

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

MONDAY, JANUARY 10, 2022 – 6:30 P.M.

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

Due to recent legislation (Assembly Bill 361), 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

Norma Tabares
Deputy City Attorney

Pursuant to State and County Directives, **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

January 10, 2022

- **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 December 13, 2021 Planning Commission meeting.](#)

Recommended Action: Approval.

3. **PUBLIC HEARING**

A. 2021-2029 HOUSING ELEMENT UPDATE (6th CYCLE) PLANNING CASE NO. GPA21-002 (GENERAL PLAN AMENDMENT) APPLICANT: CITY OF SAN GABRIEL

[Staff Report](#)

[Attachment A: Proposed Resolution](#)

[Attachment B: Revised Draft 2021-2029 Housing Element](#)

[Attachment C: Initial Study/Negative Declaration](#)

The proposed project is a General Plan Amendment (GPA21-002) to update the City's Housing Element for the 6th Planning Cycle (2021-2029). State housing laws require cities and counties to include a housing element in its general plan and that the housing element must be periodically updated to plan for existing and projected demands for housing and to reflect existing

conditions. The 2021-2029 Housing Element Update has been reviewed for compliance with the California Environmental Quality Act (CEQA). An Initial Study/Negative Declaration (IS/ND) has been prepared. The IS/ND includes the analysis of the changes and potential impacts related to the adoption of the draft 2021-2029 Housing Element. No physical development or land use changes were evaluated. The City would analyze land use changes as a separate action to demonstrate compliance with the requirements of CEQA.

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, recommending that the City Council adopt the 2021-2029 Housing Element Update (6th Cycle) of the San Gabriel General Plan and approve the 2021-2029 Housing Element Update Initial Study and Negative Declaration.

B. 216-220 E. BROADWAY
PLANNING CASE NO. TMAP21-011 (TENTATIVE TRACT MAP)
APPLICANT: EGL ASSOCIATES

The proposed project is a Tentative Tract Map (TMAP21-011) for the subdivision of a ten-unit residential development at 216-220 E. Broadway. The project site is zoned R-3 (Multiple Family Residence). This project is exempt from the requirements of California Environmental Quality Act (CEQA), per Guidelines Section 15332, Class 32 (In-Fill Development Projects).

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number TMAP21-011 for a Tentative Tract Map for property located at 216-220 E. Broadway, subject to the recommended conditions of approval.

C. 1046 S. SAN GABRIEL BOULEVARD
PLANNING CASE NO. CUP20-001 (CONDITIONAL USE PERMIT)
APPLICANT: CREATIVE DESIGN ASSOCIATES

The proposed project is to request a parking reduction for a new office building located at 1046 S. San Gabriel Boulevard. The project site is zoned C-3 (Commercial and Limited Manufacturing) and has a General Plan Land Use Designation of General Commercial. This project is exempt from the requirements of the California Environmental Quality Act (CEQA), per Guidelines Section 15303, Class 3 (New Construction) and Section 13332, Class 32 (In-Fill Development Projects).

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP20-001 for a conditional use permit to allow a parking reduction for new three-story commercial office building at 1046 S. San Gabriel Boulevard, subject to the recommended conditions of approval.

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, FEBRUARY 14, 2022 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.