



SOUTH EL MONTE AGENDA
PLANNING COMMISSION
CHAMBERS – 6:00 P.M. REGULAR MEETING
TUESDAY, NOVEMBER 21, 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 October 17, 2017
2. EXTENSION OF TIME (TX 17-17) OF CONDITIONAL USE PERMIT (CUP 16-09) AND VARIANCE (VAR 16-10) FOR THE PROPERTY LOCATED AT 2408 EDWARDS AVENUE, SOUTH EL MONTE WHICH WOULD APPROVE A 6 UNIT DETACHED SINGLE FAMILY RESIDENTIAL CONDOMINIUM TO BE BUILT AND DEVIATE FROM MINIMUM LOT AREA OF NOT LESS THAN 1-ACRE.

G. PUBLIC HEARINGS:

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

(This Item to be continued to December 19, 2017 Planning Commission Meeting)

The applicant, Marisco's San Ysidro, is requesting a Conditional Use Permit (No. 17-09) to expand the on-sale beer and wine within an existing bona fide sit down restaurant, expand the size of the existing restaurant (Marisco's San Ysidro) and allow live entertainment at 2327 Rosemead Blvd.

A Categorical Exemption, Section 15301, Class 1 of the California Environmental Quality Act (CEQA) Guidelines

2. CONDITIONAL USE PERMIT (CUP 17-11) TO ALLOW THE ON-SALE OF BEER/ WINE AND KARAOKE WITHIN A BONA FIDE RESTAURANT CALLED "BAMBOOZE" ON PROPERTY LOCATED AT 1725 DURFEE AVENUE

Conditional Use Permit (CUP 17-11) to allow the on-sale of beer/ wine and Karaoke within a bona fide restaurant called "Bambooze" on property located at 1725 Durfee Avenue

A Categorical Exemption, Section 15301, Class 1 of the California Environmental Quality Act (CEQA) Guidelines

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

The property is located between Rush and Fern Street, south of the outdoor swap meet. The subject site is currently being reviewed by the Engineering Division for a lot merged to combine two lots into one parcel. Once the lot merger is approved, the parcel will have a lot width of 140 ft. and a depth of 630 ft. totaling 88,200 square feet (2.02 acres) in size. The properties are currently under construction of a 52,624 sq. ft. industrial building consisting of eleven (11) units. The size of the units range between 4,303 sq. ft. to 6,993 sq. ft. in size.

A Categorical Exemption, 15301(k) Class 01 – Existing Facilities

4. ZONE TEXT AMENDMENT (NO. 17-18), AMENDING CHAPTER 17.56, SECTION 17.56.030, METAL BUILDING--PROHIBITED AND SECTION 17.56.080, EXCEPTIONS. TO ALLOW METAL BUILDINGS 100 FEET OR MORE FROM THE FRONT PROPERTY LINE WITH A SMOOTH METAL EXTERIOR.

It is staff's recommendation that the Planning Commission adopt Resolution No. 17-22 recommending that the City Council approve Zone Text Amendment (ZTA 17-18), amending Chapter 17.56 , Section 17.56.030 Metal Building – Prohibited and Section 17.56.080 Exceptions - of the Zoning Code.

The purpose of the proposed amendment will not enable buildings that would become a nuisance to the City. The Zoning Ordinance amendment will ensure land use compatibility with surrounding properties and promote various goals and policies of the City's General Plan, allowing the City to continue enforcing its' regulations of Commercial and Industrial zones.

Pursuant to Guidelines for Implementation of the California Environmental Quality Act (CEQA) Section 15061 (b) 3 categorically exempt it from environmental review.

H. COMMISSION ITEMS:

I. STAFF ITEMS:

J. ADJOURNMENT: Adjourn Regular Meeting to DECEMBER 19, 2017 at 6:00 p.m., in the Council Chambers.