

CITY OF SAN GABRIEL

PLANNING COMMISSION – REGULAR MEETING

MONDAY, MAY 11, 2020 – 6:30 P.M.

City Hall Council Chamber
425 South Mission Drive
San Gabriel, California 91776

Due to Executive Order N-25-20 Members of the Commission may Teleconference into the meeting.

Norman F. Garden
Chair

Tom Klawiter
Vice-Chair

Jingbo Lou
Commissioner

Anagh Mamdapurkar
Commissioner

Jerry Schwartz
Commissioner



Arminé Chaparyan
Assistant City Manager /
Community Development
Director

Jerry Guarracino
Interim Planning Manager

Lloyd Pilchen
City Attorney

Pursuant to State and County Directives, San Gabriel City Hall is **closed to the public** and physical access to the meeting has been suspended. To provide members of the public access to the meeting and an opportunity to comment on items on and off the Agenda, the following opportunities have been established:

Public Comments

Please email all public comments to commdevinfo@sgch.org and include the following on the subject line of your email: the section (Public Comment, Consent Calendar, Public Hearing) and Item Number you are commenting on. Staff will read public comments into the record for up to the three-minute limit. Words that would disrupt the meeting, including profanity, obscenity, and discriminatory language, will not be read.

Example: PUBLIC COMMENT: Public Hearing Item A

Watch the Meeting Online

Live broadcast of this meeting is available using the following link:

[Meeting Video – https://www.youtube.com/CityofSanGabriel](https://www.youtube.com/CityofSanGabriel)

Spectrum cable: Live streaming on Channel 3, Public Access Channel.

PLANNING COMMISSION – REGULAR MEETING

AGENDA – MAY 11, 2020

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL – PLANNING COMMISSION**
- 1. **PUBLIC COMMENT**

This is the time set aside for members of the public to address the Planning Commission on items of interest that are not on the agenda, but are within the subject matter jurisdiction of the Planning Commission. Pursuant to the Brown Act, the Planning Commission cannot answer any questions or take any action until such time as the matter may appear as an item on a future agenda.

2. **CONSENT CALENDAR**

All items listed under the Consent Calendar are considered routine and recommendations will be approved in one motion unless a member of the Planning Commission or audience requests separate discussion.

A. APPROVAL OF MINUTES

Minutes from the March 9, 2020 Planning Commission meeting.

Recommended Action: Approval.

B. 2020-2021 THROUGH 2024-2025 CAPITAL IMPROVEMENT PROGRAM

This is a City-initiated request to consider a General Plan conformity finding for the proposed 2020-2021 Capital Improvement Program (CIP) Annual Report in accordance to California Government Code Section 65401. The City of San Gabriel CIP identifies the capital improvements and special projects to be undertaken over a five-year horizon and also indicates the potential funding sources for those projects. The draft CIP is scheduled for City Council adoption on June 2, 2020. State law requires that the proposed projects in the CIP be found consistent with the City's General Plan before they may be approved.

Recommended Action: Certifying that the CIP is consistent with the City's General Plan.

C. FINDING OF PUBLIC CONVENIENCE OR NECESSITY

This is a request for Finding of Public Convenience of Necessity (PCN) in associated with an approved Conditional Use Permit (CUP) for Blossom Market Hall at 264 S. Mission Drive. The Planning Commission at its meeting on December 10, 2018 approved the CUP for parking reduction and on-site sale of alcoholic beverages. The California Department of Alcoholic Beverage Control (ABC) has determined that a Finding of PCN is required from the local jurisdiction prior to the issuance of a license by the ABC.

Recommended Action: Approval.

D. GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR THE 2019 CALENDAR YEAR

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.

Recommended Action: Receive and File - Informational Item

E. GENERAL PLAN ANNUAL PROGRESS REPORT FOR THE 2019 CALENDAR YEAR

As required by Government Code Section 65400(a)(2), the Planning Division is required to provide an annual report each April to the City Council, and the State Governor's Office of Planning and Research (OPR) regarding the status of the General Plan and its implementation progress.

