

CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING
April 8, 2019

- **CALL TO ORDER**

Chairman Garden called the regular meeting of the Planning Commission meeting to order at 6:30 p.m. on Monday, April 8, 2019 in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California, 91776.

- **PLEDGE OF ALLEGIANCE**

Chairman Garden led the Pledge of Allegiance.

- **ROLL CALL**

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

Excused: Commissioner Mamdapurkar

Staff in attendance included City Attorney Pilchen, Planning Manager Steinkruger, Assistant Planner Garibay and Planning Commission Secretary Wong.

- 1. **PUBLIC COMMENT**

1. *Andrew (he did not state his last name), 1000 block of S. Gladys, San Gabriel, inquired about development processes as well as on how the Planning Commission and City Council make their decision on development projects. Andrew was particularly concerned about the proposed 220 S. San Gabriel project's density. He stated that the city may compromise public safety when dealing with potential incidents at such large-size projects.*

Chairman Garden explained that the Planning Commission uses the General Plan and staff recommendations as guidelines to make decisions on every development project in the City. City Attorney Pilchen stated that the 220 S. San Gabriel project will be taken up again at a future Planning Commission meeting. He suggested that Andrew could attend that meeting and voice his concerns when this item is up for discussion.

- 2. **APPROVAL OF MINUTES**

Chairman Garden pointed out that the minutes did not mention about his concern regarding the matrix and the tentative tract map's inconsistency on the eastern side setback. Planning Manager Steinkruger stated that she and Planning Assistant Alvarado met with the project architect. They made corrections prior to the item being taken up at the Design Review Commission meeting.

Vice-Chair Klawiter moved to approve the minutes from the March 11, 2019 regular Planning Commission meeting. Commissioner Schwartz seconded the

motion. Motion passed with 4 - ayes and 0 – noes (Commissioner Mamdapurkar was not present to vote).

3. PUBLIC HEARINGS

A. 238 SOUTH SAN MARINO AVENUE PLANNING CASE NO. TMAP18-021 (TENTATIVE PARCEL MAP NO. 82471) APPLICANT: JOHN WU

This item was presented by Assistant Planner Garibay.

Project Summary: The proposed project is a request for a Tentative Parcel Map (TPM No. 82471) to allow for a three-unit residential condominium subdivision at 238 South San Marino Avenue. The project site is zoned R-3 (Multiple Family Residence) and has a General Plan Land Use Designation of High Density Residential. This project is exempt from the requirements of the California Environmental Quality Act, Guidelines Section 15303, Class 15 (Minor Land Divisions).

Staff Recommendation:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER TMAP18-021 FOR A TENTATIVE PARCEL MAP (NO. 82471) FOR THE SUBDIVISION OF THREE RESIDENTIAL CONDOMINIUM UNITS AT 238 SOUTH SAN MARINO AVENUE, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

Mr. Wu, applicant and project architect, 412 S. Stoneman Avenue, Alhambra, stated that he reviewed and concurred with the Conditions of Approval.

Chairman Garden opened the public hearing.

TESTIMONIES:

- 1. Manny Gonzalez, 200 Wedgewood St., San Gabriel, voiced his concern about increased noise and density. He stated that he prefers to have more mainstream markets over development projects in the City.*
- 2. Peter Phuong, 250 S. San Marino Ave., San Gabriel, voiced his support for the project. He stated that the developer was conscientious to build only three units instead of the maximum of six allowable units. He also added that the developer is doing a good job in making the neighborhood look beautiful and getting rid of the dilapidated buildings onsite.*

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

COMMISSIONERS' DISCUSSION

The Planning Commissioners discussed and conceptualized the proposed project.

Commissioner Lou stated that while he liked the original structure, it was not maintained well. He stated that he liked the proposed three units in order to get more air circulation and sunlight in the area. He stated that he supports the project.

Commissioner Schwartz stated that this project is far from the maximum density allowance and liked its overall design. He stated that he supports the project.

Vice-Chair Klawiter stated that not all old buildings have historical significance. He added that the property has not been maintained well and sees the new development as a huge improvement to the neighborhood and that he supports the project.

Chairman Garden stated that the project fits appropriately in the neighborhood. He also stated that he appreciated the developer's plan to retain the existing trees in the property.

Chairman Garden made the motion to adopt a resolution of the Planning Commissioner of the City of San Gabriel, California, approving Planning Case Number TMAP18-021 for a Tentative Tract Map (No. 82471) for the subdivision of three residential condominium units at 238 South San Marino Avenue, subject to the recommended Conditions of Approval. Seconded by Vice-Chair Klawiter. Motion passed with 4 – ayes, 0 – noes (Commissioner Mamdapurkar was not present to vote)

B. GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR THE 2018 CALENDAR YEAR

This item was presented by Assistant Planner Garibay.

Project Summary: As required by Government Code Section 65400(b), the City is required to provide an annual report to the California Department of Housing and Community Development (HCD) regarding the implementation of the Housing Element and how the City is meeting the regional housing needs for the community. The Annual Progress Report (APR) is an important tool to track and monitor the City's progress in addressing the regional housing needs allocation, including the number of housing units permitted by income level, the status of programs in the Housing Element, and efforts to remove governmental constraints.

Staff Recommendation:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, RECOMMENDING THE CITY COUNCIL TO DIRECT STAFF TO SUBMIT THE HOUSING REPORT TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD).

Chairman Garden opened the public hearing. There being no speakers, Chairman Garden closed the public hearing.

COMMISSIONERS' DISCUSSION

The Planning Commissioners discussed the item. They inquired about low-income housing requirements and Accessory Dwelling Units, which staff explained and answered.

Chairman Garden made the motion to adopt a resolution of the Planning Commission of the City of San Gabriel, California, recommending the City Council to direct staff to submit the Housing Report to the State Department of Housing and Community Development (HCD). Seconded by Commissioner Schwartz. Motion passed with 4 – ayes, 0 – noes (Commissioner Mamdapurkar was not present to vote)

4. COMMENTS FROM THE PLANNING MANAGER

Planning Manager Steinkruger gave an update about the April 2, 2019 City Council meeting outcome regarding the proposed project located at 220 S. San Gabriel Boulevard. The item is being continued where the developer would have to take another look at massing scenarios and determine what the next steps will be. A revised version of the project will come back to the Planning Commission for consideration at a future date yet to be determined.

Planning Manager Steinkruger announced that there will be a “Ask An Engineer Night” at regular Planning Commission meeting on May 13, 2019. This will give the Planning Commission a chance to ask specific questions to engineering staff regarding Public Works-related items such as potholes, sewers, etc.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

None.

6. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY, MAY 13, 2019 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

CITY OF SAN GABRIEL



JACKIE WONG, SECRETARY
PLANNING COMMISSION



NORMAN GARDEN, CHAIRMAN
PLANNING COMMISSION