



**MINUTES OF THE SEPTEMBER 11, 2023
REGULAR MEETING OF THE SAN GABRIEL PLANNING COMMISSION**

CALL TO ORDER

Vice-Chair Schwartz called the regular meeting of the San Gabriel Planning Commission to order at 6:30 P.M. on Monday, September 11, 2023.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

Commission Members Present:	Vice-Chair Schwartz, Commissioner Krappmann, Commissioner Li, and Commissioner McMorris
Commission Members Absent:	Chair Klawiter
Staff Members Present:	Planning Manager Tewasart, Deputy City Attorney Koczanowicz, Senior Planner Song, Assistant Planner Cervantes, and Planning Commission Secretary Wong

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

A. APPROVAL OF MINUTES

A motion was made by Vice-Chair Schwartz to approve the August 14, 2023, minutes, seconded by Commissioner Krappmann.

The Commission approved the following:

Minutes of the Planning Commission Regular Meeting of August 14, 2023.

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

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

3. PUBLIC HEARING

**A. 400-420 W. VALLEY BOULEVARD
PLANNING CASE NO. CUP23-006 (CONDITIONAL USE PERMIT)
APPLICANT: MOON 386, LLC**

This item was presented by Assistant Planner Cervantes.

The proposed project is a Conditional Use Permit (CUP23-006) to allow the on-site sale general (Type 47 ABC License) in conjunction with a retail eating place. The project site is zoned MU/C (Mixed-Use Corridor) within the Valley Boulevard Specific Plan (VBSP) area. This project is exempt from the requirements of California Environmental Quality Act (CEQA), per Guidelines Section 15301, Class 1 (Existing Facilities).

Vice-Chair Schwartz opened the public hearing. There being no additional public comments, Vice-Chair Schwartz closed the public hearing.

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

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP23-006 for a Conditional Use Permit to allow the on-site sale general in conjunction with a retail eating place (Type 47 ABC License) at 400-420 W. Valley Boulevard #240, subject to the recommended conditions of approval and an amendment to condition #11 regarding the sale of alcoholic beverages not to exceed 45% of gross receipts.

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

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

**B. 1975-1985 S. DEL MAR AVENUE, 116 GLENDON WAY
PLANNING CASE NO. TMAP23-001 (TENTATIVE TRACT MAP)
APPLICANT: TYLER + KELLY ARCHITECTS**

This item was presented by Senior Planner Song.

The proposed project is a Tentative Tract Map No. 84066 (TMAP23-001) to allow for a mixed-use development condominium subdivision. The application includes a density bonus request to provide eight affordable housing units for very low-income households and concessions/waivers. The project site is zoned MU-C/R (Mixed-Use Corridor/Residential) within the Valley Boulevard Specific Plan (VBSP) area. This

project is exempt from the requirements of California Environmental Quality Act (CEQA), per Guidelines Section 15332, Class 32 (In-Fill Development).

Project team members Mr. Kelly, Mr. Tyler, and Mr. Farrar gave a presentation and answered questions from the Commissioners.

Vice-Chair Schwartz opened the public hearing. There being no additional public comments, Vice-Chair Schwartz closed the public hearing.

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

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number TMAP23-001 for a Tentative Tract Map to allow for a mixed-use development condominium subdivision at 1975-1985 S. Del Mar Avenue and 116 Glendon Way, subject to the recommended conditions of approval. Conditions 9, 11, 21, 27, 66, and 87(D) were amended. Conditions 41 and 92 were removed.

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

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

4. COMMENTS FROM THE PLANNING MANAGER

None.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

None.

6. ADJOURN PLANNING COMMISSION MEETING

Vice-Chair Schwartz adjourned the meeting at 7:54 PM

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY, OCTOBER 9, 2023, AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

Respectfully submitted by:



JACKIE WONG, Planning Commission Secretary



JERRY SCHWARTZ, Vice Chair