

**CITY OF SOUTH EL MONTE
PLANNING COMMISSION MINUTES
TUESDAY, JULY 21, 2020
6:00 P.M.**

**THE PLANNING COMMISSION CONDUCTED THIS MEETING BY
TELECONFERENCE ONLY IN ACCORDANCE WITH CALIFORNIA GOVERNOR
NEWSOM'S EXECUTIVE ORDERS N-29-20 AND COVID-19 PANDEMIC
PROTOCOLS.**

1. CALL TO ORDER

Chairperson Bojorquez called the meeting to order at 6:01 p.m.

2. ROLL CALL

PRESENT: Leo Barrera, Jeff Ortiz, Larry Rodriguez, Ruby Rose Yepez, and Chairperson Rudy Bojorquez.

Present via teleconference: Christy Marie Lopez, Assistant City Attorney; Rene Salas, Public Works Director; Ian McAleese, Assistant Planner; and Angie Hernandez, Planning Commission Secretary.

3. PLEDGE OF ALLEGIANCE

Chairperson Bojorquez led the Pledge of Allegiance.

4. APPROVAL OF AGENDA

A motion was made by Rodriguez, seconded by Ortiz and carried 5-0 to approve the agenda.

Vote: 5-0

Ayes: Commissioners: Barrera, Ortiz, Rodriguez, Yepez, and Chairperson Bojorquez

Nays: None

5. PUBLIC COMMENT

Chairperson Bojorquez opened and closed public comment after determining there was no one wishing to speak.

6. CONSENT CALENDAR

6.a. Revised Minutes for May 19, 2020

6.b. Minutes for June 16, 2020

A motion was made by Rodriguez, seconded by Ortiz and carried 5-0 to approve Consent Calendar.

Vote: 5-0

Ayes: Commissioners: Barrera, Ortiz, Rodriguez, Yopez, and Chairperson Bojorquez

Nays: None

7. PUBLIC HEARINGS

7.a. Consideration of Resolution No. 20-06 approving a Conditional Use Permit (CUP) (No. 20-06) to allow the construction of a 65,084 square foot warehouse, office and retail space at 2512 Rosemead Blvd, South El Monte CA 91733.

Assistant Planner McAleese presented the staff report.

Discussion ensued by the Planning Commission with concerns related to the increase in commercial truck traffic-primarily delivery trucks and their stress on our streets. The Commission agreed to include additional conditions to the Conditional Use Permit to address the flow of traffic to decrease traffic in this area. Most of the Commissioners were in favor of the project. While one Commissioner expressed concerns regarding the future development of this site as related to its proximity to the Starlight drive-in/swap meet located at 2540 Rosemead Blvd.

Chairperson Bojorquez opened public comment.

Jianhua Deng, Business Owner, addressed the Commission in favor of his project being approved by stating part of his tenant improvements would include a portion of space for retail, but only for his business and not necessarily for open market tenancy. He will be investing a significant amount on sustainable materials to improve the façade. He will be hiring locally, once the repairs are completed.

Kelly Deng, Applicant, spoke in favor of the Commission approving their application, stating they have been doing business in South El Monte over eight years. Their business is expanding, they have done very well over the years and would like to increase their storage and open a retail shop. She stated her business sells a variety of health supplies that range from self-care items like vitamins, medical supplies, dental supplies, oils, etc.

Michael Sun, Architect for JWDA-MS, spoke in favor regarding the project stating the owners have reviewed and accepted all the conditions listed in Resolution 20-06 for the CUP 20-06. He also confirmed the use of permeable material will be used in this project to improve the façade of this building. He stated the warehouse use would be for the business owners to store their products from their other locations.

After determining there was no one else wishing to speak, Chairperson Bojorquez closed public comment.

The Commission agreed to add the following: Condition # 62 All commercial vehicles approaching the property for deliveries or the like, shall approach the property coming from Rosemead Boulevard driving in the North direction. When exiting the property, all commercial vehicles shall be required to travel in the North direction towards the 10 freeway. No right turns shall be allowed on Garvey Avenue or Bruin Avenue.

A motion was made by Ortiz, seconded by Rodriguez and carried 4-1 to adopt Resolution No. 20-06 for property at 2512 Rosemead Blvd, South El Monte, CA 91733.

