



**MINUTES OF THE NOVEMBER 14, 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 6:33 P.M. on Monday, November 14, 2022 with four 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 Mamdapurkar, Commissioner McMorris, Commissioner Krappman and Commissioner Schwartz

**Commission Members Absent:**

**Staff Members Present:** Planning Manager Samantha Tewasart, Associate Planner Alvarado, Assistant Planner Marlon Cervantes, and Commission Secretary Jackie Wong

**1. PUBLIC COMMENT- None.**

**2. CONSENT CALENDAR**

**A. APPROVAL OF MINUTES**

A motion was made by Commissioner McMorris to approve the minutes, seconded by Chair Klawiter.

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

AYES: KLAWITER, MAMDAPURKAR, McMORRIS, SCHWARTZ  
NOES: NONE  
ABSTAIN: KRAPPMAN  
ABSENT: NONE

The Commission approved the following:

Minutes of the Planning Commission Regular Meeting of October 10, 2022.

### **3. STAFF ITEM**

#### **A. STREET NAME CHANGE GUIDELINES**

Community Development Director Cervantes presented this item.

On May 3, 2022, the City Council directed staff to draft guidelines for street name changes. To facilitate the drafting of the guidelines, the City Council directed staff to solicit feedback and comments from the City Commissions.

The Planning Commission provided feedback in response to the guidelines presented. Commissioner Mandapurkar inquired on the impact that it would put on the Public Works department and the Building & Safety division in regards to permits. He also inquired if there was community input. Commissioner Schwartz asked about the fees associated with the application to change the street name. Director Cervantes assured that the fees were to cover cost of staff time, material and deemed appropriate. Commissioner McMorris noted that the guidelines should require the applicant to justify the name change in order to preserve cultural and historical value. He also presented the idea of a fee waiver for lower-income applicants.

### **4. PUBLIC HEARING**

#### **A. 1726 S. DEL MAR AVENUE #A-B PLANNING CASE NO. CUP19-008 (CONDITIONAL USE PERMIT) APPLICANT: HONG VO (COFFEE HANH HOA)**

Assistant Planner Cervantes presented this item.

The proposed project is a Conditional Use Permit (CUP19-008) for a gaming arcade. The project site is zoned MU-T (Mixed-Use Transit Oriented Development) in the Valley Boulevard Specific Plan (VBSP) area and has a land use designation of Commercial Specific Plan. This project is exempt from the requirements of California Environmental Quality Act (CEQA), per Guidelines Section 15301, Class 1 (Existing Facilities).

Chair Klawiter opened the public hearing.

Testimony:

1. Jennifer Hoa, the owner's daughter, expressed the necessity of the additional game machines for the increase in revenue for the business. She highlighted that Covid-19 caused their business to lose many clients and the presence of the game machines has brought back clientele.
2. Secretary Wong read a letter submitted by the applicant's attorney, George Bernstein in favor of the applicant adding more game machines at the business.

Chair Klawiter closed the public hearing.

A motion was made by Chair Klawiter, seconded by Commissioner Schwartz:

Adopt a continuance of 6 months in where the applicant may continue to operate their business with the 3 current game machines in use, with the added conditions that the applicant remedies their current code violations and does not receive anymore violations within the 6 month period ending in 06/23/2023.

*Motion carried by a vote of 5-0 as follows:*

AYES: KLAWITER, MAMDAPURKAR, McMORRIS, SCHWARTZ, KRAPPMAN

NOES: NONE

ABSENT: NONE

**B. CITYWIDE**

**PLANNING CASE NO. ZTA22-001 (ZONE TEXT AMENDMENT)**

**APPLICANT: CITY OF SAN GABRIEL**

Planning Manager Tewasart presented the item.

The proposed project is a Zone Text Amendment (ZTA22-001) to amend Chapter 153 (Zoning Code) of the San Gabriel Municipal Code relating to nonconforming uses, structures, and lots 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.

Chair Klawiter opened the public hearing. There were no public comments.

Chair Klawiter closed the public hearing.

A motion was made by Commissioner Krappman, seconded by Vice-Chair Mamdapurkar to:

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 nonconforming uses, structures, and lots.

*Motion carried by a vote of 5-0 as follows:*

AYES: KLAWITER, MAMDAPURKAR, McMORRIS, SCHWARTZ, KRAPPMAN

NOES: NONE

ABSENT: NONE

**C. 1381 E. LAS TUNAS DRIVE UNITS 6 AND 7  
PLANNING CASE NO. CUP22-002 (CONDITIONAL USE PERMIT)  
APPLICANT: ZHIJIE HE**

Vice-Chair Mamdapurkar recused himself from this item due to the proximity of his residence to this project's location.

Associate Planner Alvarado presented the item.

The proposed project is a Conditional Use Permit (CUP22-002) to allow for a board game business. The project site is zoned C-1 (Retail Commercial) 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 opened the public hearing. There were no public comments.

Chair Klawiter closed the public hearing.

A motion was made by Commissioner Schwartz, seconded by Chair Klawiter to:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP22-002 for a Conditional Use Permit to allow a board game business at 1381 E. Las Tunas Drive Units 6 and 7, subject to the recommended conditions of approval.

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

AYES: KLAWITER, SCHWARTZ, McMORRIS, KRAPPMAN  
NOES: NONE  
RECUSED: MAMDAPURKAR  
ABSENT: NONE

**5. COMMENTS FROM THE PLANNING MANAGER**

Planning Manager Tewasart and Associate Planner Alvarado commented on the growing number of mixed use projects on Valley Blvd and the continued petitions of business licenses in the city.

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

None.

**7. ADJOURNMENT**

Chair Klawiter adjourned the meeting at 8:31 P.M.

Respectfully submitted by:

  
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JACKIE WONG, Planning Commission Secretary

  
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THOMAS KLAWITER, Chair