



SOUTH EL MONTE AGENDA
PLANNING COMMISSION
CHAMBERS – 6:00 P.M. REGULAR MEETING
TUESDAY, FEBRUARY 16, 2016

CHAIRMAN JOSEPH M. ARMENDARIZ,
COMMISSIONER JAIME ALVAREZ,
COMMISSIONER, LEO BARRERA
COMMISSIONER LORENZO LAURIA
COMMISSIONER SALVADOR RAMIREZ

ANYONE WISHING TO SPEAK ON ANY MATTER IS SUBJECT TO THE FOLLOWING GUIDELINES:

- All remarks should be addressed to the Commission as a whole, and not to individual Commissioners
- Questions, if any, should be directed to the presiding Chair who will determine whether, or in what manner, an answer will be provided.
- Limit every person addressing the Commission to five (5) minutes or such reasonable time as is granted by the majority of the Commission.
- Whenever any group of person's wishes to address the Commission on the same subject matter, the Chair may request that a spokesperson be chosen by the group, the Chair may limit the number of such persons addressing the Commission.

- A. CALL TO ORDER:**
- B. FLAG SALUTE:**
- C. ROLL CALL:**
- D. APPROVAL OF AGENDA:**
- E. PUBLIC PARTICIPATION:**

F. CONSENT CALENDAR: Minutes - December 2016

G. PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT (CUP 16-02), RESOLUTION NO. 16-2 FOR PROPERTY LOCATED AT 2037 DURFEE AVENUE.
(Continued to March 15, 2016)

The applicant, 99 Cents Only Store, requests a Conditional Use Permit to consider an application to allow an off-sale beer and wine (Type 20) license on the property located at 2037 Durfee Avenue.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA) Section 15301, Class 1 – re-use of an existing building, the proposed project is categorically exempt from environmental review.

2. CONDITIONAL USE PERMIT (CUP 16-04), RESOLUTION NO. 16-4 FOR PROPERTY LOCATED AT 9609 KLINGERMAN STREET.
(Continued from January 19, 2016)

The applicant, AT Auto Repair, requests a Conditional Use Permit to allow an automotive repair facility located at 9609 Klingerman Street.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA) Section 15301, Class 1 – re-use of an existing building, the proposed project is categorically exempt from environmental review.

3. LOT SPLIT NO. 16-01 (LS 16-01), RESOLUTION NO. 16-01 FOR PROPERTY LOCATED AT 1440-1446 CHICO AVENUE AND 1441 -1445 ADELIA AVENUE.

The applicant, Sam Akbarpour, requests a Lot Split to subdivide air rights on the property located at 1440-1446 Chico Avenue and 1441-1445 Adelia Avenue.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA) Section 15301, Class 1 – re-use of an existing building, the proposed project is categorically exempt from environmental review.

4. ORDINANCE TO ADOPT A NEW CHAPTER INTO THE MUNICIPAL CODE TO ALLOW INCLUSIONARY HOUSING.

RECOMMENDATION: Staff recommends the Planning Commission adopt Resolution No. 15-14 recommending approval to City Council for adoption of Inclusionary Housing Ordinance.

H. COMMISSION ITEMS:

I. STAFF ITEMS:

J. ADJOURNMENT: Adjourn Regular Meeting to March 15, 2016 at 6:00 p.m., in the Council Chambers.