

**CITY OF SAN GABRIEL  
CITY COUNCIL AND PLANNING COMMISSION  
JOINT STUDY SESSION  
SPECIAL MEETING AGENDA**

**Thursday, March 2, 2023 - 6:30 P.M.**

**Padillo Room  
324 South Mission Drive  
San Gabriel, California 91776**

Tony Ding  
Mayor

John R. Harrington  
Vice Mayor

Eric Chan  
Council Member

Denise Menchaca  
Council Member

John Wu  
Council Member

Mark Lazzaretto  
City Manager



Thomas Klawiter  
Chair

Matthew Krappman  
Commissioner

Feng Li  
Commissioner

Sean McMorris  
Commissioner

Jerry Schwartz  
Commissioner

Keith Lemieux  
City Attorney

Julie Nguyen  
City Clerk

Kevin B. Sawkins  
City Treasurer

In addition to providing public comment in person at the meeting, the following opportunity has been established:

**Public Comment**

Please email all public comment on items on this agenda only to [cityclerk@sgch.org](mailto:cityclerk@sgch.org) and include the following on the subject line of your email: *PUBLIC COMMENT: 03/02/2023 Special Meeting*. The Clerk will read public comment into the record for up to the three-minute limit. Words that would disrupt the meeting, including profanity, obscenity, and discriminatory language, will not be read. All public comments shall be e-mailed by 5:00 P.M. on meeting day.

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[City Council Meeting Videos](#)

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

**Joint City Council and Planning Commission Meeting Agenda  
Thursday, March 2, 2023**

- **CALL TO ORDER**
- **ROLL CALL:** Mayor Ding, Vice Mayor Harrington, Council Members Chan, Menchaca, Wu, Chair Klawiter, Commissioners Krappman, Li, McMorris, Schwartz

**1. CITY COUNCIL AND PLANNING COMMISSION JOINT STUDY SESSION – INCLUSIONARY HOUSING AND DENSITY BONUS EXPANDED RECOMMENDATION MEMORANDUM**

This report is intended to provide information to the City Council and the Planning Commission on the expanded Recommendation Memorandum on Inclusionary Housing and Density Bonus, a continued discussion item from the September 6, 2022 City Council meeting. The City's housing consultant, Lisa Wise Consulting Incorporated, (LWC) will provide a PowerPoint presentation and solicit comments from the City Council and Planning Commission. There is no fiscal impact related to this staff report.

*CEQA Determination: Not a Project as defined in Section 15378 of the State CEQA Guidelines.*

Recommendation:

Staff recommends that that City Council and Planning Commission discuss options and provide direction to staff.

**2. CITY COUNCIL AND PLANNING COMMISSION JOINT STUDY SESSION – STATE-ADOPTED HOUSING LEGISLATION (ASSEMBLY BILL 2011 AND SENATE BILL 6)**

Over the recent years, the State of California has been in an ongoing housing-supply crisis. This has led to a number of bills being signed and adopted at the State level to help alleviate the housing shortage. On September 28, 2022, Governor Gavin Newsom signed two bills (Assembly Bill (AB) 2011 and Senate Bill (SB) 6) into effect that would allow residential housing in commercially-zoned parcels. This report provides a summary of the two recently-signed bills as a basis for City Council discussion. While there is no fiscal impact with the discussion of the new housing bills, compliance with the new bills will result in an undetermined cost to assist with creating objective design standards and adopting conforming regulations.

*CEQA Determination: Not a Project as defined in Section 15378 of the State CEQA Guidelines.*

Recommendation:

Staff recommends that the City Council and the Planning Commission review and discuss the two legislative bills and direct staff to draft an Ordinance on Objective Design Standards for review and recommendation by the Planning Commission before returning to the City Council for formal adoption.

**3. ADJOURNMENT**

The next regular City Council meeting will be held on Tuesday, March 7, 2023, at 6:30 P.M. Information regarding matters to be considered at each meeting will be available on the Friday before the City Council meeting on the City's website at [www.sangabrielcity.com](http://www.sangabrielcity.com).

**Materials Available for Inspection.** You may view agenda items online at [www.sangabrielcity.com/agendacenter](http://www.sangabrielcity.com/agendacenter). Materials related to an item on this Agenda, submitted to the City Council 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.

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**Questions about this Agenda?** Should any person have a question concerning any of the above Agenda items prior to the meeting, please contact the City Clerk at [cityclerk@sgch.org](mailto:cityclerk@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 City Clerk Department by emailing [cityclerk@sgch.org](mailto:cityclerk@sgch.org) at least 48 hours before the meeting, if possible.*