

OFFICIAL MINUTES OF THE REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION HELD TUESDAY, SEPTEMBER 19, 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 Lorenzo Lauria, Leo Barrera, David Diaz, Gabriella Landeros, and Sara Gaeta-Anguiano, Also Present – City Attorney, Michael Estrada, Community Development Director, Manuel Mancha, Assistant Planner, Ian McAleese and Interim Department Secretary, Angie Rodriguez.

APPROVAL OF AGENDA:

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

PUBLIC PARTICIPATION: None

CONSENT CALENDAR:

1. Minutes of both July 2017 & August 2017

Vote: Minutes of both **JULY 2017 & AUGUST 2017**
Ayes: Diaz, Barrera, Landeros, Gaeta-Anguiano, Lauria
Noes: None
Action: Approved

Motion made by Commissioner Gaeta-Anguiano and seconded by Commissioner Diaz to approve both July and August 2017 Planning commission minutes.

PUBLIC HEARINGS:

- GI. **CONDITIONAL USE PERMIT 17-09 FOR PROPERTY LOCATED AT 2327 ROSEMEAD BLVD, SOUTH EL MONTE.**

Motion made by Commissioner Diaz and seconded by Commissioner Landeros to continue this item at the next Planning Commission Meeting held on OCTOBER 17, 2017

Vote: Item G1 to Continue at next Planning Commission Meeting OCT 17, 2017
Ayes: Diaz, Barrera, Landeros, Gaeta-Anguiano, Lauria
Noes: None
Abstain: None
Action: Approved

G2. 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

Assistant Planner: Gave a brief presentation on this project. He stated the applicant is requesting a Conditional Use Permit to allow the construction of a new 4,963 square foot commercial shopping center and Variance No. 17-09 to deviate from the development standards for a freestanding sign located at 1127 Santa Anita and 1112 Merced Ave. Applicant is proposing modern industrial architectural designs in their plans; City will work with the applicant to meet current city architectural design requirements of Spanish California/Mediterranean style. All the development standards have been met for this site, except for the proposed freeway sign that requires a variance. Allowing the sign to deviate from development standards will allow the sign to be seen from the freeway and bring traffic to the proposed commercial development. Site is being proposed as retail and restaurant use. Before you tonight is the request for Conditional Use Permit for the commercial building and the variance to grant the applicant a higher and larger sq. ft sign

Opened Public Hearing:

Commissioner Diaz: Asked about the decorative monument signage, bike parking, landscape, cool pavement options, if applicant has engaged in local small business recruitment as lease options.

Community Development Director: Stated the applicant would address specific details in their required Master Plan in Phase 2 that Planning Commission would have to review to approve.

Applicant's Representative: Was present to address questions, stated he would work with city staff to address Spanish California style architectural design requirements and details on merging lots into one parcel for phase 2 master plan requirements. Retailers and restaurants have expressed interest in this site pending proper signage approval.

Opened Public Hearing:

None

Motion made by Commissioner Diaz and seconded by Commissioner Landeros to continue this item on the next planning commission meeting held on OCTOBER 17, 2017

Vote: Item G2 to Continue at next Planning Commission Meeting OCT 17, 2017

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

Noes: None

Action: Approved

G3. CONDITIONAL USE PERMIT (CUP 17-12) TO ALLOW THE ON-SALE OF BEER AND WINE WITHIN A BONA FIDE RESTAURANT CALLED “THE CHICKEN KOOP” LOCATED AT 1721 DURFEE AVENUE.

Community Development Director: Gave a brief presentation on this project. He stated the applicant is requesting a Conditional Use Permit to allow the on-sale of beer and wine within a bona fide restaurant called “The Chicken Koop” located at 1721 Durfee Avenue. No bar area in their plans. Sheriff’s department has reviewed the plans as well and do not oppose project. Conditions will be required as to avoid creating a nuisance to the City. Applicant is hoping to be ready for business by December. Standard conditions from ABC apply to restrictions of whom, how and when liquor can be served and license can be easily revoked if certain conditions are not met. No security guard requirements needed for a sit-down alcohol food service establishment.

