

OFFICIAL MINUTES OF THE REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION HELD TUESDAY, OCTOBER 17, 2017, IN THE CITY COUNCIL CHAMBERS, 1415 SANTA ANITA AVENUE, SOUTH EL MONTE, CALIFORNIA 91733 – CALLED TO ORDER AT 6:01 P.M.

FLAG SALUTE:

Planning Commissioner, Lorenzo Lauria, led the flag salute.

ROLL CALL:

Present – Commissioners Lorenzo Lauria, Leo Barrera, Gabriella Landeros, and Sara Gaeta-Anguiano. Commissioner David Diaz was absent. 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 Gaeta-Anguiano and seconded by Commissioner Barrera to approve the agenda as is.

PUBLIC PARTICIPATION: None

CONSENT CALENDAR:

1. Minutes of September 19, 2017

Vote: Minutes of **September 2017**
Ayes: Barrera, Landeros, Gaeta-Anguiano, Lauria
Noes: None
Action: Approved

Motion made by Commissioner Gaeta-Anguiano and seconded by Commissioner Landeros to approve September 19, 2017 Planning commission minutes.

PUBLIC HEARINGS:

- GI. **CONDITIONAL USE PERMIT (CUP 17-11) TO ALLOW THE ON-SALE OF BEER/ WINE AND KARAOKE WITHIN A BONA FIDE RESTAURANT CALLED “BAMBOOZE” AND VARIANCE (NO. 17-12) TO REDUCE THE SIDE YARD SETBACK ON PROPERTY LOCATED AT 1725 DURFEE AVENUE**

Motion made by Commissioner Gaeta-Anguiano and seconded by Commissioner Barrera to continue this item at the next Planning Commission Meeting held on NOVEMBER 21, 2017

Vote: Item G1 to Continue at next Planning Commission Meeting NOV 21, 2017
Ayes: Barrera, Landeros, Gaeta-Anguiano, Lauria
Noes: None
Abstain: None
Action: Approved

G2. CONDITIONAL USE PERMIT 17-09 FOR PROPERTY LOCATED AT 2327 ROSEMEAD BLVD, SOUTH EL MONTE.

Motion made by Commissioner Landeros and seconded by Commissioner Gaeta-Anguiano to continue this item at the next Planning Commission Meeting held on NOVEMBER 21, 2017

Vote: Item G2 to Continue at next Planning Commission Meeting NOV 21, 2017
Ayes: Barrera, Landeros, Gaeta-Anguiano, Lauria
Noes: None
Abstain: None
Action: Approved

G3. TENTATIVE PARCEL MAP NO. 77203 (LOT SPLIT NO. 17-16) ADOPT RESOLUTION NO. 17-20 TO SUBDIVIDE AIR RIGHTS FOR INDUSTRIAL CONDOMINIUM PURPOSES.

Motion made by Commissioner Lauria and seconded by Commissioner Gaeta-Anguiano to continue this item at the next Planning Commission Meeting held on NOVEMBER 21, 2017

Vote: Item G3 to Continue at next Planning Commission Meeting NOV 21, 2017
Ayes: Barrera, Landeros, Gaeta-Anguiano, Lauria
Noes: None
Abstain: None
Action: Approved

G4. CONDITIONAL USE PERMIT 17-08, (CUP 17-08) AND VARIANCE NO. 17-09 (VAR 17-09), RESOLUTION NOS. 17-10 AND 17-11 FOR PROPERTY LOCATED AT 1127 SANTA ANITA AVENUE AND 1112 MERCED AVENUE, SOUTH EL MONTE.

Community Development Director: Gave a brief presentation on this agenda item. He stated the applicant, Holladay Construction Inc., is requesting a Conditional Use Permit (No. 17-08) to allow the construction of a 4,963 sq. ft. of commercial retail space to develop a new commercial shopping center and Variance (No. 17-09) to deviate from the development standards for a freestanding sign. The sign itself will be within the range of the existing signs off the freeway (63ft -78ft) at 75 ft. He stated there is no negative impact on City for this signage. It will increase business for those potential retail tenants.

Opened Public Hearing:

Applicant: Representative (Kurt Kurtti) was present to answer any Commissioner’s questions. He stated they would change the roof from a clay tile to metal roof to streamline the modern look but compliment the new development underway in the surrounding area. He stated the terms on the condition of approval by City Staff were acceptable along with the development agreement terms.

