

**CITY OF SAN GABRIEL
PLANNING COMMISSION
REGULAR MEETING AGENDA**

MONDAY, JULY 12, 2021 – 6:30 P.M.

**City Hall Council Chamber
425 South Mission Drive
San Gabriel, California 91776**

**Due to Executive Order N-25-20 Members of the Commission may
Teleconference into the meeting.**

Thomas Klawiter
Chair

Jingbo Lou
Vice-Chair

Mark Juarez
Commissioner

Anagh Mamdapurkar
Commissioner

Jerry Schwartz
Commissioner



Samantha Tewart
Planning Manager

Lloyd Pilchen
Assistant City Attorney

Pursuant to State and County Directives, San Gabriel City Hall is **closed to the public** and physical access to the meeting has been suspended. To provide members of the public access to the meeting and an opportunity to comment on items on and off the Agenda, the following opportunities have been established:

Public Comments

Please email all public comments to PC-PublicComment@sgch.org and include the following in the subject line of your email: the section (Public Comment, Consent Calendar, Public Hearing, New Business) and Item Number you are commenting on. The Clerk will read public comments into the record for up to three-minute limit. Words that would disrupt the meeting, including profanity, obscenity, and discriminatory language, will not be read.

Example: PUBLIC COMMENT: New Business Item A

Watch the Meeting Online

Live broadcast of this meeting is available using the following link:

[Meeting Video – https://www.youtube.com/CityofSanGabriel](https://www.youtube.com/CityofSanGabriel)

Spectrum cable: Live streaming on Channel 3, Public Access Channel.

Materials Available for Inspection. You may view agenda items online at www.sangabrielcity.com. Materials related to an item on this Agenda, submitted to the Planning Commission after distribution of the Agenda packet, will be posted on the City website.

Persons with Disabilities. Upon request, this Agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990.

Questions about this Agenda? Should any person have a question concerning any of the above Agenda items prior to the meeting, please contact the Community Development Department at commdevinfo@sgch.org during regular office hours.

Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such a request to the Community Development Department by emailing commdevinfo@sgch.org at least 48 hours before the meeting, if possible.

Planning Commission – Regular Meeting Agenda

July 12, 2021

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL – PLANNING COMMISSION**
- 1. **PUBLIC COMMENT**

This is the time set aside for members of the public to address the Planning Commission on items of interest that are not on the agenda, but are within the subject matter jurisdiction of the Planning Commission. Pursuant to the Brown Act, the Planning Commission cannot answer any questions or take any action until such time as the matter may appear as an item on a future agenda.

2. **CONSENT CALENDAR**

All items listed under the Consent Calendar are considered routine and recommendations will be approved in one motion unless a member of the Planning Commission or audience requests separate discussion.

A. APPROVAL OF MINUTES

[Minutes from the May 10, 2021 Planning Commission meeting.](#)

Recommended Action: Approval.

3. **PUBLIC HEARING:**

**A. 225 W. VALLEY BOULEVARD, 150 HOVEY AVENUE, 152 HOVEY AVENUE, 1533 MANLEY DRIVE, AND 1535 MANLEY DRIVE
PLANNING CASE NOS. GPA20-001 (GENERAL PLAN AMENDMENT),
ZC20-001 (ZONE CHANGE), AND TMAP20-017 (TENTATIVE PARCEL
MAP)
APPLICANT: LANDWIN HOSPITALITY, LLC REPRESENTING VARIOUS
PROPERTY OWNERS**

The proposed project is for a General Plan Amendment to change General Plan land use designation from Low Density Residential to Commercial Specific Plan, a Zone Change to change zoning designations from R-1 (Single-Family Residence) and MU/T (Mixed-Use Transit Oriented Development) to CC/T (Commercial Center), and a Tentative Parcel Map to merge five parcels into three parcels to allow a parking lot expansion for the Hilton Los Angeles/San

Gabriel Hotel. This project is exempt from the requirements of the California Environmental Quality Act (CEQA) per Guidelines Section 15303, Class 3 (New Construction or Conversion of Small Structures) and Section 15311, Class 11 (Accessory Structures).

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, recommending City Council approve Planning Case Numbers GPA20-001, ZC20-001, and TMAP20-017 for properties located at 225 W. Valley Boulevard, 150 Hovey Avenue, 152 Hovey Avenue, 1533 Manley Drive, and 1535 Manley Drive, subject to the recommended conditions of approval.

**B. 700-800 S. SAN GABRIEL BOULEVARD
PLANNING CASE NOS. ZC18-001 (ZONE CHANGE) AND TMAP18-005
(TENTATIVE TRACT MAP)
APPLICANT: PACIFIC SQUARE SAN GABRIEL, LLC**

Staff Report

[Attachment A: Proposed Planning Commission Resolution](#)

[Attachment B: Draft Development Agreement](#)

[Exhibit A: Project Site Legal Description](#)

[Exhibit B: Recommended Conditions of Approval](#)

[Attachment C: Project Plans](#)

[Attachment D: Color Rendering including Photo Simulations](#)

[Attachment E: Markey Analysis](#)

[Attachment F: Draft Environmental Impact Report \(DEIR\)](#)

[Attachment G: Final Environmental Impact Report \(FEIR\), Findings of Fact, and Mitigation Monitoring and Reporting Program](#)

The proposed project is to request a Zone Change/Planned Development Overlay to change the subject site zoning from C-1 (Retail Commercial) to C-1/PD (Retail Commercial/Planned Development Overlay) and a Tentative Tract Map for condominium purposes to allow the development of a mixed-use project consisting of 243 residential units, 8 live/work units, and approximately 76,000 square feet of commercial area.

The project was reviewed for compliance with the California Environmental Quality Act (CEQA) and an Environmental Impact Report (EIR) was prepared for this project.

The City circulated a Notice of Preparation (NOP) to State, regional, County, and local agencies; Native American Tribes, and interested members of the public. The NOP public comment period began on August 29, 2018, and concluded on September 28, 2018, providing a 31-day comment period.

The Draft EIR was circulated for a 45-day public review period between December 7, 2020 and January, 21, 2021, in compliance with CEQA Guidelines. A notice was distributed to relevant regulatory agencies. Additionally, a notice was mailed to organizations or individuals who had previously requested notice or expressed an interest in the project. Furthermore, copies of the notice were mailed to property owners and occupants within a 500-foot radius of the project site.

Following the close of the public review period, the City prepared a Final EIR, which includes responses to comments received on the Draft EIR. In addition, a Mitigation Monitoring and Reporting Program (MMRP) is included in the Final EIR.

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, recommending City Council certify the Environmental Impact Report (State Clearinghouse No. 2018081085), adopt Findings of Fact and Mitigation Monitoring and Reporting Program, and approve Planning Case Numbers ZC18-001 and TMAP18-005 at 700-800 S. San Gabriel Boulevard.

4. COMMENTS FROM THE PLANNING MANAGER

The Planning Manager may address the Commission on matters of general information and/or concern.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Each Commissioner may address the Commission on matters of general information and/or concern. This is also the time for Commissioners to report on conferences and/or meetings they have attended.

6. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY, AUGUST 9, 2021 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.