

CITY OF SAN GABRIEL PLANNING COMMISSION REGULAR MEETING AGENDA

MONDAY, NOVEMBER 14, 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 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

November 14, 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 October 10, 2022 Planning Commission meeting.](#)

Recommended Action: Approval.

3. **STAFF ITEM**

- A. **STREET NAME CHANGE GUIDELINES**

On May 3, 2022, the City Council directed staff to draft guidelines for street name changes. To facilitate the drafting the guidelines, the City Council directed staff to solicit feedback and comments from the City Commissions.

Recommended Action:

Staff recommends that the Planning Commission **PROVIDE COMMENTS** on the draft guidelines to be forwarded to the City Council.

4. **PUBLIC HEARING**

A. 1726 S. DEL MAR AVENUE #A-B
PLANNING CASE NO. CUP19-008 (CONDITIONAL USE PERMIT)
APPLICANT: ALEX NGUYEN (COFFEE HANH HOA)

The proposed project is a Conditional Use Permit (CUP19-008) for a gaming arcade. The project site is zoned MU-T (Mixed-Use Transit Oriented Development) in the Valley Boulevard Specific Plan (VBSP) 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 CUP19-008 for a Conditional Use Permit to allow a gaming arcade at 1726 S. Del Mar Avenue #A-B, subject to the recommended conditions of approval.

B. 1381 E. LAS TUNAS DRIVE UNITS 6 AND 7
PLANNING CASE NO. CUP22-002 (CONDITIONAL USE PERMIT)
APPLICANT: ZHIJIE HE

The proposed project is a Conditional Use Permit (CUP22-002) to allow for a board game business. The project site is zoned C-1 (Retail Commercial) 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 CUP22-002 for a Conditional Use Permit to allow a board game business at 1381 E. Las Tunas Drive Units 6 and 7, subject to the recommended conditions of approval.

C. CITYWIDE
PLANNING CASE NO. ZTA22-001 (ZONE TEXT AMENDMENT)
APPLICANT: CITY OF SAN GABRIEL

The proposed project is a Zone Text Amendment (ZTA22-001) to amend Chapter 153 (Zoning Code) of the San Gabriel Municipal Code relating to nonconforming uses, structures, and lots in the San Gabriel Municipal Code. This project is exempt from the requirements of California Environmental Quality Act (CEQA), pursuant to section 15061 of the CEQA Guidelines.

Recommended Action:

Adopt a Resolution of the Planning Commission recommending approval of the proposed Zone Text Amendment to the City Council, amending Chapter 153 (Zoning Code) of the San Gabriel Municipal Code relating to nonconforming uses, structures, and lots.

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, DECEMBER 12, 2022 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.