



**MINUTES OF THE OCTOBER 10, 2022  
REGULAR MEETING OF THE SAN GABRIEL PLANNING COMMISSION**

**CALL TO ORDER**

Chair Klawiter called the regular meeting of the San Gabriel Planning Commission to order at 6:30 P.M. on Monday, October 10, 2022 with four Commission members and staff present.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Chair Klawiter.

**ROLL CALL**

**Commission Members Present:**

Chair Klawiter, Vice-Chair Mamdapurkar,  
Commissioner McMorris and Commissioner Schwartz

**Commission Members Absent:**

Commissioner Krappman

**Staff Members Present:**

Planning Manager Samantha Tewasart, Associate  
Planner Alvarado, Assistant Planner Marlon Cervantes,  
and Commission Secretary Jackie Wong

1. **PUBLIC COMMENT-** None.

2. **CONSENT CALENDAR**

**A. APPROVAL OF MINUTES**

A motion was made by Vice-Chair Mamdapurkar, as amended by Deputy City Attorney Koczannowicz on a minor correction that would reflect the Vice-Chair chaired the meeting in the Chair's absence. Seconded by Commissioner Schwartz.

*Motion approved Consent Calendar Items 2A as presented, by a vote of 3-0 as follows:*

AYES: MAMDAPURKAR, McMORRIS, SCHWARTZ  
NOES: NONE  
ABSTAIN: KLAWITER (was not present at last meeting)  
ABSENT: KRAPPMAN

The Commission approved the following:

Minutes of the Planning Commission Regular Meeting of September 12, 2022.

**3. PRESENTATION – The Hestia Project**

A student from Harvard-Westlake High School presented this item as part of a school group project. This was an informational item only. No action was taken by the Commissioners.

**4. PUBLIC HEARING**

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

Assistant Planner Cervantes presented this item.

Chair Klawiter opened the public hearing.

The proposed project is a Tentative Parcel Map (TMP No. 83784) to allow for the development of a three-unit residential condominium subdivision. The project site is zoned R-3 (Multi-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).

Chair Klawiter opened the public hearing.

Testimony:

1. Michelle Yan, 1500 Stevens Ave., Apt. D, expressed her concerns regarding increased traffic and noise, lack of parking spaces, decreased standard of living, and multiple developments happening in the area.

Chair Klawiter closed the public hearing.

A motion was made by Chair Klawiter, seconded by Vice-Chair Mamdapurkar to:

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 and the added condition reenforcing the City of San Gabriel’s construction hours.

*Motion carried by a vote of 4-0 as follows:*

AYES: KLAWITER, MAMDAPURKAR, McMORRIS, SCHWARTZ  
NOES: NONE  
ABSENT: KRAPPMAN

**B. 264 S. MISSION DRIVE  
PLANNING CASE NO. CUP22-007 (CONDITIONAL USE PERMIT)  
APPLICANT: CHRISTOPHER AND NELLIE TRAN**

Planning Manager Tewasart presented this item.

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 15315, Class 1 (Existing Facilities).

Chair Klawiter opened the public hearing.

Testimony:

1. Jessica Wu, business owner of Café Et Cetera at Blossom Market Hall, shared her support for this application.

Chair Klawiter closed the public hearing.

A motion was made by Commissioner Schwartz, seconded by Commissioner McMorris to:

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.

*Motion carried by a vote of 4-0 as follows:*

AYES: KLAWITER, MAMDAPURKAR, McMORRIS, SCHWARTZ  
NOES: NONE  
ABSENT: KRAPPMAN

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

Associate Planner Alvarado presented this item.

This 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 15315, Class 1 (Existing Facilities).

Chair Klawiter opened the public hearing.

Testimonies:

1. Jayen Shin, property owner of 409-411 S. Mission Drive, shared her support for her new tenant and its business contribution to the Mission District.
2. Gina Faniara, broker, spoke on behalf of Nomad Pops' business owner to share their support for the new business opening right next to their store.

Chair Klawiter closed the public hearing.

A motion was made by Vice-Chair Mamdapurkar, seconded by Commissioner Schwartz to:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP22-006 to allow 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.

*Motion carried by a vote of 4-0 as follows:*

AYES: KLAWITER, MAMDAPURKAR, McMORRIS, SCHWARTZ  
NOES: NONE  
ABSENT: KRAPPMAN

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

Vice-Chair Mamdapurkar recused himself from this item due to the proximity of his residence to this project's location.

Associate Planner Alvarado presented the item.

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 15315, Class 1 (Existing Facilities).

Chair Klawiter opened the public hearing.

Testimonies:

1. Rick Yen, business owner at 614 W. Las Tunas Drive, voiced his concern regarding patients being picked up and dropped off in front of the business where it impacts other customers in the vicinity looking for parking spaces. He also stated that large transportation vehicles that service this business often park on the streets instead of the designated parking specifically for this business. This makes it hard for other customers to find parking spaces when patronizing other businesses in the area.
2. Ray Chun, concerned citizen, emailed his comment suggesting the business owner find a good location for their trash bin. He mentioned that they don't have a good storage location for it, and they oftentimes use other business' trash bins.

Chair Klawiter closed the public hearing.

A motion was made by Chair Klawiter, seconded by Commissioner McMorris to:

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.

*Motion carried by a vote of 3-0 as follows:*

AYES: KLAWITER, SCHWARTZ AND McMORRIS  
NOES: NONE  
RECUSED: MAMDAPURKAR  
ABSENT: KRAPPMAN

**5. COMMENTS FROM THE PLANNING MANAGER**

None.

**6. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS**

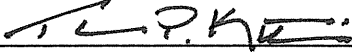
None.

**7. ADJOURNMENT**

Chair Klawiter adjourned the meeting at 8:31 P.M.

Respectfully submitted by:

  
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JACKIE WONG, Planning Commission Secretary

  
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THOMAS KLAWITER, Chair