



**MINUTES OF THE JUNE 12, 2023
REGULAR MEETING OF THE SAN GABRIEL PLANNING COMMISSION**

CALL TO ORDER

Chairman Klawiter called the regular meeting of the San Gabriel Planning Commission to order at 6:30 P.M. on Monday, June 12, 2023.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Klawiter.

ROLL CALL

Commission Members Present:

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

Commission Members Absent:

Commissioner Krappmann

Staff Members Present:

Planning Manager Tewasart, Deputy City Attorney Martin Koczanowicz, Senior Planner Song, Associate Planner Alvarado, Assistant Planner Cervantes, and Planning Commission Secretary Jackie Wong

1. PUBLIC COMMENT - None

2. CONSENT CALENDAR

A. APPROVAL OF MINUTES

A motion was made by Vice-Chair Schwartz to approve the May 8, 2023, minutes, seconded by Commissioner Li.

The Commission approved the following:

Minutes of the Planning Commission Regular Meeting of May 8, 2023.

Motion approved as presented by a vote of 3-ayes, 0-noes, 1- abstention, and 1-absent, as follows:

AYES: LI, McMORRIS, AND SCHWARTZ

NOES: NONE

ABSTENTION: KLAWITER (was not present at last meeting)

ABSENT: KRAPPMANN

3. PUBLIC HEARING

**A. 1726 S. DEL MAR AVENUE, UNITS A & B
PLANNING CASE NO. CUP19-008 (CONDITIONAL USE PERMIT)
APPLICANT: HONG VO (COFFEE HANH HOA)**

Assistant Planner Cervantes presented this item.

The proposed project is a Conditional Use Permit (CUP19-008) for a gaming arcade. The project site is zoned MU-T (Mixed-Use Transit Oriented Development) in the 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). This item is continued from the November 14, 2022 Planning Commission meeting.

Chairman Klawiter opened the public hearing. There being none, he closed the public hearing for this item.

A motion was made by Vice-Chair Schwartz, and seconded by Chairman Klawiter to:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, denying Planning Case Number CUP19-008 for a Conditional Use Permit to allow a gaming arcade at 1726 S. Del Mar Avenue #A-B, subject to the recommended conditions of approval.

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

AYES:	KLAWITER, LI, McMORRIS, AND SCHWARTZ
NOES:	NONE
ABSENT:	KRAPPMANN

**B. 1116 S. SAN GABRIEL BOULEVARD
PLANNING CASE NO. CUP23-004 (CONDITIONAL USE PERMIT)
APPLICANT: STEVEN KHANG VO**

Associate Planner Alvarado presented this item.

The proposed project is a Conditional Use Permit (CUP23-004) to allow for a tattoo shop. The project site is zoned C-3 (General Commercial) and has a land use designation of General Commercial. This project is exempt from the requirements of California Environmental Quality Act (CEQA), per Guidelines Section 15301, Class 1 (Existing Facilities).

Chairman Klawiter opened the public hearing.

TESTIMONY:

An anonymous person submitted a comment expressing concern regarding the project’s proximity to a school, a family restaurant, a pediatric dental and medical office. The commenter also mentioned about recent attempted break-ins, graffiti and trespassing at these establishments.

At this time, there were no additional public comments. Chair Klawiter closed the public hearing.

A motion was made by Chair Klawiter, and seconded by Vice-Chair Schwartz to:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP23-004 for a Conditional Use Permit to allow a tattoo shop at 1116 S. San Gabriel Boulevard, subject to the recommended conditions of approval.

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

AYES:	KLAWITER, LI, McMORRIS, AND SCHWARTZ
NOES:	NONE
ABSENT:	KRAPPMANN

**C. 220 W. MISSION ROAD
 PLANNING CASE NO. TMAP23-003 (TENTATIVE PARCEL MAP)
 APPLICANT: ERIC TSANG**

Senior Planner Song presented this item.

The proposed project is a Tentative Parcel Map (TMAP23-003) to allow for a 3-unit residential development. The project site is zoned R-3 (Multiple Family Residence) and has a land use designation of High Density Residential. This project is exempt from the requirements of California Environmental Quality Act (CEQA), per Guidelines Section 15332, Class 32 (In-fill Development).

