

OFFICIAL MINUTES OF THE REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION HELD TUESDAY, NOVEMBER 15, 2016, IN THE CITY COUNCIL CHAMBERS, 1415 SANTA ANITA AVENUE, SOUTH EL MONTE, CALIFORNIA 91733 – CALLED TO ORDER AT 6:00 P.M.

FLAG SALUTE:

Planning Commission Chairman, Joseph M. Armendariz, led the flag salute.

ROLL CALL:

Present – Chairman J. Armendariz, Commissioners Leo Barrera, Lorenzo Lauria and Salvador Ramirez. Also Present – City Attorney, Michael Estrada, Community Development Director, Manuel Mancha, Assistant Planner, Ian McAleese and Department Secretary Vera Sanchez.

APPROVAL OF AGENDA:

Motion made by Chairman Armendariz and seconded by Commissioner Barrera to change the order of the agenda. **Item G1 would be taken 2nd and Item G2 would be taken 1st.**

Vote:

Ayes: Chairman Armendariz, Commissioners Barrera, Lauria and Ramirez

Noes: None

Action: Approved

PUBLIC PARTICIPATION: None

CONSENT CALENDAR: Minutes – October 2016

Motion made by Commissioner Barrera and seconded by Commissioner Ramirez to approve minutes as is:

Vote:

Ayes: Chairman Armendariz, Barrera, Ramirez,

Noes: None:

Abstain: Lauria

Action: Approved

PUBLIC HEARINGS:

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

Assistant Planner: Gave a brief presentation on this item. He stated that the subject site is located between Rush and Enloe Street. The existing lot is rectangular in shape with a measurement of 123.25 ft. The parking requirement is being calculated for Manufacturing. The subject site meets all of the development standards such as setbacks, landscaping, lot coverage and parking. Staff has provided a breakdown in the Staff report. He also stated that since the property is a deep lot and does not have a large enough turning radius for large trucks, a condition has been created to not allow trucks above a certain size to serve this development. The architectural design is Mediterranean style, this style and quality is appropriate for the location.

Chairman Armendariz: Asked about the trash enclosures, if so how many?

Assistant Planner: Responded, “Yes”, there are trash enclosures on the property and they are the standard trash enclosures.

Opened Public Hearing:

Applicant: Ron Jenkins, stated this was the first time he had been made aware of the conditions and was not aware of the restrictions placed on the project (as far as truck traffic was concerned).

Community Development Director: Stated he would work with the applicant and try to reach an acceptable agreement for the applicant and staff.

Eve Ramos: Stated she lives on Enloe Street and believes this project would create problems with parking. Manufacturing facilities bring additional cars and extra traffic and parking becomes a real concern.

Community Development Director: Stated he was looking into this matter and feels currently there is a valid issue with parking on the streets. And he stated he was working with business owners to alleviate this problem.

Closed Public Hearing:

Motion made by Commissioner Ramirez and seconded by Commissioner Barrera to continue Conditional Use Permit (CUP 16-05), Resolution No. 16-05 to December 20, 2016 to allow ample time for Staff to work with applicant.

Vote:

Ayes: Chairman Armendariz, Barrera, Ramirez, Lauria

Noes: None:

Action: Continued

G2. CONDITIONAL USE PERMIT 16-09, VARIANCE 16-10 AND LOT SPLIT 16-13 RESOLUTION NO. 16-11 FOR PROPERTY LOCATED AT 2408 EDWARDS AVENUE.

At this time, Chairman Armendariz, recused himself from meeting due to the fact he resides within the proposed project site. Vice-Chairman, Lorenzo Lauria took over meeting as acting Chair.

Assistant Planner: Gave a brief presentation on this item. He stated the proposed project is to construct six detached single-family residential condominium units, a Variance to deviate from minimum lot area of no less than one acre and a Lot Split to subdivide air rights for Condominium purposes. He gave background information on this project. Stating that this project had previously come before Planning Commission which time had lapsed therefore it is before you again tonight. Each unit will have 2 stories with attached 2 car garage and have 2,086 square feet of living area. There will be a total of 6 guest parking spaces for the proposed development. Staff has reviewed the proposed development and has determined it meets all of the development standards.

Opened Public Hearing:

Applicant: Kamen Lai, was available to answer questions from commissioners. He gave a brief background of the history for this project.

Douglas Godwin: Requested that he have ample time to move his dads belonging from the property.

Community Development Director: Stated this was a concern and the property owner will allow six months to relocate belonging. This will be added as a condition (Condition Number 58).

Closed Public Hearing:

Motion made by Commissioner Ramirez and seconded by Commissioner Barrera to approve Conditional Use Permit (CUP 16-09) and Variance (VAR 16-10 and Lot Split (LS 16-13), Resolution No. 16-11 with one added condition.

Vote:

Ayes: Barrera, Ramirez, Lauria

Noes: None:

Action: Approved

H. PLANNING COMMISSION ITEMS: None

I. STAFF ITEMS: None

J. ADJOURNMENT: Meeting adjourned at 6:40 p.m. to December 20, 2016.