

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

**MONDAY, OCTOBER 12, 2020 – 6:30 P.M.**

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

**Due to Executive Order N-25-20 Members of the Commission may  
Teleconference into the meeting.**

Tom Klawiter  
Vice-Chair

Mark Juarez  
Commissioner

Jingbo Lou  
Commissioner

Anagh Mamdapurkar  
Commissioner

Jerry Schwartz  
Commissioner



Arminé Chaparyan  
Assistant City Manager /  
Community Development  
Director

Samantha Tewasart  
Planning Manager

Lloyd Pilchen  
City Attorney

Pursuant to State and County Directives, San Gabriel City Hall is **closed to the public** and 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**

Public comments for all items on the Agenda must be in writing and will be handled in the following manner:

1. 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 of the Agenda (e.g. General Public Comment, Consent Calendar, Public Hearing, New Business) and Item Number you are commenting on (e.g. *Public Hearing Item A*). All written communications received before the close of the public hearing will be made a part of the administrative record for that item.

**2. Written comments received before the meeting** – Written comments received up until 4:00 P.M. on the day of the meeting will be provided to each member of the Planning Commission electronically. While all such communications will be made a part of the administrative record for that item, they will not be read aloud at the meeting.

**3. Comments read aloud during public comment** – Comments received between 4:01 P.M. on the day of the meeting and the close of the public hearing for the particular item will be read aloud by the City staff for up to three minutes. Each commenter will receive just three minutes for the agenda item, regardless of the length or number of comments submitted.

### **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

OCTOBER 12, 2020

- **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 May 11, 2020 Planning Commission meeting.

Recommended Action: Approval.

- 3. **WELCOME COMMISSIONER JUAREZ**
- 4. **SELECTION OF CHAIR**
- 5. **SELECTION OF VICE-CHAIR**
- 6. **PUBLIC HEARING:**

#### A. [414-420 S. SAN GABRIEL BOULEVARD PLANNING CASE NOS. ZC19-001 AND TMAP19-008 \(PLANNED DEVELOPMENT AND TENTATIVE PARCEL MAP\) APPLICANT: 1784 CAPITAL HOLDINGS, INC.](#)

[Attachment A: Proposed Resolution](#)

[Attachment B: Project Plans](#)

[Attachment C: Business Plan and Market Study for Self-Storage](#)

[Attachment D: Business Plan for Artist & Makers Studios](#)

[Attachment E: Initial Study \(IS\)](#)

[Attachment F: Final Mitigated Negative Declaration \(MND\) and Mitigation Monitoring and Reporting Program \(MMRP\)](#)

The proposed project is for a Planned Development Overlay Zone (PD) over the existing C-3 (Commercial and Limited Manufacturing) zoning designation of the subject site and a Tentative Parcel Map to merge 11 parcels for the construction of a self-storage development with an artist studio at 414-420 S. San Gabriel Boulevard. The project site is zoned C-3 (Commercial and Limited Manufacturing) and has a General Plan Land Use Designation of General Commercial.

The project was reviewed for compliance with the California Environmental Quality Act (CEQA). The City has determined that the project would not have a significant effect on the environment due to mitigation measures incorporated through the adoption of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, recommending City Council adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) and approve Planning case numbers ZC19-001 and TMAP19-008 for a Planned Development Overlay Zone (PD) and a Tentative Parcel Map at 414-420 S. San Gabriel Boulevard, subject to the recommended conditions of approval.

**7. STAFF ITEMS**

**A. [6<sup>th</sup> Cycle Regional Housing Needs Assessment \(RHNA\) for the 2021-2029 Planning Period](#)**

This item is to provide the Commission background and analysis regarding Regional Housing Needs Assessment (RHNA) Allocation Plan and appeal process.

Recommended Action:

Staff recommends that the Commission receive the information contained in the staff report and provide staff with further directions.

**8. COMMENTS FROM THE PLANNING MANAGER**

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

**9. 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.

**10. ADJOURN PLANNING COMMISSION MEETING**

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY, NOVEMBER 9, 2020 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.