Chairman Klawiter opened the public hearing.

TESTIMONY:

Jeff Santner and Amina Kinkhabwala, residents at 221 Orange Street, expressed concerns and made recommendations which include: 1) providing advanced notice when demolition and construction occur to avoid exposure to harmful dust in the air, 2) installing a 6-ft fence at the property line to provide privacy between their property and the development project, and 3) installing trees and landscaping barriers to provide privacy from windows and the roof deck that face their property.

At this time, there were no additional public comments. Chair Klawiter closed the public hearing.

A motion was made by Commissioner McMorris, and seconded by Commissioner Li to:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number TMAP23-003 for a Tentative Parcel Map to allow for a 3-unit residential development at 220 W. Mission Road, subject to the recommended conditions of approval.

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

AYES:	KLAWITER, LI, McMORRIS, AND SCHWARTZ
NOES:	NONE
ABSENT:	KRAPPMANN

D. 535 ROSES AVENUE

PLANNING CASE NO. CUP23-003 (CONDITIONAL USE PERMIT)

APPLICANT: SONAL THAKUR OF EUKON GROUP

Associate Planner Song presented this item.

The proposed project is a Conditional Use Permit (CUP23-003) to allow for a wireless telecommunication facility. The project site is zoned R-1 (Single Family Residence) and has a land use designation of Low Density Residential. This project is exempt from the requirements of California Environmental Quality Act (CEQA), per Guidelines Section 15303, Class 3 (New Construction or Conversion of Small Structures).

Chairman Klawiter opened the public hearing.

TESTIMONIES:

1. Priscilla Geddis, resident at 441 Coolidge Drive, is in favor of the proposed project. She stated that having a new cell tower would provide a better and stronger Wi-Fi signal connectivity in her neighborhood.
2. Bob Strain, resident at 545 Dobbins Drive, is not in favor of the project.
3. Sheila Wu, resident at 549 Dobbins Drive, is not in favor of the project due to its unsightly structure and the potential health hazard from radiation that affects families in the area.
4. James Wong, resident at 533 Dobbins Drive, is not in favor of the project. He stated that projects like this should be placed in a commercial zone. He also expressed concern about potential long-term health effects that cell towers have on people living at close proximity to them.
5. David Gong, resident, is not in favor of the project due to the potential adverse health effects on people, especially the children in the neighborhood. He also stated that adding a cell tower will not make the neighborhood attractive to families.
6. Jasmine Delgado, resident, is not in favor of this project in a R-1 zone.

7. Brett Swartzman, resident at 549 Dobbins Drive, is not in favor of the project.
8. Mark Kane, resident at 525 Dobbins Drive, is not in favor of the project.
9. An anonymous person sent comments via online stating concerns about health hazards, and suggested to preserve the beauty and well-being of the community.

At this time, there were no additional public comments. Chair Klawiter closed the public hearing.

A motion was made by Chairman Klawiter, and seconded by Vice-Chair Schawartz to:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP23-003 for a Conditional Use Permit to allow for reduced parking at 535 Roses Avenue, subject to the recommended conditions of approval.

Motion carried by a vote of 3-ayes, 1-noes, and 1-absent, as follows:

AYES:	KLAWITER, McMORRIS, AND SCHWARTZ
NOES:	LI
ABSENT:	KRAPPMANN

4. COMMENTS FROM THE PLANNING MANAGER

Planning Manager Tewasart announced that the draft Historic Resources Survey is now available for public view on the City's website and encouraged the Commissioners to provide feedback to staff. The purpose of the survey is to identify, document, and evaluate places of cultural, historical, and architectural significance. Its findings will be used to help inform future planning decisions and to enhance the City's historic preservation program.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

None.

6. ADJOURN PLANNING COMMISSION MEETING

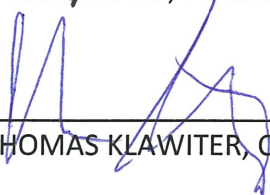
Chairman Klawiter adjourned the meeting at 8:52 PM

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY, JULY 10, 2023,
AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

Respectfully submitted by:



JACKIE WONG, Planning Commission Secretary

 FOR: THOMAS KLAWITER

THOMAS KLAWITER, Chairman