

**CITY OF SAN GABRIEL  
PLANNING COMMISSION AND DESIGN REVIEW COMMISSION  
SPECIAL JOINT MEETING AGENDA**

**MONDAY, OCTOBER 11, 2021 – 6:30 P.M.**

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

**Due to recent legislation (Assembly Bill 361), members of the Commission may teleconference into the meeting.**

**Planning Commission**

Thomas Klawiter  
Chair

Jingbo Lou  
Vice-Chair

Mark Juarez  
Commissioner

Anagh Mamdapurkar  
Commissioner

Jerry Schwartz  
Commissioner



**Design Review Commission**

Raymond Cheng  
Chair

Erlinda Romo  
Vice-Chair

Marla Nadolney  
Commissioner

Nik Sae-Low  
Commissioner

Luoya Tu  
Commissioner

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](mailto: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](http://www.sangabrielcity.com). Materials related to an item on this Agenda, submitted to the Commissions 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 and Design Review Commission  
Special Joint Meeting Agenda**

**October 11, 2021**

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL – PLANNING COMMISSION**
- **ROLL CALL – DESIGN REVIEW COMMISSION**
- 1. PUBLIC COMMENT**

This is the time set aside for members of the public to address the Commissions on items of interest that are not on the agenda, but are within the subject matter jurisdiction of the Planning Commission and the Design Review Commission. Pursuant to the Brown Act, the Planning Commission and the Design Review 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. INTRODUCTION OF COMMUNITY DEVELOPMENT DIRECTOR ALDO CERVANTES**
- 3. PLANNING COMMISSION 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 September 13, 2021 Planning Commission meeting.](#)

Recommended Action: Approval.

- 4. PLANNING COMMISSION PUBLIC HEARING ITEMS**

**A. [140 W. Valley Boulevard, Unit 107](#)  
[Planning Case No. CUP21-005 \(Conditional Use Permit\)](#)  
[Applicant: Hong Kong VIP Kitchen \(Yaxin Zhu\)](#)**

The proposed project is a Conditional Use Permit (CUP21-005) 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 140 W. Valley Boulevard,

Unit 107. 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 CUP21-005 for a Conditional Use Permit for property located at 140 W. Valley Boulevard, Unit 107, subject to the recommended conditions of approval.

**B. 313 W. Norwood Place**  
**Planning Case No. TMAP18-004 (Tentative Parcel Map)**  
**Applicant: Jian Deng**

The proposed project is a Tentative Parcel Map (TMAP18-004) for the subdivision of a two-unit development at 313 W. Norwood Place. The project site is zoned R-2 (Low Density Multiple Family Residence). This project is exempt from the requirements of California Environmental Quality Act (CEQA), per Guidelines Section 15315, Class 15 (Subdivision or Properties into Four or Fewer Parcels).

Recommended Action:

Adopt a Resolution of the Planning Commission approving Planning Case Number TMAP18-004 for a Tentative Parcel Map for property located at 313 W. Norwood Place, subject to the recommended conditions of approval.

**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 adopting an Addendum to the Adopted Mitigated Negative Declaration (Adopted MND) and Mitigation Monitoring and Reporting Program (MMRP) and 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. DESIGN REVIEW COMMISSION PUBLIC HEARING ITEM**

**A. 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 No. PPD21-001 (Precise Plan of Design)**  
**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 Precise Plan of Design (PPD21-001) for the building architectural design. 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 Design Review Commission approving Planning Case Number PPD21-001 for a Precise Plan of Design 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.

**6. COMMENTS FROM THE PLANNING MANAGER**

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

**7. 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.

**8. ADJOURN PLANNING COMMISSION AND DESIGN REVIEW COMMISSION SPECIAL JOINT MEETING**

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY, NOVEMBER 8, 2021 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

TO THE REGULAR MEETING OF THE DESIGN REVIEW COMMISSION ON MONDAY, OCTOBER 25, 2021 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.