



## SAN GABRIEL PLANNING COMMISSION

# Agenda

**REGULAR MEETING**  
**Monday, January 11, 2010**  
**6:30 p.m., City Hall Council Chamber**  
**425 South Mission Drive**  
**Second Floor**

**CALL TO ORDER** 6:30 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF MEMBERS**

**CHAIRMAN GARDEN, VICE CHAIR KLAWITER, AND COMMISSIONERS ADKINS, KIMBROUGH, AND ZAWODNY**

**APPROVAL OF MINUTES**

**Minutes of the Regular Meeting on December 14, 2009**

**PUBLIC COMMENT**

Pursuant to Government Code Section 54954.3, this is the time approved for members of the public to address the Planning Commission on items of interest that are within the subject matter jurisdiction of the Planning Commission of the City of San Gabriel. The Commission cannot take action on such comment but may put an item on a future agenda.

### **EXPLANATION OF PUBLIC HEARING PROCEDURES**

**PUBLIC HEARING ITEMS:**

Pursuant to Government Code Section 65009 (b), if these matters are subsequently challenged in Court, the challenge may be limited to only those issues raised in the public hearing described in this notice, or in written correspondence delivered to the City of San Gabriel at, or prior to, the public hearings. Please limit your remarks to no longer than five minutes.

1. **Alhambra School District Fence Variance Continued**  
**Planning Case No. PL-09-142**  
**Applicant: Mun Leu of MLA Architecture (On behalf of the Alhambra Unified School District)**

The proposed project is a variance request to allow the installation of an 8-foot high wrought-iron ornamental fence. The San Gabriel Municipal Code Section 153.127 (A) limits fencing height to a maximum height of 6 feet, therefore a variance is required. The proposed fence variance is being requested for securing the school bus storage facility to be located adjacent to San Gabriel High School.

**ENVIRONMENTAL REVIEW:** The 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 Section 15303, Class 3 (e), (New Construction or Conversion of Small Structures).

**RECOMMENDED ACTION:** Approve Planning Case No. PL-09-142, subject to the recommended conditions of approval.

**Prepared by Carol D. Barrett, FAICP, Planning Manager**

2. **Planning Case PL-09-073(Conditional Use Permit and Variances)**  
**1835-47 S. San Gabriel Blvd. and 1830 S. Pine St.**  
**Applicant: The Colonnade Group (Paul Jenkins)**  
**Architect: Patrick Chiu**  
**Landscape Designer: Frank Tremmel (Neighborhood Nursery)**

The project will require a Conditional Use Permit for the development of a parking lot on an R-1 zoned parcel, and Variances for a reduction in the total number of required parking spaces, a reduction in the depth of standard size parking stalls and an increase in the allowable percentage of compact parking stalls.

**ENVIRONMENTAL REVIEW:** The project was reviewed for compliance with the California Environmental Quality Act (CEQA). 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 14, 2009, posted with the Los Angeles County Clerk on December 22, 2009 and is part of this report.

**RECOMMENDED ACTION:** Approve Planning Case No. PL-09-073, subject to the recommended conditions of approval.

**Prepared by Mark Gallatin, AICP, City Planner**

**STAFF ITEMS:**

**3. Revised Policy Related to Installation of Street Lights for Residential Development Projects**  
**Applicant: City of San Gabriel Engineering Division**

The City's current policy requires single family homeowners to pay for the addition of a street light when adding more than 800 square feet to their home. Staff is recommending that the policy be changed to eliminate the requirement for the design and installation of a street light and instead require a fair share deposit for future installation. Other elements of the policy entitled Engineering Conditions relating to: Grading Plans, Street Light, Street Tree, and Street Name Signs remain unchanged.

**ENVIRONMENTAL REVIEW:** The project was reviewed for compliance with the California Environmental Quality Act (CEQA). Staff determined that the project is categorically exempt per 15303. New Construction or Conversion of Small Structures

**RECOMMENDED ACTION:** Approve the proposed change in policy and forward it to City Council for consideration.

**Prepared by Bruce Mattern, P.E., City Engineer**

**PLANNING COMMISSION  
ITEMS:**

**4. Sign Criteria**

This is an information item. No action is required. Planning Commissioner Zawodny will share information on sign criteria used by other jurisdictions. The information will be presented at the meeting. No report is included in the packet.

