

Jeff Ortiz, Chair
Leo Barrera, Vice Chair
Emily Lares, Commissioner
Larry Rodriguez, Commissioner
Kenneth Tang, Commissioner



Guillermo Arreola,
Executive Director/ Director of
Community Development
Renee Reyes,
Secretary
Christy Lopez,
Assistant Counsel

**CITY OF SOUTH EL MONTE
REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION**

AGENDA

February 20, 2024, 6:00 PM
1415 Santa Anita Avenue, South El Monte, CA 91733

PUBLIC COMMENT

To participate during public comment via teleconference, see below:

Link: <https://us02web.zoom.us/j/84259060808>

Webinar ID: 842 5906 0808

Or Call In: 1 669 444 9171, when prompted, enter 842 590 60808#

AMERICANS WITH DISABILITIES ACT

In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk's office at (626) 652-3180 or (626) 652-3121 at least 72 hours prior to the meeting.

GENERAL COMMENT

Members of the public wishing to submit a general comment or a comment on an agenda item, can email reyes@soelmonte.org or call (626) 652-3175 to leave a voicemail message. All comments received an hour before the scheduled meeting will be read during public comment and made part of the record.

MEETINGS

The Planning Commission holds regular meetings on the Third Tuesday of every month. Regular meetings start at 6 p.m. in the Council Chambers at City Hall, 1415 Santa Anita Avenue, South El Monte, California.

POSTING LOCATIONS OF AGENDA AND/OR CANCELLATION NOTICES

Regular meeting agendas will be posted at least 72 hours before the meeting (GC 54954(a)(1)).

Agenda and Cancellation Notices can be viewed online and are also posted at the following three (3) locations: City Hall located at 1415 Santa Anita Avenue, Senior Center located at 1556 Central Avenue and the Community Center located at 1530 Central Avenue, South El Monte, California.

VIEWING OF AGENDA PACKETS

Full agenda packet can be viewed either at <https://www.cityofsouthelmonte.org/373/Agendas-Minutes> or in the Community Development's Office at City Hall during normal business hours Monday through Thursday 7:00 a.m. to 5:30 p.m. Closed on Fridays and major holidays.

ISSUES RELATED TO AGENDA

For issues related to the agenda, including a disability-related accommodation necessary to participate in this meeting, please contact:

Renee Reyes, Commission Secretary
Ph (626) 652-3175

AGENDA BEGINS ON THE FOLLOWING PAGE

1. ROLL CALL

Commissioners: Lares, Rodriguez, Tang, Vice Chair Barrera, Chair Ortiz

2. PLEDGE OF ALLEGIANCE

Commissioner Chair Ortiz

3. PRESENTATIONS - NONE

4. APPROVAL OF AGENDA

By motion of the Planning Commission, this is the time to notify the public of any changes to the agenda, remove items from the consent calendar for individual consideration and/or rearrange the order of the agenda.

5. PUBLIC COMMENT

Speakers may provide public comments on any matter within the subject matter jurisdiction of the Planning Commission, including items on the agenda. Each speaker will be limited to five minutes. Unless a majority of the Commission objects, the Chair may provide speakers more or less time to speak. All comments or queries shall be addressed to the Commission as a body and not to any specific member thereof. Pursuant to Government Code Section 54954.2(a)(2), the Ralph M. Brown Act, no action or discussion by the Planning Commission shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

6. CONSENT CALENDAR

Items on the consent calendar are considered to be routine and customary and are enacted by a single motion with the exception of items previously removed by a member of the Planning Commission during "Approval of the Agenda" for individual consideration. Any items removed shall be individually considered immediately after taking action on the Consent Calendar.

6.a. Approval of the Regular Planning Commission Meeting Minutes for November 21, 2023

RECOMMENDATION: Staff recommends the Planning Commission approve Minutes for the November 21, 2023, Regular Planning Commission meeting.

7. PUBLIC HEARING

7.a. Consideration of the following: Continuance of the Public Hearing regarding Resolution No. 24-02, recommending approval of Zone Code Amendment No. 24-01 which would update the City's Zoning Code Ordinance (Title 17).

A Negative Declaration was prepared for the project in compliance with the California Environmental Quality Act (CEQA) and was made available for public review and comment January 22, 2024 to February 22, 2024. The study concluded that there will no impact.

RECOMMENDED ACTION: Staff recommends the Planning Commission:

1. Conduct a public hearing;
2. Take public testimony;
3. Continue Zone Code Amendment 24-01 to the March 19, 2024 Planning Commission Meeting.

7.b. Consideration of the following: Time Extension Request (TX 24-01) for Conditional Use Permit (CUP) No. 20-06 to allow for the construction of a 65,084 square foot warehouse, office, and retail at 2512 Rosemead Boulevard.

On July 21, 2020, The Planning Commission adopted Resolution No. 20-06 approving a conditional use permit to develop the vacant 2.54 acre site for the construction of a 65,084 warehouse, office, and retail building at 2512 Rosemead Boulevard. On February 6, 2023, the Applicant submitted a one year extension of their Project. The Planning Commission approved and granted the extension on February 21, 2023. Since then the applicant has been working with external agencies to acquire all clearances and is thus requesting additional time.

RECOMMENDED ACTION: Staff recommends the Planning Commission:

1. Conduct a public hearing;
2. Take public testimony;
3. Adopt Resolution No. 24-01 approving Time Extension (TX-24-01); and
4. Or provide direction to staff.

8. GENERAL BUSINESS - NONE

9. COMMISSIONERS REPORTS, INCLUDING AB 1234 REPORTS

AB 1234, section 53232.3(d) requires Members of a legislative body to provide brief reports on meetings attended at the expense of the local agency (i.e., Conferences, seminars, training etc.) at the next regular meeting of the legislative body.

