

CITY OF SAN GABRIEL PLANNING COMMISSION  
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING  
December 10, 2018

- **CALL TO ORDER**

Vice-Chair Klawiter called the regular meeting of the Planning Commission meeting to order at 6:30 p.m. on Monday, December 10, 2018, in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California, 91776.

- **PLEDGE OF ALLEGIANCE**

Vice-Chair Klawiter led the Pledge of Allegiance.

- **ROLL CALL**

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

Excused: Chairman Garden

Staff in attendance included City Attorney Pilchen, Planning Manager Steinkruger, Senior Planner Chang, Assistant Planner Garibay, Assistant Planner Alvarado, Planning Intern Neumann and Planning Commission Secretary Wong.

1. **PUBLIC COMMENT**

None.

2. **APPROVAL OF MINUTES**

Commissioner Lou moved to approve the minutes from the September 10, 2018 regular Planning Commission meeting. Seconded by Commissioner Schwartz. Motion passed with 3 ayes and 1 abstention (Vice-Chair Klawiter was not present at the meeting).

3. **INTRODUCTION OF NEW PLANNING STAFF**

Senior Planner Matt Chang was introduced to the Planning Commissioners by Planning Manager Steinkruger. The Commissioners welcomed Mr. Chang.

4. **PUBLIC HEARINGS**

- A. **1958 SOUTH CALIFORNIA STREET  
PLANNING CASE NO. TMAP18-019 (TENTATIVE TRACT MAP NO. 73127)  
APPLICANT: BRIAN LEUNG**

**Project Summary:** The proposed project is a request to renew an expired Tentative Tract Map No. 73127 (TTM) to subdivide the airspace of a 21,834

square-foot lot for the construction of a five-unit residential condominium development at 1958 South California Street. The project site is zoned R-NC (Residential Neighborhood Conservation) within the boundaries of the Valley Boulevard Specific Plan and is subject to the R-2 (Low Density Multiple Family Residence) development standards. An environmental analysis was conducted and a Mitigated Negative Declaration of Environmental Impact was prepared. Staff filed a Notice of Proposed Mitigated Negative Declaration with the Los Angeles County Clerk on June 22, 2015. Mitigation measures were added for impacts related to Geology/Soils, Utilities/Service Systems, and Public Services. The Notice of Determination was recorded by the Los Angeles Recorder office on August 31, 2015.

**Staff Recommendation:**

**ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER TMAP18-019 FOR A TENTATIVE TRACT MAP (NO. 73127) FOR THE SUBDIVISION OF AIRSPACE FOR FIVE RESIDENTIAL CONDOMINIUM UNITS AT 1958 SOUTH CALIFORNIA STREET, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.**

This item was presented by Assistant Planner Alvarado.

Vice-Chair Klawiter 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 all requirements are met for the project.

Vice-Chair Klawiter made the motion to adopt a resolution of the Planning Commissioner of the City of San Gabriel, California, approving Planning Case Number TMAP18-019 for a Tentative Tract Map (No. 73127) for the subdivision of airspace for five residential condominium units at 158 South California Street, subject to the recommended Conditions of Approval. Seconded by Commissioner Schwartz. Motion passed unanimously by a 4-0 vote.

**B. 608 EAST VALLEY BOULEVARD, SUITES A & B  
PLANNING CASE NO. CUP18-014 (CONDITIONAL USE PERMIT)  
APPLICANT: KENNY LIM**

**Project Summary:** The proposed project is a request for a Conditional Use Permit (CUP) to allow for the onsite sale of beer and wine (Type 41 ABC License) in conjunction with food service within an existing bona-fide restaurant (Mama's Dumpling House) at 608 East Valley Boulevard, Suites A & B. The project site is zoned MU/T (Mixed-Use Transit Oriented Development) in the Valley Boulevard Specific Plan area. The project is categorically exempt under CEQA Guidelines Section 15301, Class 1 (Existing Facilities).

**Staff Recommendation:**

**ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER CUP18-014 TO ALLOW FOR THE ON-SITE SALE OF BEER AND WINE AS PART OF AN EXISTING RESTAURANT LOCATED AT 608 EAST VALLEY BOULEVARD, SUITES A & B (MAMA'S DUMPLING HOUSE), SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.**

This item was presented by Planning Intern Neumann.

Vice-Chair Klawiter 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 adding beer and wine complement the menu and give customers wider beverage choices.

