

**CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTUES OF THE REGULAR PLANNING COMMISSION MEETING
JANUARY 10, 2022**

- **CALL TO ORDER**

Chairman Klawiter called the regular meeting of the Planning Commission meeting to order at 6:30 p.m. on Monday, January 10, 2022.

- **PLEDGE OF ALLEGIANCE**

Vice-Chair Lou led the Pledge of Allegiance.

- **ROLL CALL – PLANNING COMMISSION**

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

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

1. **PUBLIC COMMENT**

None.

2. **CONSENT CALENDAR**

- A. **APPROVAL OF MINUTES**

Minutes from the December 13, 2021 Planning Commission meeting.

Commissioner Mamdapurkar made the motion to approve the Consent Calendar Item #2A. Vice- Chair Lou seconded the motion. Motion passed by a vote of 4 ayes, 0 Noes, 1 abstention (Commissioner Schwartz) as follows:

AYES: Klawiter, Lou, Mamdapurkar, Juarez,

NOES: None

ABSTENTION: Schwartz

3. **PUBLIC HEARING**

- A. **2021-2029 HOUSING ELEMENT UPDATE (6th CYCLE)
PLANNING CASE NO. GPA21-002 (GENERAL PLAN AMENDMENT)
APPLICANT: CITY OF SAN GABRIEL**

This item was presented by Planning Manager Tewart.

Staff Report

Attachment A: Proposed Resolution

Attachment B: Revised Draft 2021-2029 Housing Element

Attachment C: Initial Study/Negative Declaration

The proposed project is a General Plan Amendment (GPA21-002) to update the City's Housing Element for the 6th Planning Cycle (2021-2029). State housing laws require cities and counties to include a housing element in its general plan and that the housing element must be periodically updated to plan for existing and projected demands for housing and to reflect existing conditions. The 2021-2029 Housing Element Update has been reviewed for compliance with the California Environmental Quality Act (CEQA). An Initial Study/Negative Declaration (IS/ND) has been prepared. The IS/ND includes the analysis of the changes and potential impacts related to the adoption of the draft 2021-2029 Housing Element. No physical development or land use changes were evaluated. The City would analyze land use changes as a separate action to demonstrate compliance with the requirements of CEQA.

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, recommending that the City Council adopt the 2021-2029 Housing Element Update (6th Cycle) of the San Gabriel General Plan and approve the 2021-2029 Housing Element Update Initial Study and Negative Declaration.

At this time, Chairman Klawiter opened the public hearing.

TESTIMONY:

1. Mr. Mitchell M. Tsai, Attorney-at-Law, on behalf of Southwest Regional Council of Carpenters, 139 South Hudson Avenue Suite 200, Pasadena, CA, provided comments and suggested that the City should consider providing additional community benefits such as requiring local hire and use of a skilled and trained workforce to build such projects.

There being no additional public comment for this item, Chairman Klawiter closed the public hearing.

Commissioners' Discussion

Chairman Klawiter commended Lisa Wise Consulting, Inc. (LWC) and City Staff for their work with the Housing Element Update. He commented on the challenges the City faces with the State's requirements as far as increasing

density and housing. He also stated the Mission District Specific Plan could use a refresh and he is encouraged to see that.

The rest of the Commission agreed with Chairman Klawiter's comments.

Commissioner Juarez expressed concerns with policies that increase density on Valley Boulevard. He suggested that enforcement on density limits needs to be addressed in the document, and its impacts it has on the City's sewer capacity.

Commissioner Juarez made the motion to approve adopting a resolution of the Planning Commission of the City of San Gabriel, California, recommending that the City Council adopt the 2021-2029 Housing Element Update (6th Cycle) of the San Gabriel General Plan and approve the 2021-2029 Housing Element Update Initial Study and Negative Declaration pending the reassessment of the Safe Parking Program. Chairman Klawiter seconded the motion.

Motion passed by a vote of 5 ayes, 0 noes as follows:

AYES: Juarez, Klawiter, Schwartz, Mamdapurkar, Lou
NOES: None

**B. 216-220 E. BROADWAY
PLANNING CASE NO. TMAP21-011 (TENTATIVE TRACT MAP)
APPLICANT: EGL ASSOCIATES**

This item was presented by Associate Planner Alvarado.

The proposed project is a Tentative Tract Map (TMAP21-011) for the subdivision of a ten-unit residential development at 216-220 E. Broadway. The project site is zoned R-3 (Multiple Family Residence). This project is exempt from the requirements of California Environmental Quality Act (CEQA), per Guidelines Section 15332, Class 32 (In-Fill Development Projects).

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number TMAP21-011 for a Tentative Tract Map for property located at 216-220 E. Broadway, subject to the recommended conditions of approval.

At this time, Chairman Klawiter opened the public hearing. There being none, he closed the public hearing.

Commissioners' Discussion

All the Commissioners are in support of proposed project and like the fact that it met the zoning requirements.

Chairman Klawiter made the motion to approve adopting a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number TMAP21-011 for a Tentative Tract Map for property located at 216-220 E. Broadway, subject to the recommended conditions of approval. Commissioner Schwartz seconded the motion. Motion passed by a vote of 5 ayes, 0 noes as follows:

AYES: Juarez, Klawiter, Schwartz, Mamdapurkar, Lou
NOES: None

**C. 1046 S. SAN GABRIEL BOULEVARD
PLANNING CASE NO. CUP20-001 (CONDITIONAL USE PERMIT)
APPLICANT: CREATIVE DESIGN ASSOCIATES**

This item was presented by Assistant Planner Cervantes.

The proposed project is to request a parking reduction for a new office building located at 1046 S. San Gabriel Boulevard. 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 15303, Class 3 (New Construction) and Section 13332, Class 32 (In-Fill Development Projects).

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP20-001 for a conditional use permit to allow a parking reduction for new three-story commercial office building at 1046 S. San Gabriel Boulevard, subject to the recommended conditions of approval.

At this time, Chairman Klawiter opened the public hearing. There being none, he closed the public hearing.

Commissioners' Discussion

The Commission expressed regret with losing the craftsman building currently in place and asked if there was a historical review process/survey that had been done.

Chairman Klawiter made the motion to approve adopting a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP20-001 for a conditional use permit to allow a parking reduction for new three-story commercial office building at 1046 S. San Gabriel Boulevard, subject to the recommended conditions of approval.

Commissioner Schwartz seconded the motion. Motion passed by a vote of 3 ayes, 2 noes as follows:

AYES: Klawiter, Schwartz, Mamdapurkar

NOES: Lou, Juarez

4. COMMENTS FROM THE PLANNING MANAGER


None. Planning Manager Tewasart wished the Commission a Happy New Year.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

None. Vice-Chair Lou wished the Commission and staff a Happy New Year.

6. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY, FEBRUARY 14, 2022 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