



**MINUTES OF THE MAY 9, 2022  
REGULAR MEETING OF THE SAN GABRIEL PLANNING COMMISSION**

**CALL TO ORDER**

Chair Klawiter called the regular meeting of the San Gabriel Planning Commission to order at 6:30 P.M. on Monday, May 9, 2022 with all Commission members and staff present.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Chair Klawiter.

**ROLL CALL**

**Commission Members Present:** Chair Klawiter, Vice-Chair Lou, Commissioners Mamdapurkar and Schwartz.  
**Commission Members Absent:** Commissioner Juarez (resigned).  
**Staff Members Present:** Planning Manager Samantha Tewasart, Assistant Planner Marlon Cervantez, and Commission Secretary Jackie Wong.

1. **PUBLIC COMMENT-** None.

2. **CONSENT CALENDAR**

**A. APPROVAL OF MINUTES**

A motion was made by Vice-Chair Lou, seconded by Commissioner Mamdapurkar, to approve Consent Calendar Item 2A.

*Motion approved Consent Calendar Items 2A as presented, by a vote of 4-0 as follows:*

AYES: KLAWITER, LOU, MAMDAPURKAR AND SCHWARTZ  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: JUAREZ

The Commission approved the following:  
Minutes of the Planning Commission Regular Meeting of March 14, 2022.

**B. 2022-2023 THROUGH 2025-2026 CAPITAL IMPROVEMENT PROGRAM**

A motion was made by Chair Klawiter, seconded by Commissioner Schwartz, to approve Consent Calendar Item 2B.

*Motion approved Consent Calendar Items 2B as presented, by a vote of 4-0 as follows:*

AYES: KLAWITER, LOU, MAMDAPURKAR AND SCHWARTZ  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: JUAREZ

The Commission approved the following:  
2022-2023 Through 2025-2026 Capital Improvement Program.

### 3. PUBLIC HEARING

**A. 201-217 SOUTH SAN GABRIEL BOULEVARD  
PLANNING CASE NO. TMAP21-009 (TENTATIVE TRACT MAP)  
APPLICANT: EVERARDO GARCIA OF LRCA ARCHITECTS**

Chair Klawiter opened the public hearing.

Planning Manager Tewasart made the staff presentation.

The Planning Commissioners discussed the proposed project being a Tentative Tract Map (TMAP21-009) to allow for the subdivision of air space for residential condominium units within a mixed-use development. The project site is zoned C-1/PD (Commercial Retail/Planned Development) and has a land use designation of General Commercial. The proposed project would develop the same land uses on the project site as what was previously approved; therefore, the impacts to land use and planning would be consistent with the analysis and conclusions presented in the previously approved CEQA documents. The project would be exempt from additional review under CEQA as the proposed project would have no additional impacts associated with the proposed revisions. Therefore, it has been determined that the project would not have a significant effect on the environment, and no additional review is required.

Chair Klawiter closed the public hearing.

A motion was made by Chair Klawiter, seconded by Vice-Chair Lou to:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, **APPROVING** Planning Case Number TMAP21-009 for Tentative Tract Map No. 73153 at 201-217 South San Gabriel Boulevard, subject to the recommended conditions of approval.

*Motion carried by a vote of 4-0 as follows:*

AYES: KLAWITER, LOU, MAMDAPURKAR AND SCHWARTZ  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: JUAREZ

**B. 416 EAST LAS TUNAS DRIVE #E  
PLANNING CASE NO. CUP22-003 (CONDITIONAL USE PERMIT)  
APPLICANT: JIHOON CHOI**

Chair Klawiter opened the public hearing.

Assistant Planner Cervantes made the staff presentation.

The Planning Commissioners discussed the proposed project, which is a Conditional Use Permit (CUP22-003) to allow on-site sale of beer and wine for a proposed restaurant in an existing commercial center. The project site is zoned C-1 (Commercial Retail) and has a 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).

Chair Klawiter closed the public hearing.

A motion was made by Vice-Chair Lou, seconded by Chair Klawiter to:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP22-003 for a Conditional Use Permit to allow the off-site sale of beer and wine at 416 East Las Tunas Drive #E, subject to the recommended conditions of approval.

*Motion carried by a vote of 4-0 as follows:*

AYES: KLAWITER, LOU, MAMDAPURKAR AND SCHWARTZ  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: JUAREZ

**4. COMMENTS FROM THE PLANNING MANAGER**

Planning Manager Tewasart provided the Commission with updates including new businesses that are opening, construction projects that are nearing completion and providing an opportunity to comment on City's Historic Resource project. Additionally, she shared that Commissioner Juarez notified staff that he moved out of the City, and will no longer be serving on the Planning Commission. His term ends this month.


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

Vice-Chair Lou announced that he will no longer be serving on the Planning Commission as well. His term ends this month.

**6. ADJOURNMENT**

Chair Klawiter adjourned the meeting at 7:29 P.M.

Respectfully submitted by:

  
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JACKIEWONG, Planning Commission Secretary

  
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THOMAS KLAWITER, Chair