

CITY OF SAN GABRIEL PLANNING COMMISSION  
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING  
MARCH 8, 2021

- **CALL TO ORDER**

Chairman Klawiter called the regular meeting of the Planning Commission meeting to order at 6:30 p.m. on Monday, March 8, 2021.

- **PLEDGE OF ALLEGIANCE**

Vice-Chair Lou led the Pledge of Allegiance.

- **ROLL CALL – PLANNING COMMISSION**

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

Excused: None.

Staff in attendance included Deputy City Attorney Tabares, Planning Manager Tewasart, Senior Planner Chang, Assistant Planner Alvarado, and Planning Commission Secretary Wong.

1. **PUBLIC COMMENT**

Debra Kilgore, San Gabriel resident, inquired via email if the City of San Gabriel's Planning Commission has responded to the City of Alhambra's request dated in August 2020 addressing their concerns regarding the proposed Arroyo Village condominium project located at 235 S. Arroyo Drive project.

Planning Manager Tewasart stated that this item was continued by the Planning Commission from 2020 to a future meeting with a date uncertain. In addition, the applicant indicated they may decide not to proceed with the project. To date, the status of the application is unknown. There is no public hearing scheduled for this item at this time.

2. **CONSENT CALENDAR**

- A. APPROVAL OF MINUTES**

Minutes from the February 8, 2021 Planning Commission meeting.

Vice-Chair Lou made the motion to approve Consent Calendar Item #2A. Commissioner Schwartz seconded the motion. Motion passed by a vote of 5 ayes, 0 noes and 0 abstention as follows:

AYES:	Klawiter, Lou, Juarez, Mamdapurkar, and Schwartz
NOES:	None
ABSTAIN:	None
ABSENT:	None

### 3. PUBLIC HEARING

#### A. 208 W. FAIRVIEW AVENUE PLANNING CASE NO. VAR19-003 (VARIANCE) APPLICANT: MIKE HUANG

This item was presented by Assistant Planner Alvarado.

The proposed project is a parking Variance (VAR) for an addition to a preschool located at 208 W. Fairview Avenue. The project site is zoned C-1 (Retail Commercial) and has a General Plan Land Use Designation of Village Commercial. This project is exempt from the requirements of the California Environmental Quality Act (CEQA) per Guidelines Section 15303, Class 3 (New Construction or Conversion of Small Structures).

#### Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number VAR19-003 at 208 W. Fairview Avenue, subject to the recommended conditions of approval. As part of the approval of VAR19-003, also approve an extension of the Variance for a total of one year.

Mr. Mike Huang, preschool business owner at 208 W. Fairview Drive, gave an overview of the project. He stated that he's a teacher at Gabrielino High School and emphasized that education is important to their family. He also stated they also own the Amax Academy on the same block.

Vice-Chair Lou inquired about the tenant improvements planned for this site.

Commissioner Schwartz asked if the applicant has looked at the recommended conditions of approvals and if he agrees with them. Mr. Huang stated he agrees with the conditions except Condition #8.

Mr. Huang explained the staggered drop off and pick up times. The preschool will operate on half and full day schedules. Drop off time is 7:00 AM and 10:00 AM, and half day pick up time is 11:00 AM to 1:00 PM; students stay for full time pick up 4:00 PM – 7:00 PM. He added that Amax Academy at the end of the block operates only from 3:00 PM – 6:00 PM and is only used as an after school program for children. From the hours of 1:00 PM – 4:00 PM, children will be dropped off for Amax Academy (a majority utilizing the school vehicles).

Chairman Klawiter clarified that the proposed operating hours would be having a start time of 7:00 AM, with pick up times spread out throughout the day, and a cut off time of 7:00 PM instead of 6:30 PM as previously stated in Condition #8.

