

OFFICIAL MINUTES OF THE REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION HELD TUESDAY, NOVEMBER 21, 2017, IN THE CITY COUNCIL CHAMBERS, 1415 SANTA ANITA AVENUE, SOUTH EL MONTE, CALIFORNIA 91733 – CALLED TO ORDER AT 6:02 P.M.

FLAG SALUTE:

Planning Commissioner, David Diaz, led the flag salute.

ROLL CALL:

Present – Commissioners Leo Barrera, Gabriella Landeros, and David Diaz. Commissioner Sara Gaeta-Anguiano arrived at 6:04pm Commissioner Lorenzo Lauria was absent. Commissioner Barrera was acting Chairman. 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 Diaz and seconded by Commissioner Landeros to approve the agenda as is.

PUBLIC PARTICIPATION: None

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

Vote: Minutes of October 2017 and Consent Calendar Item #2 (TX 17-17/CUP16-09/VAR 16-10)

Ayes: Barrera, Landeros, Gaeta-Anguiano, Diaz

Noes: None

Action: Approved

Motion made by Commissioner Gaeta-Anguiano and seconded by Commissioner Landeros to approve October 17, 2017 Planning commission minutes and Item #2 Extension of Time (TX17-17)

PUBLIC HEARINGS:

G1. CONDITIONAL USE PERMIT 17-09 FOR PROPERTY LOCATED AT 2327 ROSEMEAD BLVD, SOUTH EL MONTE.

This item was withdrawn by the applicant.

G2. 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

Community Development Director: Gave a brief presentation on this agenda item. He stated the applicant is requesting a CUP allowing the on-sale beer/wine and Karaoke within a bona fide restaurant called “Bambooze”. It is a sit-down restaurant, which serves sushi; the applicant operating hours are 7 days a week. The applicant does plan on offering Karaoke Thursday thru Sunday. The applicant is currently operating a restaurant by the same name: “Bambooze” in downtown Whittier and is looking to expand into the City. Sheriff’s department does not oppose this business in the area and the plans have been submitted.

Opened Public Hearing: n/a

Closed Public Hearing:

Motion made by Commissioner Gaeta-Anguiano and seconded by Commissioner Diaz to **CONTINUE** this item at the next Planning Commission Meeting held on DECEMBER 19, 2017

Vote: Item G2 to Continue at next Planning Commission Meeting DEC 19, 2017
Ayes: Diaz, Barrera, Landeros, Gaeta-Anguiano
Noes: None
Abstain: None
Action: Approved to continue this item at the next Planning Commission Meeting

Re-Opened Public Hearing:

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

Assistant Planner: Gave a brief presentation on this agenda item. The subject site is currently being reviewed for a lot merger 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 site is the location of ongoing construction of a 52,624 sq. ft. industrial building consisting of eleven (11) units. The units range between 4,303 sq. ft. to 6,993 sq. ft. in size. The proposed Tentative Parcel Map will subdivide air rights that outline each of the building’s eleven (11) warehouse units. This will allow the individual sale of each unit. These units each consists of

warehouse and office space. Proposed new address is 2407 Chico Ave, South El Monte CA 91733.

Opened Public Hearing:

Applicant: Ron Jenkins was present to answer Commissioners concerns. He stated this lot would not affect any nearby homes, since it is located in an industrial zone. He stated the lot is wide enough for semi-trucks to turn around. He stated that the tenants would range from business types, as these units are primarily meant as warehouse & office space and would allow the tenants to own each unit with nothing changing including the current property management that is in place. He also stated that ITEM #17 in Resolution 17-20 does not apply.

Closed Public Hearing:

Motion made by Commissioner Gaeta-Anguiano Lauria and seconded by Commissioner Barrera to **APPROVE** this item and **REMOVE ITEM #17** from Resolution 17-20 as it does not apply.

Vote: Item G3 to **APPROVE** and **REMOVE ITEM #17** from Resolution 17-20 as it does not apply.

Ayes: Diaz, Barrera, Landeros, Gaeta-Anguiano

Noes: None

Abstain: None

Action: Approved

G4. 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.

Community Development Director: Gave a brief presentation on this agenda item. He recommends 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.

Opened Public Hearing:

Applicant: Representative (Victoria Chadbourne) was present to answer any Commissioner’s questions. She stated her client the applicant who filed for this Zone Text Amendment is looking to install a meat distribution refrigeration metal building with top of the line energy efficient materials and would be first of its kind in the area.

The building itself is earthquake resistant and would meet all required state and city building, mechanical, electrical and plumbing codes. No opportunities for local hire, as robotics/conveyor belts operate the facility.

Closed Public Hearing:

Motion made by Commissioner Barrera and seconded by Commissioner Gaeta-Anguiano to approve ZTA 17-18 / Resolution 17-22 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.

Vote: Approve Item G4 approving Resolution 17-22 Zone Text Amendment 17-18

Ayes: Diaz, Barrera, Landeros, Gaeta-Anguiano

Noes: None

Abstain: None

Action: Approved

H. PLANNING COMMISSION ITEMS: Commissioner Landeros asked about the local business La Familia Restaurant that was recently closed down. She asked if the City was able to relocate the business within our jurisdiction, as it would be sad to lose an establishment like this. Community Development Director stated the location where La Familia Restaurant resided was bought out by Lawrence Equipment and the site is being redeveloped. La Familia Restaurant has inquired about another location, but their intentions are unknown at this time. Commissioner Gaeta-Anguiano asked about the Bank of the West lot (2041 Durfee Ave) if anyone has inquired to buy or if the owner can clean up the lot. City Staff advised that the property was purchased by Lawrence Equipment who is currently the neighbor behind this building and will be completing their tenant improvements and create administrative offices for their business. City Staff mentioned the need to apply for business grants to assist local businesses. Commissioner Barrera made an open invitation for all to attend the City of El Monte/South El Monte Chamber of Commerce's new building Ribbon Cutting/Grand Opening Celebration for a new business with lots of space for rent opening its doors here in South El Monte. The event is being held on Wednesday November 22, 2017 at 5:00pm.

I. STAFF ITEMS: Community Development Director stated that the developer of the AutoZone plaza would be continuing construction since they open walls and noticed the framing on the existing building was not structurally safe or sound. The developer has a 3,500 sq ft unit that needs a tenant. Due to Flames Restaurant at 9847 Rush St, South El Monte, CA 91733 closing down, the business chain Baby Bros would be coming to South El Monte. Starlite Drive-In lot is currently in escrow and the buzz around town is a developer plans to build a commercial shopping center; if that were truly the case-that would attract healthier options like Panera Bread or Jamba Juice to come do business in our city.

J. ADJOURNMENT: Motion made by Commissioner Gaeta-Anguiano and seconded by Commissioner Barrera to adjourn meeting at 7:06 p.m. to November 21, 2017.