



## SAN GABRIEL PLANNING COMMISSION

# Agenda

**REGULAR MEETING**  
**Monday, April 13, 2009**  
**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 March 9, 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. 1033-1045 E. Las Tunas Drive**  
**Planning Case No. PL-08-144(Conditional Use Permit)**  
**Applicant: Chung-I Wu (Spotlight Education Institute, Inc.)**

This application is a request for a Conditional Use Permit to allow a tutoring center in an existing building located in the C-1 (Retail Commercial) zone

CEQA Review: This project was reviewed for compliance with the California Environmental Quality Act (CEQA) and is exempt per Guidelines Section 15301, Class 1 (Existing Facilities).

Recommended Action: Approve Planning Case No. PL-08-144, subject to the recommended conditions of approval.

**Report Prepared by Grace Song, Associate Planner**

**2. 253 S. San Gabriel Blvd.**  
**Planning Case No. PL-09-006 (Conditional Use Permit)**  
**Applicant: Wayne Chow (Froehlich, Kow & Gong Architects Inc.)**

This application is a request for a Conditional Use Permit to allow a tutoring center in an existing building located in the C-1 (Retail Commercial) zone.

CEQA Review: This project was reviewed for compliance with the California Environmental Quality Act (CEQA) and is exempt per Guidelines Section 15301, Class 1 (Existing Facilities).

Recommended Action: Approve Planning Case No. PL-09-006, subject to the recommended conditions of approval.

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

**3. 808 E. Valley Blvd.**  
**Planning Case No. PL-08-147 (Conditional Use Permit)**  
**Applicant: Fiana Fan (Yat Sen Culture & Art Center Inc.)**

This application is a request for a Conditional Use Permit to allow a cultural and arts center offering classes to children in art, language and music in an existing medical building located in the C-CT (Commercial Center) zone.

CEQA Review: This project was reviewed for compliance with the California Environmental Quality Act (CEQA) and is exempt per Guidelines Section 15301, Class 1 (Existing Facilities).

Recommended Action: Approve Planning Case No. PL-08-147, subject to the recommended conditions of approval.

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

**4. Housing Element**

State law requires Housing Elements to be updated at least every six years to reflect a community's changing housing needs. The San Gabriel Housing Element was last updated in 2002 and is currently being updated for the 2008-2014 planning period.

CEQA Review: The Draft Housing Element will be revised in response to comments from The California Department of Housing and Community Development. CEQA review will be conducted on the revised document which will be considered by the Planning Commission and City Council for adoption.

Recommended Action: That the Planning Commission review the draft Housing Element, receive comment, and recommend to the City Council that the Draft Housing Element be submitted to the California Department of Housing and Community Development for comment.

**Staff Report Prepared by Mark Gallatin, AICP, City Planner  
Housing Element Prepared by Mark Gallatin and  
John Douglas, Consultant**

**STAFF ITEMS:**

- 5. 222 East Las Tunas Dr.  
Planning Case No. PL-06-153 (Conditional Use Permit)  
Applicant: Chung-I Wu (Spotlight Education Institute)**

A status report will be presented on the applicant's failure to comply with the conditions of approval from the October, 2007 approval of the CUP. (Based on the Commission's action on 1033-1045 E. Las Tunas, this item may become moot.)

Recommended Action: That the Planning Commission discuss this and provide direction to staff.

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

**PLANNING  
COMMISSION  
ITEMS:**

**ADJOURNMENT:**

**TO A JOINT MEETING OF THE PARKS COMMISSION AND THE  
PLANNING COMMISSION ON THURSDAY, APRIL 23, 2009, AT 5:30  
P.M. IN COUNCIL CHAMBERS, CITY HALL, 2nd FLOOR, 425 S.  
MISSION DRIVE, SAN GABRIEL, CA. FOR THE PUROSE OF HEARING  
AND DISCUSSING A STUDENT PRESENTATION ON A PROPOSED  
PARKS MASTER PLAN FOR THE CITY OF SAN GABRIEL.**

**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.

**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, April 8, 2009.

\_\_\_\_\_

Date

\_\_\_\_\_

Carol D. Barrett, FAICP, Planning Manager

**CITY OF SAN GABRIEL**

**MINUTES OF THE REGULAR PLANNING COMMISSION MEETING**

**March 9, 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, March 9, 2009.**

Chairman Garden called the meeting to order at 6:30 p.m. and Vice-Chair Klawiter 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

