

CITY OF SAN GABRIEL PLANNING COMMISSION  
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING  
June 11, 2018

- **CALL TO ORDER**

Chairman Garden called the regular meeting of the Planning Commission meeting to order at 6:30 p.m. on Monday, June 11, 2018, in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California, 91776.

- **PLEDGE OF ALLEGIANCE**

Chairman Garden led the Pledge of Allegiance.

- **ROLL CALL**

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

Absent: None

Staff in attendance included City Attorney Pilchen, Planning Manager Steinkruger, Assistant Planner Alvarado, and Planning Commission Secretary Wong.

1. **PUBLIC COMMENT**

None.

2. **APPROVAL OF MINUTES**

Commissioner Lou moved to approve the minutes from the May 14, 2018 regular Planning Commission meeting. Seconded by Commissioner Schwartz. Motion passed unanimously.

3. **NEW BUSINESS**

**PUBLIC HEARING ITEM: PLANNING COMMISSION**

**A. 323 S. MISSION DRIVE  
PLANNING CASE NO. CUP18-006 (CONDITIONAL USE PERMIT)  
APPLICANT: CHARLES TRAN – FACTORY TEA BAR**

**Project Summary:** The applicant is requesting a Conditional Use Permit (CUP) to allow for arcade games and karaoke rooms to be used in conjunction with an existing café at 323 S. Mission Drive. The subject site is located in the MD (Mission District Village) zone, within the Mission District Specific Plan (MDSP). This project is exempt from the requirements of the California Environmental Quality Act, Guidelines Section 15301, Class 1 (Existing Facilities).

**Staff Recommendation:**

**CONTINUE THE PROJECT TO THE JULY 9, 2018 REGULAR MEETING OF THE PLANNING COMMISSION.**

Chairman Garden made the motion to approve the item to be continued to the said date. Seconded by Vice-Chair Klawiter. Motion passed unanimously.

**B. 250 W. VALLEY BOULEVARD, UNIT A1  
PLANNING CASE NO. CUP18-001 (CONDITIONAL USE PERMIT)  
APPLICANT: HANGZHENG LI**

**Project Summary:** The applicant is requesting a Conditional Use Permit (CUP) to allow a karaoke business with seven karaoke rooms at 250 W. Valley Boulevard, Unit A1. The property is zoned Commercial Center (CC/T) and is part of the Valley Boulevard Specific Plan. This project is exempt from the requirements of the California Environmental Quality Act, Guidelines Section 15301, Class 1 (Existing Facilities).

**Staff Recommendation:**

**ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING CUP18-001 FOR A CONDITIONAL USE PERMIT TO ALLOW FOR KARAOKE USE AT 250 WEST VALLEY BOULEVARD UNIT A1, SUBJECT TO THE CONDITIONS OF APPROVAL.**

This item was presented by Assistant Planner Alvarado.

Mr. Li, 255 S. California Street, San Gabriel, applicant, came forward and stated that he agrees with all of the recommended Conditions of Approval.

Chairman Garden opened the public hearing. There being no speakers, he closed the public hearing.

**COMMISSIONERS' DISCUSSION**

The Planning Commissioners discussed and conceptualized the proposed project. They all agreed that this is a good use for the business and its location.

Chairman Garden made the motion to adopt a resolution of the Planning Commission of the City of San Gabriel, California, approving CUP18-001 for a Conditional Use Permit to allow for karaoke use at 250 West Valley Boulevard, Unit A1, subject to the Conditions of Approval. Seconded by Commissioner Mamdapurkar. Motion passed unanimously by a 5-0 vote.

**C. 2017-2018 THROUGH 2022-2023 CAPITAL IMPROVEMENT PROGRAM  
PLANNING CASE NO.  
APPLICANT: CITY OF SAN GABRIEL**

**Project Summary:** This is a City-initiated request to consider a General Plan conformity finding for the proposed 2018-2019 CIP Annual Report in accordance to California Government Code Section 65401. The City of San Gabriel Capital Improvement Program (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 scheduled for Council adoption later this month covers fiscal years 2018-19 through 2022-23. State law requires that the proposed projects in the CIP be found consistent with the City's General Plan before they may be approved.

**Environmental Determination:** This project is exempt from further CEQA review pursuant to Section 15061(b)(3) in that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Additionally, environmental review will be conducted on each individual project in the Capital Improvements Program as required by the CEQA.

**Staff Recommendation:**

**ADOPT A RESOLUTION OF THE PLANNING COMMISSION. A RESOLUTION CERTIFYING THAT THE 2018-19 THROUGH 2022-23 CAPITAL IMPROVEMENT PROGRAM IS CONSISTENT WITH THE CITY OF SAN GABRIEL ADOPTED GENERAL PLAN.**

This item was presented by Planning Manager Steinkruger

Chairman Garden opened the public hearing. There being no speakers, he closed the public hearing.

**COMMISSIONERS' DISCUSSION**

Commissioner Mamdapurkar inquired if the sewer upgrade is related to Arroyo. Ms. Steinkruger stated that she will ask Public Works staff for the answer and will provide an update.

The Planning Commissioners discussed the report and agreed to support it.

Chairman Garden made the motion to adopt a resolution of the Planning Commission certifying that the 2018-19 through 2022-2023 Capital Improvement Program is consistent with the City of San Gabriel adopted General Plan. Seconded by Vice-Chair Klawiter. Motion passed unanimously.

**4. COMMENTS FROM THE PLANNING MANAGER**

Planning Manager Steinkruger advised that the Planning Commission will be hearing the old Mission Lodge site item and the CUP for Factory Tea Bar item at its July 9, 2018 regular meeting. For the August 13, 2018 regular meeting, the Planning Commission will be discussing the targeted General Plan Update on Land Use Element and Mobility Element.

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

Commissioner Lou announced that he will not be available for the July 9, 2018 regular Planning Commission meeting but will be available in August.

**7. ADJOURN PLANNING COMMISSION MEETING**

TO THE REGULAR PLANNING COMMISSION MEETING ON MONDAY, JULY 9, 2018 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

CITY OF SAN GABRIEL

  
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JACKIE WONG, SECRETARY  
PLANNING COMMISSION

  
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NORMAN GARDEN, CHAIRMAN  
PLANNING COMMISSION