



**MINUTES OF THE SEPTEMBER 12, 2022  
REGULAR MEETING OF THE SAN GABRIEL PLANNING COMMISSION**

**CALL TO ORDER**

Vice-Chair Mamdapurkar called the regular meeting of the San Gabriel Planning Commission to order at 6:30 P.M. on Monday, September 12, 2022 with four Commission members and staff present.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Vice-Chair Mamdapurkar.

**ROLL CALL**

**Commission Members Present:**

Vice-Chair Mamdapurkar, Commissioner Krappman,  
Commissioner McMorris and Commissioner Schwartz  
Chair Klawiter

**Commission Members Absent:**

**Staff Members Present:**

Planning Manager Samantha Tewasart, Senior Planner  
Song, Associate Planner Alvarado, Assistant Planner  
Marlon Cervantes, and Commission Secretary Jackie  
Wong.

1. **PUBLIC COMMENT-** None.
2. **CONSENT CALENDAR**

**A. APPROVAL OF MINUTES**

A motion was made by Commissioner Schwartz, seconded by Commissioner Krappman.

*Motion approved Consent Calendar Items 2A as presented, by a vote of 3-0 as follows:*

AYES: KRAPPMANN, MAMDAPURKAR, AND SCHWARTZ  
NOES: None  
ABSTAIN: MCMORRIS (was not present at the last meeting)  
ABSENT: KLAWITER

The Commission approved the following:  
Minutes of the Planning Commission Regular Meeting of July 11, 2022.

### 3. PUBLIC HEARING

#### A. 529 EAST VALLEY BOULEVARD, UNITS #218A & #208B PLANNING CASE NO. CUP22-004 (CONDITIONAL USE PERMIT) APPLICANT: HONGYU REN

Vice-Chair Mamdapurkar opened the public hearing.

Assistant Planner Cervantes made the staff presentation.

The proposed project is a Conditional Use Permit (CUP22-004) to allow recreation and entertainment (board games). The project site is zoned MU/T (Mixed-Use Transit Oriented Development) in Valley Boulevard Specific Plan (VBSP) area and has a land use designation of Commercial Specific Plan. This project is exempt from the requirements of California Environmental Quality Act (CEQA), per Guidelines Section 15301, Class 1 (Existing Facilities).

Testimony:

1. Ms. Winnie Kho, 534 E. Valley Blvd., expressed her concerns regarding the proposed project turning into an illegal gambling site, its proximity to Gabrielino High School, and traffic impact.

Vice-Chair Mamdapurkar opened the public hearing.

A motion was made by Commissioner Schwartz, seconded by Commissioner Krappman to:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, **APPROVING** Planning Case Number CUP22-004 for a Conditional Use Permit to allow recreation and entertainment (board games) at 529 East Valley Boulevard, Units 218#A & #208B, subject to the recommended conditions of approval.

*Motion carried by a vote of 4-0 as follows:*

AYES:	KRAPPMANN, MAMDAPURKAR, MCCMORRIS, AND SCHWARTZ
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	KLAWITER

### 4. PROJECT PREVIEW

#### A. 600 SOUTH SAN GABRIEL BOULEVARD PLANNING CASE NO. PL-15-038 APPLICANT: SANDY CHEN

Mr. Mark Mallaby, architect for the applicant, provided a presentation on the proposed project. No action was required from the Commissioners.

**B. 1975 SOUTH DEL MAR AVENUE  
PLANNING CASE NO. ARS22-001  
APPLICANT: ROBERT TYLER OF TYLER & KELLY ARCHITECTURE, INC.**

Mr. John Kelly, architect for the applicant, along with the project team provided a presentation on the proposed project. No action was required from the Commissioners.

**5. STAFF ITEMS**

**A. NONCONFORMING USES, STRUCTURES, AND LOTS**

Planning Manager Tewasart presented information about San Gabriel Municipal Code (SGMC) § 153.420 Nonconforming Uses, Structures, and Lots and solicited comments from the Commission.

**6. COMMENTS FROM THE PLANNING MANAGER**

Planning Manager Tewasart updated the Commission regarding upcoming development projects.

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

None.

**8. ADJOURNMENT**

Vice-Chair Mamdapurkar adjourned the meeting at 8:43 P.M.

Respectfully submitted by:

  
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JACKIE WONG, Planning Commission Secretary

  
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ANAGH MAMDAPURKAR, Vice-Chair