



**SOUTH EL MONTE AGENDA
PLANNING COMMISSION
CHAMBERS – 6:00 P.M. REGULAR MEETING
TUESDAY, OCTOBER 18, 2016**

**CHAIRMAN JOSEPH M. ARMENDARIZ,
COMMISSIONER JAIME ALVAREZ,
COMMISSIONER, LEO BARRERA
COMMISSIONER LORENZO LAURIA
COMMISSIONER SALVADOR RAMIREZ**

ANYONE WISHING TO SPEAK ON ANY MATTER IS SUBJECT TO THE FOLLOWING GUIDELINES:

- All remarks should be addressed to the Commission as a whole, and not to individual Commissioners
- Questions, if any, should be directed to the presiding Chair who will determine whether, or in what manner, an answer will be provided.
- Limit every person addressing the Commission to five (5) minutes or such reasonable time as is granted by the majority of the Commission.
- Whenever any group of person's wishes to address the Commission on the same subject matter, the Chair may request that a spokesperson be chosen by the group, the Chair may limit the number of such persons addressing the Commission.

- A. CALL TO ORDER:**
- B. FLAG SALUTE:**
- C. ROLL CALL:**
- D. APPROVAL OF AGENDA:**
- E. PUBLIC PARTICIPATION:**

F. CONSENT CALENDAR:

1. Minutes – September 20, 2016

G. PUBLIC HEARINGS:

1. **CONDITIONAL USE PERMIT 16-09 (CUP 16-09) AND VARIANCE 16-10 (VAR 16-10) FOR PROPERTY LOCATED AT 2408 EDWARDS AVENUE**

The applicant, Erica Haro, request a Conditional Use Permit to consider an application to allow construction of six, two-story detached condominiums and a Variance to deviate from the City's minimum lot size of one acre for condominium units for a project located at 2408 Edwards Avenue.

Pursuant to the Guidelines for Implementation of the California Environmental Act (CEQA) Section 15305, Class 5 and Section 15332, Class 32, the proposed project is categorically exempt from environmental review.

H. COMMISSION ITEMS:

I. STAFF ITEMS:

- J. ADJOURNMENT:** Adjourn Regular Meeting to November 15, 2016 at 6:00 p.m., in the Council Chambers.