10. CORRESPONDENCE - NONE

11. COMMISSIONERS' AGENDA- NONE

12. ADJOURNMENT

Tuesday, March 19, 2024, at 6:00 p.m.

I Renee Reyes, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours at the following locations: City of South El Monte City Hall, Senior Center and Community Center and made available at www.cityofsouthelmonte.org on this 15th day of February 2024.

Secretary

CITY OF SOUTH EL MONTE
REGULAR PLANNING COMMISSION MEETING MINUTES
Tuesday, November 21, 2023, 6:00 P.M.

1. **ROLL CALL** – Chair Ortiz called the meeting to order at 6:10 p.m.

PRESENT: Commissioner(s): Rodriguez, Tang, Vice Chair Barrera, and Chair Ortiz.

ABSENT: Sanchez

STAFF PRESENT: Alexis Hall, Assistant Counsel; Guillermo Arreola, Director of Community Development; Gerardo Marquez, Planning Manager; Donna Schwartz, City Clerk; Jennifer Sanchez, Planning Assistant and Renee Reyes, Secretary.

Zoom was provided for the Public to participate during public comment via teleconference.

2. **PLEDGE OF ALLEGIANCE** – Commissioner Vice Chair Barrera led the Pledge of Allegiance.

3. **PRESENTATIONS – None**

4. **APPROVAL OF AGENDA**

A motion was made by Vice Chair Barrera, seconded by Commissioner Tang, to approve the agenda. Motion passed 4-0-0 by the following vote:

AYES: Commissioner(s): Rodriguez, Tang, Vice Chair Barrera
and Chair Ortiz

NAYS: Commissioner(s): None

ABESNT: Commissioner(s): Sanchez

5. **PUBLIC COMMENT**

Chair Ortiz opened public comment.

6. **CONSENT CALENDAR**

A motion was made by Commissioner Rodriguez, seconded by Commissioner Tang, to approve the agenda. Motion passed 4-0-0, by the following vote:

AYES: Commissioner(s): Rodriguez, Tang, Vice Chair Barrera
and Chair Ortiz

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): Sanchez

7. PUBLIC HEARING

7.a. Consideration of the following: A minor text correction to an approved Vesting Tentative Tract Map (No. 21-16), at 2540 Rosemead Boulevard, 2559 and 2603 Chico Avenue, and APN 8102-037-022.

Director of Community Development Guillermo Arreola introduces Planning Manager Gerardo Marquez as he begins with a presentation. This project was presented to Commissioners in March of 2022. During the project review process, staff found that minor corrections required Commissioners' review and approval. Planning Manager Marquez provided a brief summary of the project. This project does not include a commercial component. The intent of the tract map is for the development of a 207 residences only, therefore the map was brought back for review to remove "And Commercial" and to memorialize the correction. Staff recommends approving as corrected.

Applicant spoke about the recent groundbreaking and hopes to have homes for sale by 2023-2024. They consist of townhomes and single-family homes.

Commissioner Rodriguez asks about the status of the Starlight sign and if it will be fixed.

Applicant, Haggai Mazler, stated the sign is a historical monument and will be restored. He is currently in the process of restoring it to its original design.

A motion was made by Commissioner Rodriguez, seconded by Commissioner Barrera, to approve the agenda. Motion passed 4-0-0, by the following vote:

AYES: Commissioner(s): Rodriguez, Tang, Vice Chair Barrera and Chair Ortiz

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): Sanchez

8. GENERAL BUSINESS – None

9. COMMISSIONERS REPORTS, INCLUDING AB 1234 REPORTS

No Commissioners had anything to report.

10. CORRESPONDENCE – None

11. COMMISSIONERS' AGENDA

11.a. CHAIR ORTIZ

1. Update for “Mariscos San Isidro” restaurant located at 2327 Rosemead Blvd. When is the next scheduled review for this project?

The plans have been approved but payment of the permits is pending by the applicant. There is no review for this item because of Condition Number 38 which states that the item is to be brought back to the Commission for review after the implementation of all the conditions of approval.

Commissioner Rodriguez asks if they can have a report from owner on the current process of construction. Director Arreola states it’s not part of the condition but the Commissioners are welcomed to ask Director Arreola at any time for a status update. He further stated that the Resolution allows them until March of 2024 to obtain permits and start construction. Once that date arrive and they have not pulled building permits the applicant can request an extension, which would then be brought to the Commissioners as a Public Hearing item for a vote.

Recommendation: Discussion and/or action

Director Arreola will send an email or certified letter to applicant to get status of project. Director Arreola will also contact the City’s Code Enforcement to see if there have been any issues or problems and contact Temple City Sheriff’s station as well.

2. Update on the approved development at 2727 Rosemead Blvd. and Mabel Ave. (Mye Plaza)

Applicant received comments from our Engineers on their grading and off-site improvement plans. It is taking a bit due to it being a big project. It is an ongoing project.

Recommendation: Discussion and/or action

NONE

3. Update for parking issues at “A Huevo” restaurant, located at 1721 Durfee Avenue and whether there was a traffic study conducted to remove some red curbs on Thienes Ave. to allow more street parking?

There was no traffic study done but our Transtech Engineers went on site to look and possibly remove some of the red curb and create about 5-6 additional parking spaces. The City’s Engineers will be providing a plan where the new parking spaces can be created.

Recommendation: Discussion and/or action

NONE

12. ADJOURNMENT

At 6:36 p.m. there being no more business before the Commission, Chair Ortiz adjourned the meeting to a regular Planning Commission Meeting on Tuesday, February 20, 2023, at 6:00 p.m.

I Renee Reyes, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours at the following locations: City of South El Monte City Hall, Senior Center and Community Center and made available at www.cityofsouthelmonte.org on this 15th day of February 2024.