Recommended Action: Receive and File - Informational Item

3. PUBLIC HEARING:

A. 235 S. ARROYO DR. PLANNING CASE NOS. PL-14-136 AND VAR19-002 (TENTATIVE TRACT MAP NO. 61475 AND SETBACK VARIANCE) APPLICANT: ALEX CHANG / ARROYO VILLAGE DEVELOPMENT

Attachment A: Proposed Resolution

- Attachment B: Comment letter from City of Alhambra
- Attachment C: Project Plans
- Attachment D: Initial Study (IS)
- Attachment E: Final Mitigated Negative Declaration (MND) and Mitigation, Monitoring, and Reporting Program (MMRP)
- Attachment F: Comment letters from the public

The proposed project is a Tentative Tract Map (TTM) No. 61475 to allow a 41-unit residential condominium subdivision and a Variance, to allow side and rear yard setback reductions for the proposed development at 235 S. Arroyo Drive. The project site is zoned Arroyo Residential Multiple-Family Residence (MDR-3) within the Mission District Specific Plan (MDSP) area and has a General Plan Land Use Designation of Mission District High Density Multi-Family Residential.

The project was reviewed for compliance with the California Environmental Quality Act (CEQA). The City has determined that the project would not have a significant effect on the environment due to mitigation measures incorporated through the adoption of the Mitigated Negative Declaration (MND) and Mitigation, Monitoring, and Reporting Program (MMRP).

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, **ADOPTING** a Mitigated Negative Declaration (MND) and Mitigation, Monitoring, and Reporting Program (MMRP) and **APPROVING** Planning case numbers PL-14-136, Tentative Tract Map (TTM) No. 61475 to allow a 41-unit residential condominium subdivision and VAR19-002, to allow side and rear yard setback reductions at 235 S. Arroyo Drive, subject to the recommended conditions of approval.

**B. 860 E. VALLEY BLVD.
PLANNING CASE NO. TMAP19-023 (TENTATIVE TRACT MAP NO. 73548)
APPLICANT: SHELIA HARJANTO / EGL ASSOCIATES**

The proposed project is a Tentative Tract Map (TTM) No. 73548, for a mixed-use project consisting of 49-unit residential condominium units and 9,145 square feet (SF) of retail use at 860 E. Valley Blvd. The project site is zoned Mixed-Use Corridor (MU-C) within the Valley Boulevard Specific Plan (VBSP) area and has a General Plan Land Use Designation of Commercial Specific Plan.

The project was reviewed for compliance with the California Environmental Quality Act (CEQA) and staff determined that the project proposal required a Mitigated Negative Declaration of Environmental Impact. The Mitigated

Negative Declaration of Environmental Impact was prepared on December 19, 2016, and posted with the Los Angeles County Clerk.

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, **APPROVING** Planning case number TMAP19-023 for a Tentative Tract Map (No. 73548) to allow for the 49-unit residential condominium units and 9,145 SF of retail use at 860 E. Valley Blvd., subject to the recommended conditions of approval.

**C. 230 S. SAN MARINO AVE.
PLANNING CASE NO. TMAP20-004 (TENTATIVE PARCEL MAP NO. 73908)
APPLICANT: MARY CHOU / SM230 LLC**

The proposed project is a Tentative Parcel Map (TPM) No. 73908 to allow for the subdivision of a four-unit residential condominium development at 230 S. San Marino Avenue. The project site is zoned R-3 (Multi-Family Residence) and has a General Plan Land Use Designation of High Density Residential.

This project was reviewed for compliance with the California Environmental Quality Act (CEQA). This project is exempt from the requirements of the California Environmental Quality Act, Guidelines 15315, under Class 15 – (Subdivision of Properties into four or fewer parcels).

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, **APPROVING** Planning case number TMAP20-004 for a Tentative Parcel Map (No. 73908) to allow for the condominium subdivision of one lot for four units at 230 S. San Marino Avenue, subject to the recommended conditions of approval.

4. COMMENTS FROM THE PLANNING MANAGER

The Planning Manager may address the Commission and public on matters of general information and/or concern.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Each Commissioner may address the Commission and public on matters of general information and/or concern. This is also the time for Commissioners to report on conferences and/or meetings they have attended.

6. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY,
JUNE 8, 2020 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR,
COUNCIL CHAMBERS.

Materials Available for Inspection. You may view agenda items online at www.sangabrielcity.com. Materials related to an item on this Agenda, submitted to the Planning Commission after distribution of the Agenda packet, will be posted on the City website.

Persons with Disabilities. Upon request, this Agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990.

Questions about this Agenda? Should any person have a question concerning any of the above Agenda items prior to the meeting, please contact the Community Development Department at commdevinfo@sgch.org during regular office hours.

Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such a request to the Community Development Department by emailing commdevinfo@sgch.org at least 48 hours before the meeting, if possible.