



SOUTH EL MONTE AGENDA
PLANNING COMMISSION
CHAMBERS – 6:00 P.M. REGULAR MEETING
TUESDAY, NOVEMBER 15, 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 – October 18, 2016

G. PUBLIC HEARINGS:

1. **CONDITIONAL USE PERMIT 16-09 (CUP 16-09), VARIANCE 16-10 (VAR 16-10) AND LOT SPLIT (LS 16-13) RESOLUTION NO. 16-11, FOR PROPERTY LOCATED AT 2408 EDWARDS AVENUE.**
(CONTINUED FROM OCTOBER 18, 2016)

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.

2. **CONDITIONAL USE PERMIT 16-05 (CUP 16-05), RESOLUTION NO. 16-5 FOR PROPERTY LOCATED AT 2030 SANTA ANITA AVENUE.**

The applicant, Holladay Construction, requests a Conditional Use Permit to allow construction of a new 43,202 square foot concrete tilt-up industrial building located at 2030 Santa Anita 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 December 20, 2016 at 6:00 p.m., in the Council Chambers.