

OFFICIAL MINUTES OF THE REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION HELD TUESDAY, MARCH 15, 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, Salvador Ramirez. 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 – January 2016

Motion made by Commissioner Laura and seconded by Commissioner Barrera to approve minutes from January 2016 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 a date uncertain, to allow time to work with the applicant on a Maintenance Plan.

G2. CONDITIONAL USE PERMIT (CUP 16-03), RESOLUTION NO. 16-3 FOR PROPERTY LOCATED AT 9663 GARVEY AVENUE.

Assistant Planner, gave a brief presentation on this item. He stated that the applicant is proposing the on-sale beer and wine within a new restaurant (Cajun House). The subject site is located on 1.52 acre parcel of land between Adelia Avenue and Potrero Avenue in the Victory Center. The new restaurant will allow its customers the opportunity to purchase beer or wine with their meal. Beer and wine will only be served by the waiter/waitress. The restaurant will be open seven days a week from 11:00 to midnight. The applicant will hire a total of 8 employees. The applicant shall not at any time revise the floor plan to install a bar area without returning to the Planning Commission to review a modification to the proposed conditional use permit.

Community Development Director: Stated that at no time is entertainment allowed and the alcohol is to only be served with a meal. We are in no way encouraging people to just come into the restaurant for a beer or a glass of wine. The resolution has many conditions that will prevent this use from becoming a nuisance for the City. The primary use is a restaurant.

Opened Public Hearing:

Applicant, Xuan Chi Nim, was present to answer questions from the Commissioners. He stated that he has a similar restaurant in San Francisco and would like to open a restaurant here in Los Angeles. He provided Commissioners with a copy of the menu so that they might get a clear picture of the type of food that will be served.

Closed Public Hearing:

Motion made by Commissioner Barrera and seconded by Commissioner Lauria to approve Resolution No. 16-03 as is.

Vote:

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

Noes: None

Action: Approved

I. PLANNING COMMISSION ITEMS: None

J. STAFF ITEMS: None

K. ADJOURNMENT: Meeting adjourned at 6:30 p.m. to April 19, 2016.