

CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING
September 9, 2019

- **CALL TO ORDER**

Chairman Garden called the regular meeting of the Planning Commission meeting to order at 6:30 p.m. on Monday, September 9, 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, Commissioner Mamdapurkar, and Commissioner Schwartz

Excused: None.

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

1. **PUBLIC COMMENT**

None.

2. **APPROVAL OF MINUTES**

Chairman Garden moved to approve the minutes from the August 12, 2019 regular Planning Commission meeting. Vice-Chair Klawiter seconded the motion. Motion passed with a unanimous vote.

3. **SELECTION OF CHAIR**

A motion was made to nominate current Chair Garden to continue as Chair. The motion was seconded. Motion passed with a unanimous vote.

4. **SELECTION OF VICE-CHAIR**

A motion was made to nominate current Vice-Chair Klawiter to continue as Vice-Chair. The motion was seconded. Motion passed with a unanimous vote.

5. **PUBLIC HEARING:**

- A. **322 SOUTH ARROYO DRIVE
PLANNING CASE NO. TMAP18-023 (TENTATIVE TRACT MAP)**

APPLICANT: ERIC TSANG

Project Summary: The proposed project is a request for a Tentative Tract Map (TTM No. 82294) to allow for a nine-unit residential condominium subdivision at 322 South Arroyo Drive. The project site is zoned Mission District Arroyo Residential within the Mission District Specific Plan (MDSP). This project is categorically exempt under California Environmental Quality Act (CEQA) Guidelines Section 15332, Class 32 (In-Fill Development).

Staff Recommendation:

RECOMMEND THAT THE PLANNING COMMISSION CONTINUE THIS ITEM TO THE NEXT MEETING ON OCTOBER 14, 2019.

This item will be continued to the next regular meeting on October 14, 2019.

**B. 1143 SOUTH SAN GABRIEL BOULEVARD
PLANNING CASE NO. CUP19-004 (CONDITIONAL USE PERMIT)
APPLICANT: RICKY HUANG FOR HL AUTO GROUP, INC.**

Project Summary: The proposed project is for a Conditional Use Permit (CUP) to allow a used car dealership and car rental business at 1143 South San Gabriel Boulevard. The project site is zoned C-1 (Retail Commercial) and R-1 (Single-Family Residence). This project is categorically exempt under California Environmental Quality Act (CEQA) Guidelines Section 15301, Class 1 (Existing Facilities).

Staff Recommendation:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER CUP19-004 FOR A CONDITIONAL USE PERMIT TO ALLOW A USED CAR DEALERSHIP AND CAR RENTAL BUSINESS WITHIN THE C-1 PORTION OF THE PROPERTY AT 1143 SOUTH SAN GABRIEL BOULEVARD, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL

This item was presented by Senior Planner Chang.

Mr. Ricky Huang, 1300 Maplewood St., West Covina, applicant and designer, came forward stating that he has reviewed and was in agreement with the Conditions of Approval.

Chairman Garden opened the public hearing portion.

Testimony:

- 1. Kathryn Matsumoto, resident on Pine Street, San Gabriel, came forward and expressed her concerns about employees parking on neighborhood or public streets. She suggested that the business owner should require his employees to use their onsite parking.*

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

COMMISSIONERS' DISCUSSION

The Planning Commissioners discussed and conceptualized the project.

Commissioner Lou commented that the existing greenhouse structure on site may have a historical value. He suggested that property owner or tenant should consider repurposing its use.

Commissioner Mandapurkar mentioned that there could be possible concerns that may come up in the future since the subject parcel has two different zoning designations.

Chairman Garden suggested that to eliminate future concerns about zoning boundaries, the property owner could install a six-foot high block wall to separate the two land uses.

Chairman Garden made the motion to adopt a resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP19-004 for a Conditional Use Permit to allow a used car dealership and car rental business within the C-1 portion of the property at 1143 South San Gabriel Boulevard, subject to the recommended Conditions of Approval with the following amendments to Conditions No. 10 and 11:

Condition #10. Prior to Issue a Certificate of Occupancy: Prior to the issuance of a Certificate of Occupancy for the proposed business, the property owner or the tenant (HL Auto Group, Inc.) shall:

1. Submit a business plan describing the proposed use for the greenhouse structure subject to the review and approval by the Community Development Department, or;
2. Remove the greenhouse structure and install a six-foot (6') high block wall on the property to separate the C-1 and R-1 zoning boundary. The location of the block wall shall be reviewed and approved by the Community Development Department.

Condition #11. One Year Review: The proposed use (used car dealership and car rental business) shall be re-evaluated by the Planning Commission within one year of the approval date to ensure the business does not have a detrimental impact to the surrounding property owners.

The motion was seconded by Vice-Chair Klawiter. Motion passed with a 5-0 vote.

6. STAFF ITEM

**A. 414-420 SOUTH SAN GABRIEL BOULEVARD – PROJECT REVIEW
PLANNING CASE NO. PD19-001
APPLICANT: 1784 CAPITOL HOLDINGS, INC**

This item was presented by Assistant Planner Garibay.

No action was required.

7. COMMENTS FROM THE PLANNING MANAGER

Planning Manager Steinkruger stated that there will be regular Planning Commission meetings scheduled for October and December but none in November of this year.

8. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Chairman Garden asked that Neighborhood Improvement Staff visit a business address on the corner of Las Tunas Drive and Bradbury Drive. He observed several cigarette butts littered the street and there were no trash cans available in the area.

9. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY, OCTOBER 14, 2019 AT 6:30 PM AT CITY HALL, 425 SOUTH MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

CITY OF SAN GABRIEL



JACKIE WONG, SECRETARY
PLANNING COMMISSION



NORMAN GARDEN, CHAIR
PLANNING COMMISSION