institute)**

This was an informational item for the Planning Commission. No action was required.

City Planner Gallatin updated the Commissioners on the current status of this project. The applicant was asked to comply with all of the Conditions of Approval adopted on October 8, 2007 which included a) installing landscaping in front of the building and trash enclosure, and b) installing windows in classroom #1.

Mr. Gallatin stated that the owner had submitted a draft tenant improvement plan to the Building Division for plan check. He expects that a building permit will be issued to the applicant in November 2008.

Mr. Chung-I Wu, 222 E. Las Tunas, came up to speak. He stated that fulfilling Planning Division's conditions of approval were not a problem but several problems arose when the Building Division imposed extra unforeseen requirements which resulted to three to four months of delayed work. The applicant's architect is currently working on revised plans for plan check.

**2) Southern California  
Association of  
Governments  
Demonstration Project  
A. Tipping Point Analysis  
- Mission/Las Tunas (SE  
corner)  
B. Valley/Del Mar Photo  
Simulations  
Report.**

**3) Compliance Update  
Planning Case No. PL-06-  
153 (Conditional Use  
Permit)  
222 E. Las Tunas Drive  
Applicant: Chung-I Wu  
(Spotlight Education  
Institute)  
Update.**

One concern is that the applicant has not complied in meeting the landscaping and irrigation plan as required. Mr. Wu stated that he has not done anything about it and was apologetic for overlooking this compliance since he was focusing working on other building and fire compliance issues for the health and safety of the students.

The Commissioners imposed a 90-day compliance deadline for the applicant to fulfill all requirements. Mr. Wu stated that he should be able to complete the requirements by that time.

**4) The California Global Warming Solutions Act of 2006 (AB 32): Impact on Local Governments Updating Their General Plans and Sustainable Strategies (SB 375) - Report**

This was an informational item for the Planning Commission. No action was required.

Planning Manager Barrett presented the report to the Commissioners about California's Attorney General, who is aggressively implementing AB 32 and is pressuring local government action to accomplish a significant reduction in green house gas emissions. This type of action sets a very high bar for local government to comply with state laws. Ms. Barrett shared a report on an agreement made by the City of Stockton to avoid such a lawsuit which highlighted some of the more aggressive actions that the City has agreed to take.

Ms. Barrett added that the Legislature recently adopted SB 375, which was built on AB 32. The bill's core provision is a prerequisite for regions with considerable air pollution to develop a Sustainable Communities Strategy to reduce greenhouse gas emissions from vehicles. It links the long range transportation planning necessary to address issues of climate change.

**4) The California Global Warming Solutions Act of 2006 (AB 32): Impact on Local Governments Updating Their General Plans and Sustainable Strategies (SB 375) Report.**

There being no further business to discuss, Vice-Chair Klawiter moved to adjourn at 9:35 p.m. to an adjourned meeting of the Planning Commission on Monday, November 10, 2008 at 400-412 W. Mission Drive, Building C, Unit 17 at 5:30 p.m. The purpose of this meeting is to tour the Mission Gardens Project. No formal business will be conducted. The Planning Commission will then conduct its regular meeting on Monday, November 10, 2008 at 6:30 p.m. at Council Chambers, City Hall, 2<sup>nd</sup> 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.

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Thomas Klawiter  
Planning Commission Vice-

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

