

CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING
May 13, 2019

- **CALL TO ORDER**

Chairman Garden called the regular meeting of the Planning Commission meeting to order at 6:30 p.m. on Monday, May 13, 2019 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

Excused: None.

Staff in attendance included City Attorney Pilchen, Planning Manager Steinkruger, Principal Civil Engineer Marciuska, Senior Planner Chang and Planning Commission Secretary Wong.

- 1. **PUBLIC COMMENT**

1. *Ms. Annette Kondo, 312 San Marcos St., voiced her concerns about the maintenance and current construction activity at 306 San Marcos Street. She also brought up other issues including mature trees being uprooted, damaged pavement, old well pipe removed and improperly sealed, and excavating without proper notification given to the local Native American tribes.*

Planning Manager Steinkruger clarified some of the concerns that Ms. Kondo raised. She also added that City staff will inspect and investigate the other concerns mentioned.

- 2. **APPROVAL OF MINUTES**

Chairman Garden moved to approve the minutes from the April 8, 2019 regular Planning Commission meeting. Commissioner Lou seconded the motion. Motion passed with 4 - ayes and 0 – noes (Commissioner Mamdapurkar was not present at the previous meeting) without objections.

- 3. **PUBLIC HEARING**

**A. 127 SOUTH SAN GABRIEL BOULEVARD
PLANNING CASE NO. CUP19-002 (CONDITIONAL USE PERMIT)
APPLICANT: STANLEY ZETO**

Project Summary: The proposed project is a request for a Conditional Use Permit (CUP) to allow for the on-site sale and consumption of beer and wine (Type 41 License) in conjunction with food service at an existing restaurant space (Shenyang Tasty Restaurant) at 127 South San Gabriel Boulevard. The project site is zoned C-1 (Retail Commercial). This project is categorically exempt under California Environmental Quality Act (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 CUP19-002 FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE ON-SITE SALE AND CONSUMPTION OF BEER AND WINE AT AN EXISTING RESTAURANT SPACE (SHENYANG TASTY RESTAURANT) AT 127 SOUTH SAN GABRIEL BOULEVARD, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Planning Manager Steinkruger.

Mr. Stanley Zeto, 879 W. Asaiya Rd, Montebello, project owner's representative, stated that the project owner has read, and agrees to all conditions of approval.

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

COMMISSIONERS' DISCUSSION

The Planning Commission discussed and conceptualized the project. All of the Planning Commissioners agreed that this is a good use for the business at this location.

Chairman Garden suggested that the restaurant staff clean and remove trash onsite and should encourage patrons to park in the back parking lot.

Chairman Garden made the motion to adopt a made the motion to adopt a resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP 19-002 for a Conditional Use Permit to allow for the onsite sale and consumption of beer and wine at an existing restaurant space (Shenyang Tasty Restaurant) at 127 South San Gabriel Boulevard, subject to the recommended conditions of approval. Commissioner Schwartz seconded the motion. Motion passed unanimously by a 5-0 vote.

4. STAFF ITEMS:

**A. 1975 SOUTH DEL MAR AVENUE – PROJECT REVIEW
PLANNING CASE NO. PPD18-006 (TENTATIVE TRACT MAP AND
PRECISE PLAN OF DESIGN)
APPLICANT: ALEX CHANG**

Project Summary: This item is intended to provide information to the Planning Commission about the proposed mixed-use project.

Staff Recommendation:

RECOMMEND THAT THE PLANNING COMMISSION NOTE AND FILE THE STAFF REPORT.

This item was presented by Senior Planner Chang.

No action was taken by the Planning Commission.

**B. 700-800 SOUTH SAN GABRIEL BOULEVARD – PROJECT REVIEW
PLANNING CASE NO. PD18-001 (PLANNED DEVELOPMENT,
DEVELOPMENT AGREEMENT, TENTATIVE TRACT MAP AND PRECISE
PLAN OF DESIGN)**

Project Summary: This item is intended to provide information to the Planning Commission about the proposed mixed-use project.

Staff Recommendation:

RECOMMEND THAT THE PLANNING COMMISSION NOTE AND FILE THE STAFF REPORT.

This item was presented by Planning Manager Steinkruger.

No action was taken by the Planning Commission.

C. PUBLIC WORKS “ASK THE ENGINEER”

This item was in response to the Planning Commissioner’s request for information regarding City’s underground utilities requirements and Alhambra Wash Bridge construction update. Principal Civil Engineer Marciuska from the Public Works Department provided information and answered the Planning Commissioners’ questions about those items. In addition, Principal Civil Engineer Marciuska responded other Public Works project related questions.

5. COMMENTS FROM THE PLANNING MANAGER

Senior Planner Chang announced that Principal Civil Engineer Marciuska will be retiring from the City on June 1, 2019 and the Community Development Department thank him for his service.

6. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

None.

7. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY,
JUNE 10, 2019 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND
FLOOR, COUNCIL CHAMBERS.

CITY OF SAN GABRIEL



JACKIE WONG, SECRETARY
PLANNING COMMISSION



NORMAN GARDEN, CHAIRMAN
PLANNING COMMISSION