Secretary



Planning Commission Agenda Report

**Agenda
Item No.
7.a.**

DATE: February 20, 2024

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Guillermo Arreola, Director of Community Development

PREPARED BY: Gerardo Marquez, Planning Manager

SUBJECT: Consideration of a Continuance of the Public Hearing regarding Resolution No. 24-02, recommending approval of Zone Code Amendment No. 24-01 which would update the City's Zoning Code Ordinance (Title 17), streamline the Code and implement pro-housing policies and programs. The update code would be fully consistent with the latest General Plan, State and Federal law, streamlined to be housing-friendly, and consistent with the California Department and Community Development's pro-housing goals.

PUBLIC NOTICE: Notice of public hearing was posted on February 8, 2024.

ENVIRONMENTAL DETERMINATION: A Negative Declaration was prepared for the project in compliance with the California Environmental Quality Act (CEQA) and was made available for public review and comment January 22, 2024 to February 22, 2024. The study concluded that there will no impact.

RECOMMENDATION: Staff recommends that the Planning Commission open the public hearing, receive testimony, and continue Zone Code Amendment 24-01 to the March 19, 2024 Planning Commission Meeting in order to satisfy CEQA public review periods.



Planning Commission Agenda Report

**Agenda
Item No.
7.b.**

DATE: February 20, 2024

TO: Honorable Chairman and Members of the Planning Commission

FROM: Guillermo Arreola, Director of Community Development

PREPARED BY: Gerardo Marquez, Planning Manager

SUBJECT: Consideration of Time Extension Request (TX 24-01) for Conditional Use Permit (CUP) No. 20-06 to allow for the construction of a 65,084 square foot warehouse, office, and retail at 2512 Rosemead Boulevard.

PUBLIC NOTICE: Notice of Public Hearing was posted on February 8, 2024.

ENVIRONMENTAL DETERMINATION: Categorical Exemption, Section 15332 Class 32 – In Fill Development.

LOCATION:

Address:	2512 Rosemead Blvd.
Project Applicant:	JWDA-MS Architects
Property Owner:	Golden Trinity, LLC.
Zone:	C-M (Commercial-Manufacturing)
Lot Size:	110,612 square feet (2.54 acres)

SURROUNDING ZONING AND LAND USE:

	Zone	General Plan	Land Use
North	“C-M” (Commercial-Manufacturing)	Commercial-Manufacturing	Retail
South	“C-M” (Commercial-Manufacturing)	Commercial-Manufacturing	Wholesale
East	“C-M” (Commercial-Manufacturing)	Commercial-Manufacturing	Previous Starlite Drive-In
West	“C-M” (Commercial-Manufacturing)	Commercial-Manufacturing	Wholesale

BACKGROUND: On July 21, 2020, The Planning Commission adopted Resolution No. 20-06 approving a conditional use permit to develop the vacant 2.54 acre site for the construction of a 65,084 warehouse, office, and retail building at 2512 Rosemead Boulevard. On February 6, 2023,

the Applicant submitted a one year extension of their Project. The Planning Commission approved and granted the extension on February 21, 2023. Since then the applicant has been working with external agencies to acquire all clearances but is pending Regional Water Quality Control Board clearance and is thus requesting additional time. On January 16, 2024, the Applicant submitted an additional one year extension for their Project.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 24-01, approving Time Extension No. 24-01 for Conditional Use Permit No. 20-06 for the proposed development of a 2.54 acre site with a 65,084 square foot warehouse, office, and retail building.

ANALYSIS:

JWDA-MS Architects (“Applicant”) has requested a Time Extension for a CUP that was approved by Planning Commission on July 21, 2020. Per South El Monte Municipal Code (“SEMMC”) Section 17.68.100, a CUP shall automatically become null and void if not utilized within 24 months from the date of approval. If the conditional use permit is not utilized within the twenty-four-month timeframe, the applicant may apply for an extension before the expiration of the permit. While the CUP has expired (The CUP has not expired, as they obtained an extension last year. It expires February 21, 2024), the applicant has recently submitted plans for Building Plan Check and is awaiting comments and corrections. Approval of the Time Extension will allow the building plan check process to continue, and once approved, the Applicant will then move forward with construction of the Project.

Disapproval of the current request would create an undue hardship onto the property owner, in that the Applicant has invested time and money to prepare the necessary construction plans to develop the site with a 65,084 sq. ft. building. The Applicant has indicated that the Regional Water Quality Control Board requested an analysis of the site due to potential brownfield contamination, however, according to the Applicant, due to complications between the Los Angeles Regional Water Quality Control Board and Fulcrum Resources Environmental, the applicant requires additional time to complete the Remedial Action Plan. Approval of this request will not be detrimental to the health, safety and general welfare of the public, in that the approval will allow the development of a 2.54 acre parcel of land that has been vacant for more many years.

ENVIRONMENTAL REVIEW: This proposed Project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects). Class 32 consists of projects characterized as in-fill development. The Project falls within the criteria of consisting of less than five acres and falls within city limits.

ATTACHMENTS:

- A – Draft Resolution No. 24-01
- B – Request from Applicant
- C – Approved Resolution (No. 20-06)
- D – Copy of Original Staff Report

ATTACHMENT – A
PLANNING COMMISSION
RESOLUTION NO. 24-01

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING A TIME EXTENSION (TX 24-01) FOR CONDITIONAL USE PERMIT (CUP 20-06) TO CONSTRUCT A NEW 65,084 SQ. FT. WAREHOUSE, OFFICE, AND RETAIL BUILDING ON PROPERTY LOCATED AT 2512 ROSEMEAD BOULEVARD.

THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1. JWDA-MS Architects (“Applicant”) was approved for a Conditional Use Permit (CUP 20-06), to construct a new 65,084 sq. ft. warehouse, office, and retail building (“Project”) at 2512 Rosemead Boulevard (“Property”) on July 21, 2020 and submitted the request for extension on February 6, 2023. An additional extension was necessary and on January 16, 2024 the applicant submitted another request for an additional extension.