**ADJOURNMENT: TO THE REGULAR MEETING ON MONDAY, FEBRUARY 8, 2010 AT COUNCIL CHAMBERS, CITY HALL, 2nd FLOOR, 425 S. MISSION DRIVE, SAN GABRIEL, CA.**

**AVAILABILITY OF REPORTS:** Staff reports are available for public inspection in the Planning Division office of City Hall, during regular business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, and 8:00 a.m. to 6:30 p.m. Tuesdays; Telephone (626) 308-2806, Press 4. The agenda and staff reports are also available on the City's website and can be downloaded at the following address:

<http://www.sangabrielcity.com/cityservices/communitydev/planagendas.shtml>

**ACCESS FOR THE DISABLED:** City Hall is accessible to the disabled. Audio devices for the hearing impaired are available from the planning staff during each meeting.

**APPEAL PERIOD:** All decisions made by the Planning Commission may be appealed to the City Council within (10) business days of the decision by filing a letter with the City Clerk and paying an appeal fee of \$790. If no appeal is filed, decisions are final (except for legislative actions that are recommendations to the City Council).

**POSTING:** I declare under penalty of perjury that I am employed by the City of San Gabriel in the Community Development Department; and that I posted this notice at City Hall, Fire Department Headquarters and at the US Post Office on Wednesday, January 6, 2010.

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Date

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Carol D. Barrett, FAICP, Planning Manager

**CITY OF SAN GABRIEL**

**MINUTES OF THE REGULAR PLANNING COMMISSION MEETING**

**December 14, 2009**

**The regular meeting of the Planning Commission of the City of San Gabriel was held in the Council Chambers at San Gabriel City Hall, 425 South Mission Drive, San Gabriel, California, on Monday, December 14, 2009.**

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**

Present: Norman Garden, Chairman  
Thomas Klawiter, Vice-Chair  
Dondi Adkins, Commissioner  
Carol Kimbrough, Commissioner  
Vincent Zawodny, Commissioner

Absent: None

Also Present: Carol D. Barrett, FAICP, Planning Manager  
Mark Gallatin, AICP, City Planner  
Jackie Wong, Planning Commission Secretary

**ROLL CALL**

**CONSENT ITEMS**

**Minutes of Regular Meeting on November 9, 2009.**

Vice-Chair Klawiter moved to approve the meeting minutes of November 9, 2009 with one minor correction. Under Consent Items, he requested to change the title Chairman Zawodny to Commissioner Zawodny. Commissioner Kimbrough seconded the motion. There being no objections, the minutes were approved.

**CONSENT ITEMS**

**Regular Planning Commission  
Minutes of November 9, 2009.  
Approved**

**PUBLIC COMMENT**

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 COMMENT**

**None**

**EXPLANATION OF PUBLIC HEARING PROCEDURES**

Planning Manger Barrett explained the public hearing procedures for the items on this evening's agenda. She stated that City Attorney Bob Kress was at a City Council meeting next door and was available for consultation.

**EXPLANATION OF PUBLIC  
HEARING PROCEDURES**

**Explained by Planning Manager  
Barrett.**

**PUBLIC HEARING ITEMS**

- 1) City of San Gabriel 2008-2014 Housing Element  
Planning Case No. PL-07-148  
Applicant: City of San Gabriel**

This item was presented by City Planner Mark Gallatin. He reported that each city in the State of California must include a Housing Element in its General Plan as mandated by California Government Code Section 65302 (c), and should be updated periodically to reflect current conditions and legal requirements. This Housing Element is for the 2008-2014 planning period.

**PUBLIC HEARING ITEMS**

- 1) City of San Gabriel 2008-  
2014 Housing Element  
Planning Case No. PL-07-148  
Applicant: City of San Gabriel  
Approved**

This project was reviewed for compliance with the California Environmental Quality Act (CEQA). A Notice of Proposed Negative Declaration of Environmental Impact was prepared and filed with the Los Angeles City Clerk on November 20, 2009. This document is also available for review.

