

CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTES OF THE ADJOURNED PLANNING COMMISSION MEETING
July 10, 2017

- **CALL TO ORDER**

Commissioner Lou, Acting Chairman, called the regular meeting of the Planning Commission Meeting to order at 6:30 p.m. on Monday, July 10, 2017, in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California, 91776.

- **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Lou.

- **ROLL CALL**

Present: Commissioner Lou, Commissioner Mamdapurkar, and Commissioner Schwartz. Staff in attendance included City Attorney Kress, Planning Manager Steinkruger and Planning Commission Secretary Wong.

Absent: Chairman Garden and Vice-Chair Klawiter

1. **PUBLIC COMMENT**

None

2. **APPROVAL OF MINUTES**

Commissioner Schwartz made a single motion to approve the minutes from the regular meeting on June 12, 2017 and the adjourned meeting on June 28, 2017. Commissioner Mandapurkar seconded the motion. Without objections, the minutes were approved.

3. **NEW BUSINESS**

**A. 140 W. VALLEY BLVD., #201B (CONDITIONAL USE PERMIT)
PLANNING CASE NO. PL-17-023
APPLICANT: LI JUAN WANG/FIVE STAR FOOT SPA**

Recommended Action: Denial

Assistant Planner Bezanson presented the report.

Ms. Li Juan "Amy" Wang, applicant, came forward to speak. Mr. Joe Chen, City of San Gabriel Building Official, translated for her. She stated the reasons why her application should not be denied by the Planning Commission. She also added that she will pursue legal action against the city if her application is denied.

There were no public speakers.

Hearing no public comment, Commissioner Lou closed the public hearing.

Commissioner Mamdapurkar moved to adopt a Resolution of the Planning Commission of the City of San Gabriel denying PL-17-023 for a Conditional Use Permit allowing an existing massage establishment to continue operations at 140 W. Valley Blvd., #201B. Seconded by Commissioner Schwartz. Motion passed by a vote of 2 ayes, 0 noes, 1 abstention (Lou).

**B. 425 W. VALLEY BLVD., #105 (CONDITIONAL USE PERMIT)
PLANNING CASE NO. PL-17-047
APPLICANT: TIE WEI LIU/MASSAGE QUEEN**

Recommended Action: Denial

Planning Manager Steinkruger presented the report.

Ms. Tie Wei Liu, applicant, came forward with a translator. She stated reasons why her application should not be denied by the Planning Commission. She also provided a slideshow showing her business operation.

Commissioner Lou opened the public hearing.

TESTIMONIES

- 1. Jacqueline Kwang, 155 N. Sierra Vista St., Monterey Park, CA, opposed to the recommended action.*
- 2. Dale Twedell, 13640 Bellflower Blvd., Bellflower, CA, opposed to the recommended action.*
- 3. Florsie Roth, 2552 Muscatel Ave., Rosemead, CA, opposed to the recommended action.*
- 4. John Wei, 8546 Arcadia Ave., San Gabriel, CA, opposed to the recommended action.*
- 5. Roger Chang, 10722 Beverly Blvd., Suite P., Whittier, CA, opposed to the recommended action.*
- 6. John Sunoggins, 88 S. Daisy Ave., Pasadena, CA, opposed to the recommended action.*

Hearing no additional public comment, Commissioner Lou closed the public hearing.

Commissioner Mamdapurkar moved to adopt a Resolution of the Planning Commission denying PL-17-047 for a Conditional Use Permit to deny an existing massage establishment to continue operations at 425 W. Valley Blvd., #105. Seconded by Commissioner Schwartz. Motion passed by a vote of 2 ayes, 0 noes, 1 abstention (Lou).

**C. 1710 S. DEL MAR AVE., #100B (CONDITIONAL USE PERMIT)
PLANNING CASE NO. PL-17-015
APPLICANT: JACK WU/PERFECT MASSAGE**

Recommended Action: Denial

Assistant Planner Bezanson presented the report.

Ms. Hong Xia Ge, applicant, came forward to speak. Mr. Joe Chen, City of San Gabriel Building Official, translated for her. She stated the reasons why her application should not be denied by the Planning Commission.

Commissioner Lou opened the public hearing.

TESTIMONY

- 1. Victoria, friend of business owner who did not state address nor fill out a speaker card, opposed to the recommended action.*

Hearing no additional public comment, Commissioner Lou closed the public hearing.

Commissioner Schwartz moved to adopt a Resolution of the Planning Commission denying PL-17-015 for a Conditional Use Permit to deny an existing massage establishment to continue operations at 1710 S Del Mar, #100B. Seconded by Commissioner Mamdapurkar. Motion passed by a vote of 2 ayes, 0 noes, 1 abstention (Lou).

4. STAFF ITEMS

A. 220 S. SAN GABRIEL BLVD. PROJECT UPDATE

The Planning Commission was given an update by the project team and was asked to provide feedback on the proposed project. No action was required. Commissioner Schwartz asked about the specific community benefits and expressed a desire to have housing options in addition to market-rate units, as well as national brand tenants for the commercial units. The applicant noted the comment and deferred to the owner, who was not in attendance.

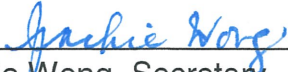
5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

None

6. ADJOURN TO THE ADJOURNED PLANNING COMMISSION MEETING

July 31, 2017 at 6:30 p.m.

CITY OF SAN GABRIEL



Jackie Wong, Secretary
Planning Commission



JINGBO LOU, Acting Chairman
PLANNING COMMISSION