SECTION 2. Pursuant to the South El Monte Municipal Code Section 17.68.100, a proposed project’s CUP approval shall automatically become null and void if not utilized within 24 months from date of approval. If the conditional use permit is not utilized within the twenty-four-month timeframe, the applicant may apply for an extension before the expiration of the permit Staff determines that the termination of approval will cause an undue hardship on the Applicant since they are currently in the Building Department Plan Check process and will be starting construction later this year. Denying the extension will delay the project for a large amount of time and push back the construction.

SECTION 3. The Planning Commission hereby finds that the adoption of Resolution 24-01 is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects). Class 32 consists of projects characterized as in-fill development. The Planning Commission finds that the Project is exempt from the provisions of CEQA. The documents and other material, which constitute the record on which this decision is based, are in the Department of Community Development and are in the custody of the Director of Community Development.

SECTION 4. The Planning Commission hereby approves Time Extension (TX 24-01) for Conditional Use Permit (CUP 20-06) for the construction of a 65,084 square foot building for twelve months from the date of this approval.

ADOPTED this 20th day of February, 2024.

Chairman

ATTEST:

Secretary

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH EL MONTE)

I, Renee Reyes, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 24-01 was duly passed and adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 20th day of February 2024.

AYES:
NOES:
ABSENT:
ABSTAIN:

Secretary

J W D A – MS ARCHITECTS

A R C H I T E C T U R E / P L A N N I N G / I N T E R I O R D E S I G N

Phone: 626-288-9199

Fax No.: 626-288-9159

E-mail: jwda@sbcglobal.net

JWDA, Inc.
8932 E. Mission Dr, Ste 101
Rosemead, CA 91770

January 16, 2024

City of South El Monte
Planning Department
1415 Santa Anita Avenue South El Monte, CA 91733

Project: A&A MEDICAL SUPPLIES INC SOUTH EL MONTE MIXED-USE
Resolution No. 20-06, Conditional Use Permit No. 20-06,
2512 ROSEMEAD BLVD, S EL MONTE, CA 91733

Subject: Request for extension of CUP

Dear Mr Gerardo Marquez,

I hope this letter finds you well. I am writing to formally request an extension for the Condition Use Permit number 20-06.

Due to complications between the Los Angeles Regional Water Quality Control Board and Fulcrum Resources Environmental, we require additional time to complete the Remedial Action Plan. We would like to request the permit be extended (12) months. To support our request, we have attached the correspondence between those two. We believe that the additional time requested is reasonable and will allow us to fulfill all the necessary obligations.

If there are any fees associated with this permit extension request, please let us know, and we will promptly submit the required payment. Thank you for your attention to this request. We look forward to a positive response.

Respectfully,

Michael Sun Pricipal Arhitect.
JWDA-MS Architects

Project: 2512 Rosemead Blvd. South El Monte, CA 91733

To whom it may concern:

We would like to request an extension of our CUP. As the owner of the property, we would love to start construction as soon as possible for more cash flow. It's being delayed due to the regional water board reaching out to us during the process, informing us that our site is in brown site zoning, and they have reopened the case.

In 2021, they started the investigation, and it took them two years to complete all the testing and drillings of the site for sampling. Finally, last year in 2023, we received results from them, and they requested us to conduct a site cleanup. To do that, we need to prepare the following for their approval: Delineation Work Plan (WP), Remedial Action Plan (RAP), and Soil Management Plan (SMP).

There is much data involved, and our consultants are working hard on these plans to submit them to the regional board for review. It typically takes an average of three months to get a response from the water board regarding our request. According to our last conversation with the regional water board, these plans will be submitted to them by March 2024, and they will review and provide corrections (hopefully sooner this time). After the regional water board approves the plans, we can begin the site cleanup, which we anticipate will take 8 to 12 months. We have already obtained the grading permit, and we are eager to start the project, but it's being delayed due to the regional board's brown site issues.

We take pride in owning South El Monte sites, and as you know, we also own some other warehouses in South El Monte and have been doing business in South El Monte for almost two decades. Once all these issues have been resolved, we will start the construction right away and hopefully complete it within 18 to 24 months. We appreciate all of your support, and we look forward to continuing to grow together with the city of South El Monte.

Below is some of our recent conversation with the regional water board.

Thanks for your time and consideration.

Best Regards,

Kelly Deng

(626) 215-7324



Milani, Sherv... Jan 9

to Arik, me, Wils... ▾



Hi Arik,

Yes, the request was received. I was out of office and today is my first day back, the response should be out by the end of this month.

Thank you.



[Shervin Milani, PE](#)

Water Resource Control
Engineer

Site Cleanup Program, Unit V

Los Angeles Regional Water
Quality Control Board

320 West 4th Street, Suite 200

Los Angeles, CA 90013



Arik Denning Jan 3

Hello Shervin, Following up on my email from Dec. 13th. Did you receive the



Kelly Deng Jan 3

to Arik ▾



Hi

Shervin is aware of the extension part and that we are working on it

See attached

[Show quoted text](#)

Our consultants is working on the last letter requirements and preparing the work plans.

Happy holidays

Best Regards
Kelly deng



Screens...mail.jpg



J W D A – MS ARCHITECTS

ARCHITECTURE / PLANNING / INTERIOR DESIGN

Phone: 626-288-9199

Fax No.: 626-288-9159

E-mail: jwda@sbcglobal.net

JWDA, Inc.
8932 E. Mission Dr, Ste 101
Rosemead, CA 91770

January 17, 2024

City of South El Monte
Planning Department
1415 Santa Anita Avenue South El Monte, CA 91733

Project: A&A MEDICAL SUPPLIES INC SOUTH EL MONTE MIXED-USE
Resolution No. 20-06, Conditional Use Permit No. 20-06,
2512 ROSEMEAD BLVD, S EL MONTE, CA 91733

Subject: Request for extension of CUP

Dear Mr. Gerardo Marquez,

I trust this letter finds you well. I am writing to provide an update on the current timeline for the A&A Medical Supplies Inc. South El Monte Mixed-Use project approved permits and pulled permits.

