

OFFICIAL MINUTES OF THE REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION HELD TUESDAY, MAY 17, 2016, IN THE CITY COUNCIL CHAMBERS, 1415 SANTA ANITA AVENUE, SOUTH EL MONTE, CALIFORNIA 91733 – CALLED TO ORDER AT 6:05 P.M.

FLAG SALUTE:

Planning Commissioner Barrera led the flag salute.

ROLL CALL:

Present – Chairman J. Armendariz, Commissioners Leo Barrera, Jaime Alvarez, Salvador Ramirez. Also Present –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, Ramirez and Alvarez

Noes: None

Action: Approved

PUBLIC PARTICIPATION: None

CONSENT CALENDAR:

Minutes – April 2016

Motion made by Commissioner Laura and seconded by Commissioner Barrera to approve minutes from April 2016 as is.

Vote:

Ayes: Chairman Armendariz, Barrera, Ramirez and Alvarez

Noes: None

Action: Approved

Motion made by Commissioner Laura and seconded by Commissioner Barrera to approve the time extension for one year.

Vote:

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

Noes: None

Action: Approved

PUBLIC HEARINGS:

GI. CONDITIONAL USE PERMIT (CUP NO. 16-06) RESOLUTION NO. 16-6 FOR PROPERTY LOCATED AT 2307 POTRERO AVENUE.

Assistant Planner: Gave a brief presentation on this item. He stated that the subject site is located at 2307 Potrero Avenue. The applicant is proposing to operate an automotive body/paint facility, which consists of body and fender repair, collision repair and painting. The facility will perform all work inside of the proposed structure to ensure that the daily operation of the body/paint facility does not become a nuisance to the adjacent properties as well as the City. The proposed business will be open five days a week from 7:00 a.m. to 7:00 p.m. The facility has ample parking and other than the addition of landscaping, the building and property are in good shape and do not need improvements.

Opened Public Hearing:

Applicant's representative, Michael Esparza, was present to answer any questions and explain the proposed project in more detail.

Chairman Armendariz: Questioned applicant regarding the ADA restrooms requirements.

Community Development Director: Stated that the proposed project will be reviewed by Plan Check and issues such as; trash enclosures, clarifiers, etc. will be looked at more comprehensively.

Closed Public Hearing:

Motion made by Commissioner Barrera and seconded by Commissioner Ramirez to approve Resolution No. 16-06 with the following condition added:

Section #6, #23 to be added to read as follows: The applicant shall provide lighting to the front of the building.

Vote:

Ayes: Chairman Armendariz, Alvarez, Barrera and Ramirez.

Noes: None

Action: approved with conditions

PLANNING COMMISSION ITEMS: None

STAFF ITEMS: None

ADJOURNMENT: Meeting adjourned at 6:36 p.m. to June 21, 2016.