

**OFFICIAL MINUTES OF THE REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION HELD TUESDAY, AUGUST 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 Lauria Lorenzo, led the flag salute.

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**ROLL CALL:**

Present – Chairman J. Armendariz, Commissioners Leo Barrera, Lorenzo Lauria, 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 Ramirez and seconded by Commissioner Lauria to approve agenda as is.

Vote:

Ayes: Chairman Armendariz, Commissioners Barrera, Ramirez and Lauria

Noes: None

Action: Approved

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**PUBLIC PARTICIPATION:** None

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**CONSENT CALENDAR: Minutes – June 2016**

Motion made by Chairman Armendariz and seconded by Commissioner Ramirez to approve minutes with (1) correction indicating Commissioner Lorenzo Lauria was absent from June 2016 Planning Commission Meeting.

Vote:

Ayes: Chairman Armendariz, Barrera, Ramirez

Noes: None

Abstain: Lauria

Action: Approved as amended

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**PUBLIC HEARINGS:**

**GI. CONDITIONAL USE PERMIT (CUP NO. 16-08) RESOLUTION NO. 16-10 FOR PROPERTY LOCATED AT 1931 DURFEE AVENUE.**

Assistant Planner: Gave a brief presentation on this item. He stated that the applicants are proposing a remodel of an existing commercial plaza (project). The property

is located on the southwest corner of Rush and Durfee. The property is a large lot with three commercial buildings (built between 1960's and 80's). Also he stated the proposed remodel of the existing commercial plaza will provide new retail and restaurants to the residents of South El Monte. The façade of the two buildings will be remodeled to a modern Spanish Style of architecture to match the existing Plaza Del Sol commercial center located along Durfee Avenue. Most of the surrounding area is developed with commercial uses; this remodel will help further develop the area to meet the goals and objects of the General Plan as mentioned above. He also mentioned that the parking requirements for such uses are 1 parking space spot per 300 sq. ft. of retail uses and 1 parking spaces per 4 fixed seats for restaurants. The existing building is a modern commercial/industrial design that is a bit run down, and the Jack in the box has its own franchise design that incorporates some Mediterranean aspects.

Community Development Director: Stated this renovation will update the architecture design of the buildings with a Spanish style of architecture consistent with the Plaza Del Sol. The proposed architectural design will create a unifying theme for the commercial area. Conditions have been placed in the resolution requiring more landscaping in the parking lot area, along with some other redesigns.

**Opened Public Hearing:**

Applicant, Fred Stephenson, was available to answer questions from the commission.

Applicant, Kevin Hill, was also available to answer questions from the commission.

**Closed Public Hearing:**

Motion made by Commissioner Ramirez and seconded by Commissioner Barrera to approve Conditional Use Permit No. 16-08, Resolution No. 16-10 as is:

Vote:

Ayes: Chairman Armendariz, Alvarez, Barrera and Ramirez.

Noes: None

Action: approved

**H. PLANNING COMMISSION ITEMS:** None

**I. STAFF ITEMS:** Community Development Director gave a brief update on upcoming projects.

**J. ADJOURNMENT:** Meeting adjourned at 6:35 p.m. to September 20, 2016.