[Building plans]: Approved 5/19/2023 [Mechanical plans]: Approved 9/23/2022

[Plumbing plans]: Approved 9/27/2022 [Electrical plans]: Approved 9/26/2022

[Electrical plans]: Approved 9/26/2022 [Landscape plans]: Approved 11/28/2023

[Fire department plans]: Approved 06/21/2023

[Street improvement plans]: Approved 10/01/2023

[Grading plans]: Approved 12/05/2023 Pulled permit 12/20/2023

If you have any specific preferences or requirements regarding the timeline or if there are constraints on your end that we should be aware of, please do not hesitate to communicate them at your earliest convenience.

Respectfully,

Michael Sun Principal Architect. JWDA-MS Architects

PLANNING COMMISSION

RESOLUTION NO. 20-06

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING AN APPLICATION FOR CONDITIONAL USE PERMIT (NO. 20-06) ALLOWING FOR THE CONSTRUCTION OF A 65,084 SQUARE FOOT WAREHOUSE AND OFFICE BUILDING AT 2512 ROSEMEAD BOULEVARD

WHEREAS, JWDA-MS Architects (“Applicant”), filed an application for a Conditional Use Permit (“CUP”) to construct a 65,084 square foot warehouse, office, and retail building (“Project” or “proposed Project”) located at 2512 Rosemead Boulevard, South El Monte, CA 91733 (“Property” or “project site”); and

WHEREAS, pursuant to South El Monte Municipal Code (“SEMMC”) Section 17.16.040(A), the Project requires Planning Commission review and approval because the Project is being developed on a property one acre or larger in size and the building is 25,000 square feet or more; and

WHEREAS, a public hearing was held before the Planning Commission on July 21, 2020, to consider the application. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission in making its determination.

THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1: The Planning Commission hereby finds that the adoption of Resolution 20-06 is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects). Class 32 consists of projects characterized as in-fill development. The Planning Commission finds that the Project is exempt from the provisions of CEQA. The documents and other material, which constitute the record on which this decision is based, are located in the Department of Community Development and are in the custody of the Director of Community Development.

SECTION 2: A record of the public hearing indicates the following:

A. With regard to the application for a CUP, SEMMC Section 17.68.040 requires that the Planning Commission find that the proposed Project shall not be detrimental to persons or properties in the immediate vicinity nor to the City in general. State law requires that the Project be compatible with surrounding uses.

B. The General Plan Land Use designation for the Property is “Commercial-Manufacturing.” The Zoning Code designation is “C-M” (Commercial-Manufacturing).

C. The proposed Project promotes the City’s goals and objectives stated in the General Plan. No goal or policy will be impaired.

D. The construction and operation of the warehouse, office, and retail building should

not become a nuisance to surrounding properties.

SECTION 3: Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated July 21, 2020, which is hereby incorporated into this Resolution 20-06 by reference, the Planning Commission hereby finds:

A. As conditioned, the Project meets the requirements of SEMMC Chapter 17.16 and will not be detrimental to the public health, safety, or welfare, nor will it adversely affect property values or the present or future development of the surrounding areas. The conditions that are included in this resolution, as well as the fact that many of the surrounding parcels are industrial uses, ensures that this will hold true in the future.

B. Pursuant to SEMMC Section 17.68.040, the approval of the CUP will not be detrimental to persons or properties in the immediate vicinity nor to the City in general. This is because the Project will be required to operate in a way that does not negatively impact the area through conditions imposed.

C. As conditioned, the Project represents a quality establishment that will be compatible with surrounding commercial and manufacturing uses, the surrounding area, and the goals of the City. The proposed Project will contribute to the general well-being of the City in that the Project benefits neighboring uses and will be an asset to the surrounding area, as well as to the rest of the City. As a result, approving this application will not adversely affect the General Plan or the Zoning Ordinance.

D. As conditioned, the proposed Project is consistent with the City's General Plan. The proposed Project is compatible with the objectives, policies, general land uses, economic development and programs specified in the General Plan which includes, but is not limited to, the following goals:

Land Use Element

- (1) Policy 1.5: *Continue to provide opportunities for establishment and expansion of a broad range of industrial businesses within those areas of the City designated for industrial.* This Project will serve the area by creating a single location for storage, wholesale, operations, and retail for a company that is expanding operations within the area;
- (2) Goal 2: *Focus new revenue-generating development in those areas of the City with high visibility* by creating a mixed use retail/wholesale development along State Route 19 (Rosemead Blvd) that sees a high volume of vehicle trips every day;
- (3) Policy 2.2: *Expand development opportunities along Rosemead Boulevard by allowing for a broader range of commercial, as well as office uses.* This is accomplished through the development of a multi-unit retail establishment that faces Rosemead Boulevard and offices;

- (4) Goal 3.0: *Accommodate new development that is compatible with and complements existing land uses* by allowing for the establishment of a warehouse, office, and retail that fits with the surrounding uses;
- (5) Goal 6.0: *Provide for the revitalization of deteriorating land uses and properties* by developing a property that has lain vacant for many years and has been underdeveloped; and

Economic Development Element

- (6) Goal 1.0: *Continue to provide opportunities for a wide range of industries to operate in South El Monte* by allowing a mixed use development that will allow for warehouse, office, and retail uses.

