

CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING
MARCH 9, 2020

- **CALL TO ORDER**

Chairman Garden called the regular meeting of the Planning Commission meeting to order at 6:33 p.m. on Monday, March 9, 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 City Attorney Tabares, Interim Planning Manager Guarracino, Senior Planner Chang, Assistant Planner Alvarado, and Secretary Wong.

1. **PUBLIC COMMENT**

None.

2. **APPROVAL OF MINUTES**

Commissioner Lou moved to approve the minutes from the February 10, 2020 Planning Commission meeting. Commissioner Schwartz seconded the motion. Motion passed with a vote of 2 ayes, 0 noes (Garden and Mamdapurkar were excused at the February 10, 2020 meeting; Klawiter was not present at tonight's meeting).

3. **PUBLIC HEARING:**

- A. **227 WEST VALLEY BOULEVARD UNIT #328
PLANNING CASE NO. CUP19-012 (CONDITIONAL USE PERMIT)
APPLICANT: YUAN TIAN**

Project Summary: The proposed project is a request for a Conditional Use Permit (CUP) to allow for a karaoke business at 227 West Valley Boulevard Unit #328.

The project site is zoned Commercial Center (CC/T) within the Valley Boulevard Specific Plan (VBSP) area and has a General Plan Land Use Designation of Commercial Specific Plan. 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 CUP19-012 FOR A CONDITIONAL USE PERMIT TO ALLOW FOR A KARAOKE BUSINESS AT 227 WEST VALLEY BOULEVARD UNIT #328, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Assistant Planner Alvarado.

Mr. Yuan Tian, applicant, 227 West Valley Blvd., #328, came forward with his translator, Michelle. Chairman Garden asked if he understands and agrees with the Conditions of Approvals. Mr. Tian stated yes to both.

Commissioner Mandapurkar inquired what the target age group is and what types of games are available. Michelle stated that the business would like to attract young children as young as ages 3-5 but ideally 12 years old and up. They would like to offer fun and educational board games for minors. They are also considering offering karaoke to attract older age groups. Commissioner Mamdapurkar stated that the karaoke will bring a different vibe than those playing board games.

Commissioner Lou suggested restricting games that are related to gambling.

Interim Planning Manager Guarracino stated that electronic games and online betting would not be allowed.

Chairman Garden recommended adding a condition stating no games related to gambling would be allowed.

Chairman Garden opened the public hearing. There being none, he closed the public hearing.

COMMISSIONERS' DISCUSSION

The Commissioners conceptualized and discussed the project.

Commissioner Lou stated that the location is not problematic and noise would not impact neighbors. He suggested that he would like to see some restrictions on the types of games offered.

Commissioner Mamdapurkar was concerned about patrons under the age of 18. He suggested setting time limits for young children and requiring that minors must have a guardian present when staying past 10:00 p.m.

Commissioner Schwartz was in agreement with the other Commissioners regarding age restrictions, time limits for young children, and the restrictions for games involving gambling.

Chairman Garden suggested posting "No Smoking" signs 25 feet from the doorway entrance and ash bins. Interim Planning Manager Guarracino stated that the tenant, property owner, and staff will coordinate about signage requirements during the plan check stage.

Chairman Garden made the motion to adopt a resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP19-012 for a Conditional Use Permit to allow for a karaoke business at 227 West Valley Blvd., Unit #328, subject to the recommended Conditions of Approval including the two additional conditions listed below:

#20. Gambling: No games that would involve or are related to gambling shall be allowed.

#21. Curfew and Supervisory Guidelines: Planning Division staff discussed and concurred with the Police Department on the following guideline related to curfew hours and supervisory requirements:

- a. The business operator shall enforce a 10:00 p.m. curfew for anyone under 18 years of age unless they are accompanied by adult over the age of 25 years old.

The motion was seconded by Commissioner Lou. Motion passed by a 4-0 vote (Vice-Chair Klawiter was not present).

**B. 1515 STEVENS AVENUE
PLANNING CASE NO. TMAP19-010 (TENTATIVE PARCEL MAP NO. 82681)
APPLICANT: GARY MCKEE**

Project Summary: The proposed project is a request for a Tentative Parcel Map (TPM No. 82681) to allow for the development of a three-unit residential condominium subdivision at 1515 Stevens Avenue. The project site is zoned R-NC (Residential Neighborhood Conservation) within the Valley Boulevard Specific Plan (VBSP) area and has a General Plan Land Use Designation of Commercial Specific Plan. This project is exempt from the requirements of the California Environmental Quality Act (CEQA) per Guidelines Section 15315, Class 15 (Subdivision of Properties into Four or Fewer Parcels).

Staff Recommendation:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER TMAP19-010 FOR A TENTATIVE PARCEL MAP (TPM NO. 82681) FOR THE DEVELOPMENT OF A THREE-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION AT 1515 STEVENS AVENUE, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Assistant Planner Alvarado.

Mr. Gary McKee, applicant and architect, 1515 Stevens Avenue, came forward and stated he is in agreement with the Conditions of Approval. He gave an overview of the project mentioning that the project site is narrow and challenging. He pointed out that he and his firm have had successful projects in South Pasadena that have similar narrow lot dimensions.

Commissioner Mamdapurkar recommended protecting the existing trees' root system during the demolition phase to help preserve them.

Chairman Garden opened the public hearing. There being none, he closed the public hearing.

COMMISSIONERS' DISCUSSION

The Commissioners conceptualized and discussed the project.

Commissioner Schwartz stated that this is an example of what a maximum development could be on the lot given its narrow lot size. He added that he supports the project.

Commissioner Lou stated the design looks good. He suggested adding some creative design to the big wall.

Chairman Garden stated he is not a huge fan of below grade parking. He agreed with Commissioner Lou about the wall and suggested adding some greenery to it to help soften its appeal. He was concerned about the larger unit in the back, which could be carved up into an extra, unaccounted unit in the future. However, since this unit is intended exclusively for the property owner's use, he was fine with it.

Chairman Garden moved to adopt a resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number TMAP19-010 for a Tentative Parcel Map (TMP No. 82681) for the development of a three-unit residential condominium subdivision at 1515 Stevens Avenue, subject to the recommended Conditions of Approval. The motion was seconded by Commissioner Schwartz. Motion passed with a 4-0 vote (Vice-Chair Klawiter was not present).

4. COMMENTS FROM THE PLANNING MANAGER

Interim Planning Manager Guarracino distributed the Planning Commission application form for those Commissioners interested in reapplying for the Commission.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Chairman Garden announced his retirement from the Planning Commission after 21 years due to the demands of his private consulting business. His term ends in May 2020.

Commissioner Mamdapurkar stated that he will not be available for the April Planning Commission meeting.

6. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY, APRIL 13, 2020 AT 6:30 PM AT CITY HALL, 425 SOUTH MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

CITY OF SAN GABRIEL

Jackie Wong

JACKIE WONG, SECRETARY
PLANNING COMMISSION

N. Garden For

NORMAN GARDEN, CHAIRMAN
PLANNING COMMISSION