

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

MONDAY, MAY 8, 2023 – 6:30 P.M.

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

Thomas Klawiter
Chair

Feng Li
Commissioner

Matthew Krappman
Commissioner

Sean McMorris
Commissioner

Jerry Schwartz
Commissioner



Aldo Cervantes
Community Development
Director

Samantha Tewart
Planning Manager

Martin Koczanowicz
Deputy City Attorney

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

Website: Please submit your comments using the online public comment form at <http://sangabrielcity.com/PlanningComment>. All public comments shall be emailed by 5:00 p.m. on the meeting day. 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.

In-Person: Complete a Speaker Card, include the agenda item number you are commenting on and submit the Speaker Card to the Clerk. Speakers shall be limited to three-minute per person per item.

Example: PUBLIC COMMENT: Public Hearing 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. 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.

Persons requesting a Translator. Any person requesting translation for the meeting must notify the Community Development Department at commdevinfo@sgch.org at least 48 hours before the meeting.

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 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 at least 48 hours before the meeting, if possible.

Planning Commission – Regular Meeting Agenda

May 8, 2023

- **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 April 10, 2023 Planning Commission meeting.](#)

Recommended Action: Approval.

B. 2023-2024 THROUGH 2028-2029 CAPITAL IMPROVEMENT PROGRAM

This is a city-initiated request to consider a General Plan conformity finding for the proposed 2023-2024 Capital Improvement Program (CIP) Annual Report in accordance to California Government Code § 65401. The City of San Gabriel CIP identifies the capital improvements and special projects to be undertaken over a five-year horizon and also indicates the potential funding sources for those projects. The draft CIP is scheduled for City Council adoption on June 6, 2023. State law requires that the proposed projects in the CIP be found consistent with the City's General Plan before they may be approved.

Recommended Action: Certifying that the CIP is consistent with the City's General Plan.

3. PUBLIC HEARING

**A. 1526 STEVENS AVENUE
PLANNING CASE NO. TMAP22-002 (TENTATIVE TRACT MAP)
APPLICANT: ERIC TSANG**

The proposed project is a Tentative Tract Map (TTM No. 83640) to allow for the development of a five-unit residential condominium subdivision. 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).

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number TMAP22-002 for a Tentative Tract Map to allow the development of a five-unit residential condominium subdivision at 1526 Stevens Avenue, subject to the recommended conditions of approval.

**B. 1515 STEVENS AVENUE
PLANNING CASE NO. TMAP22-009 (TENTATIVE TRACT MAP)
APPLICANT: ERIC TSANG**

The proposed project is a Tentative Tract Map (TTM No. 83926) to allow for the development of a five-unit residential condominium subdivision. 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).

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number TMAP22-009 for a Tentative Tract Map to allow the development of a five-unit residential condominium subdivision at 1515 Stevens Avenue, subject to the recommended conditions of approval.

**C. 222-300 WEST LAS TUNAS DRIVE
PLANNING CASE NO. CUP22-001 (CONDITIONAL USE PERMIT)
APPLICANT: RON WITTEVEEN/SERENA CHENG**

The proposed project is a Conditional Use Permit (CUP22-001) to allow for reduced parking for a proposed art center. The project site is zoned C-1 (Commercial Retail) 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).

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP22-001 for a Conditional Use Permit to allow for reduced parking at 222 West Las Tunas Drive, 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, JUNE 12, 2023 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.