

OFFICIAL MINUTES OF THE REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION HELD TUESDAY, JANUARY 19, 2016, IN THE CITY COUNCIL CHAMBERS, 1415 SANTA ANITA AVENUE, SOUTH EL MONTE, CALIFORNIA 91733 – CALLED TO ORDER AT 6:00 P.M.

FLAG SALUTE:

Planning Chairman Armendariz, led the flag salute.

ROLL CALL:

Present – Chairman J. Armendariz, Commissioners Leo Barrera, Lorenzo Lauria, Salvador Ramirez and Jaime Alvarez. Also Present –City Attorney, Michael Estrada, Community Development Director, Manuel Mancha, Assistant Planner, Ian McAleese and Department Secretary Vera Sanchez.

APPROVAL OF AGENDA:

Motion made by Commissioner Lauria and seconded by Commissioner Barrera to approve agenda as is.

Vote:

Ayes: Chairman Armendariz, Commissioners Barrera, Lauria, Ramirez and Alvarez

Noes: None

Action: Approved

PUBLIC PARTICIPATION: None

CONSENT CALENDAR: None

PUBLIC HEARINGS:

G1. CONDITIONAL USE PERMIT (CUP 15-02) RESOLUTION NO. 15-5 FOR PROPERTY LOCATED AT 10839 RUSH STREET.

Assistant Planner: Gave a brief presentation. He stated that the proposed project is located at 10839 Rush Street, but the address will be changed to 2001 Tyler Avenue. The property is located on the corner of Rush Street and Tyler Avenue. Currently there is a multi-tenant commercial structure on the property that will be demolished. The immediate area surrounding the site is developed as industrial, and directly east is a parking lot. The industrial uses are primarily warehousing, distribution and other light industrial uses and across the street are retail uses. The applicant, Owen Bros Management, Inc. will construct a new 17,336 square foot warehouse at 2001 Tyler Avenue. He also stated that there is one correction needed in Staff's report; (landscaping) will be a hedge instead of a block wall.

Community Development Director: Added to the presentation that the Architectural Design is aesthetically pleasing. The quality and style of the building has a Mediterranean feel. The bottom part of the building will have stone work and the east end of the building will be scored to accent the building. Many of the architectural elements are either recessed or protruding several inches to add depth and layers to the front façade.

Opened Public Hearing:

Jack Owen, applicant, was present to answer any questions commissioners may have. Stated he has been working with Community Development Director regarding the landscape plans. The applicant questioned Condition #22 - Coast Live Oak Tree.

Community Development Director: Stated that the Coast Live Oak tree should be removed from Condition #22 and staff would provide applicant with a list of acceptable trees to plant.

Community Development Director: Stated that he noticed some of the current business owners in attendance and asked the applicant had he provided them with proper notice and/or relocation information/assistance.

Closed Public Hearing:

Motion made by Commissioner Barrera and seconded by Chairman Armendariz to approve Resolution No 15-5 with the following conditions:

Condition #22 to remove “Coast Live Oak” and staff to provide applicant with list of city approved trees for landscaping purposes.

Ayes: Chairman Armendariz, Barrera, Lauria, Alvarez and Ramirez
Noes: None
Abstain: None
Action: Approved

G2. CONDITIONAL USE PERMIT (CUP 16-4), RESOLUTION NO. 16-4 FOR PROPERTY LOCATED AT 9609 KLINGERMAN STREET.

(Continued to February 16, 2016)

Community Development Director: stated there were some design issues therefore, staff would like to continue this item until February 16, 2016.

G3. CONDITIONAL USE PERMIT (CUP 15-08), RESOLUTION NO. 15-13 FOR PROPERTY LOCATED AT 2466 LEE AVENUE.

Assistant Planner: Gave a brief presentation. He explained the applicant would like to open and operate a light duty truck repair facility within an existing metal building located at 2446 Lee Avenue. The existing building is an approximately 6,000 square feet metal industrial building, consisting of a repair floor (2,000 square feet) office (1,600

square feet) and storage area (2,400 square feet). He explained that parking requirements have been met and the applicant is providing a total of 1,498 square feet of landscaping (11.5%) which is greater than the required amount.

Opened Public Hearing:

Larry Tian, applicant, stated he was available to answer questions from the planning commissioners.

Closed Public Hearing:

Motion made by Commissioner Alvarez and seconded by Commissioner Lauria to approve Resolution No. 15-13 with the following conditions:

- Condition #11 to include earth tones as required
- Condition #61 the applicant shall apply epoxy coating to the concrete slab on the building.

Ayes: Chairman Armendariz, Barrera, Lauria, Alvarez and Ramirez

Noes: None

Abstain: None

Action: Approved

I. PLANNING COMMISSION ITEMS: None

J. STAFF ITEMS: None

K. ADJOURNMENT: Meeting adjourned at 6:56 p.m. to February 16, 2016.