Absent: Vincent Zawodny, Commissioner (excused)

Also Present: Robert L. Kress, City Attorney  
Steven A. Preston, FAICP, Deputy City Manager  
Carol D. Barrett, FAICP, Planning Manager  
Mark Gallatin, AICP, City Planner  
Grace J. Song, Associate Planner

**ROLL CALL**

**CONSENT ITEMS**

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

Commissioner Adkins moved to approve the meeting minutes of February 9, 2009. Chairman Garden seconded the motion. There being no objection, the minutes were approved.

**CONSENT ITEMS  
Regular Planning  
Commission Minutes of  
February 9, 2009.  
Approved.**

**PUBLIC COMMENT**

Chairman Garden asked that any speakers to 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.

### **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-07-143 (Continued) (Approval of Environmental Documents and Land Use Entitlements) 257-261 S. Mission Drive Applicant: TSCP Investment**

This report is a continuation of last month's item. Associate Planner Grace Song explained the issue on the agenda for action: action on the environmental documents and land use entitlements for the Mission Village mixed-use project. There were nine speakers last month who raised concerns over building intensity, density, architectural massing and scale of the proposed project, among other things.

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At this meeting, staff recommends that the Planning Commission take public testimony regarding the Draft Supplemental Environmental Impact Report and the land use entitlements. If, after receiving public testimony and considering staff's recommended facts and findings the Planning Commission wishes to proceed, the Community Development Department would then recommend that the Commission:

1. APPROVE Planning Case No. PL-07-143, subject to the recommended conditions of approval; and
2. RECOMMEND APPROVAL of all other required approvals to the City Council (see a detailed list of approvals/actions on page 11 of the staff report).

At 6:37 p.m., City Attorney Robert Kress announced that Commissioner Kimbrough joined the Planning Commission Meeting. He also noted that Vice-Chair Klawiter left early the previous Planning Commission meeting due to illness but had listened to the recorded tapes prior to this meeting. In addition, he stated that Commissioner Kimbrough was not present for the previous February 9<sup>th</sup> meeting and therefore would not be voting on tonight's item.

Collette Morse with RBF Consulting reported on the EIR and noted she was

### **PUBLIC COMMENT**

**None.**

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

**Explained by City Attorney Kress.**

### **PUBLIC HEARING ITEMS**

**Planning Case No. PL-07-143 (Approval of Environmental Documents and Land Use Entitlements)  
257-261 S. Mission Dr.  
Applicant: TSCP Investment. Continued item from February 9, 2009 meeting. Opened the public hearing to take public testimony.**

present to answer any questions.

Associate Planner Grace Song stated that staff had responded to inquiries raised at the last Planning Commission meeting and this information was included in the staff report. She also stated that since last month's meeting, one letter and one email were received in favor of the project.

Associate Planner Song recommended that Planning Commission take the following actions:

1. Take public testimony regarding the proposed project and environmental documents prepared for the project;
2. Close the public hearing;
3. Declare if they wish to approve or recommend the following items, which are all set forth in Resolution No. 09-01:
  - A. The stated California Environmental Quality Act (CEQA) actions;
  - B. The stated land use entitlements;
  - C. The City Council approve the street vacation, easement agreement for encroachment, and authorize the City Manager to sign the amendment to the existing encroachment permit to change the location in which outdoor dining is allowed.

#### Applicant Testimony

Mr. Alex Chang, 8730 Huntington Dr., San Gabriel, CA 91775, project architect, gave an overview of the project and shared the developers' goals and vision of this project. Mr. Chang commented that he had listened to the Planning Commission and public's concerns. He then introduced his slide show presentation of his visits to San Juan Capistrano and Santa Barbara. He stated that he had condensed the size of his project to 1.26 FAR by reducing the condominium units by 13. Mr. Chang gave reasons for why the proposed project would not financially work if it were not approved at 1.26 FAR. Mr. Chang also stated that he had walked through the neighborhood and knocked on doors to talk about the proposed project, and reported that many people were in support of the project. In addition, he stated that this project would revitalize the Mission District, which is one of the Council's goals.

