

CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING
FEBRUARY 14, 2022

- **CALL TO ORDER**

Chairman Klawiter called the regular meeting of the Planning Commission meeting to order at 6:35 p.m. on Monday, February 14, 2022.

- **PLEDGE OF ALLEGIANCE**

Vice-Chair Lou led the Pledge of Allegiance.

- **ROLL CALL – PLANNING COMMISSION**

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

Excused: Commissioner Juarez

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

1. **PUBLIC COMMENT**

None.

2. **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 January 10, 2022 Planning Commission meeting.

Commissioner Schwartz 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, 0 Abstention as follows:

AYES: Klawiter, Lou, Mamdapurkar, and Schwartz
NOES: None
ABSTENTION: None

B. GENERAL PLAN ANNUAL PROGRESS REPORT FOR THE 2021 CALENDAR YEAR

As required by Government Code Section 65400(a)(2), the Planning Division is required to provide an annual report each April to the City Council, and the State Governor's Office of Planning and Research (OPR) regarding the status of the General Plan and its implementation progress.

Chairman Klawiter made the motion to approve the Consent Calendar Item #2B with the additional information on the HEAR. Commissioner Mandapurkar seconded the motion. Motion passed by a vote of 4 ayes, 0 Noes, 0 Abstention as follows:

AYES: Klawiter, Lou, Mamdapurkar, and Schwartz
NOES: None
ABSTENTION: None

3. PUBLIC HEARING

A. GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR THE 2021 CALENDAR YEAR

As required by Government Code Section 65400(b), the City is required to provide an annual report to the California Department of Housing and Community Development (HCD) regarding the implementation of the Housing Element and how the City is meeting the regional housing needs for the community. The General Plan Annual Progress Report (APR) is an important tool to track and monitor the City's progress in addressing the regional housing needs allocation, including the number of housing units permitted by income level, the status of programs in the Housing Element, and efforts to remove governmental constraints.

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, recommending the City Council to direct staff to submit the housing report to the California Department of Housing and Community Development (HCD).

This item was presented by Planning Manager Tewasart.

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

Commissioners' Discussion

The Planning Commissioners discussed the item and unanimously approved staff's recommendation.

Commissioner Mamdapurkar made the motion to approve to adopt a Resolution of the Planning Commission of the City of San Gabriel, California, recommending the City Council to direct staff to submit the housing report to the California Department of Housing and Community Development (HCD). Commissioner Schwartz seconded the motion. Motion passed by a vote of 4 ayes, 0 Noes, 0 Abstention as follows:

AYES: Klawiter, Lou, Mamdapurkar, and Schwartz
NOES: None
ABSTENTION: None

**B. 1623 S. DEL MAR AVE.
PLANNING CASE NO. CUP21-002 (CONDITIONAL USE PERMIT)
APPLICANT: XINYUAN, LLC**

The proposed project is a Conditional Use Permit (CUP21-002) to allow the off-site sale of beer and wine (Type 20 ABC License). The project site is zoned MU/T (Mixed-Use Transit Oriented Development) within the Valley Boulevard Specific Plan (VBSP). 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 of the City of San Gabriel, California, approving Planning Case Number CUP21-002 for a Conditional Use Permit to allow the off-site sale of beer and wine at 1623 S. Del Mar Ave., subject to the recommended conditions of approval.

This item was presented by Associate Planner Alvarado.

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

Commissioners' Discussion

The Planning Commissioners discussed the item and recommended adding a condition that no on-site consumption of beer and wine is permitted.

Chairman Klawiter made the motion to adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case

Number CUP21-002 for a Conditional Use Permit to allow the off-site sale of beer and wine at 1623 S. Del Mar Ave., subject to the recommended conditions of approval with the added condition clarifying that no on-site consumption is permitted. Commissioner Schwartz seconded the motion. Motion passed by a vote of 4 ayes, 0 Noes, 0 Abstention as follows:

AYES: Klawiter, Lou, Mamdapurkar, and Schwartz
NOES: None
ABSTENTION: None

**C. 1381 E. LAS TUNAS DRIVE SUITES 8 & 9
PLANNING CASE NO. CUP21-007 (CONDITIONAL USE PERMIT)
APPLICANT: BJ ENTERTAINMENT**

The proposed project is to allow for a proposed recreational entertainment escape room business named Escape Duck at 1381 E. Las Tunas Dr. Suites 8 & 9. The project site is zoned C-1 (Commercial Retail) and has a General Plan Land Use Designation of General Commercial. 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 of the City of San Gabriel, California, approving Planning Case Number CUP21-007 for a conditional use permit to allow for a proposed recreational entertainment escape room business named Escape Duck at 1381 E. Las Tunas Dr. Suites 8 & 9, subject to the recommended conditions of approval.

This item was presented by Associate Planner Alvarado.

The applicant gave an overview of his proposed business and stated that he agreed with all of the conditions of approval.

At this time, Chairman Klawiter opened the public hearing.

Testimony:

Kevin Tran, resident, sent his comment via email opposing to this project. He then sent a follow up email stating to disregard his comment for he was looking at a wrong property.

There being no additional public comments, he closed the public hearing.

Commissioners' Discussion

The Planning Commissioners discussed the item and unanimously approved the proposed project.

Chairman Klawiter made the motion to adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP21-007 for a conditional use permit to allow for a proposed recreational entertainment escape room business named Escape Duck at 1381 E. Las Tunas Dr. Suites 8 & 9, subject to the recommended conditions of approval. Commissioner Schwartz seconded the motion. Motion passed by a vote of 3 ayes, 0 Noes, 0 Abstention as follows:

AYES: Klawiter, Lou, and Schwartz
NOES: None
ABSTENTION: None

4. COMMENTS FROM THE PLANNING MANAGER

None.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Commissioner Schwartz inquired the recruitment status for the senior planner position. Planning Manager Tewasart stated that the first round of interviews will commence in the next few weeks.

6. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY, MARCH 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