Closed Public Hearing:

Motion made by Commissioner Gaeta-Anguiano and seconded by Commissioner Barrera to approve CUP 17-08 / Resolution 17-10 for property 1127 Santa Anita Ave & 1112 Merced Ave and correct the word “permittee” to “applicant” on page 2 in SEC6 item #4 of Resolution 17-10

Vote: Approve Item G4 approving Resolution 17-10 for Conditional Use Permit (No.17-08)

Ayes: Barrera, Landeros, Gaeta-Anguiano, Lauria

Noes: None

Abstain: None

Action: Approved

Motion made by Commissioner Gaeta-Anguiano and seconded by Commissioner Barrera to approve VAR 17-09 / Resolution 17-11 for property 1127 Santa Anita Ave & 1112 Merced Ave and correct the word “permittee” to “applicant” on page 3 in SEC5 item #5 of Resolution 17-11

Vote: Approve Item G4 approving Resolution No. 17-11 for Variance (No.17-09)

Ayes: Barrera, Landeros, Gaeta-Anguiano, Lauria

Noes: None

Abstain: None

Action: Approved

G5. MODIFICATION TO CONDITIONAL USE PERMIT (NO. 17-13) TO EXPAND THE EXISTING BUSINESS FROM LIGHT AUTO INSTALLATION TO INCLUDE THE SALE OF WHEELS AND TIRES AT 948 DURFEE AVENUE.

Community Development Director: Gave a brief presentation on this agenda item. Modification to Conditional Use Permit(MCUP 17-13) to expand their existing business to include the sale of wheels and tires at 948 Durfee Avenue in Unit C. Currently, the applicant sells stereo and electronic equipment and installs automotive suspension at 948 N. Durfee Ave Unit D (“property”).

Opened Public Hearing:

Applicant: Tommy Leung was present to answer Commissioners’ questions. He stated he has been in this type of business for 26 years. He has his clientele established

and has been successfully growing and wishes to expand his services to be more profitable. He stated his appreciation towards the City and feels this location is ideal. He is mindful of nearby residents and leaves the workplace at the posted closing time.

Closed Public Hearing:

Motion made by Commissioner Gaeta-Anguiano and seconded by Commissioner Barrera to approve CUP (No.17-13) to expand their existing business at 948 Durfee Ave.

Vote: Adopt Item G5 allowing Conditional Use Permit (No.17-13)

Ayes: Barrera, Landeros, Gaeta-Anguiano, Lauria

Noes: None

Abstain: None

Action: Approved

G6. **CODE AMENDMENT RESOLUTION (NO.17-21) TO AMEND/REPLACE CHAPTER 17.38 (SECOND UNITS) WITH AN ACCESSORY DWELLING UNIT ORDINANCE AND AMMEND OTHER APPLICABLE SECTIONS OF THE ZONING CODE TO COMPLY WITH STATE LAW**

Community Development Director: The purpose of the proposed amendment is to bring the City's existing Ordinance into compliance with the new State Law, allowing the City to continue enforcing its regulations of these second units (or ADUs). The moratorium will expire in January 2018 which would force State Law to take effect. The Accessory Dwelling Unit Ordinance is consistent with the General Plan, in that allowing ADUs in the City as required by State law will contribute to needed housing and the variety of housing options for the community. The Ordinance is not detrimental to the public health, safety, or general welfare, in that it would allow the City to continue regulating ADUs while complying with state law.

Opened Public Hearing: None

Closed Public Hearing:

Motion made by Commissioner Barrera and seconded by Commissioner Lauria to approve Resolution (No.17-21) to amend/replace chapter 17.38 (second units) with an accessory dwelling unit ordinance

Vote: Adopt Item G6 approving Resolution (No.17-21)

Ayes: Barrera, Landeros, Gaeta-Anguiano, Lauria

Noes: None

Abstain: None

Action: Approved

H. PLANNING COMMISSION ITEMS: Commissioner Lauria advised about a nuisance regarding the Tire Shop business on Santa Anita and requested city

staff cruise by and address the business owners. Community Development Director stated he has addressed the business owners and is resolving this matter. Commissioner Barrera asked about the status on construction of the 31 units on Merced/Fawcett. Community Development Director stated they have started roofing on some of the units and completion is underway. As soon as information on when those units will be available to the public, City staff will ensure proper marketing on behalf of the Contractor/ Owner.

- I. STAFF ITEMS:** Community Development Director stated that the business Flames Restaurant at 9847 Rush St, South El Monte, CA 91733 has closed down. He stated that the business chain Baby Bros is a possible candidate to take over this establishment, which would be a sit-down pizza, chicken and wings type restaurant. They would be applying for a beer and wine license. More information on this new business to the City will be presented when it becomes available.

- J. ADJOURNMENT:** Motion made by Commissioner Gaeta-Anguiano and seconded by Commissioner Barrera to adjourn meeting at 6:46 p.m. to November 21, 2017.