

CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING
August 13, 2018

- **CALL TO ORDER**

Vice-Chair Klawiter called the regular meeting of the Planning Commission meeting to order at 6:30 p.m. on Monday, July 9, 2018, in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California, 91776.

- **PLEDGE OF ALLEGIANCE**

Vice-Chair Klawiter led the Pledge of Allegiance.

- **ROLL CALL**

Present: Vice-Chair Klawiter, Commissioner Lou, Commissioner Mamdapurkar, and Commissioner Schwartz.

Absent: Chairman Garden

Staff in attendance included City Attorney Pilchen, Planning Manager Steinkruger, Assistant Planner Alvarado and Planning Commission Secretary Wong.

1. **PUBLIC COMMENT**

None.

2. **APPROVAL OF MINUTES**

Commissioner Schwartz moved to approve the minutes from the July 9, 2018 regular Planning Commission meeting. Seconded by Commissioner Schwartz. Motion passed unanimously by a 3-0 vote.

At 6:13 p.m., Commissioner Mamdapurkar joined the meeting.

3. **PUBLIC HEARINGS**

- A. **251 SOUTH SAN GABRIEL BOULEVARD
PLANNING CASE NO. CUP18-010 (CONDITIONAL USE PERMIT)
APPLICANT: STEPHANIE WANG, DATA FOR CHILDREN**

Project Summary: In 2009, the Planning Commission approved Conditional Use Permit (CUP) PL-09-006 for an afterschool tutoring center at 253-255 South San Gabriel Boulevard (Data for Children). Later in 2009, an amendment to the CUP was approved, allowing them to expand their space. In 2016, the Planning Commission approved an amendment to CUP PL-09-006 allowing the center to expand into an adjacent existing building located at 251 South San Gabriel Boulevard, in the C-1 (Retail Commercial) zone. The conditions of approval

required that the use permit be exercised within six months, which did not occur. The proposed project seeks to re-establish the amendment to the CUP from 2016. The project is categorically exempt under CEQA Guidelines Section 15301, Class 1 (Existing Facilities).

Staff Recommendation:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER CUP18-010 (AMENDING CUP PL-09-006) TO ALLOW FOR THE EXPANSION OF AN AFTERSCHOOL TUTORING CENTER (DATA FOR CHILDREN) INTO AN EXISTING TENANT SPACE AT 251 SOUTH SAN GABRIEL BOUELVARD, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Planning Manager Steinkruger.

Ms. Stephanie Wang, applicant, 251 S. San Gabriel Blvd., San Gabriel, explained her reasons for applying for a CUP and stated that she agrees with all conditions of approval.

Vice-Chair Klawiter opened the public hearing. There being no speakers, he closed the public hearing.

COMMISSIONERS' DISCUSSION

The Planning Commissioners discussed and conceptualized the proposed project. They all agreed that it is a good use for the business and its location.

Vice-Chair Klawiter made the motion to adopt a resolution of the Planning Commissioner of the City of San Gabriel, California, approving Planning Case Number CUP-18-010 (Amending CUP PL-09-006) to allow for the expansion of an afterschool tutoring center (Data for Children) into an existing tenant space at 251 South San Gabriel Boulevard, subject to the recommended Conditions of Approval. Seconded by Commissioner Lou. Motion passed unanimously by a 4-0 vote.

**B. 552 WEST LAS TUNAS
PLANNING CASE NO. CUP18-009 (CONDITIONAL USE PERMIT)
APPLICANT: KWEE C. GAN (MAGGIE)**

Project Summary: The applicant is requesting a Conditional Use Permit (CUP) to allow an educational facility for children that teaches Mandarin through the use of theater at 552 West Las Tunas Drive. The property is zoned C-1M (The Market Place) and is in the Mission District Specific Plan. This project is exempt from the requirements of the California Environmental Quality Act, Guidelines Section 15301, Class 1 (Existing Facilities).

Staff Recommendation:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER CUP18-009 FOR A CONDITIONAL USE PERMIT TO ALLOW FOR AN EDUCATIONAL FACILITY TEACHING MANDARIN THROUGH THE PRACTICE OF THEATRE TO CHILDREN AT 552 WEST LAS TUNAS DRIVE, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Assistant Planner Alvarado.

