SAN GABRIEL PLANNING COMMISSION

Agenda

REGULAR MEETING
Monday, October 13, 2008
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 KIMBROUGH, PORTER, AND ZAWODNY**
APPROVAL OF MINUTES	**Minutes of the Regular Meeting on September 8, 2008**
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. **Planning Case PL-08-053 (Conditional Use Permit)**
   811 Manley Dr.
   Applicant: Ming Yu

   This is a request for a Conditional Use Permit to construct a 640 square foot senior housing unit in the R-1(Single Family

Residence) zone. Section 153.048 of the San Gabriel Municipal Code requires the approval of a conditional use permit by the City's Planning Commission to permit any senior housing on a residential property.

Environmental Determination: The project was reviewed for compliance with the California Environmental Quality Act (CEQA). Staff prepared a Notice of Exemption under Section 15303, Class 3 (new construction of limited small new facilities).

Recommended Action: Staff recommends that the Planning Commission, after conducting a public hearing, APPROVE Planning Case No. PL-08-053, subject to the recommended conditions of approval.

Report Prepared by Larissa De La Cruz, Assistant Planner

2. Planning Case PL-07-057
Conditional Use Permit & Tentative Tract Map
130 South Mission Drive
Applicant: Paul Chen & Julie Hwang

This is a request for a Conditional Use Permit and Tentative Tract Map to permit redevelopment of the property. The applicant will remove the on-site uses, and construct a three story mixed-use development with approximately 5,300 square feet of retail commercial space on the ground floor, and 11 residential condominium units above. There will be one level of subterranean parking plus another level of at-grade parking for the commercial uses. The property is designated as Commercial Specific Plan in the General Plan, and zoned Mission District Village in the Mission District Specific Plan area.

Environmental Determination: The project was reviewed for compliance with the California Environmental Quality Act (CEQA). Staff prepared a Notice of Proposed Mitigated Negative Declaration of Environmental Impact.

Recommended Action: Staff recommends that the Planning Commission, after conducting a public hearing, APPROVE Planning Case No. PL-07-057, subject to the recommended conditions of approval.

Report Prepared by Grace Song, Associate Planner

STAFF ITEMS:

1. Housing Element Update – Recommendations for Compliance with Senate Bill 2 (SB 2)

At the September meeting, the Planning Commission was briefed on the status of the Housing Element Update and alternatives for compliance with Senate Bill (SB) 2. The Commission reviewed the inventory of vacant and underutilized land asked staff to provide additional information and recommendations for compliance with the State law. The Planning Commission requested additional information related to the proximity of transportation and health services to multi-family zoned land in San Gabriel.

Environmental Determination: 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, per Guidelines Section 15061(b) (3) where the activity will not have a significant impact on the environment.

Recommended Action: That the Planning Commission discuss the information and adopt recommendations to be used by the city's consultant in preparing the Housing Element. The Housing Element will be the subject of future public hearings by the Commission and the City Council which must approve all zone changes.

Report Prepared by Mark Gallatin, AICP, City Planner

2. Southern California Association of Governments Demonstration Project

A. Tipping Point Analysis – Mission/Las Tunas (SE corner)

B. Valley/Del Mar Photo Simulations

Staff will present information on work funded through the Compass Blueprint Program.

This is an information item. No action is required.

Report Prepared by Mark Gallatin, AICP, City Planner

3. Compliance Update
222 E. Las Tunas Drive
PL-06-153 (Conditional Use Permit)
Applicant: Chung-I Wu (Spotlight Education Institute)

The Planning Commission requested information about whether the applicant has complied with all of the Conditions of Approval adopted October 8, 2007. Staff will present a current assessment.

This is an information item. No action is required.

Report Prepared by Mark Gallatin, AICP, City Planner

4. The California Global Warming Solutions Act of 2006 (AB 32): Impact on Local Governments Updating Their General Plans and Sustainable Communities Strategies (SB 375)

The Attorney General of the State of California (along with environmental groups) is taking an aggressive position with respect to implementation of AB 32 and is threatening to sue local government when, in the opinion of the Attorney General, actions proposed in a update for a General Plan are not adequate to achieve a significant reduction in green house gas emissions. Staff will present a report on an agreement made by the City of Stockton to avoid such a lawsuit. The report will highlight some of the more aggressive actions that the City has agreed to take. This type of action by the Attorney General is setting a very high bar for local government.

