

**OFFICIAL MINUTES OF THE REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION HELD TUESDAY, JUNE 20, 2017, IN THE CITY COUNCIL CHAMBERS, 1415 SANTA ANITA AVENUE, SOUTH EL MONTE, CALIFORNIA 91733 – CALLED TO ORDER AT 6:02 P.M.**

**FLAG SALUTE:**

Planning Commissioner, Gabriella Landeros, led the flag salute.

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**ROLL CALL:**

Present – Commissioners David Diaz, Gabriella Landeros, and Sara Gaeta-Anguiano, 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 Landeros and seconded by Commissioner Diaz to approve the agenda as follows:

Minutes of May 2017 to be continued to July 18, 2017.

Vote:

Ayes: Diaz, Barrera, Landeros, Sara-Gaeta-Anguiano

Noes: None

Action: Approved

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**PUBLIC PARTICIPATION:** None

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**CONSENT CALENDAR:** None

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**PUBLIC HEARINGS:**

**GI. CONDITIONAL USE PERMIT 17-03 (CUP 17-03) RESOLUTION NO. 17-3 FOR PROPERTY LOCATED AT 1723 DURFEE AVENUE**

Community Development Director: Gave a brief presentation on this project. He stated the applicant is requesting a Conditional Use Permit for two additions to the existing commercial building. The building has been used as a dental office for the past 38 years. The applicant would like to keep the dental office and add two new additions for restaurant uses. One of the additions would be located along the Thienes Avenue side of the property, and the other would be located on the opposite side of the existing building facing Durfee Avenue. The smaller

proposed addition is 1,600 sq. ft. consisting of a dining area kitchen/storage restrooms and a lobby area. Currently, the existing building has a Spanish Style of architecture consisting of a smooth stucco exterior finish, clay Spanish tile roof, arched framed windows with decorative wrought iron and arched doorways. The applicant's proposal would preserve much of the Spanish architectural design by using the same smooth exterior stucco finish, clay Spanish tile roof and arched doorways and windows. The proposed additions would complement the building's existing Spanish style of architecture by using the same exterior stucco texture and roofing material, as well as similar window/door treatments to those currently in place. All applicable development standards have been satisfied, including building height, setback, landscaping and parking requirements for the proposed uses. Staff recommends approval of the applicants request for a Conditional Use Permit.

### **Opened Public Hearing:**

Commissioner Gaeta-Anguiano: Asked if the local community had any concerns with the proposed new development.

Community Development Director: Stated staff had sent out notices 10 days prior to Public Hearing.

Applicant, Keyhan Shokouhi, was available to answer any questions from the commission.

Maria Ramos: Stated she currently works at the dental office and is the hiring manager and the proposed project is welcomed because it would potentially bring in more clientele to the Dental Office.

Albert Calatrava: Stated he was the designer for the proposed project and was here to answer any questions from the Planning Commissioners. He also stated he is trying to incorporate the Spanish architecture into the new development and still be energy efficient, with the windows and with the roof as well as other areas of the project. He stated the applicant is open to any suggestions from the commission. He stated the project will have more trees planted to soften the look of the wall.

Commissioner Gaeta-Anguiano: Asked about the ramp being in the front of the facility. And also about the parking situation she wanted to know if there would be parking in the front on the street.

Community Development Director: Stated that yes, the ramp is in the back of the building.

### **Closed Public Hearing:**

Motion made by Commissioner Diaz and seconded by Commissioner Landeros to approve Resolution No. 17-03 with the following conditions:

Condition #50: The applicant shall use cool pavement material in the parking lot area if economically feasible.

Condition #51: The applicant shall purchase energy efficient appliances, and heating and cooling equipment when economically feasible.

Vote:

Ayes: Diaz, Landeros, Gaeta-Anguiano

Noes: None

Action: approved with conditions

**H. PLANNING COMMISSION ITEMS:** None

**I. STAFF ITEMS:** None

**J. ADJOURNMENT:** Motion made by Commissioner Diaz and seconded by Commissioner Landeros to adjourn meeting at 6:53 p.m. to July 18, 2017.