

CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING
APRIL 12, 2021

- **CALL TO ORDER**

Chairman Klawiter called the regular meeting of the Planning Commission meeting to order at 6:33 p.m. on Monday, April 12, 2021.

- **PLEDGE OF ALLEGIANCE**

Vice-Chair Lou led the Pledge of Allegiance.

- **ROLL CALL – PLANNING COMMISSION**

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

Excused: Commissioner Mamdapurkar

Staff in attendance included Deputy City Attorney Tabares, Planning Manager Tewasart, Senior Planner Chang, and Planning Commission Secretary Wong.

1. **PUBLIC COMMENT**

None.

2. **HOUSING ELEMENT OUTREACH WORKSHOP**

The City consultant, Lisa Wise Consulting, Inc. (LWC), will provide an introductory presentation on the City's 2021-2029 Housing Element Update, including information on new State legislation, process, the Regional Housing Needs Assessment (RHNA), and housing in the city.

This item was presented by Planning Manager Tewasart.

Jennifer Murillo from Lisa Wise Consulting, Inc., provided the Commission with a PowerPoint presentation.

Vice-Chair Lou stated the City should keep an open mind to find an appropriate way fitting for the San Gabriel characteristic to meet and achieve the demand.

Commissioner Schwartz agreed with Vice-Chair Lou and stated he is excited to see this process underway.

Commissioner Juarez asked if there was a projected population based on full build out.

Jennifer Murillo from LWC stated they did not have those numbers, but as they start looking at site inventory they will start making those projections and assumptions as to which sites will be appropriate to accommodate housing.

Commissioner Juarez requested if they can have total population numbers that can help guide them in the future.

Chair Klawiter stated he was surprised to see how steady the population has been in the City over the last 20 years. He also stated from an inventory standpoint, San Gabriel has always been a challenge when looking at development and numbers. He stated he liked getting affordable housing into the region. He also thanked the City consultant for their presentation and time.

Chairman Klawiter opened the public hearing. There being none, Chairman Klawiter closed the public hearing at 7:13 p.m.

3. COMMENTS FROM THE PLANNING MANAGER

Planning Manager Tewasart provided the Commission with an update of the Blossom Market Hall project.

4. PROJECT PREVIEW

508 W. LAS TUNAS DRIVE PLANNING CASE NOS. TMAP21-001 (TENTATIVE PARCEL MAP), CUP21-001 (CONDITIONAL USE PERMIT), AND MOD21-001 (MINOR MODIFICATION)

This item is intended to provide information to the Planning Commission about a proposed medical office building at 508 W. Las Tunas Drive. The applicant will provide a PowerPoint presentation at the meeting and solicit comments from the Commission.

Chairman Klawiter excused himself from the meeting due to proximity to the development. Vice-Chair Lou chaired the rest of the meeting.

Planning Manager Tewasart asked to confirm if Commissioner Juarez was still online.

Deputy City Attorney Tabares stated quorum was lost with Commissioner Juarez offline.

Planning Manager Tewasart confirmed Commissioner Juarez was back online.

This item was presented by Senior Planner Chang.

Vice-Chair Lou questioned the floor area ratio (FAR) of the current project.

Commissioner Juarez asked for clarification of the FAR and for the difference in number of parking spaces between the current and previous projects.

Senior Planner Chang stated based on the square footage, the previous project required 497 parking spaces. The current project required 393 spaces and the applicant is providing 339 spaces.

Richard Hale, General Contractor/Owner Representative, provided the Commission with a PowerPoint presentation.

Commissioner Schwartz had questions regarding the leasing of the property.

Commissioner Juarez asked if the parking structure was public parking during off-hours.

Mr. Hale stated they have not received conditions to that extent and the previous applicant did have an agreement to assist the Playhouse with overflow parking.

Commissioner Juarez expressed concerns with the landscape buffer.

Vice-Chair Lou asked how the buffer zone would be use and how would it affect the R-1 zone. He also expressed concerns with the transformer locations.

Mr. Hale explained how the buffer zone would be used and also addressed the concerns regarding the transformers.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

None.

6. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY,
MAY 10, 2021 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR,
COUNCIL CHAMBERS.

CITY OF SAN GABRIEL



JACKIE WONG, SECRETARY
PLANNING COMMISSION



THOMAS KLAWITER, CHAIRMAN
PLANNING COMMISSION