

CITY OF SAN GABRIEL

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

October 14, 2013

The regular meeting of the Planning Commission of the City of San Gabriel was held in the City Council Chambers at City Hall, 425 S. Mission Drive, San Gabriel, California, on Monday, October 14, 2013.

Chairman Garden called the meeting to order at 6:30 p.m. and led the pledge of allegiance.

**Meeting Called to Order;
Pledge of Allegiance**

ROLL CALL

ROLL CALL

PRESENT: Chairman Garden, Vice-Chair Klawiter, and
Commissioner Zawodny

ABSENT: None

STAFF PRESENT: City Planner Mark Gallatin, Associate Planner Larissa
De La Cruz, and Planning Commission Secretary
Jackie Wong

CONSENT ITEMS

Minutes of the Regular Planning Commission Meeting on September 9, 2013.

Chairman Garden moved to approve the minutes. Commissioner Zawodny seconded the motion.
There being no objections, the minutes were approved.

CONSENT ITEMS

**Minutes of the Regular
Planning Commission Meeting
on September 9, 2013.
Approved.**

PUBLIC COMMENTS

Chairman Garden asked that any speakers come forward who wished to address the Planning
Commission on non-agenda items. There being no one who wished to speak, Chairman Garden
closed this portion of the meeting.

**PUBLIC COMMENTS
None**

EXPLANATION OF PUBLIC HEARING PROCEDURES

City Attorney Kress explained the public hearing procedures for the items on this evening's
agenda.

**EXPLANATION OF
PUBLIC HEARING
PROCEDURES
Explained by City
Attorney Kress**

PUBLIC HEARING ITEMS

- 1. 1408 S. Palm Ave.
Planning Case No. PL-13-067(Tentative Tract Map)
Applicant: Alex Chang (Design Inspiration Group)**

This report was presented by Associate Planner Larissa De La Cruz regarding a Tentative Tract
Map request to demolish a single family residence to construct a five (5) unit detached residential
condominium development, each with attached two-car garages. The proposed project is located in
the R-2 (Low Density Multiple-Family Residence) zone.

**PUBLIC HEARING ITEMS
1. 1408 S. Palm Ave.
Planning Case No. PL-
13-067(Tentative Tract
Map)
Applicant: Alex Chang
(Design Inspiration
Group)**

This report was reviewed for compliance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration of Environmental Impact has been prepared and is available for review from staff.

Staff recommends that the Planning Commission approve Planning Case No. PL-13-067(Tentative Tract Map), subject to the recommended conditions of approval.

Applicant's Comments

Alex Chang, 8730 Huntington Drive, San Gabriel, applicant, came forward to give an overview of the project.

Applicant's Comments

Testimony Not in Favor

Michael Lee, 1402 Palm Ave, San Gabriel, came forward about dealing with increased number of new neighbors which would mean more noise in the neighborhood. He characterized would-be new neighbors as being illegal residents.

Testimony Not in Favor

Chairman Garden, Mr. Gallatin and City Attorney Kress advised Mr. Lee that the project is legal and is acceptable by law. The area is zoned for this type of development, and that the project has the highest level of design. These structures are not stuck together unlike typical condominiums. They also stated that these condos will most likely attract better renters or owners for how they will be built and sold. It is a quality development that is coming to his neighborhood.

Commissioners' Discussion

The Planning Commission discussed and conceptualized the project.

Commissioners' Discussion

Commissioner Zawodny stated that he would support this project. He commented that the northern half of the street needs to be repaved while the front part will be taken care of by the proposed new hotel development that is on the same street. He also suggested planting street trees to improve the neighborhood's overall appearance.

Vice-Chair Klawiter stated that those are one of the conditions of approvals. He added that he likes to see tree-lined streets. He stated that the project is well thought out from its landscaping to its open space areas. He acknowledged Mr. Lee's concerns and reiterated what Chairman Garden stated about the City following certain guidelines to abide by.

Chairman Garden told Mr. Lee that his voice tonight does make an indirect impact. While this project may not be condensed from five to two units, Planning staff deal with developers frequently and that there could be more opportunities to build on his street. However, staff also has influence to prevent more developments on his street. He assured Mr. Lee that this project is a good quality development, and it is not like the neighborhood will be getting another apartment-type building.

Chairman Garden moved to approve Planning Case No. PL-13-067 subject to the recommended conditions of approval. Vice-Chair Klawiter seconded the motion.

Ayes: Garden, Klawiter, and Zawodny

Noes: None

3-0 vote. Motion carried.

**2. 402-404 S. San Gabriel Blvd.
Planning Case No. PL-06-108 (Conditional Use Permit Amendment)
Applicant: CETT Investments Corporation (Frank Chen)**

This report was presented by City Planner Mark Gallatin which is a request to amend an approved Conditional Use Permit for a Mixed-Use project consisting of 9,533 square feet of commercial space and 31 condominium units in the C-3 (General Commercial) zone. The amendment would remove the condition of approval requiring that three of the two bedroom units be occupied by and available at an affordable housing cost to moderate income households.

This report was reviewed and exempted for compliance with the California Environmental Quality Act (CEQA) per Guidelines Section 15301, Class 1 (Existing Facilities).

Staff recommends that the Planning Commission approve Planning Case No. PL-06-108 (Conditional Use Permit), subject to the recommended conditions of approval.

Commissioners' Discussion

The Planning Commissioners discussed the project and unanimously agreed to support staff's recommendation to approve it.

Commissioner Zawodny made the motion to approve PL-06-108 subject to the recommended conditions of approval. Chairman Garden seconded the motion.

Ayes: Garden, Klawiter, and Zawodny

Noes: None

3-0 vote. Motion carried.

STAFF ITEMS

1. Introducing the "Greening the Code" Amendments

This was an informational item presented by Mr. Gallatin. The City worked with consultants to evaluate best practices and propose zoning provisions and other approaches that will help the City of San Gabriel become a "greener" and more resource-efficient place. With the information provided, the City Council will be able to adopt development code amendments that will achieve a new standard of "green" which will make sense for the City. Mr. Gallatin will present a draft ordinance for this item before the Planning Commission.

ADJOURNMENT

There being no further business to discuss, Chairman Garden moved to adjourn at 7:35 p.m. to the regular Planning Commission meeting on Tuesday, November 12, 2013 at 5:30 p.m. in the Council Chambers, City Hall, 2nd Floor, 425 S. Mission Drive, San Gabriel, CA.

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**2. 402-404 S. San Gabriel Blvd.
Planning Case No. PL-06-108 (Conditional Use Permit Amendment)
Applicant: CETT Investments Corporation (Frank Chen)
Approved.**

Commissioners' Discussion

STAFF ITEMS

**1. Introducing the "Greening the Code" Amendments.
Informational item only. No action was required.**

ADJOURNMENT

The Planning Commission meetings are available on tape and may be reviewed within 90 days after the meeting in the Community Development Department office at City Hall during regular business hours.

Norman Garden, Chairman
Planning Commission

ATTEST: _____
Jackie Wong, Secretary
City of San Gabriel Planning Commission