



**MINUTES OF THE MARCH 13, 2023
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, March 13, 2023.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Klawiter.

ROLL CALL

Commission Members Present: Chair Klawiter, Vice-Chair Schwartz, Commissioners Krappman, Li, and McMorris

Commission Members Absent:

Staff Members Present: Planning Manager Samantha Tewasart, Assistant Planner Marlon Cervantes, Deputy City Attorney Martin Koczanowicz and Commission Secretary Jackie Wong

1. PUBLIC COMMENT- None.

2. SELECTION OF VICE-CHAIR

A motion was made by Commissioner Krappman to nominate Commissioner Schwartz as Vice-Chair, seconded by Chair Klawiter. There was no other nominee.

Chair Klawiter open the public hearing. There being none, he closed the public hearing.

Motion approved as presented by a vote of 5-ayes and 0-noes as follows:

AYES: KLAWITER, KRAPPMANN, LI, McMORRIS, SCHWARTZ

NOES: NONE

3. CONSENT CALENDAR

A. APPROVAL OF MINUTES

A motion was made by Vice-Chair Schwartz to approve the November 14, 2022, minutes, seconded by Commissioner Krappman.

The Commission approved the following:

Minutes of the Planning Commission Regular Meeting of November 14 2022.

Motion approved as presented by a vote of 4-ayes, 0-noes, and 1-abstention, as follows:

AYES: KLAWITER, KRAPPMANN, McMORRIS, SCHWARTZ

NOES: NONE

ABSTAIN: LI (unappointed at last meeting)

B. GENERAL PLAN ANNUAL PROGRESS REPORT FOR THE 2022 CALENDAR YEAR

Planning Manager Tewasart presented the report. This was an informational item only. No action was taken by the Commissioners.

4. PUBLIC HEARING

A. GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR THE 2022 CALENDAR YEAR

Planning Manager Tewasart presented this item.

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.

Chair Klawiter opened the public hearing. There being no speaker, he closed the public hearing.

A motion was made by Vice-Chair Schwartz, seconded by Chair Klawiter 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).

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

AYES: KLAWITER, SCHWARTZ, KRAPPMANN, LI AND McMORRIS

NOES: NONE

**B. 500 E. VALLEY BOULEVARD, UNITS A AND B
PLANNING CASE NO. CUP23-001 (CONDITIONAL USE PERMIT)
APPLICANT: LI ZHU (HENGSHOU CHILIKING)**

Assistant Planner Cervantes presented this item.

The proposed project is a Conditional Use Permit (CUP23-001) to allow the on-site sale of beer and wine (Type 41 ABC License). The project site is zoned MU/C (Mixed-Use Corridor) 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).

Chair Klawiter opened the public hearing. There being no speaker, he closed the public hearing.

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

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP23-001 for a Conditional Use Permit to allow the off-site sale of beer and wine at 500 E. Valley Boulevard #A-B, subject to the recommended conditions of approval.

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

AYES: KLAWITER, SCHWARTZ, KRAPPMANN, LI AND McMORRIS

NOES: NONE

**C. 500 E. VALLEY BOULEVARD, UNITS C AND D
PLANNING CASE NO. CUP23-002 (CONDITIONAL USE PERMIT)
APPLICANT: YANG JI (FOODAHOLIC SKEWER)**

Assistant Planner Cervantes presented this item.

The proposed project is a Conditional Use Permit (CUP23-002) to allow the on-site sale of beer and wine (Type 41 ABC License). The project site is zoned MU/C (Mixed-Use Corridor) 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).

Chair Klawiter opened the public hearing. There being no speaker, he closed the public hearing.

A motion was made by Commissioner Krappman, seconded by Commissioner McMorris to:

Adopt a Resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number CUP23-002 for a Conditional Use Permit to allow the off-site sale of beer and wine at 500 E. Valley Boulevard #C-D, subject to the recommended conditions of approval.

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

AYES: KLAWITER, SCHWARTZ, KRAPPMANN, LI AND McMORRIS
NOES: NONE

5. COMMENTS FROM THE PLANNING MANAGER

None.

6. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

None.

7. ADJOURN PLANNING COMMISSION MEETING

Chair Klawiter adjourned the meeting at 7:28 P.M

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY,
APRIL 10, 2023 AT 6:30 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR,
COUNCIL CHAMBERS.

Respectfully submitted by:



JACKIE WONG, Planning Commission Secretary



THOMAS KLAWITER, Chair