

**CITY OF SOUTH EL MONTE  
PLANNING COMMISSION - MINUTES**  
Tuesday, November 17, 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 6:03 p.m.

**2. ROLL CALL**

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

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

**3. PLEDGE OF ALLEGIANCE**

Commissioner Rodriguez led the Pledge of Allegiance.

**4. APPROVAL OF AGENDA**

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

Vote: 5-0

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

Nays: None

**5. PUBLIC COMMENT**

Chairperson Bojorquez, opened the public comment.

With no public comments, Chairperson Bojorquez closed public comment.

**6. CONSENT CALENDAR**

**6.a. Minutes for October 20, 2020**

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

Vote: 5-0

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

Nays: None

**7. GENERAL BUSINESS**

**7.a. Adoption of Resolution No. 20-10 approving a Conditional Use Permit (CUP) (No. 20-10), which would allow for the operation of a used semi-truck sales office and lot located at 1225 Durfee Avenue, South El Monte CA 91733**

Assistant Planner McAleese presented the staff report providing an overview of the report, conditions of approval for CUP 20-10 were listed. He presented the validity of the zoning for this type of business; he included a short history on the previous tenants of this specific location.

Discussion ensued by the Planning Commission with concerns related to the location and previous business types at this site. Concerns about the applicants' financial statements were brought up and requested. Commissioners have also requested that they visit the site, the applicant provide business financials, and return to the Planning Commission next month after the previous items have been completed.

Chairperson Bojorquez opened public comment and requested the applicant address the commission with any additional comments. Scott Zeppenfeldt, the applicant representative introduced himself to the commission, stated he will forward his financials to city staff, and will make himself available for site visits.

Chairperson Bojorquez opened public comment, after determining there was no one else wishing to speak, Chairperson Bojorquez left public comment open until the next Planning Commission meeting scheduled for December 15, 2020.

A motion was made by Barrera, seconded by Rodriguez and carried 5-0 with direction to staff to have the applicant return to the commission at the December 15, 2020 Planning Commission Meeting.

Vote: 5 - 0

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

Nays: none

**8. DIRECTOR UPDATE** – Director advised the commission that the General Plan Update will be forthcoming.

**9. COMMISSIONERS' COMMENTS**

Chairperson Bojorquez – Participated in the Halloween Drive Thru event.

Commissioner Rodriguez – Nothing to report.

Commissioner Ortiz – Nothing to report.

Commissioner Barrera – Nothing to report.

Commissioner Yopez – Nothing to report.

**10. ADJOURNMENT**

A motion was made by Barrera, seconded by Rodriguez and carried 5-0, to adjourn the meeting at 6:33 p.m.

Vote: 5-0

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

Nays: None