



**MINUTES OF THE APRIL 10, 2023
REGULAR MEETING OF THE SAN GABRIEL PLANNING COMMISSION**

CALL TO ORDER

Chair Klawiter called the regular meeting of the San Gabriel Planning Commission to order at 6:30 P.M. on Monday, April 10, 2023.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Klawiter.

ROLL CALL

Commission Members Present:

Chair Klawiter, Vice-Chair Schwartz, Commissioners Li, and McMorris

Commission Members Absent:

Commissioner Krappman

Staff Members Present:

Planning Manager Samantha Tewasart, Deputy City Attorney Martin Koczanowicz and Acting Commission Secretary Beverly Calero

1. **PUBLIC COMMENT-** None.

2. **CONSENT CALENDAR**

A. APPROVAL OF MINUTES

A motion was made by Vice-Chair Schwartz to approve the March 13, 2023, minutes, seconded by Commissioner Li.

The Commission approved the following:

Minutes of the Planning Commission Regular Meeting of March 13, 2023.

Motion approved as presented by a vote of 4-ayes, 0-noes, and 1-absent, as follows:

AYES: KLAWITER, LI, McMORRIS, SCHWARTZ

NOES: NONE

ABSENT: KRAPPMAN

3. PUBLIC HEARING

A. CITYWIDE

PLANNING CASE NO. ZTA23-001 (ZONE TEXT AMENDMENT) CITY OF SAN GABRIEL

Planning Manager Tewasart presented this item.

The proposed zone text amendment presented several housing goals in regard to inclusionary housing for moderate to low-income households. The report presented several policy options for both rental and commercial properties in conjunction with a feasibility study. A density bonus was discussed as well as a possible incentive for future developers and projects in the city.

Chair Klawiter opened the public hearing.

Testimony:

1. Cheryl Cabot, resident, expressed the necessity for affordable housing and inclusionary housing.
2. Secretary Calero read letters submitted by Cathie Chavez, HEAR Commissioner, Viki Goto, HEAR Commissioner, Allison Henry, San Gabriel Valley Tenants Alliance, Chasity Jenings-Nunes, HEAR Chair, and Peter Arizmendiz, resident, in favor of an inclusionary housing ordinance.

Chair Klawiter closed the public hearing at 7:07 PM.

A motion was made by Chair Klawiter, seconded by Commissioner Schwartz to:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, recommending the approval of the proposed Zone Text Amendment (ZTA23-001), amending Chapter 153 (Zoning Code) of the San Gabriel Municipal Code relating to Inclusionary Housing and Density Bonus with the following identified inclusionary percentages: For rental properties, 10% at a 10 unit floor with an in lieu fee with that 10% to be distributed 7 to 3 amongst low and moderate households and for sale properties 15% at a 5 unit floor win an in lieu fee with that 15% to be distributed 9 to 6 amongst low to moderate households.

Motion carried by a vote of 4-0-0-1 as follows:

AYES: KLAWITER, SCHWARTZ, LI AND McMORRIS

NOES: NONE

ABSTAIN: NONE

ABSENT: KRAPPMANN

4. COMMENTS FROM THE PLANNING MANAGER

Planning Manager Tewasart highlighted all the new businesses that have currently opened in the city of San Gabriel.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Commissioner McMorris thanked the committee for the discussion that evolved throughout the whole meeting.

6. ADJOURN PLANNING COMMISSION MEETING

Chair Klawiter adjourned the meeting at 9:28 P.M

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY,
MAY 8, 2023 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR,
COUNCIL CHAMBERS.

Respectfully submitted by:



BEVERLY CALERO, Acting Planning Commission Secretary



JERRY SCHWARTZ, Vice Chair