

**CITY OF SOUTH EL MONTE  
PLANNING COMMISSION - MINUTES**  
Tuesday, September 15, 2020, 6:00 P.M.

**THE PLANNING COMMISSION CONDUCTED THIS MEETING BY  
TELECONFERENCE 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 Commissioners: 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**

Commissioner Ortiz led the Pledge of Allegiance.

**4. APPROVAL OF AGENDA**

A motion was made by Yepez, 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**

Mayor Gloria Olmos congratulated Commissioner Larry Rodriguez on his election to the Valle Lindo School Board.

Chairperson Bojorquez, with no further public comments, closed public comment.

**6. CONSENT CALENDAR**

**6.a.** Minutes for July 21, 2020

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

Vote: 5-0

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

Nays: None

**7. NON-PUBLIC HEARINGS – None.**

**7.a. Review of The Palaces and Conditions of Approval for Conditional Use Permit No. 11-009**

Assistant Planner McAleese presented the staff report providing an over view of the report, violations of condition of approval for CUP 11-009 were listed. The following violations occurred: not providing city staff with the ABC licensing education completion certification, not providing city staff with a six-month review as directed in the original CUP and not notifying city staff of change of ownership. ABC suspended the license status based on the incident that occurred in April of 2018. City staff recommended Planning Commission review and evaluate whether the business is operating in compliance with the CUP and/or provide direction to staff to have the CUP agendized for Planning Commission review at a future meeting.

Discussion ensued by the Planning Commission with concerns related to the extension of the review period. Concerns about these conditions applying to new operator were also mentioned. After evaluating the current financial status of the economy and the effects of COVID-19, Planning Commission came to a unanimous agreement to bring back the applicant before the Commission in one year confirmed as September 2021.

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

The Commission gave direction to city staff to bring the applicant before the planning commission in September 2021.

A motion was made by Rodriguez, seconded by Barrera and carried 5-0 with direction to staff to have the applicant of CUP 11-009 also known as Palaces restaurant located at property at 9251 Garvey Ave #G-J, South El Monte, CA 91733 to return to the Planning Commission for a yearly review in September 2021.

Vote: 5 - 0

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

Nays: none

## 8. PUBLIC HEARINGS

### 8.a. Consideration of Resolution No. 20-08 Approving a Subdivision at 10715-10719 Rush Street to convert three existing warehouses into three warehouse condominiums to be able to sell as individual units.

Assistant Planner McAleese presented the staff report. As part of his report he included factual terms that date back to 1958 when the three independent standing buildings measuring 5,386, 3,454 and 3,052 square feet. Current use of two buildings are manufacturing businesses and the other is a wholesale business. Staff recommends the Planning Commission adopt the Resolution No. 20-08 and approve the Conditional Use Permit as conditioned.

Planning Commission discussion ensued regarding the benefits of granting each unit its own parcel for individual sale. Comments included the opportunities for a small business to own its building versus owning the land. The discussion included the tax benefits to the city, the occupancy versus vacancy rate and the definition of a condominium unit for sale in a Manufacturing zoned lot.

Chairperson Bojorquez opened public comment.

Mark Frietag, Applicant and property owner, made a statement directed to the Planning Commission, the three warehouses would be subdivided into separate for-sale lots allowing the current business owners the opportunity to purchase the lot where their business is conducted. The Commission asked him if all the units are currently occupied and he confirmed.

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

A motion was made by Barrera, seconded by Rodriguez and carried 5-0, to adopt Resolution No. 20-08, allowing for the conversion of three existing warehouses into condominiums for sale at 10715-10719 Rush Street, South El Monte CA 91733.

Vote: 5-0

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

Nays: None

## 9. 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.

## **10. STAFF ITEMS**

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

## **11. ADJOURNMENT**

A motion was made by Barrera, seconded by Ortiz and carried 5-0, to adjourn the meeting at 6:44 p.m.

Vote: 5-0

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

Nays: None