

CITY OF SAN GABRIEL PLANNING COMMISSION  
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING  
JANUARY 13, 2020

- **CALL TO ORDER**

Chairman Garden called the regular meeting of the Planning Commission meeting to order at 6:33 p.m. on Monday, January 13, 2020 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 – PLANNING COMMISSION**

Present: Chairman Garden, Commissioner Lou, Commissioner Mamdapurkar, and Commissioner Schwartz

Excused: Vice-Chair Klawiter

Staff in attendance included Assistant City Manager/Community Development Director Chaparyan, City Attorney Pilchen, Planning Manager Steinkruger, Senior Planner Chang, and Secretary Wong.

1. **PUBLIC COMMENT**

None.

2. **APPROVAL OF MINUTES**

Commissioner Lou moved to approve the minutes from the December 16, 2019 Special Planning Commission meeting. Commissioner Mamdapurkar seconded the motion. Motion passed with a vote of 4 ayes, 0 noes (Klawiter was not present).

3. **WELCOME TO 2020 FROM COMMUNITY DEVELOPMENT DEPARTMENT AND MEASURE SG PRESENTATION**

Ms. Arminé Chaparyan, Assistant City Manager/Community Development Director, gave a presentation regarding Measure SG, Census 2020, and latest development projects in the City. This was a presentation and no action was required.

**4. PUBLIC HEARING:**

**A. 220 SOUTH SAN GABRIEL BOULEVARD  
PLANNING CASE NO. PL-16-162 (PLANNED DEVELOPMENT,  
DEVELOPMENT AGREEMENT, REQUEST TO VACATE CITY STREETS;  
TENTATIVE TRACT MAP NO. 80292, AND FINDING OF PUBLIC  
CONVENIENCE OR NECESSITY; MITIGATED NEGATIVE DECLARATION  
AND MITIGATION, MONITORING, AND REPORTING PROGRAM)  
APPLICANT: SAN GABRIEL SQUARE LLC**

**Project Summary:** This is a request for a Planned Development, Development Agreement, Request to Vacate City Streets, Tentative Tract Map (TTM No. 80292), and Finding of Public Convenience or Necessity to allow for the construction of a mixed-use project consisting of 153 residential condominium units and 34,835 square feet of retail and restaurant uses at 220 South San Gabriel Boulevard. The project site is zoned C-1 (Retail Commercial) and has a General Plan Land Use Designation of General Commercial.

The Planning Case is approved or denied by the City Council; the Planning Commission is a recommending body. The Planning Commission originally considered the proposed project on March 11, 2019 and recommend City Council approval by a vote of 4-0 (Commissioner Lou absent). The City Council considered the proposed project at a public hearing on April 2, 2019 and provided direction to the Applicant, which has resulted in changes to both the project description and conditions of approval. The changes result in a return to the Planning Commission for a new recommendation.

**Staff Recommendation:**

**ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION (MND) AND MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP) AND APPROVE PLANNING CASE NO. PL-16-162 FOR A PLANNED DEVELOPMENT, DEVELOPMENT AGREEMENT, REQUEST TO VACATE CITY STREETS, TENTATIVE TRACT MAP, AND A FINDING OF PUBLIC CONVENIENCE OR NECESSITY FOR ALCOHOL SALES FOR THE SAN GABRIEL PLAZA MIXED-USE PROJECT AT 220 SOUTH SAN GABRIEL BOULEVARD.**

This item was presented by Planning Manager Steinkruger.

Mr. David Gutierrez, 1128 Euclid Avenue, San Gabriel, Platinum Connections, project representative, came forward and gave an overview of the revised project

plans, acknowledging comments received from City Council, staff, and concerned residents regarding its density. He added that they concur with all of the Conditions of Approval and are excited to move forward with the project.

Chairman Garden opened the public hearing.

#### TESTIMONY:

*1. Kimberly Winfield, 292 S. Charlotte Avenue, San Gabriel, came forward and expressed her concern about traffic on Charlotte Avenue, the aging sewer system, noise pollution, and increase water demands from the proposed project.*

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

#### COMMISSIONERS' DISCUSSION

Commissioner Lou stated that he likes the revised plans. He expressed concerns about many cars coming in and out of the driveway on Live Oak Street.

Commissioner Mamdapurkar praised the development team for understanding the community's needs and for revising the plans. He suggested that the developer install electrical vehicle charging stations for future tenants and offer some type of ride share program. He inquired about on-site backup generators. Brian Husting, project architect, stated that the plans are not that fine tuned yet other than the ones for servicing elevators and communication system.

Commissioner Schwartz commented that he was pleased that the developer allocated more funding to affordable housing. He stated that while he didn't oppose the original plans, he likes the revised plans more.

Chairman Garden stated that he supports this project. He stated that while traffic is a concern, this development is smart growth that the city needs. He stated that the affordable housing contribution is impressive and that the bicycle plan will reduce tenant vehicle usage. The project has now a generous setback allowing for more space that the neighbors were concerned about.

Chairman Garden made the motion to approve adopting a resolution of the Planning Commission of the City of San Gabriel, California, recommending City Council adopt a Mitigated Negative Declaration (MND) and Mitigation, Monitoring, and Reporting Program (MMRP) and approve Planning Case No. PL-16-162 for a Planned Development, Development Agreement, Request to Vacate to City Streets, and Tentative Tract Map for the San Gabriel Plaza Mixed-Use project at 220 South San Gabriel Boulevard. The motion was seconded by Commissioner Schwartz. Motion passed with a vote of 4-ayes, 0-noes (Klawiter was not present).

**5. COMMENTS FROM THE PLANNING MANAGER**

Planning Manager Steinkruger gave an overview of what items will be taken up at next month's regular Planning Commission meeting. She also shared that the City has applied for a SB2 grant in the amount of \$160,000. If approved, this allows funding for development and creation of a variety of Planning educational materials including ADU and website development.

**6. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS**


Commissioner Mamdapurkar inquired about Speed Bump Ordinance. Planning Manager Steinkruger stated that she will forward the inquiry to the Public Works Department.

Chairman Garden inquired about massage CUPs. Planning Manager Steinkruger stated that the Municipal Code update related to massage requirements are complete. However, City's Code Enforcement staff are continuing to monitor these types of businesses.

**7. ADJOURN PLANNING COMMISSION MEETING**

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY, FEBRUARY 10, 2020 AT 6:30 PM AT CITY HALL, 425 SOUTH MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

CITY OF SAN GABRIEL

  
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JACKIE WONG, SECRETARY  
PLANNING COMMISSION

  
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NORMAN GARDEN, CHAIR  
PLANNING COMMISSION