Commissioner Mamdapurkar inquired about the school's shuttle service and the four parking spaces designated for pickups and drop offs as recommended by the traffic engineer. Mr. Huang stated that both schools will be using the same shuttle service and will not be taking up more than four parking spaces for the two school's needs. Assistant Planner Alvarado also clarified that the requirement for the four designated parking spaces was taken from an example that was provided by the parking study consultant that was taken from a different City.

At this time, Chairman Klawiter opened the public.

#### TESTIMONIES

1. John Carmona, property owner of 204 W. Fairview, San Gabriel sent his comments via email. He was opposed to the project and was concerned about a) allowing a parking variance that would increase traffic, b) demolition of existing structure at 208 W. Fairview would cause air pollution from lead-based materials and airborne toxicity that would impair the health of his tenants and to those who live near the project site, and c) noise pollution from construction.
2. Ashan, San Gabriel resident, sent her comment via email, opposing the project and emphasizing on potential noise during the day coming from the preschool. She works the night shift and the noise will disrupt her sleep.
3. Valerie Sarmiento, sent her comment via email, opposing the project due to potential traffic and noise pollution.
4. Brenda Henriquez sent her comment via email, opposing the project due to potential traffic and potential accidents in a residential area.

There being no additional public comments for this item, Chairman Klawiter closed the public hearing at 7:07 p.m.

Commissioners' Discussion:

Chairman Klawiter stated that most concerns are about the project being in a residential neighborhood.

Assistant Planner Alvarado clarified that the project is located in the C-1 (Commercial Retail) Zone and the proposed day care/preschool is a permitted use by right. The application meets all development standards. Staff and the City Architect worked with the Applicant to ensure that the project met the design guidelines set forth for the site. Construction and noise concerns were addressed in Conditions of Approval #22 regarding dust mitigation and noise ordinance compliance.

The Planning Commissioners discussed the proposed project.

Vice-Chair Lou recommended to have the structure tested for asbestos due to the age of the building.

Commissioner Mamdapurkar agreed about the proposed use and functionality of the land. Residents use parking spaces during various times of the day which happens in a mixed-use block. He also agrees about having an asbestos test done. He suggested providing construction notice in advance to the neighborhood that will be impacted by noise that may occur.

Commissioner Schwartz concurred with the other Planning Commissioners. He stated that parking is ample and should not be a problem.

Commissioner Juarez inquired about demolition process and if the project meets AQMD requirements. Assistant Planner Alvarado clarified that these are addressed in the Conditions of Approval. Commissioner Juarez also inquired about the term "quiet and enjoyment" and that residents are not necessarily entitled to silence. He agreed with the previous comments by the other Commissioners. However, he would like to emphasize that the Commission should not be giving out parking variances often due to potential parking problems in the future.

The Applicant requested to revise condition of approval #8 to change the drop off time from 7:00 AM-10:00 AM, and pick up times from 11:00 AM – 1:00 PM, and 4:00 PM – 7:00 PM.

Chairman Klawiter made the motion to adopting a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number VAR19-003 at 208 W. Fairview Avenue, subject to the recommended conditions of approval with adjustments to condition of approval #8. As part of the approval of VAR19-003, also approve an extension of the Variance for a total of one year. The motion was seconded by Vice-Chair Lou.

Motion passed by a vote of 5 ayes, 0 noes and 0 abstention as follows:

AYES:	Klawiter, Lou, Juarez, Mamdapurkar, and Schwartz
NOES:	None
ABSTAIN:	None
ABSENT:	None

**B. GENERAL PLAN ANNUAL PROGRESS REPORT FOR THE 2020 CALENDAR YEAR**

This item was presented by Planning Manager Tewasart.

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

**4. COMMENTS FROM THE PLANNING MANAGER**

The Planning Manager updated the Commissioners with upcoming development projects.

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

None.

**6. ADJOURN PLANNING COMMISSION MEETING**

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY, APRIL 12, 2021 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

CITY OF SAN GABRIEL

  
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JACKIE WONG, SECRETARY  
PLANNING COMMISSION

  
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THOMAS KLAWITER, CHAIRMAN  
PLANNING COMMISSION