SECTION 4: Based on the aforementioned findings, the Planning Commission hereby **approves** CUP (No 20-06) to construct a 65,084 square foot warehouse, office, and retail building, subject to the following conditions:

General Conditions

1. The Applicant and the business entity allowed for hereunder shall indemnify, defend, and hold harmless the City, its officers, agents, employees, and volunteers from any and all claims, lawsuits, or actions arising from the granting of, or the exercise of, the rights permitted by this approval, and from any and all claims or losses occurring or resulting to any person, firm, corporation, or property for damage, injury, or death arising out of, or connected in anyway, with the performance of the use permitted hereby. The Applicant's obligation to indemnify, defend, and hold harmless the City shall include, but not be limited to, paying all legal fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of damages or attorney's fees in any such lawsuit or action.
2. The Applicant and the business entity allowed for hereunder shall execute an Affidavit of Acceptance of these conditions in the presence of a Notary Public and return the Affidavit to the Director of Community Development within ten calendar days of the date of the Planning Commission's approval.
3. The approval shall lapse and become void if the privilege authorized is not utilized or where some form of construction pursuant to issuance of a building permit has not commenced within two years from the date of this approval.
4. Applicant and its employees, agents and contractors shall comply with all Municipal Code provisions.

Planning Conditions

5. Any graffiti painted or marked upon the Property or on any adjacent area under the control of the Applicant shall be removed or painted over within 24 hours of discovery or notice from the City.

6. The Property shall be maintained in a safe and clean condition and the Applicant shall ensure that no trash or litter originating from the site is deposited on neighboring properties or the public right-of-way. At the end of each business day, the Applicant shall pick up any and all litter including but not limited to large discarded items that may have collected in the Property's parking area and public right-of-way.
7. The Applicant shall maintain all required permits and licenses in good standing.
8. The Applicant understands that any violation of the foregoing conditions shall be grounds for the suspension or revocation of the CUP.
9. The construction site shall always be kept in a clean manner prior, during, and after construction.
10. The Applicant shall develop the Property as shown in the site plan and landscaping plan approved by the Planning Commission.
11. The Applicant shall provide a detailed landscape and irrigation plan, prepared by a registered Landscape Architect to the Community Development Director for review and approval prior to submitting the plans to the Building Division.
12. The Applicant shall install drought tolerant landscaping in strict compliance with a landscape plan prepared by a Landscape Architect drawn at a minimum scale of 1"=10' which will include all proposed softscape elements (included areas of ornamental plantings and turf areas), with the perimeter planting design for the exterior of building. The Applicant shall incorporate the following into the landscape plan:
 - a. Enclose all planters within parking lot areas with raised six-inch P.C.C. curbs, except at sidewalks.
 - b. Provide an automated underground irrigation system for all landscaped areas.
 - c. Provide adequate landscaping to screen all ground mounted mechanical equipment
13. All exterior doors shall be lit with a minimum of one-foot candle power of intensity and constructed of tamper-resistant fixtures.
14. The Applicant shall have no outside storage of material or equipment during or after hours in the required parking lot areas or near the front entrance of the Property visible from Rosemead Boulevard.

Building Conditions

15. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
16. School Developmental Fees shall be paid to School District prior to the issuance of the building permit.

17. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
18. The building shall be addressed as 2512 Rosemead Blvd. and an application to assign unit numbers for each tenant space shall be filed with City prior to plan check submittal.
19. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
20. Structural calculations prepared under the direction of an architect, civil engineer, or structural engineer shall be provided.
21. A geotechnical and soils investigation report is required. The duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
 - a. Observation of cleared areas and benches prepared to receive fill;
 - b. Observation of the removal of all unsuitable soils and other materials;
 - c. The approval of soils to be used as fill material;
 - d. Inspection of compaction and placement of fill;
 - e. The testing of compacted fills; and
 - f. The inspection of review of drainage devices.
22. The Applicant shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.
23. A grading and drainage plan shall be approved by Public Works Department Engineering Division prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
24. Prior to submitting grading plans to Engineering Department, LID review shall be completed and approved.
25. All State of California disability access regulations for accessibility and adaptability shall be complied with.
26. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines per Section 11B-206.2.4 of the California Building Code.
27. The building permit will not be issued until the Property has been surveyed and the

boundaries marked by a land surveyor licensed by the State of California.

28. Foundation inspection will not be made until setback on all sides of the proposed building have been surveyed and the location of the footings has been determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
29. Electrical plan check is required.
30. Mechanical plan check is required.
31. Plumbing plan check is required.
32. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
33. Floor plan shall be revised to provide code compliant restroom for customers. The plumbing code requires that each building or structure shall be provided with toilet facilities for employees and customers. (CPC 422.4) Access to the required toilet facilities for customers shall not pass through areas designated as for employee use only such as kitchens, food preparation areas, storage rooms, closets, or similar spaces. (CPC 422.4.1)
34. Unconditioned enclosed spaces that are greater than 5,000 square feet and that are directly under a roof with ceiling heights greater than 15 feet shall comply with minimum daylighting requirement per Section 140.3(c) of the California Energy Code.
35. Project shall comply with the CalGreen Non-Residential mandatory requirements.
36. Demolition permit is required for any existing buildings which are to be demolished.
37. Separate plan review and permit is required for each detached retaining wall.
38. Fire-resistance rating requirements for exterior walls based on fire separation distance of 5 to 10 feet shall comply with Table 602 of the Building Code.
39. Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 5 to 10 feet shall comply with Table 705.8 of the Building Code.
40. Prior to the issuance of building permit, a written consent shall be obtained from the current easement holder(s) for any proposed development encroaching into existing easement(s).
41. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
42. Separate permit is required for Fire Sprinklers

43. City records indicate the Property is a combination of lots under common ownership. The two lots shall be combined and shall be processed prior to issuance of the building permit.
44. Building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official.

