

CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTES OF THE SPECIAL JOINT PLANNING COMMISSION AND
COMMUNITY SERVICES COMMISSION MEETING
February 12, 2018

- **CALL TO ORDER**

Chairman Garden called the special joint Planning Commission and Community Services Commission meeting to order at 6:30 p.m. on Monday, February 12, 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 Planning Commission Chairman Garden.

- **ROLL CALL**

Planning Commission

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

Absent: Commissioner Lou

Community Services Commission

Present: Chair Velazquez, Vice-Chair Lubisich, and Commission Cheung von Haam

Absent: Commissioner Cardenas

Staff in attendance included City Attorney Pilchen, Community Services Director Perez, Community Services Manager Boecking, Economic Development Manager Frausto-Lupo, Senior Planner Whipple, Assistant Planner Alvarado, and Planning Commission Secretary Wong.

1. **PUBLIC COMMENT**

Chairman Garden opened the public hearing on items that are not on tonight's agenda.

Testimonies:

- a. *Mr. Chuck Myers, San Gabriel resident, came forward to express his concern about density and commercial development in the city. He suggested having the city conduct specific surveys on how development projects impact density.*

b. *Mr. James Cazares, 8363 Doris Avenue, San Gabriel, came forward and suggested to have the city convert the San Gabriel Country Club into a public park, and compete with neighboring cities that have an abundance of public parks for its constituents.*

2. **JOINT STUDY SESSION: PLANNING COMMISSION AND COMMUNITY SERVICES COMMISSION**

A. PARKS AND OPEN SPACE MASTER PLAN – DRAFT REVIEW COMMUNITY SERVICES DEPARTMENT

Community Services Director Perez gave an overview of the project and introduced the project consultant team.

Mr. Art Thatcher of GreenPlay, LLC and Ms. Diana Smith of KTU+A presented the staff report.

Staff Recommendation:

STAFF RECOMMENDS THAT THE COMMUNITY SERVICES COMMISSION AND PLANNING COMMISSION REVIEW THE DRAFT PLAN AND PROVIDE FEEDBACK TO STAFF AND THE CONSULTANT TEAM.

Commissioner Feedback:

I. Community Services Commission

Commissioner Cheung von Haam

- Questioned why Alhambra and Rosemead were not included as part of the walkshed map and inquired if the consultants captured data on how many San Gabriel residents use other services from surrounding cities. Commented that residents use these facilities (like Almansor Park), as we do not have our own.
 - Ms. Smith stated that they could do a separate data analysis on it where the areas outside of San Gabriel would not be weighted the same as the current services that the City of San Gabriel provides;
- Likes the idea of bikes lanes, but would like to see destinations for routes. Possible “Geocaching” at locations – teaching opportunity, share history, marketing.
- Add Pop-up Art/Culture in each park. Showcase the four quadrants of the city instead of just the “Mission” area. Art Walk idea. Would help to make the city a destination for everyone.

Commissioner Lubisich

- Page 6 & 58 – Hard to read due to dark backgrounds on charts and captions; concerned with ADA compliance
- Page 17 – question about staffing increase/interested in seeing what the appropriate staff level would be based on the recommendations in the

plan. She feels that the city does so much with very little staff. How does our city compare to what is needed, would like to see a recommendation. Mr. Thatcher stated that there aren't any "hard numbers" on staffing, but if the city decides to build a community center, then there would be a need to increase staff and would likely be a part of a feasibility study.

- Page 38 – would like to see a reference to crime reduction.
- Asked for clarification of the different classes of bike routes. Class 1, Class 2, Class 3, Class 4. Suggested to add definitions to plan.
- Asked about the bike route from Coolidge to Washington
- Page 52 – clarification on amenities for residents, numbers are very high. Where did the numbers come from? Ms. Smith stated that the amenities measured were for cities with over 50,000 in population and the figures were augmented to reflect that. Ms. Smith stated that she can scale the numbers down to reflect the city's actual numbers. Vice Chair Lubisich agreed that she would like to see actual data.
- Asked Planning Commission how our impact fees compare to other cities. Ms. Perez answered the question and stated that the Council had increased the fees slightly in 2015. At the time, Council agreed that there would need to be additional analysis done on the fees. The new city attorney firm may have experience on this matter and staff will work closely with them to review residential fees and potentially add commercial impact fees. She added that there are developments happening in the city, as stated on page 20.
 - Planning Commission Chairman Garden stated that there are new hotels being built in the city, which are revenue generators. He suggested perhaps establishing an excise tax from those developments. Ms. Perez stated that Transient Occupancy Tax was a favorable option on the survey but it would likely not be enough, along with impact fees and grants, to fund all of the projects;
 - Possible to increase the TOT tax to bring in additional funds.
- Page 49 – Sought clarification about the walkshed being a 5-minute walk as stated on the report but the data presented was a 15-minute walk. Ms. Smith stated that it is 5 minutes.
- Suggested that there be a map with an overlay of the identified sites for future opportunities so that when development projects are proposed, potential sites that can be incorporated for projects (i.e. pocket park, curb extension)

Chair Velazquez echoed everyone's input. She added that the report is a good snapshot of what the community wants.

