

OFFICIAL MINUTES OF THE REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION HELD TUESDAY, FEBRUARY 16, 2016, IN THE CITY COUNCIL CHAMBERS, 1415 SANTA ANITA AVENUE, SOUTH EL MONTE, CALIFORNIA 91733 – CALLED TO ORDER AT 6:01 P.M.

FLAG SALUTE:

Planning Commissioner Barrera, led the flag salute.

ROLL CALL:

Present – Chairman J. Armendariz, Commissioners Leo Barrera, Lorenzo Lauria, 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, and Alvarez

Noes: None

Action: Approved

PUBLIC PARTICIPATION: None

CONSENT CALENDAR: Minutes – December 2015

Motion made by Commissioner Laura and seconded by Commissioner Barrera to approve minutes from December 2015 as is.

Vote:

Ayes: Chairman Armendariz, Barrera and Lauria

Noes: None

Action: Approved

PUBLIC HEARINGS:

G1. CONDITIONAL USE PERMIT (CUP 16-02) RESOLUTION NO. 16-2 FOR PROPERTY LOCATED AT 2037 DURFEE AVENUE.

Staff has requested that this item be continued to March 15, 2016, Planning Commission Meeting to allow time to work with the applicant on a Maintenance Plan.

G2. CONDITIONAL USE PERMIT (CUP 16-04), RESOLUTION NO. 16-4 FOR PROPERTY LOCATED AT 9609 KLINGERMAN STREET.

Community Development Director gave a brief presentation. He stated the existing building is 19,613 square foot parcel on a private street. At the present time, an existing 8,000 square foot industrial building exist on the subject site, the building was built in 1956. The existing building is in fairly good shape. Currently, a portion of the building is being used as a warehouse for a beauty supply distribution company that occupies 3,000 sq. ft. of floor area. The remaining 5,000 sq. ft. will be used for the proposed automotive repair use. The proposed development is an existing building which meets all of the development standards such as building height, setbacks, parking and driveway widths. In conclusion, the application for the Automotive Repair Facility shall not be detrimental to persons or properties in the immediate vicinity nor to the City in General. The automotive repair facility complies with the development standards imposed on such uses.

Opened Public Hearing:

Applicant, Andy Truong, was available to answer any questions regarding the proposed project.

Chairman Armendariz: Asked about the ADA requirements for restrooms.

Closed Public Hearing:

Motion made by Chairman Armendariz and seconded by Commissioner Barrera to approve Resolution No. 16-04 with the following condition:

- (1) Add condition #29 – The applicant shall meet all ADA requirements for the existing restrooms prior to conducting business.

Vote:

Ayes: Chairman Armendariz, Alvarez, Barrera and Lauria

Noes: None

Action: Approved

G3. 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.

Assistant Planner, gave a brief presentation on this item. He stated that the subject site is located on Chico Avenue, south of Remer in an industrial area of the City. The property contains approximately 79,852 square feet (1.83 acres) of lot size. The property currently has 6 industrial buildings on the property with five buildings measuring 5,282 square feet of gross floor area, with the remaining building at 9,320 square feet. The applicant has submitted a Tentative Parcel Map to subdivide the air rights of the subject property to establish (10) new industrial condominium units with

a common area. This will allow the individual sale of each unit. These units range from 2,498.68 to 5,046.22 square feet of floor area and each unit consists of warehouse and office space. The common area will consist of the property's driveway, fire turn-around, shared parking, and landscaping and trash enclosure. Staff has reviewed the Lot Split application and the proposed project is consistent with the General Plan.

Opened Public Hearing:

Applicant, Sam Akbarpour: was available to answer questions from the commission.

Property owner, Matt Sawyer: Stated he was intending to keep the property and planning to stay in the community. He wanted clarity on some of the conditions, such as **(if applicable)** wasn't sure what that meant?

Community Development Director: Stated this was basically a "Catch All" phrase to cover the bases if something should arise and protects the City of South El Monte.

Closed Public Hearing:

Motion made by Commissioner Barrera and seconded by Commissioner Lauria to approve Resolution No. 16-01 with the following condition:

Add condition No. #45 – "The applicant shall provide required number of ADA accessible parking as required by State ADA requirements.

Vote:

Ayes: Chairman Armendariz, Alvarez, Barrera and Lauria

Noes: None

Action: Approved

G4. ORDINANCE TO ADOPT A NEW CHAPTER INTO THE MUNICIPAL CODE TO ALLOW INCLUSIONARY HOUSING.

Community Development Director gave a brief presentation. He stated California Law requires cities to provide affordable housing for very low to moderate income households and meet the Regional Housing Needs Assessment allocations. The City of South El Monte has historically negotiated with developers to obtain affordable housing; the proposed ordinance would provide clarification to the amount and alternatives to the creation of affordable housing units. The City must provide for the construction of at least 200 units, for the following income groups: at least 43 units for very low income and at least 25 units for low income and 28 units for moderate income and at least 76 units for above moderate households. The low income and very low incomes are very difficult to meet. For this reason we created the Inclusionary Housing Ordinance which would require 15% of for-sale new construction dwelling units in residential developments should be offered to and sold to Low to Moderate Income Households.

Motion made to recommend to city council the Ordinance to Adopt a new Chapter into the Municipal Code to Allow Inclusive Housing

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 7:10 p.m. to March 15, 2016.