

CITY OF SAN GABRIEL PLANNING COMMISSION  
MINUTES OF THE SPECIAL PLANNING COMMISSION MEETING  
January 29, 2018

- **CALL TO ORDER**

Vice-Chair Klawiter called the regular meeting of the Planning Commission meeting to order at 6:30 p.m. on Monday, January 8, 2018, 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 Vice-Chair Klawiter.

- **ROLL CALL**

Present: Vice-Chair Klawiter, Commissioner Lou, Commissioner Mamdapurkar, and Commissioner Schwartz.

Absent: Chairman Garden

Staff in attendance included City Attorney Vazquez, Planning Manager Steinkruger, Senior Planner Whipple, Assistant Planner Garibay, and Planning Commission Secretary Wong

1. **PUBLIC COMMENT**

None.

2. **APPROVAL OF MINUTES**

Vice-Chair Klawiter moved to approve the minutes of the regular meeting of December 11, 2017 Seconded by Commissioner Lou. Motion passed with a vote of 4 ayes, 0 noes.

At this point, Commissioner Mamdapurkar recused himself for this item due to the project's proximity to his residence.

3. **NEW BUSINESS**

- A. **1320 E LAS TUNAS DRIVE  
PLANNING CASE NO. CUP17-007 (CONDITIONAL USE PERMIT)  
APPLICANT: YULIS AYTON**

Project Summary: The applicant is requesting a Conditional Use Permit to operate an education facility (Options for Youth) at 1320 East Las Tunas Drive #103. The subject site is located in the C-1 (Retail Commercial) zone and has a General Plan designation of General Commercial. This project is exempt from the requirements

of the California Environmental Quality Act, Guidelines Section 15301, Class 1 (Existing Facilities).

Staff Recommendation: Approval

Assistant Planner Garibay presented the staff report.

Ms. Cesiley, representative of business owner Yulis Ayton, came forward and stated that they accept all of the conditions of approval.

Vice-Chair Klawiter opened the public hearing.

Testimony:

*1. Ms. Jia-Ling Lung, 777 E. Valley Blvd., #114, Alhambra, CA came forward but spoke for the wrong item. She intended to speak for the next item on the agenda.*

Hearing no other speaker, Vice-Chair Klawiter closed the public hearing.

#### Commissioners' Discussion

Commissioner Lou suggested adding conditions regarding the drop off /pick up area at the site. He stated that Las Tunas Drive is a busy street. He suggested implementing safety measures for children getting to and from the property.

Commissioner Schwartz stated that he supports this project and echoed Commissioner Lou's suggestion regarding the drop off area for the children.

Vice-Chair Klawiter suggested that Public Works should review the plans and agreed to have a condition added about the pick up and drop off points on site.

Vice-Chair Klawiter made the motion to adopt a resolution of the Planning Commission of the City of San Gabriel, California approving Planning Case No. CUP17-007 for a Conditional Use Permit to allow for the operation of an educational facility (Options for Youth) at 1320 East Las Tunas Drive, Suite 103 with an added condition stating, "A pick up/drop off plan will be required prior to Certificate of Occupancy. This plan requires a designated on-site drop-off/pick-up area and details on queuing and unloading/loading of students within the project site. The plan will be subject to the approval of the Public Works Department." Seconded by Commissioner Lou. Motion passed unanimously by a vote of 3 ayes and 0 noes (Chairman Garden absent; Commissioner Mamdapurkar recused).

At this point, Commissioner Mamdapurkar rejoined the meeting.

**B. 1788 SOUTH SAN GABRIEL BLVD #101-102  
PLANNING CASE NO. PL-17-057 (CONDITIONAL USE PERMIT)  
APPLICANT: CHUNG HWA SPA**

Project Summary: The applicant is requesting a Conditional Use Permit (CUP) to allow an existing massage establishment to continue operations at 1788 South San Gabriel Boulevard #101-102. The property is zoned MU-C/R (Mixed-Use Corridor Residential) within the Valley Boulevard Specific Plan, and has a General Plan land use designation of Commercial Specific Plan. This project is exempt from the requirements of the California Environmental Quality Act, Guidelines Section 15301, Class 1 (Existing Facilities).

Staff Recommendation: Denial

Senior Planner Whipple presented the report.

Mr. Hwa, son of Chung Hwa, stated that he represents his parents. He asked the Planning Commission to reconsider approving their CUP application and stated reasons why their application should not be denied.

Vice-Chair opened the public hearing.

Testimony:

*1. Ms. Jia-Ling Lung, 777 E. Valley Blvd., #114, Alhambra, CA, came forward in support for the business.*

There being no additional speakers, Vice-Chair Klawiter closed the public hearing.

#### Commissioners' Discussion

Vice-Chair Klawiter acknowledged that this item was difficult since the distance was so close to 1,000 ft requirement. However, he stated that staff findings are based on the City Council Ordinance and suggested that the applicant take this matter to the City Council since they were the ones who established these guidelines.

Commissioner Schwartz and Commissioner Mamdapurkar echoed Vice-Chair Klawiter's sentiments.

Commissioner Lou stated that the physical location of the business if measured from the property corner is far from the next business. He added that the first come, first serve process is unfair to existing businesses and that he does not support staff's recommendation.

Vice-Chair Klawiter made the motion to adopt a resolution of the Planning Commission of the City of San Gabriel, California denying Planning Case No. PL-17-057 for a Conditional Use Permit to allow a massage establishment (Chung Hwa Spa) to continue operations at 1788 S. San Gabriel Boulevard, #101- 102. Seconded by Commissioner Schwartz. Motion passed by a vote of 3 ayes and 1 no (Commissioner Lou).

#### 4. STAFF ITEMS

- a. Ms. Steinkruger announced that there will be a Planning Commissioners training lead by City Attorney Pilchen to a future date.
- b. Ms. Steinkruger stated that there will be a special joint meeting on February 12, 2018 with the Community Services Commission to discuss the draft Parks Master Plan.

#### 5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

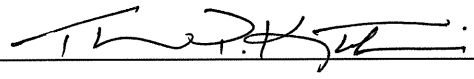
- a. Vice-Chair Klawiter and Commissioner Lou commented on the recent retirement party of former City Manager Steve Preston. They both stated that it was a great celebration honoring him.
- b. Commissioner Mamdapurkar commented on the success of the recent grand opening of Marshall Park.

#### 6. ADJOURN PLANNING COMMISSION MEETING

TO A SPECIAL PLANNING COMMISSION AND COMMUNITY SERVICES COMMISSION JOINT MEETING ON MONDAY, FEBRUARY 12, 2018 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

CITY OF SAN GABRIEL

  
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JACKIE WONG, SECRETARY  
PLANNING COMMISSION

  
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TOM KLAWITER, VICE-CHAIR  
PLANNING COMMISSION