



**MINUTES OF THE MAY 8, 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, May 8, 2023.

**PLEDGE OF ALLEGIANCE**

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

**ROLL CALL**

<b>Commission Members Present:</b>	Vice-Chair Schwartz, Commissioners Krappman, Li, and McMorris
<b>Commission Members Absent:</b>	Chairman Klawiter
<b>Staff Members Present:</b>	Planning Manager Samantha Tewasart, Deputy City Attorney Martin Koczanowicz, Senior Planner Song, Associate Planner Alvarado, and Planning Commission Secretary Jackie Wong

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

**A. APPROVAL OF MINUTES**

A motion was made by Commissioner McMorris to approve the April 10, 2023, minutes, seconded by Commissioner Li.

The Commission approved the following:

Minutes of the Planning Commission Regular Meeting of April 10, 2023.

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

<b>AYES:</b>	LI, McMORRIS, AND SCHWARTZ
<b>NOES:</b>	NONE
<b>ABSTENTION:</b>	KRAPPMANN (was not present at last meeting)
<b>ABSENT:</b>	KLAWITER

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

The Commissioners certified that the CIP is consistent with the City's General Plan for City Council's approval with a request from Councilman Li to forward his comments to City Council, which include:

- Change of scope for projects being considered; and
- Set aside appropriate budget for upkeep, monitoring and routinely checking conditions of infrastructures and public facilities.

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

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

## **3. PUBLIC HEARING**

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

Associate Planner Alvarado presented this item.

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-NC (Residential Neighborhood Conservation) with an underlying zoning designation of R-3 (Multiple Family Residence) within the Valley Boulevard Specific Plan (VBSP) area and has a General Plan 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).

Vice-Chair Schwartz opened the public hearing. There being none, he closed the public hearing for this item.

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

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, recommending the approval of Planning Case No. 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.

*Motion carried by a vote of 4-0-1 as follows:*

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

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

Senior Planner Song presented this item.

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-NC (Residential Neighborhood Conservation) with an underlying zoning designation of R-3 (Multiple Family Residence) within the Valley Boulevard Specific Plan (VBSP) area and has a General Plan 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).

Vice-Chair Schwartz opened the public hearing.

**TESTIMONY:**

Mr. Ralph Ramirez, 1509 Stevens Ave., shared his concerns regarding the existing trees on the project site that are close to his property as well as flooding concerns due to the sloping of the ground adjacent to his property.

There being no additional comments, Vice-Chair Schwartz closed the public hearing for this item.

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

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, recommending the approval of Planning Case No. 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 including landscape-related improvements.

*Motion carried by a vote of 4-0-1 as follows:*

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

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

Associate Planner Alvarado presented this item.

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).

Vice-Chair Schwartz opened the public hearing. There being none, he closed the public hearing for this item.

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

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, recommending the approval of Planning Case No. CUP22-001 for a Conditional Use Permit to allow for reduced parking at 222 W. Las Tunas Drive, subject to the recommended conditions of approval.

AYES:	LI, McMORRIS, AND SCHWARTZ
NOES:	NONE
ABSTENTION:	KRAPPMANN (was not present at last meeting)
ABSENT:	KLAWITER

**4. COMMENTS FROM THE PLANNING MANAGER**

None.

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

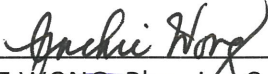
None.

**6. ADJOURN PLANNING COMMISSION MEETING**

Vice-Chair Schwartz adjourned the meeting at 8:30 P.M.

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.

Respectfully submitted by:

  
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JACKIE WONG, Planning Commission Secretary

  
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JERRY SCHWARTZ, Vice-Chair