Engineering Conditions

45. LID review shall be completed prior submitting grading plans for plan review. Grading plans shall be submitted including the proof of approval of LID or exemption of LID.
46. Install new driveway approach in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee.
47. Close existing driveway apron, and install necessary improvements (parkway, landscape, sidewalk, curb and gutter, any others as applicable) to match required adjacent sections, and as directed by the City Engineer or his/her designee.
48. Install new concrete sidewalk along the length of the Property frontage in accordance with SPPWC Standard Plan 113-2, and as directed by the City Engineer and/or his/her designee.
49. Remove and replace broken off grade curb and gutter in accordance with SPPWC Standard Plan 120-2, and as directed by the City Engineer or his/her designee.
50. Rehabilitate existing AC street pavement along the length of the Property frontage to the centerline of the street as directed by the City Engineer or his/her designee:
51. Underground all utility services to the Property.
52. Project shall be reviewed and approved by the City Traffic Engineer, prior to the issuance of permits.

Traffic Conditions

53. Trip Generation of Proposed Project and justification that this Project is eligible for Project Type VMT Screening and is primarily assumed to be local serving.
54. Due to the median island, both driveways will be limited to right turn in and right turn out.
55. Truck Turning Templates will be submitted to the City showing how trucks will turn in and out of the driveway. Trucks will need to be able to make the right turn into Property driveways from the curb lane to prevent cars passing on the right. This will need to be submitted to Traffic Engineering for review and approval.
56. On-site Truck Turning Templates will be submitted to the City showing how trucks will enter from each driveway and back into proposed loading docks. This will need to be submitted to Traffic Engineering for review and approval.
57. Description of gate entrances with explanation of if there is enough room for trucks to queue on site in order to avoid any queuing on Rosemead Boulevard, and if the gates will

remain open during business hours so trucks do not queue or wait on-street for gate to be opened.

- 58. Currently there is no on-street parking in front of the Property. If this changes, then a clear line of sight calculation focusing on any needed red curb, following AASHTO guidelines, at the driveway will need to be submitted for review.
- 59. Each side of Project driveways will have clear corner sight distance with low vegetation or walls that do not obscure the view of exiting vehicles or trucks.
- 60. Identification of Truck or Trailer parking on-site.

Fire Department Condition

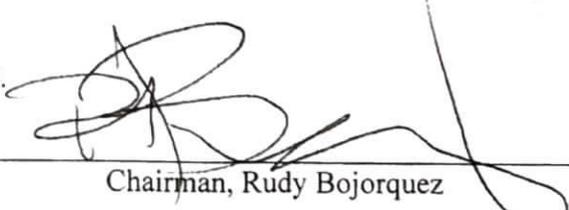
- 61. Review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit may be required for this Project prior to building permit issuance.

Planning Commission 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.

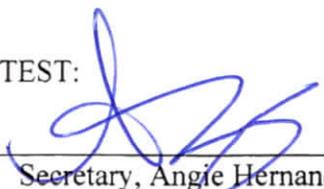
SECTION 5: Any interested party may appeal this decision to the City Council pursuant to SEMMC Section 17.74.050.

ADOPTED this 21st day of July, 2020.



Chairman, Rudy Bojorquez

ATTEST:



Secretary, Angie Hernandez

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH EL MONTE)

I, Angie Hernandez, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 20-06 was duly passed and

adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 21st day of July 2020.

AYES: Bojorquez, Rodriguez, Ortiz and Barrera
NOES: Yepez
ABSENT: None
ABSTAIN: None



Secretary, Angie Hernandez



Planning Commission Agenda Report

**Agenda
Item No.
7.a.**

DATE: July 21, 2020

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Rachel Barbosa, City Manager

REVIEWED BY: Rene Salas, Public Works Director

PREPARED BY: Ian McAleese, Assistant Planner

SUBJECT: Adoption of Resolution No. 20-06 approving a Conditional Use Permit (CUP) (No. 20-06) to allow for the construction of a 65,084 square foot warehouse, office, and retail at 2512 Rosemead Boulevard.

PUBLIC NOTICE: Notice of public hearing was posted on July 9, 2020.

ENVIRONMENTAL DETERMINATION: Categorical Exemption, Section 15332 Class 32 – In Fill Development.

PROJECT

LOCATION: Address: 2512 Rosemead Boulevard
 Project Applicant: JWDA-MS Architects
 Property Owner: Kelly Deng (A&A Medical Supplies Inc.)
 Zone: "C-M" (Commercial-Manufacturing)
 Lot Size: 110,612 square feet (2.54 acres)

SURROUNDING ZONING AND LAND USE:

	Zone	General Plan	Land Use
North	"C-M" (Commercial-Manufacturing)	Commercial-Manufacturing	Retail
South	"C-M" (Commercial-Manufacturing)	Commercial-Manufacturing	Wholesale
East	"C-M" (Commercial-Manufacturing)	Commercial-Manufacturing	Starlite Swap Meet
West	"C-M" (Commercial-Manufacturing)	Commercial-Manufacturing	Wholesale

BACKGROUND: The property located at 2512 Rosemead Boulevard (“Property”) is currently made up of two separate parcels measuring approximately 110,612 square feet on the east side of Rosemead Boulevard midway between Rush Street and Garvey Avenue in the City of South El Monte (“City”). The Property was originally developed for manufacturing that operated from the 1960s through 1991 when most of the structures, along with subterranean tanks, were demolished. In years past, the Property was utilized as storage of metals, and manufacturing of hydraulic forklifts with the Property being utilized for parking until laying vacant. The proposed warehouse, office, and a portion of the retail will be utilized for A&A Medical Supplies which is currently operating in two buildings located on Loma Avenue.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 20-06, approving Conditional Use Permit (No. 20-06, as conditioned).

ANALYSIS:

General Plan/Zoning Consistency

The Property is designated as “Commercial-Manufacturing” in the City’s General Plan and is zoned “C-M” (Commercial-Manufacturing) in the City’s Zoning Code. The construction of a 65,084 square foot warehouse, office, and retail building (“Proposed use” or “Project”) falls within the scope of the General Plan’s “Commercial-Manufacturing” land use designation and is also a conditionally permitted use in the “C-M” zone. When considering consistency with the General Plan, staff determined that the Project will help further the City’s goals and objectives found in the General Plan and satisfy all development requirements within the Zoning Code.

