

CITY OF SAN GABRIEL PLANNING COMMISSION  
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING  
SEPTEMBER 13, 2021

- **CALL TO ORDER**

Vice-Chair Lou called the regular meeting of the Planning Commission meeting to order at 6:30 p.m. on Monday, September 13, 2021. He also led the Pledge of Allegiance.

- **ROLL CALL – PLANNING COMMISSION**

Present: Vice-Chair Lou, Commissioner Mamdapurkar, and Commissioner Schwartz

Excused: Chairman Klawiter

Absent: Commissioner Juarez

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

1. **PUBLIC COMMENT**

None.

2. **COMMENTS FROM THE PLANNING MANAGER**

Planning Manager Tewasart provided updates to the Commission on the following items:

- September 30, 2021 at 6:30 PM – Joint Study Session with the City Council and the Planning Commission to review the City's Draft Housing Element. This meeting will be held virtually.
- WHA Architectural Firm – The City Council awarded the firm with a contract starting date of July 1, 2021 for City Architect and Architectural Historian services.
- Draft Historic Context Statement – The Historic Preservation and Cultural Resource Commission recommended the City Council to approve the draft and it will be reviewed by the City Council at its October 5, 2021 meeting.

- 700-800 S. San Gabriel Blvd (Pacific Square Project) – This item will be presented to the City Council for consideration at its September 21, 2021 meeting.
- State legislation that allows for virtual meetings for local governments will end on September 30, 2021. Staff will provide updates to the Commission when information becomes available from the City Attorney’s office and upon City Council approval.

**3. CONSENT CALENDAR**

**A. APPROVAL OF MINUTES**

Minutes from the August 9, 2021 Planning Commission meeting.

Commissioner Mamdapurkar made the motion to approve Consent Calendar Item #3A. Commissioner Schwartz seconded the motion. Motion passed by a vote of 3 ayes, 0 noes (Not present: Klawiter and Juarez) as follows:

AYES:	Lou, Mamdapurkar and Schwartz
NOES:	None

**3. PUBLIC HEARING:**

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

This item was presented by Associate Planner Alvarado.

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.

Mr. Stanley Szeto, representative of Killer Noodle business owners at 227 W. Valley Blvd., Unit 108A, stated that he has read the Conditions of Approval and agrees with all of them. He commended on how the Planning staff did an excellent job with the staff report and in assisting them with the application process. He also gave an overview on how the business operates and explained why they are seeking approval for the sale and consumption of beer and wine.

At this time, Vice-Chair Lou opened the public hearing. There being none, he closed the public hearing.

Commissioners' Discussion

The Commissioners conceptualized the proposed application. They all agreed that this will be a positive benefit to the restaurant.

Vice-Chair Lou made the motion to approve adopting 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. Commissioner Schwartz seconded the motion. Motion passed by a vote of 3 ayes, 0 noes (Not present: Klawiter and Juarez) as follows:

AYES: Lou, Mamdapurkar and Schwartz  
NOES: None

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

This item was presented by Planning Manager Tewasart.

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.

At this time, Vice-Chair Lou opened the public hearing. There being none, he closed the public hearing.

Commissioners' Discussion

Vice-Chair Lou made the motion to approve adopting a Resolution of the Planning Commission recommending approval of the proposed Zone Text Amendment, Planning Case Number ZTA21-001, 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. Commissioner Mamdapurkar seconded the motion. Motion passed by a vote of 3 ayes, 0 noes (Not present: Klawiter and Juarez) as follows:

AYES: Lou, Mamdapurkar and Schwartz  
NOES: None

- 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**

Commissioner Mamdapurkar is recused from hearing this item due to the proximity of his residence to this project.

This item is continued to a future Planning Commission meeting date due to lack of quorum.

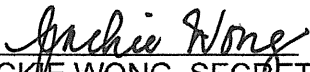
**4. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS**

Commissioner Schwartz inquired about the status on the current Assistant Planner recruitment. Ms. Tewasart stated that the City extended the recruitment period due to low application turnout.

Commissioner Schwartz asked if the Commissioners should keep the plans for the item that is being continued. Ms. Tewasart stated that the Commissioners should retain the plans and the staff report for the next meeting.

5. **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.

  
JACKIE WONG, SECRETARY  
PLANNING COMMISSION

  
THOMAS KLAWITER, CHAIRMAN  
PLANNING COMMISSION