#### Applicant Testimony

Mr. Harvey Ng, 261 Mission Dr., TSCP Investment, applicant/developer/owner of Mission 261, stated his vision for the Mission Village project. Mr. Ng explained his desires to address and answer the public's following concerns:

1. Hotel: The hotel would have a style of a bed and breakfast, and therefore not have 24- hour full service or activities. There should be less noise and less traffic.

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2. Restaurant: This restaurant would be rebuilt similar to that of Mission 261, and as a result would not increase traffic count.
3. Parking: The proposed project has allocated more parking spaces than required by code. Mr. Ng agreed to develop a traffic management plan per condition # 8.
4. Density: At the beginning of the project, the FAR was projected at 2.0. It has since been reduced to 1.26 and cannot be reduced any further.

Mr. Ng commented that he has been a good neighbor/business owner in the community for the past six years and would like to continue to do so. In doing so, he would like to accept the conditions of approval imposed by staff and contribute \$10,000.00 for the following as described in condition #7 below:

- To pay for improvements for replacement parking at the Mission Playhouse;
- To remove the existing wall in front of the Mission Playhouse;
- To install landscaping and signage to designate 12 spaces at the public parking lot in front of the Mission Playhouse as Park-and-Ride spaces.

In addition, he stated he would replace the existing windows at the Montessori school with double pane windows. Mr. Ng also commented that his project would provide more jobs and create opportunities in the Mission District.

At this point Mr. Chang introduced Mr. C. Hui Lai, project traffic engineer, who spoke on synchronization of four traffic signals and traffic flow on S. Mission Dr. He commented that the four signals were the same ones that were installed 27 years ago and replacing them with new ones would efficiently help the traffic flow.

Speakers not in Favor

1. Ellie Andrews, 290 N. Mission Dr.: She pointed out three areas that are not following the Mission District Specific Plan:
  - Land Use: No comparison with Mission Playhouse. The 50ft. scale is being ignored. The Plan states that all new development shall provide protection of site lines.
  - General Plan calls for “preserving scenic visitors of the foothills”. This vista will be lost with the construction of the hotel.
  - Lodging: According to Mission District plan, hotels with 50+ rooms are not allowed in this area.
2. Tony Fung, 248 S. Mission Dr.:
  - Parking: When the Rio Hondo Academy has events at the Mission

Speakers not in Favor

- Playhouse, it takes approximately 45 minutes to find parking.
- Noise: The noise level during construction increases which can cause tremendous damage to children's ears.
- Traffic: Traffic from Las Tunas to the railroad track can take 15 minutes.

3. Joann Baldonado, 633 N. Mission Dr.:

- Park-and-Ride: Utilizes the Park-and-Ride lot and relies upon bus transportation. Developer should designate at least 14-30 spaces for the public, instead of 12.
- Street Parking: The 2-hour street parking limit as proposed would create a problem for users who park on the street all day so they can use public transportation.
- Hotel: It is misleading to state that the hotel project would not have 24-hour service. Wedding receptions lasting late into night would cause late night services. Bed and breakfast facilities do not accommodate for wedding receptions. This is clearly a hotel, not a bed and breakfast.

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Chairman Garden clarified that a 2-hour parking limit on the street was an option. Staff did not approve or recommend it.

4. Bertha Flores, 630 W. Live Oak:

- Traffic: Too close to hospital and Mission Playhouse traffic backs up making difficult to get into the resident's own driveway.
- Slide presentation: Nice but this is not San Juan Capistrano or Santa Barbara.
- Housing sales: The new condominiums on Mission Rd. have not all been sold. Why build more?
- Park-and-Ride: A concern for those who use public transportation.
- Relocation: Resident suggested relocating entire project to area on Junipero Serra instead of on Mission District.

5. June Lai, Montessori School, 248 S. Mission Dr.:

- Noise: Increased noise level will not allow her to keep doors and windows open for children. Will need to use air conditioner throughout the day which is costly.
- Air Quality: The dust created will be bad health-wise.
- Construction Time: The construction time is approximately 2 ½-3

years. This will make significant impact on her business, possibly forcing her to close down.