Land Use Element

Policy 1.5: *Continue to provide opportunities for establishment and expansion of a broad range of industrial businesses within those areas of the City designated for industrial.* This project will serve the area by creating a single location for storage, wholesale, operations, and retail for a company that is expanding operations within the area.

Goal 2: *Focus new revenue-generating development in those areas of the City with high visibility by creating a mixed use retail/wholesale development along State Route 19 (Rosemead Blvd) that sees a high volume of vehicle trips every day.*

Policy 2.2: *Expand development opportunities along Rosemead Boulevard by allowing for a broader range of commercial, as well as office uses.* This is accomplished through the development of a multi-unit retail establishment that faces Rosemead Boulevard and offices.

Goal 3.0: *Accommodate new development that is compatible with and complements existing land uses by allowing for the establishment of a warehouse, office, and retail that fits with the surrounding uses.*

Goal 6.0: *Provide for the revitalization of deteriorating land uses and properties by developing a property that has lain vacant for many years and has been underdeveloped.*

Economic Development Element

Goal 1.0: *Continue to provide opportunities for a wide range of industries to operate in South El Monte* by allowing a mixed use development that will allow for warehouse, office, and retail uses.

The establishment of a medical supply office and warehouse, as well as proposed retail units has the potential to be a viable asset to the City's economy. The Project will also promote a balanced and dynamic economic growth in the area as well as the City as a whole. Considering all of the above, the Project is consistent with both the General Plan and the Zoning Code.

Conditional Use Permit (CUP)

In order to grant a CUP, the Commission must make the following finding pursuant to South El Monte Municipal Code ("SEMMC") Section 17.68.040:

The commission shall find that the proposed use shall not be detrimental to persons or properties in the immediate vicinity nor to the city in general.

The parcels directly adjacent to the Property are developed with warehouses that perform retail or wholesale, as well as the undeveloped Starlight Swap Meet. Staff believes the approval of the CUP will not be detrimental to persons or properties in the immediate vicinity nor to the City in general because of the conditions that are included in the resolution, as well as many of the surrounding parcels being utilized as industrial.

Proposed Project

The Applicant is proposing to build a 65,084 square foot warehouse, office, and retail building. The operations on the Property will entail receiving, storing, and selling medical equipment, as well as retail units that will be leased out. Once the Project is complete, 15 employees will be utilized for the medical supply business. The business will operate Monday through Friday from 8:00 a.m. to 6:00 p.m., with truck deliveries taking place during operating hours.

Floor Plan

The building will mainly be utilized as a warehouse with 46,172 square feet being dedicated to this use. The west side of the building that faces the street will be comprised of a second story office with a mezzanine and total of 8,562 square feet, and a small office at the east end of the building measuring 874 square feet. The first floor on the west end of the building is dedicated to a total of 8,562 square feet of retail space.

Off-Street Parking

As the majority use of the building is warehousing, SEMMC Section 17.60.020 states that parking shall be provided at one parking space for every one thousand square feet and retail required one parking space per three hundred square feet. The building's interior square footage of 64,210 square feet requires the following number of parking spaces:

Proposed Use	Size of Area	Required
Warehouse with office	55,628 sq. ft.	56

Retail	8,582 sq. ft.	29
	Total Proposed	90
	Total Required	85

Landscaping

The Project provides landscaping along the Property’s frontage, near the retail entrance, along the south of the building and Property, and all along the north and northeast portion of the Property. This is sufficient to satisfy the City’s landscaping requirements found in SEMMC Section 17.16.180. This section requires the front five feet of the Property and five percent of the parking area to be landscaped. The parking lot area is approximately 21,632 square feet in size, which requires 1,082 square feet of landscaping in the parking lot area. The Applicant has proposed to landscape 2,070 square feet or 9.6 percent of the parking lot area exceeding the required amount, and providing a total of 5,655 square feet of landscaping throughout the Property.

Circulation and Loading

Pursuant to SEMMC Section 17.16.160, the Project is required to provide on-site truck maneuvering and loading areas, if possible. As indicated, the Project will provide sufficient on-site circulation due to the size of the Property. On-site loading is provided by three loading docks. The Traffic Engineer requires truck turning templates as well as queuing information as required in Conditions #55 and #56 which will ensure that traffic will not be impacted on Rosemead Boulevard. Thus, it is anticipated that the Project will continue to be consistent with the City’s Zoning Ordinance.

Impacts on Surrounding Uses and Properties

The Property is surrounded by a mixture of industrial uses and underdeveloped land. The Project will not significantly increase the amount of industrial activities and therefore the Project’s potential impact on surrounding properties would be slight. Truck traffic generated by the Project could possibly impact this stretch of Rosemead Boulevard, but should be mitigated by the Focused Traffic Analysis required by the Traffic Engineer.

ENVIRONMENTAL REVIEW: This proposed Project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects). Class 32 consists of projects characterized as in-fill development. The Project falls within the criteria of consisting of less than five acres and falls within city limits.

CONCLUSION: Staff has reviewed the Applicant’s request and has determined that the Project meets all of the development standards as set forth in SEMMC Chapters 17.16 and 17.60. Approval of the Conditional Use Permit, as conditioned, will not be detrimental to persons or properties in the immediate vicinity nor to the City in general. Staff recommends the Planning Commission adopt Resolution 20-06 to approve Conditional Use Permit No. 20-06 for the proposed 65,084 square foot building.

ATTACHMENTS:

- A – Draft Resolution No. 20-06
- B – Relevant Code Sections
- C – Vicinity Map/Aerials
- D – Project Plans