

**CITY OF SAN GABRIEL
PLANNING COMMISSION
REGULAR MEETING AGENDA**

MONDAY, MAY 9, 2022 – 6:30 P.M.

**City Hall Council Chamber
425 South Mission Drive
San Gabriel, California 91776**

Thomas Klawiter
Chair

Jingbo Lou
Vice-Chair

Mark Juarez
Commissioner

Anagh Mamdapurkar
Commissioner

Jerry Schwartz
Commissioner



Aldo Cervantes
Community Development
Director

Samantha Tewart
Planning Manager

Martin Koczanowicz
Deputy City Attorney

To provide members of the public access to the meeting and an opportunity to comment on items on and off the Agenda, the following opportunities have been established:

Public Comments

Please email all public comments to PC-PublicComment@sgch.org and include the following in the subject line of your email: the section (Public Comment, Consent Calendar, Public Hearing, New Business) and Item Number you are commenting on. The Clerk will read public comments into the record for up to three-minute limit. Words that would disrupt the meeting, including profanity, obscenity, and discriminatory language, will not be read. All public comments shall be emailed by 5:00 p.m. on the meeting day.

Example: PUBLIC COMMENT: New Business Item A

Watch the Meeting Online

Live broadcast of this meeting is available using the following link:

[Meeting Video – https://www.youtube.com/CityofSanGabriel](https://www.youtube.com/CityofSanGabriel)

Spectrum cable: Live streaming on Channel 3, Public Access Channel.

Materials Available for Inspection. You may view agenda items online at www.sangabrielcity.com. Materials related to an item on this Agenda, submitted to the Planning Commission after distribution of the Agenda packet, will be posted on the City website.

Persons with Disabilities. Upon request, this Agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990.

Questions about this Agenda? Should any person have a question concerning any of the above Agenda items prior to the meeting, please contact the Community Development Department at commdevinfo@sgch.org during regular office hours.

Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such a request to the Community Development Department by emailing commdevinfo@sgch.org at least 48 hours before the meeting, if possible.

Planning Commission – Regular Meeting Agenda

May 9, 2022

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL – PLANNING COMMISSION**
- 1. **PUBLIC COMMENT**

This is the time set aside for members of the public to address the Planning Commission on items of interest that are not on the agenda, but are within the subject matter jurisdiction of the Planning Commission. Pursuant to the Brown Act, the Planning Commission cannot answer any questions or take any action until such time as the matter may appear as an item on a future agenda.

2. **CONSENT CALENDAR**

All items listed under the Consent Calendar are considered routine and recommendations will be approved in one motion unless a member of the Planning Commission or audience requests separate discussion.

A. APPROVAL OF MINUTES

[Minutes from the March 14, 2022 Planning Commission meeting.](#)

Recommended Action: Approval.

B. [2022-2023 THROUGH 2025-2026 CAPITAL IMPROVEMENT PROGRAM](#)

This is a City-initiated request to consider a General Plan conformity finding for the proposed 2022-2023 Capital Improvement Program (CIP) Annual Report in accordance to California Government Code Section 65401. The City of San Gabriel CIP identifies the capital improvements and special projects to be undertaken over a five-year horizon and also indicates the potential funding sources for those projects. The draft CIP is scheduled for City Council adoption on June 7, 2022. State law requires that the proposed projects in the CIP be found consistent with the City's General Plan before they may be approved

Recommended Action: Certifying that the CIP is consistent with the City's General Plan.

3. PUBLIC HEARING

A. 201-217 SOUTH SAN GABRIEL BOULEVARD PLANNING CASE NO. TMAP21-009 (TENTATIVE TRACT MAP) APPLICANT: EVERARDO GARCIA OF LRCA ARCHITECTS

The proposed project is a Tentative Tract Map (TMAP21-009) to allow for the subdivision of air space for residential condominium units within a mixed-use development. The project site is zoned C-1/PD (Commercial Retail/Planned Development) and has a land use designation of General Commercial. The proposed project was reviewed for compliance with the California Environmental Quality Act (CEQA) and CEQA Guidelines. The project would develop the same land uses on the project site as what was previously approved; therefore, impacts to land use and planning would be consistent with the analysis and conclusions presented in the previously approved CEQA documents. The project would be exempt from additional review under CEQA as the proposed project would have no additional impacts associated with the proposed revisions. Therefore, it has been determined that the project would not have a significant effect on the environment, and no additional environmental review is required.

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number TMAP21-009 for Tentative Tract Map No. 73153 at 201-217 South San Gabriel Boulevard, subject to the recommended conditions of approval.

B. 416 EAST LAS TUNAS DRIVE #E PLANNING CASE NO. CUP22-003 (CONDITIONAL USE PERMIT) APPLICANT: JIHOON CHOI

The proposed project is a Conditional Use Permit (CUP22-003) to allow on-site sale of beer and wine for a proposed restaurant in an existing commercial center. The project site is zoned C-1 (Commercial Retail) and has a land use designation of General Commercial. This project is exempt from the requirements of California Environmental Quality Act (CEQA), per Guidelines Section 15301, Class 1 (Existing Facilities).

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP22-003 for a Conditional Use Permit to allow the off-site sale of beer and wine at 416 East Las Tunas Drive #E, subject to the recommended conditions of approval.

4. COMMENTS FROM THE PLANNING MANAGER

The Planning Manager may address the Commission on matters of general information and/or concern.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Each Commissioner may address the Commission on matters of general information and/or concern. This is also the time for Commissioners to report on conferences and/or meetings they have attended.

6. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY, JUNE 13, 2022 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.