

CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING
JANUARY 11, 2021

- **CALL TO ORDER**

Chairman Klawiter called the regular meeting of the Planning Commission meeting to order at 6:30 p.m. on Monday, January 11, 2021.

- **PLEDGE OF ALLEGIANCE**

Vice-Chair Lou led the Pledge of Allegiance.

- **ROLL CALL – PLANNING COMMISSION**

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

Excused: None.

Staff in attendance included Deputy City Attorney Tabares, Planning Manager Tewasart, Senior Planner Chang, Assistant Planner Alvarado, and Planning Commission Secretary Wong.

1. **PUBLIC COMMENT**

None.

2. **CONSENT CALENDAR**

- A. **APPROVAL OF MINUTES**

Minutes from the October 12, 2020 Planning Commission meeting.

Vice-Chair Lou made the motion to approve Consent Calendar Item #2A. Commissioner Juarez seconded the motion. Motion passed by a vote of 5 ayes, 0 noes and 0 abstention as follows:

AYES:	Klawiter, Lou, Mamdapurkar, Schwartz, and Juarez
NOES:	None
ABSTAIN:	None
ABSENT:	None

3. PUBLIC HEARING

A. 416 E. LAS TUNAS DRIVE, UNITS B AND C PLANNING CASE NO. CUP20-002 (CONDITIONAL USE PERMIT) APPLICANT: PANAME, LLC

This item was presented by Assistant Planner Alvarado.

The proposed project is for a Conditional Use Permit (CUP) to allow the on-site sale and consumption of beer and wine (Type 41 ABC License) in conjunction with food service at a proposed restaurant “*My Little Paris*” at 416 E. Las Tunas Drive, Units B and C. The project site is zoned C-1/PD (Retail Commercial/Planned Development Overlay) and has a General Plan Land Use Designation of General Commercial. The project is exempt from the 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 CUP20-002 for a Conditional Use Permit to allow the on-site sale and consumption of beer and wine in conjunction with food service at a proposed restaurant “*My Little Paris*” at 416 E. Las Tunas Drive, Units B and C, subject to the recommended conditions of approval.

Mr. Matthew Jeng, project coordinator and Ms. Geraldine Roumili, business owners of 416 E. Las Tunas Drive, gave an overview of their project. They both answered various questions and addressed concerns from the Commissioners.

Chair Klawiter opened the public hearing.

Testimony:

1. Daniel C, San Gabriel Resident, emailed his concerns about increased noise late at night coming from this commercial plaza, which will depend on its operating hours. He lives adjacent to the proposed location and mentioned that patrons from other businesses in that plaza, particularly the existing tea house, regularly make loud noises such as talking and shouting until 2 a.m. or 3 a.m. In addition, employees also make loud noises during cleanup time, dragging metal chairs and tables and other equipment on the concrete very late at night.

There being no additional public comment. Chair Klawiter closed the public hearing.

Commissioners' Discussion:

The Planning Commissioners discussed the proposed project. Overall, they felt that the proposed project's use would be a good fit and addition to the site. They discussed operating hours, which would allow the applicant flexibility to operate within the approved hours.

Commissioner Juarez expressed his concern that many businesses that are open very late at night oftentimes have patrons that become disruptive and loud without any consideration for neighboring residents. He suggested that the applicant and the property owner install signs in multiple languages to help keep the noise down as well as consider providing additional buffers like plants to remedy the problem. Noise is a constant problem for residents that live near businesses which operate late hours.

Chairman Klawiter stated that this business is an added benefit to the community, especially when children get to be a part of it.

The Commission requested a revision to Condition of Approval #9 to instead read as follows:

The business shall be allowed to be open on Sunday through Thursday from 10:00 am - 10:00 pm, and Friday through Saturday from 10:00 am - 12:00 am. Should the applicant wish to expand upon these hours of operation at a later date, approval by the Planning Commission may be required.

Chairman Klawiter moved to approve adopting a Resolution to allow the on-site sale and consumption of beer and wine in conjunction with food service at a proposed restaurant "My Little Paris" at 416 E. Las Tunas Drive, Units B and C, subject to the recommended conditions of approval as well as the revised condition of approval. Seconded by Commissioner Schwartz. Motion passed by a vote of 5 ayes, 0 noes, 0 abstentions, as follows.

AYES:	Klawiter, Lou, Mamdapurkar, Schwartz, and Juarez
NOES:	None
ABSTAIN:	None
ABSENT:	None

4. COMMENTS FROM THE PLANNING MANAGER

Planning Manager Tewart welcomed the Commission to 2021 and provided several project status updates to the Commission. This was an informational item. No action was required.

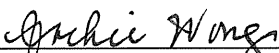
5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Commissioner Juarez recommended that the Planning Commission should consider providing condition of approvals addressing noise protections to residents on future projects. He reiterated that low-cost materials such as signage in multiple language displayed or installation of landscaping buffers all around the business property could greatly reduce the noise problems and inconvenience to the residents.

6. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY, FEBRUARY 8, 2021 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

CITY OF SAN GABRIEL



JACKIE WONG, SECRETARY
PLANNING COMMISSION



THOMAS KLAWITER, CHAIRMAN
PLANNING COMMISSION