

**CITY OF SAN GABRIEL  
PLANNING COMMISSION  
REGULAR MEETING AGENDA**

**MONDAY, FEBRUARY 14, 2022 – 6:30 P.M.**

**City Hall Council Chamber  
425 South Mission Drive  
San Gabriel, California 91776**

**Due to recent legislation (Assembly Bill 361), members of the Commission may teleconference into the meeting.**

Thomas Klawiter  
Chair

Jingbo Lou  
Vice-Chair

Mark Juarez  
Commissioner

Anagh Mamdapurkar  
Commissioner

Jerry Schwartz  
Commissioner



Samantha Tewart  
Planning Manager

Norma Tabares  
Deputy City Attorney

Pursuant to State and County Directives, **physical access to the meeting has been suspended**. To provide members of the public access to the meeting and an opportunity to comment on items on and off the Agenda, the following opportunities have been established:

**Public Comments**

Please email all public comments to [PC-PublicComment@sgch.org](mailto:PC-PublicComment@sgch.org) and include the following in the subject line of your email: the section (Public Comment, Consent Calendar, Public Hearing, New Business) and Item Number you are commenting on. The Clerk will read public comments into the record for up to three-minute limit. Words that would disrupt the meeting, including profanity, obscenity, and discriminatory language, will not be read.

*Example: PUBLIC COMMENT: New Business Item A*

## **Watch the Meeting Online**

Live broadcast of this meeting is available using the following link:

[Meeting Video – https://www.youtube.com/CityofSanGabriel](https://www.youtube.com/CityofSanGabriel)

Spectrum cable: Live streaming on Channel 3, Public Access Channel.

**Materials Available for Inspection.** You may view agenda items online at [www.sangabrielcity.com](http://www.sangabrielcity.com). Materials related to an item on this Agenda, submitted to the Planning Commission after distribution of the Agenda packet, will be posted on the City website.

**Persons with Disabilities.** Upon request, this Agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990.

**Questions about this Agenda?** Should any person have a question concerning any of the above Agenda items prior to the meeting, please contact the Community Development Department at [commdevinfo@sgch.org](mailto:commdevinfo@sgch.org) during regular office hours.

Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such a request to the Community Development Department by emailing [commdevinfo@sgch.org](mailto:commdevinfo@sgch.org) at least 48 hours before the meeting, if possible.

## Planning Commission – Regular Meeting Agenda

February 14, 2022

- **CALL TO ORDER**
  - **PLEDGE OF ALLEGIANCE**
  - **ROLL CALL – PLANNING COMMISSION**
- 1. PUBLIC COMMENT**

This is the time set aside for members of the public to address the Planning Commission on items of interest that are not on the agenda, but are within the subject matter jurisdiction of the Planning Commission. Pursuant to the Brown Act, the Planning Commission cannot answer any questions or take any action until such time as the matter may appear as an item on a future agenda.

**2. CONSENT CALENDAR**

All items listed under the Consent Calendar are considered routine and recommendations will be approved in one motion unless a member of the Planning Commission or audience requests separate discussion.

**A. APPROVAL OF MINUTES**

[Minutes from the January 10, 2022 Planning Commission meeting.](#)

Recommended Action: Approval.

**B. [GENERAL PLAN ANNUAL PROGRESS REPORT FOR THE 2021 CALENDAR YEAR](#)**

As required by Government Code Section 65400(a)(2), the Planning Division is required to provide an annual report each April to the City Council, and the State Governor’s Office of Planning and Research (OPR) regarding the status of the General Plan and its implementation progress.

Recommended Action: Receive and File - Informational Item

**3. PUBLIC HEARING**

**A. [GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR THE 2021 CALENDAR YEAR](#)**

As required by Government Code Section 65400(b), the City is required to provide an annual report to the California Department of Housing and Community Development (HCD) regarding the implementation of the Housing Element and how the City is meeting the regional housing needs for the community. The General Plan Annual Progress Report (APR) is an important tool to track and monitor the City's progress in addressing the regional housing needs allocation, including the number of housing units permitted by income level, the status of programs in the Housing Element, and efforts to remove governmental constraints.

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, recommending the City Council to direct staff to submit the housing report to the California Department of Housing and Community Development (HCD).

**B. 1623 S. DEL MAR AVE.**  
**PLANNING CASE NO. CUP21-002 (CONDITIONAL USE PERMIT)**  
**APPLICANT: XINYUAN, LLC**

The proposed project is a Conditional Use Permit (CUP21-002) to allow the off-site sale of beer and wine (Type 20 ABC License). The project site is zoned MU/T (Mixed-Use Transit Oriented Development) within the Valley Boulevard Specific Plan (VBSP). This project is exempt from the requirements of California Environmental Quality Act (CEQA), per Guidelines Section 15301, Class 1 (Existing Facilities).

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP21-002 for a Conditional Use Permit to allow the off-site sale of beer and wine at 1623 S. Del Mar Ave., subject to the recommended conditions of approval.

**C. 1381 E. LAS TUNAS DRIVE SUITES 8 & 9**  
**PLANNING CASE NO. CUP21-007 (CONDITIONAL USE PERMIT)**  
**APPLICANT: BJ ENTERTAINMENT**

The proposed project is to allow for a proposed recreational entertainment escape room business named Escape Duck at 1381 E. Las Tunas Dr. Suites 8 & 9. The project site is zoned C-1 (Commercial Retail) and has a General Plan 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).

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP21-007 for a conditional use permit to allow for a proposed recreational entertainment escape room business named Escape Duck at 1381 E. Las Tunas Dr. Suites 8 & 9, subject to the recommended conditions of approval.

**4. COMMENTS FROM THE PLANNING MANAGER**

The Planning Manager may address the Commission on matters of general information and/or concern.

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

Each Commissioner may address the Commission on matters of general information and/or concern. This is also the time for Commissioners to report on conferences and/or meetings they have attended.

**6. ADJOURN PLANNING COMMISSION MEETING**

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY, MARCH 14, 2022 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.