

**OFFICIAL MINUTES OF THE REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION HELD TUESDAY, FEBRUARY 21, 2017, IN THE CITY COUNCIL CHAMBERS, 1415 SANTA ANITA AVENUE, SOUTH EL MONTE, CALIFORNIA 91733 – CALLED TO ORDER AT 6:03 P.M.**

**FLAG SALUTE:**

Planning Commissioner, Leo Barrera, led the flag salute.

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**ROLL CALL:**

Present – Commissioners Sara Gaeta-Anguiano, David Diaz, Leo Barrera, Gabriella Landeros, Lorenzo Lauria and Also Present – City Attorney, Michael Estrada, 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 Barrera and seconded by Commissioner Diaz to approve the agenda as is.

Vote:

Ayes: Gaeta-Anguiano, Diaz, Barrera, Landeros and Lauria

Noes: None

Action: Approved

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**PUBLIC PARTICIPATION:** None

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**CONSENT CALENDAR: Minutes – November 15, 2016**

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

Vote:

Ayes: Commissioner Lauria and Barrera

Noes: None:

Abstain: Gaeta-Anguiano, Diaz, Landeros

Action: Approved

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**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 this item had been brought before the Planning Commission back in November 2016. However, the existing lot is rectangular in shape and therefore issues came about regarding parking and the turning radius for large trucks. Since then the applicant has redesigned the proposed project to accommodate larger trucks entering/exiting the proposed site. 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.

Community Development Director: Reiterated what had previously been discussed regarding the turning radius for large trucks. He stated staff has worked with the applicant to provide a resolution to this issue. He also stated the majority of these units are very small and will typically be warehouse use.

Commissioner Diaz: Questioned about energy efficiency for the proposed project.

City Attorney: Stated that there are no standards for that in the code.

Commissioner Barrera: Questioned about a traffic study.

Community Development Director: Stated there was no requirement for that, typically they are done are larger projects.

Commissioner Landeros: Questioned about the noise concerns.

Community Development Director: Stated this is a spec building so we don't know yet.

**Opened Public Hearing:**

Applicant: Vicki Chadbourne, applicant's architect for the proposed project. Stated she was available to answer any of the commission's questions.

Applicant: Jack Owens, was available to answer questions from commission.

**Closed Public Hearing:**

Motion made by Commissioner Barrera and seconded by Commissioner Landeros to approve Conditional Use Permit (CUP 16-05), Resolution No. 16-05 as is.

Vote:

Ayes: Commissioner Barrera, Landeros, Diaz, Lauria and Gaeta-Anguiano

Noes: None:

Action: Approved

**G2. LOT SPLIT (LS 17-01), RESOLUTION NO. 17-1 FOR PROPERTY LOCATED AT 10413 KLINGERMAN STREET.**

*At this time, Commissioner Gaeta-Anguiano, recused herself from meeting due to the fact she resides within the proposed project site.*

Assistant Planner: Gave a brief description for this item, however the applicant was not in attendance, therefore the item has been continued to our next Planning Commission meeting of March 2017.

**Opened Public Hearing:**

**Closed Public Hearing:**

Motion made by Commissioner Landeros and seconded by Commissioner Diaz to continue this item to March 21, 2017.

Vote:

Ayes: Barrera, Lauria, Landeros, and Diaz.

Noes: None:

Abstain: Gaeta-Anguiano

Action: Continued

**6:39 p.m: The record shall reflect that at this time Commissioner Gaeta-Anguiano re-entered the meeting to participate in the remainder of the meeting.**

**G3. CONDITIONAL USE PERMIT (CUP 16-11), RESOLUTION NO. 16-12 AND LOT SPLIT 16-12, RESOLUTION NO. 16-13 FOR PROPERTY LOCATED AT 2405 LOMA AVENUE.**

Assistant Planner: Gave a brief description on this item. He stated the applicant is proposing to construct a new 55,792 square foot industrial building. The proposed building will be used for warehouse or manufacturing uses. This project will help promote new development of properties that are under-utilized and provide viable assests. This property has been vacant for a number of years.

Community Development Director: Stated the applicant has incorporated some architecture features that resemble Spanish Style. However, Staff felt the architecture could be re-designed. Staff feels that this should be a nice design to further enhance the aesthetics of the building; the city wants to keep a high standard for our buildings.

City Attorney: Stated that the word “Merger” should be changed “Subdivision” starting with section 4 for Resolution No. 16-13

Commissioner Barrera: Asked for clarifications on the term “air rights”

Community Development Director: Stated it is basically everything within the walls. This is industrial condominiums not to be confused with residential condominiums.

**Opened Public Hearing:**

Applicant: Twen Ma, he gave a brief description of the project. He stated he was available to answer questions from the Planning Commission.

**Closed Public Hearing:**

Community Development Director: Stated he would like to work on the elevations with the applicant to resolve some of the architectural design issues. Also would like applicant to agree to make good faith efforts to meet the requirements of the “Lead” energy efficiency, etc.

Assistant Planner: Stated currently there was a condition in the Resolution that the applicant work with the Community Development Director on the elevations.

Motion made by Commissioner Landeros and seconded by Commissioner Barrera to approve Conditional Use Permit No. 16-11, Resolution Nos. 16-12 and Lot Split No. 16-12,Resolution No. 16-13.

Vote:

Ayes: Barrera, Lauria, Landeros,Gaeta-Anguiano and Diaz.

Noes: None:

Abstain: None

Action: Approved

**H. PLANNING COMMISSION ITEMS:** Nomination of Commission Chairman and Vice Chairman

Motion made by Commissioner Barrera and seconded by Commissioner Diaz to nominate Commissioner Lauria as Chairman for the Planning Commission.

Vote:

Ayes: Barrera, Lauria, Landeros,Gaeta-Anguiano and Diaz.

Noes: None:

Abstain: None

Action: Approved

Motion made by Commissioner Lauria and seconded by Commissioner Diaz to nominate Commissioner Barrera as Vice Chair.

Vote:

Ayes: Barrera, Lauria, Landeros,Gaeta-Anguiano and Diaz.

Noes: None:

Abstain: None

Action: Approved

**I. STAFF ITEMS:** None

**J. ADJOURNMENT:** Meeting adjourned at 7:16 p.m. to March 21, 2017.