

**OFFICIAL MINUTES OF THE REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION HELD TUESDAY, JUNE 21, 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.

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**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.

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**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

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**PUBLIC PARTICIPATION:** None

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**CONSENT CALENDAR:**

**Minutes – May 2017**

**Time Extension 16-02 (TX 16-02) – 1114 Merced Avenue**

Motion made by Commissioner Laura and seconded by Commissioner Barrera to approve minutes from May 2017 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 from the date of this meeting.

Vote:

Ayes: Chairman Armendariz, Alvarez, Barrera, and Ramirez

Noes: None

Action: Approved

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**PUBLIC HEARINGS:**

**G1. CONDITIONAL USE PERMIT (CUP NO. 16-07) RESOLUTION NO. 16-7 FOR PROPERTY LOCATED AT 9852 RUSH STREET.**

Assistant Planner: Gave a brief presentation on this item. He stated that the subject site is located at 9852 Rush Street, the applicant is proposing to install batting cages. The property is located on the south side of Rush Street, halfway between Potrero Avenue and Merced Avenue. The property is a large lot with six industrial buildings, with the second building on the west side of the lot being utilized. The property has been remodeled recently. He stated the hours will be from Monday – Friday 5:00 p.m. to 10:00 p.m. The cages will allow up to three teams to utilize the space at once.

**Opened Public Hearing:**

Applicant, Manuel Acosta was available to answer questions from commission.

**Closed Public Hearing:**

Motion made by Commissioner Barrera and seconded by Commissioner Ramirez to approve Resolution No. 16-07 with the following condition added:

Add Condition #25 to read “the applicant shall require that all persons in batting cage area wear a helmet at all times.”

Vote:

Ayes: Chairman Armendariz, Alvarez, Barrera and Ramirez.

Noes: None

Action: approved with conditions

**G2. CONSIDERATION OF REVOCATION FOR CONDITIONAL USE PERMIT(CUP 15-08), RESOLUTION NO. 16-9 FOR PROPERTY LOCATED AT 2466 LEE AVENUE.**

*This Item continued to next Planning Commission Meeting.*

**G3. ZONE TEXT AMENDMENT (ZTA 16-08) RESOLUTION NO. 16-8 RECOMMENDING CITY COUNCIL ADDRESS THE MUNICIPAL CODE CHAPTERS 5.26 AND 17.31 RELATING TO THE OPERATIONS OF MEDICAL MARIJUANA DISPENSARIES.**

*This Item continued to next Planning Commission Meeting.*

**H. PLANNING COMMISSION ITEMS:** None

**I. STAFF ITEMS:** None

**J. ADJOURNMENT:** Meeting adjourned at 6:30 p.m. to August 16, 2016.