

OFFICIAL MINUTES OF THE REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION HELD TUESDAY, MARCH 21, 2017, IN THE CITY COUNCIL CHAMBERS, 1415 SANTA ANITA AVENUE, SOUTH EL MONTE, CALIFORNIA 91733 – CALLED TO ORDER AT 6:04 P.M.

FLAG SALUTE:

Planning Commissioner, Leo Barrera, led the flag salute.

ROLL CALL:

Present – Commissioners David Diaz, Leo Barrera, Gabriella Landeros, Lorenzo Lauria and Also Present – Community Development Director, Manuel Mancha, Assistant Planner, Ian McAleese and Department Secretary, Vera Sanchez.

APPROVAL OF AGENDA:

Motion made by Commissioner Barrera and seconded by Commissioner Landeros to approve the agenda as is.

Vote:

Ayes: Diaz, Barrera, Landeros and Lauria

Noes: None

Action: Approved

PUBLIC PARTICIPATION: None

CONSENT CALENDAR: Minutes – February 21, 2017 (continued to April 2017)

PUBLIC HEARINGS:

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

Assistant Planner: Gave a brief description for this item, he stated this project was continued from last meeting. He went on to state that the applicant would like to subdivide the property into two lots for residential use. The property currently has one structure, which is a single family dwelling with an attached garage. This structure will be demolished to build the new houses. Up to two single family homes are planned for each of the subdivided lots.

Opened Public Hearing:

Applicant's Representative: Eric Tsang was available to answer questions from Commission.

Commissioner Landeros: Questioned about local hire.

Applicant's Representative: Stated it depends on the contractor.

Community Development Director: Stated that the applicant "best efforts" will be made for local hire.

Commissioner Diaz: Questioned about energy efficiency for the homes.

Community Development Director: Stated we have requirements with regarding energy efficiency such as drought tolerant landscaping and other energy efficient requirements that the applicant must meet when building/designing these homes.

Commissioner Diaz: Questioned about the applicant's selling price for the homes and would it be at market rate.

Applicant's Representative: Stated the property owner was not going to sell the homes, he believes the applicant will live in one home and have a family member live in the other home.

Closed Public Hearing:

Motion made by Commissioner Barrera and seconded by Commissioner Landeros to approve Lot Split 17-01 (LS 17-01).

Vote:

Ayes: Barrera, Lauria, Landeros, and Diaz.

Noes: None:

Action: Approved

H. PLANNING COMMISSION ITEMS: None

I. STAFF ITEMS: None

J. ADJOURNMENT: Meeting adjourned at 6:34 p.m. to April 18, 2017.