Building on AB32, the Legislature recently adopted SB 375. The bill's core provision is a requirement for regions with significant air pollution to develop a Sustainable Communities Strategy to reduce greenhouse gas emissions from cars. It links the long range transportation planning to the need to address issues of climate change.

This is an information item. No action is required.

Report Prepared by Carol Barrett, FAICP, Planning Manager

PLANNING COMMISSION ITEMS:

ADJOURNMENT: **TO AN ADJOURNED MEETING OF THE PLANNING COMMISSION ON MONDAY, NOVEMBER 10, 2008 AT 400-412 W. MISSION DRIVE, BUILDING C, UNIT 17 AT 5:30 P.M. THE PUPOSE OF THIS MEETINGIS TO TOUR THE MISSION GARDENS PROJECT. NO FORMAL BUSINESS WILL BE CONDUCTED. THE PLANNING COMMISSION WILL THEN CONDUCTS ITS REGULAR MEETING ON MONDAY, NOVEMBER 10, 2008 AT 6:30 PM 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.

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, October 8, 2008.

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Date **Carol D. Barrett, FAICP, Planning Manager**

CITY OF SAN GABRIEL

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

September 8, 2008

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, September 8, 2008.

Chairman Garden called the meeting to order at 6:32 p.m. and lead the Pledge of Allegiance.

Meeting Called to Order; Pledge of Allegiance

ROLL CALL

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

Absent: None

Also Present: Robert L. Kress, City Attorney
Carol D. Barrett, Planning Manager
Bruce D. Mattern, City Engineer
Mark Gallatin, City Planner

ROLL CALL

CONSENT ITEMS

Minutes of Regular Meeting on August 11, 2008.

Vice-Chair Klawiter moved to approve the minutes of August 11, 2008. Commissioner Porter seconded the motion. There being no objection, the minutes were approved.

CONSENT ITEMS
Regular Planning Commission Minutes of August 11, 2008. 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 from the general public present, Chairman Garden closed this portion of the meeting.

PUBLIC COMMENT
None.

EXPLANATION OF PUBLIC HEARING PROCEDURES

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

PUBLIC HEARING ITEMS

1) Planning Case No. PL-06-171 - Zoning Text Amendment Medical Marijuana Dispensaries

EXPLANATION OF PUBLIC HEARING PROCEDURES
Explained by City Attorney Kress.

This update was presented by Planning Manager Carol Barrett. She stated that the City currently does not have regulations for nor have specific prohibitions of medical marijuana dispensaries. The City Council has adopted and extended a moratorium on medical marijuana dispensaries locations in San Gabriel. The City's current moratorium expires on November 20, 2008 and cannot be extended. Staff recommends that the zoning ordinance be amended and a new Section 153.490 be added which provides that medical marijuana dispensaries shall not be a permitted use in any zoning district nor in any specific plan.

PUBLIC HEARING ITEMS
Approved to prohibit medical marijuana dispensaries in all zoning districts and in specific plans.

PUBLIC COMMENT

Chairman Garden asked that any speakers come forward who wished to address the Planning Commission on non-agenda items.

No one came forward to address the Commission. Chairman Garden closed this portion of the meeting.

PUBLIC COMMENT
None.

Commissioner Discussion
The Commissioners discussed the issues and agreed to approve Ordinance No. 579-C.S. which will prohibit medical marijuana dispensaries in all zoning districts and in specific plans in the City of San Gabriel.

Chairman Garden made the motion to approve the item as presented. Commissioner Porter seconded the motion.

Commissioner Discussion

Ayes: Garden, Klawiter, Kimbrough, Porter and Zawodny
Noes: None
Abstain: None
Absent: None

STAFF ITEMS

1) Housing Element Update – Recommendations for Compliance with Senate Bill 2 (SB 2)

City Planner Mark Gallatin presented the updated on this item. He stated that under State Law SB2, cities are required to show in their housing element how they will address the need for Emergency Shelters and Transitional and Supportive Housing. The City's housing element consultant, Mr. John Douglas, was also available for questions.