Commissioners' Discussion

All the Commissioners praised staff for the work they have done on this project and had no questions or objections to it. Chairman Garden moved to adopt Planning Commission Resolution No. 09-01 and recommended that the City Council: 1) Approve the Initial Study and Mitigation Negative Declaration of Environmental Impact, and 2) Adopt the updated Housing Element as part of the City's General Plan. Vice-Chair Klawiter seconded the motion.

Ayes: Garden, Klawiter, Adkins, Kimbrough, and Zawodny  
Noes: None  
Abstain: None

The motion carried on a 5-0 vote.

**2) Alhambra School District Fence Variance**

**Planning Case No. PL-09-142**

**Applicant: Mun Leu of MLA Architecture (On behalf of the Alhambra Unified School District)**

This item was presented by Planning Manager Carol Barrett. This proposed project was a variance request allowing the installation of an 8-foot high wrought-iron ornamental fence. A variance is required by the San Gabriel Municipal Code Section 153.127 (A) which limits fencing height to a maximum height of 6 feet. The proposed fence variance is to secure the school bus storage facility located adjacent to the San Gabriel High School.

The project was reviewed for compliance with the California Environmental Quality Act (CEQA) and is exempt from its requirements, Guidelines Section 15303, Class 3 (e), (New Construction or Conversion of Small Structures).

Applicants' Testimony

Mr. Alec Tan, architect, 1515 W. Mission Drive, Alhambra, and Mr. George Murray, Director of Facilities, 1515 W. Mission Drive, Alhambra School District representative, came forward and discussed their proposed project. Mr. Murray stated that it will take 30-45 days to finish the fence project on the western area of the site. He also stated that the fence along the northern side will not be installed until the Alameda Corridor East (ACE) underground trench project is finished, which will not be until one to two years from now.

Chairman Garden asked to amend condition #5 to clarify that the exterior fence around the bus parking was to be wrought iron, but that the interior fence was acceptable as chain link material to be located before or after the rolling gate and that there be special corner treatments so that one material did not directly but up against another. The other Commissioners concurred.

Chairman Garden suggested using wrought-iron fence in the entire perimeter. Commissioner Zawodny also requested if the fence could come around 10 feet return in the northwest corner so that it would not look flat and awkward. Mr. Tan stated that they are amendable to these suggestions but must work with them due to their budgetary constraints.

At this point, Chairman Garden asked if anyone in the audience would like to come forward and testify whether or not they approve of the proposed project.

Commissioners' Discussion

**2) Alhambra School District**

**Fence Variance**

**Planning Case No. PL-09-142**

**Applicant: Mun Leu of MLA**

**Architecture (On behalf of the**

**Alhambra Unified School**

**District)**

Postponed to January 11, 2010

Planning Commission meeting.

Applicants' Testimony

Testimony Against

Mr. Brandan Lenihan, 531 Montecito Drive, San Gabriel, resident, came forward in opposition of the proposed project. Mr. Lenihan was upset that the school district did not inform the neighborhood about it. He stated that he received the Public Notice only three days before tonight's Planning Commission meeting. He was particularly disturbed about the fact that this project was going to happen without consulting him and his neighbors regarding noise in the early hours, as early as 5 a.m., when buses leave the facility, the diesel fuels they emit, increased traffic, and decreased property value of the neighborhood. He insisted that the location is not a bus storage facility, as how it was being referred to in the report, but is a bus terminal. Mr. Lenihan asked the Commissioners to postpone voting tonight on this item until he had a chance to discuss these issues with his neighbors.

Testimony Against

Commissioners' Discussion

Vice-Chair Klawiter stated that this was more than a fence issue and agreed to postpone voting on this item.

Chairman Garden asked the applicants to come forward again to help clarify some issues.

Commissioners' Discussion

Mr. Murray stated that the buses leave the facility at 6 a.m., not 5 a.m. The buses do not run all at the same time and not all buses run on diesel fuel. He also clarified that the location of the storage facility was not leased from Los Angeles County or from the City of San Gabriel as assumed by Mr. Lenihan.