Vice-Chair Klawiter made the motion to adopt a resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP-18-014 for a Conditional Use Permit to allow for the on-site sale of beer and wine as part of an existing restaurant located at 608 East Valley Boulevard, Suites A & B, subject to the recommended Conditions of Approval. Seconded by Commissioner Mamdapurkar. Motion passed unanimously by a 4-0 vote.

**C. 264-278 SOUTH MISSION DRIVE (BLOSSOM MARKET)  
PLANNING CASE NO. CUP18-013 (CONDITIONAL USE PERMIT)  
APPLICANT: CHRISTOPHER AND NELLIE TRAN**

**Project Summary:** The proposed project is a request for a Conditional Use Permit (CUP), Planning Case Number CUP18-013 to allow for a shared parking reduction, on-site beer and wine sales, and live entertainment in conjunction with a proposed food hall use at 264-278 South Mission Drive. The project site is zoned MD (Mission District Village), within the Mission District Specific Plan area. The project is categorically exempt under CEQA Guidelines Section 15301, Class 1 (Existing Facilities).

**Staff Recommendation:**

**ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER CUP18-013 FOR A CONDITIONAL USE PERMIT TO ALLOW FOR A SHARED PARKING REDUCTION, ON-SITE BEER AND WINE SALES, AND LIVE ENTERTAINMENT IN CONJUNCTION WITH A PROPOSED FOOD HALL USE**

**AT 264-278 SOUTH MISSION DRIVE, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.**

This item was presented by Assistant Planner Garibay.

Ms. Angelica Frausto-Lupo, City of San Gabriel Economic Development Manager, shared information about the City's plan to conduct a Mission District Economic Analysis Study in the near future. She also added that the proposed project will help revitalize the Mission District and attract desirable businesses to the area.

Ms. Nellie Tran, 264-278 South Mission Drive, San Gabriel, applicant, and Ms. Nao Miyamoto, project architect, both gave a slide presentation and answered questions from the Commissioners.

Vice-Chair Klawiter opened the public hearing.

**TESTIMONIES:**

1. *Sandy Rosco, 620 W. Santa Anita St., San Gabriel – in favor*
2. *Senya Lubisich, 116 N. Del Mar Ave., San Gabriel – in favor*
3. *Chris Stratten, 5508 Karker Ave., Temple City – in favor*
4. *Amy Wong, 3310 Sastre Ave., El Monte – in favor*
5. *Andrew Yip, 1102 Jarrow Ave., Hacienda Heights – in favor*
6. *Bin Lee, Pasadena resident (did not state address) – in favor*
7. *Camelia Vera, San Gabriel resident (did not state address) – in favor*
8. *Blair Miller, 2395 E. Woodlyn Rd., Pasadena – in favor*
9. *Yen Ma, P.O. Box 70453, Riverside – in favor*
10. *Alexandra Poer, 413 S. Mission Dr., San Gabriel – in favor*
11. *Geoff Jennings, 301 N. Chapel, Alhambra – in favor*
12. *Wes Reutimann, (did not state address) – in favor*

At this point, there was no additional speaker. Vice-Chair Klawiter 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 for the Mission District.

Vice-Chair Klawiter made the motion to adopt a resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP18-013 for a Conditional Use Permit to allow for a shared parking reduction, on-site beer and wine sales, and live entertainment in conjunction with a proposed food hall use at 264-278 South Mission Drive, subject to the recommended Conditions of Approval with an added condition that live entertainment shall remain completely indoors and may be concurrent with any publicized City events. Any form of live entertainment shall be concluded by 10 p.m. Thursdays through Sundays. Commissioner Mamdapurkar seconded the motion. Motion passed unanimously by a 4-0 vote.

**5. COMMENTS FROM THE PLANNING MANAGER**

None.

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

None.

**7. ADJOURN PLANNING COMMISSION MEETING**

TO THE REGULAR PLANNING COMMISSION MEETING ON MONDAY,  
JANUARY 14, 2019 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE,  
2<sup>ND</sup> FLOOR, COUNCIL CHAMBERS.

CITY OF SAN GABRIEL

  
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JACKIE WONG, SECRETARY  
PLANNING COMMISSION

  
\_\_\_\_\_  
VICE-CHAIR KLAWITER, VICE-CHAIR  
PLANNING COMMISSION

