

**OFFICIAL MINUTES OF THE REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION HELD TUESDAY, APRIL 18, 2017, 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 Commissioner, Leo Barrera, led the flag salute.

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**ROLL CALL:**

Present – Commissioners David Diaz, Leo Barrera, Gabriella Landeros, Lorenzo Lauria, Sara Gaeta-Anguiano and Also Present – 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: Diaz, Barrera, Landeros, Lauria and Gaeta-Anguiano

Noes: None

Action: Approved

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**PUBLIC PARTICIPATION:** None

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**CONSENT CALENDAR:**

1. Minutes – February 21, 2017, March 2017

Minutes of February 21, 2017 were approved. Motion was made by Commissioner Gaeta-Anguiano and seconded by Chairman Lauria.

Minutes of March 21, 2017 were approved. Motion was made by Commissioner Landeros and seconded by Commissioner Diaz.

2. Time Extension 17-01 – For property located at 1124, 1144, 1204 Santa Anita Avenue for Conditional Use Permit and Tentative Tract Map 72949 (LS 14-004).

Community Development Director: Gave a brief explanation on this project, stating the reasons for the time extension. He stated the project was originally approved by the Planning Commission on March 3, 2015 and the applicant had filed for a one year extension, which was approved by the Planning Commission. The extension would allow the applicant time to finalize the final maps for recordation and complete the negotiations with the City.

Commissioner Barrera: Stated for the record he had spoken with the applicant regarding this project through his job with the Water Company. He also asked the applicant if there had been any major changes from the last time.

Ismael Mayans, applicant: Gave a brief description of the project. He stated the problems with the project. He also explained that the city has changed Plan Checkers which caused even further delays regarding Engineering issues.

Motion made by Commissioner Barrera and seconded by Commissioner Gaeta-Anguiano to approve Time Extension 17-01 for property located at 1124, 1114, 1204 Santa Anita Avenue.

Vote:

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

Noes: None

Action: Approved

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## **PUBLIC HEARINGS:**

### **GI. CONDITIONAL USE PERMIT 17-04 (CUP 17-04) RESOLUTION NO. 17-4 FOR PROPERTY LOCATED AT 1100 N. SANTA ANITA AVENUE**

Assistant Planner: Gave a brief description for this item, he stated that the proposed project is currently operating as a Mobil gas station. The proposed project is located at 1100 N. Santa Anita Avenue, surrounded by a Chevron Gas Station across the street, a fast food restaurant (Burger King) across Fawcett Avenue, and a hotel (Ramada Inn) on the opposite corner. He stated the applicant is requesting a Conditional Use Permit to allow the off-sale of beer and wine within a newly renovated convenience store. The off-sale of beer and wine in conjunction with a gas station/convenience store is a conditionally permitted use in the C (Commercial) Zone. However, the 7-Eleven on Durfee and Michael Hunt Avenue has a type 20 off-sale beer and wine license and is located 1.1 miles away, for that reason, the city has the authority to allow additional off-sale license in the census tract if the Public Convenience or Necessity findings can be made. At this time, staff feels the required findings can be made to approve this request. The off-sale beer and wine will provide a convenience to the public as well as the surrounding communities. The Sheriff's Department has stated this area is considered to be a low crime area and does not oppose the applicant's request. The applicant is also making improvements to the existing building and this will improve the aesthetics of the area.

Community Development Director: The conditions of approval that are listed are the same as others used in various projects. We limit the time of sales and we have conditions in place so that this does not become a nuisance.

## **Opened Public Hearing:**

Mike Verdi, applicant: Was available to answer questions from commission.

Bahram Zarin-Aksar, applicant: Was also available to answer questions from commission.

Commissioner Landeros: Questioned the applicant about selling alcohol versus selling Subway sandwiches.

Applicant: Responded that Subway is not willing to go into a Gas Station.

Commissioner Barrera: Had concerns about the selling of alcohol.

Commissioner Diaz: Passed around a pamphlet regarding alcohol use in the city. He stated that he felt the city already had an abundance of places that sell alcohol and with some being in close proximity to schools and parks was not such a good idea.

Community Development Director: He stated that current project is not located close to a school and does meet the other requirements of the city. He also stated that the city has control of the CUP and imposes conditions of approval that the applicant must comply with, so if at any time problems arise the CUP can be revoked. He also spoke with the Sherriff's Department and they stated this is not a high crime area, so they didn't see any potential problems with this project.

Commissioner Landeros: Stated she felt with this location being so close to the freeway could create potential problems.

Commissioner Gaeta-Anguiano: Asked about the café and it being located in the back of the building, felt that it could be used for loitering.

Mike Verdi: He responded that the café would create a buffer between the car wash and the residential.

**Closed Public Hearing:**

Motion made by Commissioner Diaz and seconded by Commissioner Landeros to deny Conditional Use Permit No. 17-04, Resolution No. 17-4.

Vote:

Ayes: Gaeta-Anguiano

Noes: Diaz, Landeros, Lauria, Barrera,

Action: Denied

**H. PLANNING COMMISSION ITEMS:** None

**I. STAFF ITEMS:** Digital Files for Planning Commissioners.

Community Development Director: Informed the commissioners that the upcoming budget would give him the opportunity to request Ipads for the commissioners thus, allowing for digital files to be uploaded to our commission for meetings as opposed to hard copies of staff reports. He explained that this would have to be something the commission agrees on as a group and he would look into it further.

**J. ADJOURNMENT:** Motion made by Commissioner Barrera and seconded by Commissioner Diaz to adjourned meeting at 7:30 p.m. to May 16, 2017.