- Traffic: When school buses arrive at the Mission Playhouse for events, traffic becomes backed up for more than 10 minutes. This also makes it difficult for parents to drop off and pick up their children.
- Dream: Parents are considering of pulling their children out of school because of noise and dust that will be created from the project. She wants to remind the Planning Commission that the Montessori school is her dream.

6. Tim Kervahn, former San Gabriel resident and parent at Montessori school, 11454

Hallwood Dr., El Monte, CA 91732:

- Traffic: Congestion and traffic on Mission Drive cause concern for his child and other children's safety.
- Health: Is concerned for daughter's health.
- Will have to pull child out of Montessori school if project goes through.

7. Sr. Sharon Dempsey, Principal of San Gabriel Mission High School, 416 S. Mission Dr.:

- Traffic: Traffic is a current problem and has compounded in last few months. New condominiums on Mission across the railroad tracks will also add to traffic.
- Parking: This is a current problem.
- Noise: Construction will add to noise level.
- Health: Proximity is only one block away. The pollution caused by this construction will affect the children forever.
- Railroad: How will this coincide with lowering of the railroad tracks? Will the vibrations of the railroad damage local homes?
- Sr. Sharon commented that neither she nor her school had been contacted to see how they felt in regards to the project.

8. Annette Kondo, spoke on behalf of mother, Kay Kondo at 312 San Marcos St.

- Traffic: Traffic density is high and there is congestion when you turn from Mission Dr. to Carmelita.
- Comparison: Slides of San Juan Capistrano show buildings of 1-2 stories high which matches with what's on Mission Dr.
- Noise: It is misleading to call the hotel a bed and breakfast. A hotel will generate more noise. Speakers in Favor
- The project will have a huge traffic and parking impact.

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9. Luanne Lynch, 270 San Marcos St. Apt. A:
- With today's economy, this will not work.
  - Health: There will be immense noise and trash produced by this project.
  - Traffic flow will increase and last all night.
  - Street Improvements: Who will pay to take care of the potholes?
  - Parking: Blatant parking on red curbs and problem will only increase.

Speakers in Favor

1. Yung Kao, Architect, 235 E. Main St., Alhambra:
- Valley Blvd. project, revised FAR 1.0-3.0; also set minimum density in Valley Corridor.
  - He previously did a project in the City; had a 1.5 FAR, Valley Specific Plan's 1.2 FAR is too low.
2. Sabino Cici, 1029 E. Broadway St.:
- 50-year resident and 40-year businessman of San Gabriel; believes this beautiful project will bring great things to the City.
  - When speaking to other businessmen in the City, they are all in favor.
  - This project will be an asset bringing more money to the City.
  - The money produced from project can help fund a new police station.
3. Wilbur Gin, Businessman, Owner of 243-245 Marcos & 238 San Marcos:
- Has no relation to developer but was contacted by them to talk about the project.
  - As property owner, this project will add value to the area's properties.
  - Residents will now be able to walk to shops.
  - Long-term benefits will outweigh negative short terms, including traffic.
  - Las Tunas Blvd. will also benefit.

Commissioners' Questions:

Commissioners' Discussion

4. Maureen Gamboa, 278 S. Arroyo Dr.:

- City will benefit from this project. Businesses are failing because there is nothing to attract people to the area.
- This is an opportunity to bring revenue to the city.
- She stated she loves talking walks with her family and would like to continue to shop and stay here in San Gabriel.

Commissioners' Questions:

1. Commissioner Klawiter:
  - Is there any way to downsize the hotel?
  - Is there a 5<sup>th</sup> alternative we can look at that reduces the FAR more strategically?

Mr. Alex Chang responded that the project had already been downsized. To downsize it any further would not be feasible for the developer. Mr. Chang also commented that the effects of this project would bring long-term opportunities and job employment for the community. He also stated that the owner is planning on living here and his intention is not to build the project and then sell. The owners will manage and operate it.

At this time, Chairman Garden closed the public hearing portion

Commissioners' Discussion

The Commissioners discussed the project and heard the public's concerns. Commissioner Adkins commented that Mission District is a walk through district, not a drive through one. For that reason, more things to look at are needed. She also stated that this city is supposed to be pedestrian and tourist friendly because of the San Gabriel Mission. This project will add to the commercial, entertainment, lodging and housing element. Change is always difficult but there

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are long-term benefits.