II. Planning Commission

Commissioner Schwartz

- Recognized that funding issues are difficult;
- Bond Measure has to be well thought out;
- Stated that impact fees and TOT might be the way to go to help fund projects;
- Likes the idea of expanding joint use agreements, especially with McKinley (fields);
- Stated that he is an advocate of walkways in public parks and he likes the idea of dog park;
- Concerned about the action plan cost prioritization and the list of “Short” term to “Long” term goals. Concerned that the plan is too optimistic, especially with current staffing levels. Time frames should be realistic and what staff is able to do based on staffing level;
- Commented that overall, it is a good plan.

Commissioner Mamdapurkar

- Pages 66-75 – Suggested that staff add funding source and prioritization columns to the charts to make it easier for City Council to review.

Vice-Chair Klawiter echoed everyone’s input. He added that he is excited the city is having this discussion.

Chairman Garden

- Commented that this was a good report;
- Proposed excise tax on new hotels to bring in additional funds;
- Suggested that trails/bike paths should connect to surrounding cities, Rosemead and Alhambra, so that they do not just end in the city;
- Suggested having signage for bike paths like in the City of Long Beach and asked for the regional bike plan to be incorporated in the next version of the plan;
- Commented about Mr. Cazares’ suggestion about converting the Country Club into a public park. Mr. Garden stated that there is a soft edge along the property that could possibly be converted into trails or walking paths but it could be private property. However, he suggested the Country Club as a source of revenue;
- Likes the idea of a dog park;
- Suggested having curb extensions at certain locations in the city and should be considered in transportation planning (made reference to San Francisco and New York.) Ms. Lubisich stated that it would be helpful to identify sites and do overlays where there is a potential site to incorporate curb extensions or pocket park. It will help address the needs of the community and would benefit everyone; and
- Hoped that the Plan will not take decades to implement.

Chairman Garden opened the public hearing.

Testimony:

1. *Ms. Cheryl Cabot, San Gabriel resident, stated that few cities have a Parks Plan. It is becoming more important for people. Commented that she likes the idea of pocket parks that give people a place to sit down and contemplate outdoors. She suggested looking into creating handicap playgrounds for children. They are very expensive but stated that there may be grants available. Children with severe handicap do not have anywhere to go.*

There being no additional speaker, Chairman Garden closed the public hearing.

The Commissioners had no further discussion.

At 7:50 p.m., Community Services Commission Chair Velazquez adjourned to the regular Community Services Commission meeting to March 5, 2018 at 7:00 p.m. in the Council Chambers, located at 425 S. Mission Drive, San Gabriel, CA 91776.

At 7:53 p.m., the Planning Commission resumed its regular meeting.

City Attorney Pilchen stated that Item 4 will be continued to a future date to be announced.

Chairman Garden recused himself for the next item due to the project's proximity to his residence. Vice-Chair Klawiter lead the meeting.

3. OLD BUSINESS

A. 704-712 W. LAS TUNAS DRIVE PLANNING CASE NO. PL-13-090 (AMENDMENT – TENTATIVE TRACT MAP)

Assistant Planner Alvarado presented the staff report. The proposed amendment would change a two-lot subdivision into a three-lot division.

Staff Recommendation:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER PL-13-090 AMENDING TENTATIVE TRACT MAP NO. 72531 AT 704-712 WEST LAS TUNAS DRIVE TO CHANGE FROM TWO LOTS TO THREE LOTS, SUBJECT TO THE CONDITIONS OF APPROVAL

Vice-Chair opened the public hearing.

Testimony:

1. *Mr. Chuck Myers, San Gabriel resident, came forward to express his concern about potential retail store parking problems. He suggested*

including parking in the CCNRs so that residential guests will not park on retail parking spaces.

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

Commissioner Discussion

The Planning Commissioners discussed and visualized the project. They unanimously agreed to approve the project.

Vice-Chair Klawiter made the motion to approve Planning Case Number PL-13-090 amending Tentative Tract Map No. 72531, subject to the conditions of approval. Seconded by Commissioner Mamdapurkar. Motion passed unanimously by a vote of 3 ayes, 0 noes (Chairman Garden recused; Commissioner Lou absent).

4. STAFF ITEMS: PLANNING COMMISSION TRAINING

Item moved to a later date to be determined.

5. COMMENTS FROM THE PLANNING MANAGER

None.

6. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

None.

7. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR PLANNING COMMISSION MEETING ON MONDAY, MARCH 12, 2018 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

CITY OF SAN GABRIEL

JACKIE WONG, SECRETARY
PLANNING COMMISSION

BRONWYN VELAZQUEZ, CHAIRMAN
COMMUNITY SERVICES COMMISSION