STAFF ITEMS
1) Housing Element Update – Recommendations for Compliance with Senate Bill 2 (SB 2)

The Planning Commissioners were all in agreement in indicating commercially zoned property would be the most appropriate location for emergency shelters subject to a few locational and operational standards.

With regards to the Transitional and Supportive Housing, the Commissioners asked staff to come back at next month's meeting with further research and data showing the proximity of residential zones to transit, health facilities, and other supportive services.

2) Traffic Congestion in San Gabriel

At the request of the Planning Commissioners, City Engineer Bruce Mattern was present to answer and discuss items pertaining to traffic congestion and directional signs.

2) Traffic Congestion in San Gabriel Discussion.

The Commissioners inquired about various several areas of the city where there is congestion. These areas include Las Tunas and the intersections east and west of Del Mar Avenue; San Gabriel Boulevard and Hermosa Drive; and private driveways.

Mr. Mattern stated that the vehicle code provides anti-congestion in major commercial intersections. Some more residential streets are intentionally designed to discourage their use as commuter routes and the congestion is by-design. The Engineering division relies on citizens such as the Commissioners to help bring these matters to his attention. Mr. Mattern added that all complaints should be submitted in writing to the City so it is officially documented. Staff will provide an appropriate response or action. Staff from Public Works and the Police Department are also consulted for support and/or justification for each written request received.

3) Planning Commission Policy No. 08-01
Classification of Use: Towing/Impound Yard

3) Planning Commission Policy No. 08-01 Classification of Use: Towing/Impound Yard Approved.

Planning Manager Carol Barrett presented the report for Associate Planner Grace Song who was not present at the meeting. Staff received an application and site plan for a towing/impound facility proposed at 401-404 S. Gladys Avenue. This property is located in the C-3 (General Commercial) and M-1 (Light Manufacturing) zones. Staff determined that the Code does not allow tow/impound yards. The Code does provide a process for classifying new uses.

Ms. Barrett stated that the staff is recommending that the Towing and Impound Facility should be permitted only as a conditional use requiring a permit. Staff deems towing and impound facilities are a similar use comparable to salvage/storage yards with the potential for significant noise and related negative impacts on adjacent properties. Therefore, staff recommends that the Planning Commission permit towing/impound facilities subject to a conditional use permit in the C-3 (General Commercial) and M-1 (Light Manufacturing) zones.

Commissioner Discussion

Commissioner Discussion
The Commissioners reviewed and discussed the information presented and agreed that a conditional use permit is the appropriate Classification of Use for towing/impound facility in the C-3 (General Commercial) and M-1 (Light Manufacturing) zones.

Chairman Garden made the motion to approve the item as presented. Commissioner Zawodny seconded the motion.

Ayes: Garden, Klawiter, Kimbrough, Porter and Zawodny
Noes: None
Abstain: None
Absent: None

4) Implementation of the Administrative Citation Program Discussion.

4) Implementation of the Administrative Citation Program - Discussion
Planning Manager Carol Barrett presented the report for Neighborhood Improvement Services (NIS) Manager Rita Estrada who was not present at the meeting. Currently, only NIS staff are issuing administrative citations. There have been no citations to-date issued from the Building Division nor the Fire department. NIS staff has achieved compliance with the Code through issuances of a limited number of citations. The staff works closely with property owners to make sure they understand the code violation before the citations are issued.

The Commissioners asked Ms. Barrett to update them when additional citations are issued.

ADJOURNMENT

ADJOURNMENT

There being no further business to discuss, Chairman Garden moved to adjourn at 8:45 p.m. to the regular Planning Commission meeting on Monday, October 13, 2008, at 6:30 p.m. The meeting will be held at the Council Chambers in City Hall at 425 South Mission Drive. There being no objection, it was so ordered.

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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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Norman Garden

Planning Commission Chairman

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