

CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING
MARCH 14, 2022

- **CALL TO ORDER**

Chairman Klawiter called the regular meeting of the Planning Commission meeting to order at 6:35 p.m. on Monday, March 14, 2022.

- **PLEDGE OF ALLEGIANCE**

Vice-Chair Lou led the Pledge of Allegiance.

- **ROLL CALL – PLANNING COMMISSION**

Present: Chairman Klawiter, Vice-Chair Lou, Commissioner Juarez, Commissioner Mamdapurkar, and Commissioner Schwartz.

Staff in attendance included Deputy City Attorney Koczanowicz, Planning Manager Tewasart, Associate Planner Alvarado, and Planning Commission Secretary Wong.

1. **PUBLIC COMMENT**

Ms. Chasity Jennings-Nunez, City of San Gabriel’s Human Equity, Access and Relations Commission (HEAR) Chair, sent her comment by email stating that she was pleased to have the Planning Commission include the HEAR Commission and its contributions to the City in its first year of inception in the General Plan Annual Progress Report for the 2021 calendar year. She added that the HEAR Commission looks forward to working closely with the Planning Commission as the City addresses housing development, housing insecurity and affordable housing.

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 February 14, 2022 Planning Commission meeting.

Vice-Chair Lou made the motion to approve the Consent Calendar Item #2A. Commissioner Schwartz seconded the motion. Motion passed by a vote of 3 ayes, 0 Noes, 2 Abstention (Juarez was not present at the last meeting and Mamdapurkar recused himself from the last public hearing item) as follows:

AYES: Klawiter, Lou and Schwartz
NOES: None
ABSTENTION: Juarez and Mamdapurkar

3. PUBLIC HEARING

A. 730 EAST LAS TUNAS DRIVE.

PLANNING CASE NO. CUP21-006 (CONDITIONAL USE PERMIT)

APPLICANT: ATABAK YOUSSEFZADEN

The proposed project is a Conditional Use Permit (CUP21-006) to allow the off-site sale of beer and wine (Type 20 ABC License) at an existing gas station. 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 CUP21-006 for a Conditional Use Permit to allow the off-site sale of beer and wine at 730 East Las Tunas Drive, subject to the recommended conditions of approval.

Associate Planner Alvarado presented the item.

Vice-Chair Lou inquired about the operating hours. Mr. Alvarado stated that the applicant proposed those hours and the Police Department have approved them. Should the operating hours change or needs to be amended, it would need to go before the Planning Commission again for approval.

Commissioner Mamdapurkar inquired if the mobile food vendor on the parking lot that operates on weekends have a license to operate in that location or if the business owner allows them to continue having their services there until this application is approved. Mr. Alvarado stated that the mobile food vendor has not received zoning clearance, have not applied for a business license with the City and a health permit from the Los Angeles County Health Department. The applicant as well as the City's code enforcement staff has advised the mobile food vendor to cease operations immediately.

Simon Shirazi, applicant, 730 E Las Tunas Drive, San Gabriel, stated that he agrees with all of the conditions of approval. He also explained that the mobile food vendor is independent from his business and that he has allowed them to sell on his parking lot after being shown some type of permit and insurance to operate their business.

Commissioner Juarez inquired what type of ownership is the gas station. Mr. Shirazi stated that it is a Mobil franchise and is owned and operated by him and his father.

At this time, Chair Klawiter opened the public hearing portion. There being none, he closed the public hearing.

Commissioners' Discussion

Vice-Chair Lou stated that adding the convenient store component as proposed is an improvement to the site.

Commissioner Juarez stated he is glad to see the improvements to the site to make it look attractive. He was concerned that there have been an increase in approvals of liquor licenses to many businesses in the City lately. He believes that increasing access to alcohol would not improve the community.

Commissioner Mamdapurkar stated that he is all for any business having the opportunity to improve their property. He suggested to include verbiage on the conditions of approvals to have staff follow up, perhaps after six months, requiring any vendor that operates onsite to have the required permits. If they do not, then the City could revoke the liquor license of the applicant.

Chair Klawiter stated that it would take time for the construction to finish and suggested to follow up after a year or soon after construction has been completed. Commissioner Mamdapurkar agreed.

Commissioner Schwartz stated that he agrees with the addition of the one-year review. He added that the proposed project is reasonable. The improvements to the property will be good for the community.

Chair Klawiter stated that it will be an improvement to the corner location. The existing facility is pretty tired. Converting the current service area into a serviceable mini-market will increase the convenience for the community.

Commissioner Juarez stated that there are two churches, a convalescent home, and residences that are close to several stores and restaurants that sell liquor or have access to the sale of alcohol. He added that one of the churches also has a school for young children.

Commissioner Lou stated that the sale of liquor is only a small part of the convenience store and is a simple, standard license request.

Chair Klawiter made the motion to approve adopting a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP21-006 for a Conditional Use Permit to allow the off-site sale of beer and wine at 730 East Las Tunas Drive, subject to the recommended conditions of approval, with the addition of the following conditions:

1. **Vendors On-Site:** Any vendors such as food vendors will need to have all required approvals and licenses from the City of San Gabriel and the Public Health Department before operating on site.
2. **One-Year Review of the Conditional Use Permit:** The conditional use permit will be reviewed for compliance by the Planning Commission one year after the Certificate of Occupancy is issued. The Community Development Department staff or the Police Department will be enforcing the conditions listed above prior to end of the one-year review period if violations occur.

Seconded by Vice-Chair Lou. Motion passed by a vote of 4 ayes, 1No (Juarez)

AYES: Klawiter, Lou. Mamdarpurkar and Schwartz
NOES: Juarez

4. COMMENTS FROM THE PLANNING MANAGER

Commissioner Schwartz inquired about the status of hiring a new senior planner. Ms. Tewasart provided an update that a new hire for this position will be starting in a few weeks.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

None.

6. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY, APRIL 11, 2022 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.