Chairman Garden stated that he is in favor of the project. He noted that the proposed project is a catalyst development. The Mission District Specific Plan calls to create a unique district as a destination. He has gone through the specific plan and noted that it promotes a pedestrian friendly environment. He thanked everyone for taking their time to comment. It is because of them that the proposed project size had been downsized; however, downsizing the project any further will jeopardize it. Chairman Garden stated that the proposed housing is not rental property, it is ownership. He stated that the proposed

**2) Planning Case No. PL-08-119 (Continued)  
Amendment to Conditional Use Permit  
523 S. San Gabriel Blvd.**

project is a quality design, reinforcing street edges, etc. He added that the height of the tower is a statement. He mentioned that he drives through S. Mission Dr. everyday. On his drive to work and coming home, he stated that he didn't face traffic problems along the area, not until he crosses the railroad onto Ramona that he encounters heavy traffic. In addition, he mentioned that staff should follow up on the noted illegal turns of school buses on Mission Dr, which may contribute to traffic.

**Applicant: Il Boon Kim  
(My Friends Oyster Bar)**

Vice-Chair Klawiter commented that he was struggling with this decision. However, he said that the Positives were outweighed by the negatives. He was in agreement with Commissioner Adkins in regards to traffic. He stated that it would be nice to see a bike path in the area. Vice-Chair Klawiter also complimented Mr. Alex Chang's quality of work, saying that he always makes great projects and they are first rate. Mr. Klawiter asked the developer to be good neighbors to alienate the effects.

At this point, Assistant City Attorney Lisa Kranitz, clarified that Mitigation (11-3) Measure TP2 on pg. 5 Attachment 3C be restated to apply to Santa Anita for all three intersections.

Chairman Garden made the motion to approve the item as presented subject to the recommended conditions of approval. Commissioner Adkins seconded the motion.

Applicant Testimony

Ayes:	Garden, Adkins and Klawiter
Noes:	None
Abstain:	Kimbrough
Absent:	Zowadny (excused)

The motion carried on a 3-0 vote.

**2) Planning Case No. PL-08-119 (Continued) Amendment to Conditional Use Permit**

Speakers in Favor

**523 S. San Gabriel Blvd.**

**Applicant: Il Boon Kim (My Friends Oyster Bar)**

This report was presented by City Planner Mark Gallatin regarding an amendment to an existing Conditional Use permit to serve beer and wine on the patio area of an existing restaurant located in a C-3 zone. Under the San Gabriel Municipal Code Sections 153.151 and 153.162, the approval of a conditional use permit is required for all businesses serving alcohol. A public hearing was conducted on December 9, 2008 by the Planning Commission who continued the item to March 9, 2009. The item was continued to allow the applicant to address concerns raised in the public hearing. The application is exempt from the California Environmental Quality Act requirements per Guidelines Section

Speakers not in Favor

15301, Class 1 (Existing Facilities).

City Planner Mark Gallatin noted that neighbors have reported noise and trash problems on the property. He stated that there was a community meeting in January at which the applicant's daughter committed to resolving these issues, but since then, the applicants have not contacted staff until today regarding follow-through. The negative impacts on the neighbors, together with the applicant's lack of action, does not permit staff to make the required findings to recommend approval.

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Applicant Testimony

The applicant's daughter, Ms. Kelli Kim, commented she had not heard any complaints from the neighbors. She stated that a security guard has been contracted for Thursdays through Sundays. However, based on the January meeting she didn't know problems still existed. She noted that they were trying to keep the trash under control. In addition, she is going to put "No Loitering" signs up.

Ms. Kim stated that the cigarette butts right outside her business are cleaned up on daily basis. She also commented that she did not understand why staff was recommending denial of her CUP amendment.

Speakers in Favor

1. Simon of TCT Security:
  - He questioned the recommendation to deny the CUP amendment.
  - He commented that the Indian Restaurant nearby has more cars parking on the street.
  - He stated that My Friends Oyster Bar has not had any police calls since January, which is a reflection of them doing their job.
  - He noted that he has had his contract since May 2008.

