



**SOUTH EL MONTE AGENDA
PLANNING COMMISSION
CHAMBERS – 6:00 P.M. REGULAR MEETING
TUESDAY, AUGUST 15, 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 July 2017
2. Denial Resolution No. 17-09

G. PUBLIC HEARINGS:

1. **CONDITIONAL USE PERMIT 17-08, (CUP 17-07) AND VARIANCE NO. 17-09 (VAR 17-09, RESOLUTION NOS. 17-10 AND 17-11 FOR PROPERTY LOCATED AT 1127 SANTA ANITA AVENUE AND 1101 MERCED AVENUE, SOUTH EL MONTE.** *(This Item Continued to next Planning Commission Meeting)*

The applicant, Holladay Construction Inc., requests a Conditional Use Permit (No. 17-08) to construct a new 3,868 square foot commercial building for a new Starbucks drive-thru, two retail units and Variance (17-09) to increase the height of a freeway sign for property located at 1127 Santa Anita Ave and 1101 Merced Avenue .

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA) Section 15332, Class 32 – infill development.

H. COMMISSION ITEMS:

I. STAFF ITEMS:

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