Planning Manager Barrett also added that the entire site is owned by Alhambra School District and a portion of the property lies within the city limits of San Gabriel.

At this point, City Attorney Kress joined the meeting. He stated that the Planning Commission has inherent authority to postpone this item; however, he reminded the Commissioners that the voting was not a question about land use but only a variance as it relates to fencing. The Commissioners do not have jurisdiction over all of the issues raised by Mr. Lenihan. He also stated that he was not prepared to analyze this issue at tonight's meeting which involves the hierarchy of regulatory authority of the school district, school board, and the City.

The Commissioners all agreed that that the community needs to be heard and that the school district should reach out to the neighborhood and hear their concerns.

Commissioner Kimbrough inquired about Environmental Impact Review (EIR) information and asked if the location was exempted from CEQA. Planning Manager Barrett stated that the EIR for this evening was strictly around the fence. The other environmental issues were considered with the site plan was reviewed.

Chairman Garden moved to continue this item to the January 11, 2010 meeting. He stated that it would have been nice if there was a formal community outreach made months ago by the school district. He also added that the Planning Commission was to only discuss and vote on the fence variance.

**STAFF ITEMS**

**3. New City Public Works Maintenance Yard**

**Planning Case No. PL-09-086**

**Applicant: City of San Gabriel**

This item was presented by Street Maintenance Supervisor Gerry Lopez. He stated that the Public Works Division is in the process of erecting a new maintenance facility at the current transfer station located at 917 E. Grand Avenue. A handout on the project's updates was

provided to City Council at the December 8, 2009 study session and the same information was presented to the Planning Commission. This was an informational item; therefore, no action was required.

**4. Bell Awards Outcome**

This item was presented by City Planner Mark Gallatin on behalf of Planning Assistant Larissa De La Cruz. He stated that the report he was sharing to the Planning Commission was the same report that was presented to City Council which had background information about the Bell Award winners who were recognized at a recent City Council meeting.

**PLANNING COMMISSION ITEMS**

**5. Election of Officers – Chair and Vice-Chair**

Chairman Garden yielded the gavel to City Planner Mark Gallatin to conduct the annual election of officers. Mr. Gallatin opened nominations for Chairman of the Planning Commission.

Vice-Chair Klawiter nominated Chairman Garden to retain his current position with the Planning Commission. Commissioner Adkins seconded the motion. There being no objections, Chairman Garden will remain as Chairman of the Planning Commission for 2010.

Commissioner Adkins nominated Vice-Chair Klawiter to retain his current position with the Planning Commission. Commissioner Zawodny seconded the motion. There being no objections, Vice-Chair Klawiter will remain as Vice-Chair of the Planning Commission for 2010.

**READING ITEMS**

**6. 2009 Homeless Counts – Memo to City Managers from San Gabriel Valley Council of Governments.**

This was a reading material for the Planning Commissioners. No discussion took place.

**ADJOURNMENT**

There being no further business to discuss, Chairman Garden moved to adjourn at 8:30 p.m. The next regular meeting of the Planning Commission will be held on Monday, January 11, 2010 at 6:30 p.m. at Council Chambers, City Hall, 2<sup>nd</sup> Floor, 425 S. Mission Drive, San Gabriel, CA.

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

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Chairman Norman Garden, Chair  
Planning Commission

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

**STAFF ITEMS**

**3. New City Public Works  
Maintenance Yard  
Planning Case No. PL-09-086  
Applicant: City of San Gabriel  
Informational Item**

**4. Bell Awards Outcome  
Informational Item**

**PLANNING COMMISSION  
ITEMS**

**5. Election of Officers – Chair  
and Vice-Chair  
Garden Re-Elected Chair;  
Klawiter Re-Elected Vice-Chair**

**READING ITEMS**

**6. 2009 Homeless Counts –  
Memo to City Managers from  
San Gabriel Valley Council of  
Governments.  
Reading Material**

**ADJOURNMENT**