

CITY OF SAN GABRIEL PLANNING COMMISSION REGULAR MEETING AGENDA

MONDAY, MAY 10, 2021 – 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.**

Thomas Klawiter
Chair

Jingbo Lou
Vice-Chair

Mark Juarez
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 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. 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 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 10, 2021

- **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

1. [Minutes from the March 8, 2021 Planning Commission meeting.](#)
2. [Minutes from the April 12, 2021 Planning Commission meeting.](#)

Recommended Action: Approval.

B. [2021-2022 THROUGH 2025-2026 CAPITAL IMPROVEMENT PROGRAM](#)

This is a City-initiated request to consider a General Plan conformity finding for the proposed 2021-2022 Capital Improvement Program (CIP) Annual Report in accordance to California Government Code Section 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 1, 2021. 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. HOUSING ELEMENT OUTREACH WORKSHOP

The City consultant, Lisa Wise Consulting, Inc. (LWC), will provide a PowerPoint presentation on the City's 2021-2029 Housing Element Update regarding Preliminary Report and key findings.

4. PUBLIC HEARING:

A. 550 S. SAN GABRIEL BOULEVARD PLANNING CASE NO. CUP20-003 (CONDITIONAL USE PERMIT) APPLICANT: JESSICA GREVIN ON BEHALF OF AT&T

The proposed project is to allow the construction of a new wireless telecommunication monopole located at 550 S. San Gabriel Boulevard. The project site is zoned C-1 (Retail Commercial) and has a General Plan Land Use Designation of General Commercial. This project is exempt from the requirements of the California Environmental Quality Act (CEQA) per Guidelines Section 15303, Class 3 (New Construction or Conversion of Small Structures).

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP20-003 at 550 S. San Gabriel Boulevard, subject to the recommended conditions of approval.

B. 902 E. MISSION ROAD PLANNING CASE NO. CUP21-003 (CONDITIONAL USE PERMIT) APPLICANT: DAVID GUTIERREZ

The proposed project is to request a parking reduction for a new commercial building located at 902 E. Mission Road. The project site is zoned C-3 (Commercial and Limited Manufacturing) and has a General Plan Land Use Designation of General Commercial. This project is exempt from the requirements of the 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 CUP21-003 at 902 E. Mission Road, subject to the recommended conditions of approval.

5. COMMENTS FROM THE PLANNING MANAGER

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

6. 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.

7. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY, JUNE 14, 2021 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.