

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

MONDAY, SEPTEMBER 13, 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



Samantha Tewart
Planning Manager

Martin Koczanowicz
Assistant City Attorney

Pursuant to State and County Directives, **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

Please email all public comments to PC-PublicComment@sgch.org and include the following in the subject line of your email: the section (Public Comment, Consent Calendar, Public Hearing, New Business) and Item Number you are commenting on. The Clerk will read public comments into the record for up to three-minute limit. Words that would disrupt the meeting, including profanity, obscenity, and discriminatory language, will not be read.

Example: PUBLIC COMMENT: New Business Item A

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

September 13, 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. **COMMENTS FROM THE PLANNING MANAGER**

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

3. **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 August 9, 2021 Planning Commission meeting.](#)

Recommended Action: Approval.

4. **PUBLIC HEARING**

A. [227 W. VALLEY BOULEVARD, UNIT 108A](#) [PLANNING CASE NO. CUP21-004 \(CONDITIONAL USE PERMIT\)](#) [APPLICANT: ALLEN CHEN](#)

The proposed project is a Conditional Use Permit (CUP21-004) to allow on-site sale and consumption of beer and wine (Type 41 ABC License) in conjunction with food service at an existing restaurant located at 227 W. Valley Boulevard, Unit 108A. The project site is zoned C-CT (Commercial Center) within the Valley Boulevard Specific Plan (VBSP) area. This project is exempt from the

requirements of California Environmental Quality Act (CEQA), per Guidelines Section 15301, Class 1 (Existing Facilities).

Recommended Action:

Adopt a Resolution of the Planning Commission approving Planning Case Number CUP21-004 for a Conditional Use Permit for property located at 227 W. Valley Boulevard, Unit 108A, subject to the recommended conditions of approval.

B. CITYWIDE
PLANNING CASE NO. ZTA21-001 (ZONE TEXT AMENDMENT)
APPLICANT: CITY OF SAN GABRIEL

The proposed project is a Zone Text Amendment (ZTA21-001) to amend Chapter 153 (Zoning Code) of the San Gabriel Municipal Code relating to term limits for the Historic Preservation and Cultural Resource Commission (HPCRC) and nomination procedures for historic resources in the San Gabriel Municipal Code. This project is exempt from the requirements of California Environmental Quality Act (CEQA), pursuant to section 15061 of the CEQA Guidelines.

Recommended Action:

Adopt a Resolution of the Planning Commission recommending approval of the proposed Zone Text Amendment to the City Council, amending Chapter 153 (Zoning Code) of the San Gabriel Municipal Code relating to term limits and nomination procedures for historic resources.

C. 506 W. LAS TUNAS DRIVE, 113 S. SANTA ANITA STREET, 515 PADILLA STREET, 519 PADILLA STREET, 523 PADILLA STREET, 527 PADILLA STREET, AND 531 PADILLA STREET
PLANNING CASE NOS. TMAP21-001 (TENTATIVE PARCEL MAP), CUP21-001 (CONDITIONAL USE PERMIT), AND MOD21-001 (MINOR MODIFICATION)
APPLICANT: RICHARD HALE – THE HALE CORPORATION

The proposed project is a five-story medical office building and a four-story parking structure. The project requires a Tentative Parcel Map (TMAP21-001) to merge seven parcels into one parcel, a Conditional Use Permit (CUP21-001) to request a parking reduction up to 20%, and a Minor Modification (MOD21-001) to request a reduction of floor area ratio (FAR) requirement up to 20%. The properties are located at 506 W. Las Tunas Drive, 113 S. Santa Anita Street, 515 Padilla Street, 519 Padilla Street, 523 Padilla Street, 527 Padilla Street, and 531 Padilla Street. The project site is zoned MF (Medical Facilities) within the Mission District Specific Plan (MDSP) area.

The project was reviewed for compliance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for a previous five-story medical office building were adopted by the City of San Gabriel on December 13, 2016 (Adopted MND). An Addendum to the Adopted MND has been prepared in accordance with the CEQA Guidelines.

Recommended Action:

Adopt a Resolution of the Planning Commission approving Planning Case Numbers TMAP21-001, CUP21-001, and MOD21-001 for a Tentative Parcel Map, a Conditional Use Permit, and a Minor Modification for properties located at 506 W. Las Tunas Drive, 113 S. Santa Anita Street, 515 Padilla Street, 519 Padilla Street, 523 Padilla Street, 527 Padilla Street, and 531 Padilla Street, subject to the recommended conditions of approval and a six-month time extension for the Conditional Use Permit and Minor Modification.

5. 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.

6. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY, OCTOBER 11, 2021 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.