Speakers not in Favor

1. Gilbert Espinoza, 721 Sunset :
  - He reported that there continues to be trash and cigarette butts left outside the restaurant.
  - He provided photographs showing patrons drinking alcohol on the patio.
  - He stated that patrons walk along the sidewalk and talk loud.
  - He reported that restaurant parking is overflowing onto his street and thought that limiting parking on the street to help improve the overflow would also limit the residents.
  - He suggested that the restaurant put ash trays out or enforce patrons to

Commissioner Discussion

**STAFF ITEMS**

**3. Planning Commission  
Goals and Work Program  
for 2009. Review and  
Discuss.**

smoke in a designated area.

2. Patricia Hernandez, 721 Sunset:
  - She asked why the applicant had not made changes in response to the concerns voiced at the first meeting.
  - She reported that there are cigarette butts everywhere and there are methods to keep the sidewalks surrounding the restaurant clean.
  - She questioned why patrons are being allowed to drink on the patio.

**4. Annual Report on  
General Plan  
Implementation.**

Commissioner Discussion

All the Planning Commissioners reviewed the project. They asked about monitoring the trash and littering of cigarette butts. Overall, the Commissioners agreed that this business has been breaking the law by allowing patrons to drink in the outside patio area. There was also a consensus that the owners have not paid attention to suggestions and have missed meetings, indicating that they don't consider the matter to be important. In addition, the applicant did not answer questions in regard to cigarette butts until pictures showed that they were still evident. In 90 days, there have been no changes.

**5. Fairview Design Strategy  
Update.**

Vice-Chair Klawiter made the motion to deny the item as presented subject to the recommended conditions of approval. Commissioner Kimbrough seconded the motion.

Ayes:	Garden, Adkins, Kimbrough and Klawiter
Noes:	None
Abstain:	None
Absent:	Zowadny (excused)

The motion carried on a 4-0 vote.  
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**6. Draft Housing Element  
Update.**

**STAFF ITEMS**

**3) Planning Commission Goals and Work Program for 2009**

This item was presented by Deputy City Manager Steve Preston. He reviewed the accomplishments of the Planning Commission and the City in implementing the General Plan from the February meeting. He also facilitated the Commission in formulating their goals and work program for 2009.

**ADJOURNMENT**

The Commission approved Mr. Preston's work program. The Police Chief will schedule a briefing the Planning Commission as soon as the Commission finalizes a list of questions.

#### **4) Annual Report on General Plan Implementation**

This item was presented by City Planner Mark Gallatin regarding an annual report stating the General Plan, its implementation process, and how the City is meeting the regional housing needs for the community. As required per Government Code Section 65400(b), this report is due April, 2009 to the City Council, the State Governor's Office of Planning and Research (OPR), and the Department of housing and Community Development (HCD).

Chairman Garden suggested looking at Mark's report to see how we can better get the information out by using our media and cable scroll etc. City Planner Gallatin stated that the Parks and Recreation department is working with a USC class, taught by Deputy City Manager Steve Preston, to come up with ideas such as bike ways.

#### **5) Fairview Design Strategy Update**

This report was presented by City Planner Mark Gallatin. The report covers progress made on the development of the Fairview Design strategy. It includes the survey from residents and businesses and the preliminary discussions with City Council.

City Planner Gallatin commented there was a great response from surveys that were sent to all residents and commercial properties to see importance of items. The top items were:

- Replacing sidewalks
- Major street construction/paving
- Street light

He also spoke about a proposed comprehensive strategy called FAÇADE (Fairview Avenue Commercial Area Design Enhancement) to accomplish the community's vision.

#### **6) Draft Housing Element Update**

This report was presented by City Planner Mark Gallatin regarding the progress made in working with the consultant and revisions made in the schedule for the report completion.

Commissioner Kimbrough asked if we can have the housing element translated into Cambodian and Tagalog other languages. She stated that there is a group in Los Angeles called P.A.L.S that does translating. City Planner Gallatin stated that he would look into translating assistance.

#### **ADJOURNMENT**

There being no further business to discuss, Chairman Garden moved to adjourn at 10:15 p.m. The next regular meeting of the Planning Commission will be

held on Monday, April 13, 2009 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.

\_\_\_\_\_  
Norman Garden, Chairman

Planning Commission

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