Opened Public Hearing:

Applicant Representative: Was present to address questions, he stated his other location in Whittier has been licensed continuously with no issues for the last 8-9 months as a reference. Safety is also a concern for applicant as is the city. He stated he would gladly work with city to engage in local hiring efforts with a banner on the side of the building for greater hiring exposure.

Closed Public Hearing:

Motion made by Commissioner Landeros and seconded by Commissioner Gaeta-Anguiano to adopt CUP 17-12 for applicant “The Chicken Koop” for on-sale beer and wine

Vote: Adopt Item G3 allowing The Chicken Koop CUP 17-12 on-sale beer & wine

Ayes: Barrera, Landeros, Gaeta-Anguiano, Lauria

Noes: None

Abstain: Diaz

Action: Approved

G4. **ZONE TEXT AMENDMENT (NO. 17-14), AMENDING “RESIDENTIAL USES” IN TABLE 17.15-A UNDER SECTION 17.15.020 OF CHAPTER 17.15 TO ALLOW RESIDENTIAL DEVELOPMENT WITH A MINIMUM OF 30 UNITS PER ACRE WITHOUT DISCRETIONARY APPROVAL FROM THE CITY**

Community Development Director: Gave a brief presentation on this agenda item. He stated the amendment to the zone text will allow developers to develop properties with residential uses in the C-R zone with a minimum density of 30 units per acre without discretionary approval. The California Housing & Community Development department has requested the verbiage to be added to the current zone text. The changes are in line with general housing plans. In relation to ADU guidelines this is another tool to provide more housing by state of California. This text amendment would make it easier for developers to build residential housing unit projects in the future.

Opened Public Hearing:

None

Closed Public Hearing:

Motion made by Commissioner Barrera and seconded by Commissioner Diaz to adopt Zone Text Amendment (No.17-14)

Vote: Adopt Item G4 allowing Zone Text Amendment (No.17-14)
Ayes: Barrera, Landeros, Gaeta-Anguiano, Lauria and Diaz
Noes: None
Abstain: None
Action: Approved

G5. **ZONE TEXT AMENDMENT (NO.17-19) TO PROHIBIT COMMERCIAL CANNABIS ACTIVITY**

City Attorney: Gave a brief presentation on this agenda item. He stated that the Planning Commission conduct the public hearing and adopt the attached draft resolution recommending to the City Council to approve of the Municipal Code amendments prohibiting ALL commercial cannabis activity (both medical and non-medical) in all zones in the City, prohibiting outdoor cultivation and allowing indoor cannabis cultivation only consistent with State law. City Council has directed staff and will create a committee to discuss in detail and spearhead this topic to involve residents and obtain a perspective of city residents. An educational approach is also being considered by City Council. This resolution is to propose an Ordinance in place versus the City not having any regulations at all. Current Ordinance is outdated and pertains to dispensaries only.

Opened Public Hearing:

Resident: Mrs. Rosas a concerned resident stated her concerns regarding cannabis activity. She is not in favor of any cannabis activity and expressed her opposition to the cultivation of cannabis at any residential home due to the accessibility this would create to any influential teenager, as she has at home. She stated concerns about policing, and restrictions the city would have and how to limit children from having easy access to any cannabis while visiting a friend.

Closed Public Hearing:

Motion made by Commissioner Barrera and seconded by Commissioner Diaz to adopt zone text amendment (No.17-19) to prohibit commercial cannabis activity

Vote: Adopt Item G5 allowing Zone Text Amendment (No.17-19) to prohibit commercial cannabis activity

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

Noes: None

Abstain: None

Action: Approved

H. PLANNING COMMISSION ITEMS: Commissioner Barrera advised about the Business Expo being held tomorrow Wednesday September 20, 2017 at 5:00pm on Vacco Street between Central Ave & Santa Anita. He encouraged Commissioners to support this community event.

I. STAFF ITEMS: Community Development Director stated that the City Manager and City Council has expressed interest in creating a strategic plan committee to discuss city projects and issues with the Planning Commission. Details are being discussed, such as location and time to accommodate all.

J. ADJOURNMENT: Motion made by Commissioner Diaz and seconded by Commissioner Landeros to adjourn meeting at 7:06 p.m. to October 17, 2017.