



**MINUTES OF THE OCTOBER 9, 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, October 9, 2023.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Chair Klawiter.

**ROLL CALL**

<b>Commission Members Present:</b>	Chair Klawiter, Vice-Chair Schwartz, Commissioner Krappmann, Commissioner Li, and Commissioner McMorris
<b>Commission Members Absent:</b>	None.
<b>Staff Members Present:</b>	Planning Manager Tewasart, Deputy City Attorney Early, Associate 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 September 11, 2023, minutes, seconded by Commissioner Krappmann with a minor correction under Call to Order, which is September 11, 2023, not August 14, 2023.

The Commission approved the following:

Minutes of the Planning Commission Regular Meeting of September 11, 2023.

*Motion approved as presented by a vote of 4-ayes, 1-abstention (Chair Klawiter was not present at the last meeting), as follows:*

<b>AYES:</b>	LI, McMORRIS, KRAPPMANN AND SCHWARTZ
<b>NOES:</b>	NONE
<b>ABSTENTION:</b>	KLAWITER

### 3. PUBLIC HEARING

#### A. 319 S. PINE STREET

**PLANNING CASE NO. TMAP21-013 (TENTATIVE TRACT MAP)**

**APPLICANT: JASON HSIAO**

This item was presented by Associate Planner Cervantes.

The proposed project is a Tentative Tract Map No. 83562 (TMAP21-013) to allow for a 12-unit residential condominium subdivision. 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).

Chair Klawiter opened the public hearing at 6:49 PM.

Testimonies:

1. Emily Sawhill, resident, sent comments via online. She does not support the project due to the proposed removal of existing trees onsite, alternative housing locations, and unaffordable housing concerns.
2. Melissa Sawhill, resident, sent comments via online. She does not support the project, which is building condos in an R3 Zone.
3. Yohei Suzuki, resident, sent comments via online. She does not support the project, which is building 12 condominiums on Pine Street.

There being no other public comments, Chair Klawiter closed the public hearing at 6:52 PM.

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

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number TMAP21-013 for a Tentative Tract Map to allow for a 12-unit residential condominium subdivision at 319 S. Pine Street, subject to the recommended conditions of approval.

*Motion approved as presented by a vote of 5-ayes, 0-noes, as follows:*

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

### 4. COMMENTS FROM THE PLANNING MANAGER

None.

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

None.

**6. ADJOURN PLANNING COMMISSION MEETING**

Chair Klawiter adjourned the meeting at 7:01 PM.

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY, NOVEMBER 13, 2023, AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

Respectfully submitted by:

  
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JACKIE WONG, Planning Commission Secretary

  
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THOMAS KLAWITER, Chair