Vote: 4 ayes -1 nay

Ayes: Commissioners: Barrera, Ortiz, Rodriguez, and Chairperson Bojorquez

Nays: Yopez

At 7:09 p.m. Chairperson Bojorquez recessed at the request made by Assistant City Planner to prepare for the next presentation.

At 7:15pm Commissioner Bojorquez reconvened the meeting.

7.b. Consideration of Resolution No. 20-07 approving a Conditional Use Permit (CUP) (No. 20-07) to allow for the conversion of an existing single tenant 156,255 square foot industrial building into up to seven units for lease at 11077 Rush Street, South El Monte CA 91733

Assistant Planner McAleese presented the staff report.

For the record, Commissioners Bojorquez, Yopez, and Ortiz stated they had a site visit and spoke with the applicant regarding this project, prior to today's Planning Commission meeting. Commissioner Barrera also stated he had a site visit and has provided engineering support services based on his personal employment obligations associated with his job at the San Gabriel Water Company.

Planning Commission discussion ensued regarding advising the neighboring tenants and owners of this project, a radius of 500 feet of those affected were notified. Questions about rezoning were brought up-no rezoning will occur. Additional questions arose if the proposed tenant space qualifies to collect "pos" (point of sale) income tax- yes it will if it has a storefront. If a traffic study was required, the traffic engineer requested the applicant submit the scope of traffic memo with their plan check submittal- no traffic study required.

Chairperson Bojorquez opened public comment.

Wendy Anderson of BirtcherAnderson Realty, LLC, Applicant, made a presentation in favor of the project to the Commission. Also, part of the presentation was Bob Anderson, President of BirtcherAnderson Realty, LLC, Luis Ibanez, Architect, and Marty Akerblom and Fernando Villa, Land Use Counsel Representation. During the presentation the following key points were made: The

project will enhance the current façade, relieve truck traffic by relocating truck docks to the rear of the property, upgrade fire and electrical maintenance repairs, and provide up to seven retail locations based on fair market demand.

Planning Commission requested to add conditions to address the aesthetics and cohesive look pertaining to the fencing of the property as well as the traffic flow of all vehicles exiting the premises.

Public comment continued with the following speakers:

Adjacent Resident, Russell Poblano, detailed his concerns opposing the project due to his experience with the previous owner regarding this project. He requested the Commission add a condition to address noise, dirt, dust and ground vibrations as the previous owner had these similar issues in the past.

Planning commission requested to add a condition to address the odor, smell, noise, ground vibrations and dust.

After determining there was no one else wishing to speak, Chairperson Bojorquez closed public comment.

The following conditions were added:

Condition # 33 No commercial vehicle exiting the property shall make left turns on to Rush Street. The applicant shall install signage notifying all commercial drivers that only right turns are permitted when exiting. Hence signage shall be approved by the City.

Condition #34 Should the activity occur on the property creating a public nuisance, including but not limited to, causing odor, smell, noise, ground vibrations or dust, the Conditional Use Permit may be brought to the Planning Commission for further review at a public hearing. Said public hearing may result in modifications, including additional conditions to the Conditional Use Permit.

Condition #35 The applicant shall take all the necessary steps to ensure all three sides/walls of the property (not Rush Street frontage) shall be modified or updated to ensure all three sides/walls are equal height from grade level and shall have decorative rod iron lattice and or vegetation, so as to buffer the property from the adjacent property use.

A motion was made by Rodriguez, seconded by Yopez and carried 5-0 to adopt Resolution No. 20-07, allowing for the conversion of an existing single tenant 156,255 square foot industrial building into up to seven units for lease at 11077 Rush Street, South El Monte CA 91733.

Vote: 5-0

Ayes: Commissioners: Barrera, Ortiz, Rodriguez, Yopez, and Chairperson Bojorquez

Nays: None

8. COMMISSIONERS' AGENDA

Chairperson Bojorquez – Nothing to report.
Commissioner Rodriguez – Nothing to report.
Commissioner Ortiz – Nothing to report.
Commissioner Barrera – Nothing to report.
Commissioner Yepez – Nothing to report.

9. STAFF ITEMS

Planner's Report – Nothing to report.
Secretary's Report – Nothing to report.
Director's Report – Nothing to report.

10. ADJOURNMENT

A motion was made by Rodriguez, seconded by Barrera and carried 5-0 to adjourn the meeting at 8:38 p.m.

Vote: 5-0

Ayes: Commissioners: Barrera, Ortiz, Rodriguez, Yepez, and Chairperson Bojorquez

Nays: None