

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

**MONDAY, OCTOBER 10, 2022 – 6:30 P.M.**

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

Thomas Klawiter  
Chair

Anagh Mamdapurkar  
Vice Chair

Matthew Krappman  
Commissioner

Sean McMorris  
Commissioner

Jerry Schwartz  
Commissioner



Aldo Cervantes  
Community Development  
Director

Samantha Tewasart  
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](mailto: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](http://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](mailto: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](mailto:commdevinfo@sgch.org) at least 48 hours before the meeting, if possible.

# Planning Commission – Regular Meeting Agenda

October 10, 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 September 12, 2022 Planning Commission meeting.](#)

Recommended Action: Approval.

- 3. **PRESENTATION – THE HESTIA PROJECT**
- 4. **PUBLIC HEARING**

### A. **1421 STEVENS AVENUE** **PLANNING CASE NO. TMAP22-008 (TENTATIVE PARCEL MAP)** **APPLICANT: ERIC TSANG**

The proposed project is a Tentative Parcel Map (TPM No. 83784) to allow for the development of a three-unit residential condominium subdivision. The project site is zoned R-3 (Multiple Family Residence) and has a land use designation of High Density Residential. This project is exempt from the requirements of California Environmental Quality Act (CEQA), per Guidelines Section 15315, Class 15 (Minor Land Divisions).

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number TMAP22-008 for a Tentative Parcel Map to allow the development of a three-unit residential condominium subdivision at 1421 Stevens Avenue, subject to the recommended conditions of approval.

**B. 264 S. MISSION DRIVE  
PLANNING CASE NO. CUP22-007 (CONDITIONAL USE PERMIT)  
APPLICANT: BLOSSOM MARKET HALL**

The proposed project is a request to amend Conditional Use Permit (CUP18-013) for shared parking reduction, onsite beer and wine sales, and live entertainment in conjunction with a food hall. The project site is zoned MD (Mission District Village) in Mission District Specific Plan (MDSP) area and has a land use designation of Commercial Specific Plan. 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 CUP22-007 to amend Conditional Use Permit (CUP18-013) for shared parking reduction, onsite beer and wine sales, and live entertainment with a food hall at 264 S. Mission Drive, subject to the recommended conditions of approval.

**C. 409-411 S. MISSION DRIVE  
PLANNING CASE NO. CUP22-006 (CONDITIONAL USE PERMIT)  
APPLICANT: LORIANN SERNA**

The proposed project is a Conditional Use Permit (CUP22-006) to allow for an event space business. The project site is zoned MD (Mission District Village) in the Mission District Specific Plan (MDSP) area and has a land use designation of Commercial Specific Plan. 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 CUP22-006 for a Conditional Use Permit to allow for an event space business at 409-411 S. Mission Drive, subject to the recommended conditions of approval.

**D. 606-612 W. LAS TUNAS DRIVE**  
**PLANNING CASE NO. CUP22-005 (CONDITIONAL USE PERMIT)**  
**APPLICANT: JINGYU ZHOU**

The proposed project is a Conditional Use Permit (CUP22-005) to allow for the expansion of an existing adult day care business. The project site is zoned C-1M (The Market Place) in the Mission District Specific Plan (MDSP) area and has a land use designation of Commercial Specific Plan. 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 CUP22-005 for a Conditional Use Permit to allow for the expansion of an existing adult day care business at 606-612 W. Las Tunas Drive, subject to the recommended conditions of approval.

**5. COMMENTS FROM THE PLANNING MANAGER**

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

**6. 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.

**7. ADJOURN PLANNING COMMISSION MEETING**

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY, NOVEMBER 14, 2022 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.