

OFFICIAL MINUTES OF THE REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION HELD TUESDAY, JANUARY 16, 2018, IN THE CITY COUNCIL CHAMBERS, 1415 SANTA ANITA AVENUE, SOUTH EL MONTE, CALIFORNIA 91733 – CALLED TO ORDER AT 6:00 P.M.

FLAG SALUTE:

Planning Commissioner, David Diaz, led the flag salute.

ROLL CALL:

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

PUBLIC PARTICIPATION: None

CONSENT CALENDAR:

1. Minutes of November 21, 2017

Vote: Minutes of November 21, 2017

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

Noes: None

Action: Approved

Motion made by Commissioner Gaeta-Anguiano and seconded by Commissioner Landeros to approve November 21, 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” ON PROPERTY LOCATED AT 1725 DURFEE AVENUE

On June 20, 2017 the Planning Commission approved a Conditional Use Permit to allow two additions to the existing commercial building and parking to accommodate two new restaurant uses. One of the additions would be located along the Thienes Avenue side of the property, and the other would be located on the opposite side of the existing building facing Durfee Avenue. The larger of the two new restaurants being built is now applying for an on-sale beer/wine license with karaoke.

Opened Public Hearing:

Applicant: Mike Iniguez (4935 E 60th St, Maywood, CA) was present to answer Commissioners concerns. He stated he currently has karaoke at his other location and has it open to the public with no issues. He is open to applying an age restriction entrance as a condition. He has 8 years of experience with this type of business, with no problems. He is making local hiring efforts, and is in agreement with the current conditions stated by the City. His primary focus is the restaurant portion while the karaoke portion is secondary as a form of entertainment. He does plan on having dedicated nights of karaoke which are Thursday thru Sunday. His restaurant menu focuses on sushi and/or seafood. There will not be separate rooms for karaoke, although a dedicated stage area in front of the dining room are planned and the previous bar plans will be removed and replaced with more service area and dining/more seating. He stated he runs a family-oriented business.

Closed Public Hearing:

Motion made by Commissioner Gaeta-Anguiano and seconded by Commissioner Lauria to **APPROVE** 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.

Vote: Item G1 to Approve CUP 17-11 as-is

Ayes: Barrera, Lauria, Gaeta-Anguiano

Noes: None

Abstain: Diaz and Landeros

Action: Approved to allow CUP 17-11 the on sale of beer/wine and Karaoke within a bona fide restaurant called “Bambooze” at 1725 Durfee Ave.

G2. GENERAL PLAN AMENDMENT (NO. 17-20) FROM “PUBLIC FACILITIES AND PARKS” AND “LOW DENSITY RESIDENTIAL” TO “INDUSTRIAL”, ZONE CHANGE (NO. 17-21) FROM “P-F” (PUBLIC FACILITIES) AND “R-1” (SINGLE FAMILY RESIDENTIAL) TO “M” (MANUFACTURING) AND A CONDITIONAL USE PERMIT (NO. 17-19) TO DEVELOP A PARKING LOT

The subject site consist of two vacant parcels of land (APN #8116-022-058 (“Parcel 1”) and 8116-022-059 (“Parcel 2”) located at 10411 Vacco Ave in South El Monte. Parcel 1 is designated as “Public Facilities and Parks” under the General Plan, and zoned as “P-F” (Public Facilities) under the Zoning Code. Parcel 2 is designated “Low Density Residential” in the General Plan, and zoned “R-1” (SFR) under the Zoning Code. These designations do not allow for industrial uses. The property owner, Vacco Industries (“Applicant” and “Property Owner”), is proposing a General Plan Amendment to re-designate Parcel 1 and Parcel 2 to “Industrial”, and a Zone Change to designate Parcel 1 and 2 to “M” (Manufacturing).

Opened Public Hearing:

Applicant: Tony Rosales, President of Vacco Industries (10350 Vacco St, South El Monte) was present to answer Commissioners concerns. Vacco is an aerospace/commercial manufacturer of parts for space vehicles with over 40 years in the

city. These lots have been undeveloped for a very long time. These lots would alleviate street parking for their 450+ employees. The lots would be gated, well-lit and surveillanced by 2 night guards after hours to eliminate vandalism. The lots operate via key card and/or remotely by the guard shack across the street. Entrance to the lot is through Vacco St only. Solar canopy is something they will consider later down the line. Vacco itself has environmental targets they must also comply with internally. Cooling pavement does come with certain budget and environmental restrictions they must consider, so please keep that in mind. Although every effort to comply with the City's requests/suggestions is being made, not all can be accomplished. They will add trash cans closer to the gates for passerby's to use as well as inside the lot for employees to use. Vacco is very proud to be doing business here in South El Monte.

Closed Public Hearing:

Motion made by Commissioner Diaz and seconded by Commissioner Gaeta-Anguiano to approve GPA17-20 from "Public Facilities and Parks" and "Low Density Residential" to "Industrial", ZC 17-21 from "P-F" (public facilities) and "R-1" (single family residential) to "M" (manufacturing) and a CUP 17-19 to develop a parking lot with the understanding that City Council must approve GPA 17-20 and ZC 17-21 before current CUP can become effective.

Vote: Item G2 to approve GPA 17-20 and CUP 17-19
Ayes: Diaz, Barrera, Landeros, Gaeta-Anguiano and Lauria
Noes: None
Abstain: None
Action: Approved GPA 17-20 and CUP 17-19

- H. PLANNING COMMISSION ITEMS:** Commissioner Diaz requested an updated on the proposed Planning Commissioners meeting with the City Council. He also suggested the City should host a Housing Summit to include the High School Districts and surrounding cities to voice opinions and needs regarding housing. He also made a suggestion for the city to look into a bike share program such as: LIMEBIKE a bike share program that allows you to rent a bike without a doc station. It is mobile tech driven. Pay as go. He also commented on status regarding all the vacant lots in the city. In response, the Director of Community Development advised that many of the lot owners are not interested to sell, some rent out at an expensive rate, while others are not interested in redevelopment. Lastly, Commissioner Gaeta-Anguiano suggested the city to create a trash ordinance to address bulky item illegal dumping throughout the city.
- I. STAFF ITEMS:** Community Development Director stated that a Strategic Meeting to discuss important issues alongside the Planning Commission and City Council is in the works. As soon as all the details are available, City staff will advise. City staff & City Council is pushing for redevelopment as it understands the importance housing is to our city. In the works is the Mayor's project of bringing/extending the Trolley service into South El Monte, more on this project to follow.
- J. ADJOURNMENT:** Motion made by Commissioner Diaz and seconded by Commissioner Barrera to adjourn meeting at 7:33 p.m. until next Planning Commission Meeting set for February 20, 2018.