Ms. Kwee C. Gan (Maggie), applicant, 552 W. Las Tunas Drive, San Gabriel, explained her reasons for applying for a CUP and stated that she agrees with all conditions of approval.

Vice-Chair Klawiter opened the public hearing.

TESTIMONIES:

1. *Sandy Rosco, 620 W. Santa Anita St., San Gabriel – in favor*
2. *Betty St. Peter, 1208 Armada Dr., Pasadena – in favor*
3. *Patricia Hall, 552 W. Ls Tunas Dr., San Gabriel – in favor*
4. *Robert Voss, 205 N. Primrose Ave., Alhambra – in favor*
5. *Jonathan Davis, 134 Woodruff Pl., Alhambra – in favor*
6. *David Gong, 504 Milton Dr., San Gabriel – in favor*
7. *Melissa Tsai, 821 Orange Grove Blvd., South Pasadena – in favor*
8. *Max Yang, 514 W. Norma Ave., Arcadia – in favor*

At this point, no other speakers came forward. Vice-Chair Klawiter closed the public hearing.

COMMISSIONERS' DISCUSSION

The Planning Commissioners discussed and conceptualized the proposed project. They all agreed that this is a good use for the business and its location.

Vice-Chair Klawiter made the motion to adopt a resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP-18-009 for a Conditional Use Permit to allow for an educational facility teaching Mandarin through the practice of theater to children at 552 West Las Tunas Drive, subject to the recommended Conditions of Approval. Seconded by Commissioner Schwartz. Motion passed unanimously by a 4-0 vote.

**C. 321 WEST GLENDON WAY
PLANNING CASE NO. TMAP17-013 (TENTATIVE PARCEL MAP)
APPLICANT: GARY CHIN**

PROJECT SUMMARY: The applicant is requesting a Tentative Parcel Map No. 74404 (TPM) to allow the subdivision of one parcel into two parcels at 321 West

Glendon Way. The property is zoned R-2 (Low Density Multiple Family Residence). This project is exempt from the requirements of the California Environmental Quality Act, Guidelines Section 15315, Class 15 (Subdivision of Properties into Four or Fewer Parcels).

Staff Recommendation:

ADOPT A RESOLUTION OF THE CITY OF SAN GABRIEL PLANNING COMMISSION, CALIFORNIA APPROVING PLANNING CASE NUMBER TMAP17-013 FOR A TENTATIVE PARCEL MAP TO ALLOW THE SUBDIVISION OF ONE PARCEL INTO TWO AT 321 WEST GLENDON WAY, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Assistant Planner Alvarado.

Mr. Gary Chin, applicant, 321 W. Glendon Way, San Gabriel, stated that he agrees with all of the conditions of approval.

Vice-Chair Klawiter opened the public hearing. There being no speakers, he closed the public hearing.

COMMISSIONERS' DISCUSSION

The Planning Commissioners discussed and conceptualized the proposed project. They all agreed that this is a good use for the business and its location.

Vice-Chair Klawiter made the motion to adopt a resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number TMAP17-013 for a Tentative Parcel Map to allow a subdivision of one parcel into two at 321 West Glendon Way, subject to the recommended conditions of approval. Commissioner Schwartz seconded the motion. Motion passed unanimously by a 4-0 vote.

4. COMMENTS FROM THE PLANNING MANAGER

Planning Manager Steinkruger advised that the Planning Commission on upcoming public hearing items in the next two months including a study session on the Housing Element. She also shared with the Commission about recruitment progress for the Associate Planner position and plans for an intern recruitment in the immediate future.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Commissioner Mamdapurkar stated that he will not be in attendance at the November, 2018 regular Planning Commission meeting.

6. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR PLANNING COMMISSION MEETING ON MONDAY,
SEPTEMBER 10, 2018 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND
FLOOR, COUNCIL CHAMBERS.

CITY OF SAN GABRIEL

JACKIE WONG, SECRETARY
PLANNING COMMISSION

NORMAN GARDEN, CHAIRMAN
PLANNING COMMISSION