



**SOUTH EL MONTE AGENDA
PLANNING COMMISSION
CHAMBERS – 6:00 P.M. REGULAR MEETING
TUESDAY, JULY 18, 2017**

COMMISSIONER LORENZO LAURIA
COMMISSIONER, LEO BARRERA
COMMISSIONER SARA GAETA-ANGUIANO
COMMISSIONER DAVID DIAZ
COMMISSIONER GABRIELLA LANDEROS

ANYONE WISHING TO SPEAK ON ANY MATTER IS SUBJECT TO THE FOLLOWING GUIDELINES:

- All remarks should be addressed to the Commission as a whole, and not to individual Commissioners
 - Questions, if any, should be directed to the presiding Chair who will determine whether, or in what manner, an answer will be provided.
 - Limit every person addressing the Commission to five (5) minutes or such reasonable time as is granted by the majority of the Commission.
 - Whenever any group of person's wishes to address the Commission on the same subject matter, the Chair may request that a spokesperson be chosen by the group, the Chair may limit the number of such persons addressing the Commission.
- A. CALL TO ORDER:**
- B. FLAG SALUTE:**
- C. ROLL CALL:**
- D. APPROVAL OF AGENDA:**
- E. PUBLIC PARTICIPATION:**

F. CONSENT CALENDAR:

1. Minutes of May 16, 2017 and June 20, 2017.

G. PUBLIC HEARINGS:

1. **CONDITIONAL USE PERMIT 17-07, (CUP 17-07) AND VARIANCE NO. 17-11 (VAR 17-11), RESOLUTION NO. 17-9 FOR PROPERTY LOCATED AT 9661 GARVEY AVENUE, #201, 202, 203, SOUTH EL MONTE.**

The applicant, LA Massage Kingdom, requests a Conditional Use Permit (No. 17-07) to allow the operation of a massage parlor and Variance (No. 17-11) to deviate from the Code required distance of 500 feet from another massage parlor located at 9661 Garvey Avenue, #201, 202, 203, South El Monte, CA 91733.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA) Section 15301, Class 1 – the use of an existing building.

2. **GENERAL PLAN AMENDMENT (GPA 17-08) AND ZONE CODE AMENDMENT (ZC 17-07), RESOLUTION NO. 17-7 FOR PROPERTY LOCATED AT 1652 TYLER AVENUE.**

The applicant, Cal Land Engineering, is requesting a General Plan Amendment (GPA No. 17-08) from “Public Facilities and Parks” to “Commercial” and Zone Change (ZC No. 17-07) from P-F (Public Facilities) to C (Commercial) to allow the construction of a new commercial/office building.

A Negative Declaration will be prepared for the proposed General Plan Amendment and Zone Change as required by the California Environmental Quality Act (CEQA). The Negative Declaration will be reviewed and approved by the City Council.

H. COMMISSION ITEMS:

I. STAFF ITEMS:

- J. ADJOURNMENT:** Adjourn Regular Meeting to August 15, 2017 at 6:00 p.m., in the Council Chambers.