

OFFICIAL MINUTES OF THE REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION HELD TUESDAY, MARCH 20, 2018, 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, Leo Barrera, 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, Stephanie Cao; 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 January 16, 2018

Vote: Planning Commission Minutes of January 16, 2018
Ayes: Barrera, Landeros, Gaeta-Anguiano, Diaz, and Lauria
Noes: None
Action: Approved

Motion made by Commissioner Diaz and seconded by Commissioner Gaeta-Anguiano to approve January 16, 2018 Planning commission minutes

2. Extension of Time (TX 18-03) of Conditional Use Permit (CUP 16-11) for the construction of a new 55,792 square foot industrial building at 2405 Loma Avenue and Lot Split (LS 16-12) to merge six lots into one.
3. Architectural review for a new 55,792 square foot industrial building at 2405 Loma Avenue and Lot Split (LS 16-12) to merge six lots into one.

Vote: Approving both Consent Items #2 & #3
Ayes: Barrera, Landeros, Gaeta-Anguiano, Diaz, and Lauria
Noes: None
Action: Approved

Motion made by Commissioner Gaeta-Anguiano and seconded by Commissioner Barrera to approve Consent Item #2 - Extension of Time (TX 18-03) of Conditional Use Permit

(CUP 16-11) and Consent Item #3 - Architectural Review for a new 55,792 square foot industrial building at 2405 Loma Avenue and Lot Split (LS 16-12) to merge six lots into one.

PUBLIC HEARINGS:

G1. CONDITIONAL USE PERMIT NO. 18-02 TO ALLOW RECYCLING OF PLASTIC DRUM AT 1524 CHICO AVE

The applicant is requesting a Conditional Use Permit to operate a recycling facility to recycle plastic drum, which consists of equipment designed to shred, wash, and convey used plastic containers on property located at 1524 Chico Avenue.

Opened Public Hearing:

Applicant: Tom Campbell, Operations Manager (1729-1927 Chico Ave, South El Monte, CA) was present to answer Commissioners concerns. He stated Ted Levine Drum Co. is a re-conditioner of Drums. They clean and wash out the drums, in order to re-sell them. They test the drums for leaks and must meet a certain standard in order for them be re-used/sold. If they do not, they are currently crushed in their Bailor. This CUP would avoid this process and reduce the size. The current location is where the washing takes place. They have a waste treatment facility where they treat and re-use the water and filter the sludge and haul off to hazardous waste facility. The drums are then cleaned at that facility and taken down the street in a clean condition, then run through the grinders. There is a wash tank down the street that will take any residue labels or glue from the wash process that makes the drum ready for re-sell/ recycle. That same water, if dirty, will be brought back to the facility to be treated and disposed of properly. The drums are plastic, steel and both plastic & steel containing acids, bleaches and other wide range of chemicals. They do not sell to the public. The majority of their clientele are industrial users, chemical distributors and oil jobbers, not to the public. They are registered with 2 LA County sanitation districts and haven't discharged through 1 of them for the past year, due to their recycling efforts/ process. They have AQ&D, OSHA and various agency certifications and have maintained a good standing with all of them.

Closed Public Hearing:

Motion made by Commissioner Barrera and seconded by Commissioner Gaeta-Anguiano to **APPROVE** CUP 18-02 to allow the operation of a recycling facility on property located at 1524 Chico Avenue.

Vote: Item G1 to Approve CUP 18-02 as-is

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

Noes: None

Abstain: None

Action: Approved to allow CUP 18-02 to allow the operation of a recycling facility on property located at 1524 Chico Avenue.

G2. CONDITIONAL USE PERMIT (CUP 17-02) TO ALLOW THE OPERATION OF A MASSAGE THERAPY AS A SCODARY USE TO AN ACUPUNCTURE FACILITY AT 9251 GARVEY AVENUE #B.

The applicant, a licensed acupuncturist, requests approval of a Conditional Use Permit (CUP) to allow the operation of a massage therapy as a secondary use to an acupuncture facility within an existing commercial building Pursuant to Municipal Code Chapter 17.41, which was adopted in April of 2015, each establishment that wants to conduct massage as its primary or secondary use must apply for and obtain a valid CUP. Municipal Code Chapter 17.41 also requires that any massage use to be located a minimum of 500 feet of one another. Currently, there are no massage establishments within 500 feet of the retail center. The proposed facility will have 4 acupuncture rooms and 2 massage rooms, a restroom, an employee/laundry room and a reception/waiting area. Proposed hours of operation are seven days a week from 10:00am-10:00pm. The owner will hire more employees if the business does well. The City will condition two (2) random unannounced code inspections throughout the year.

Opened Public Hearing:

Applicant: Wood Wei, is an acupuncture doctor. The hours of operation are set from 10a-10p to allow customers to make appointments after work hours for acupuncture services. Acupuncture is treatment for pain and disease using needles through the skin. Massage supports this treatment process, which is why it is secondary. He plans to hire 1 or 2 more people to assist him, and make sure they can speak English to accommodate the service area. The name of the business will be Wood Wei Acupuncture & Massage or Unit Acupuncture & Massage. He had a previous business in Santa Clarita, CA named Yonger Acupuncture & Massage that he closed down due to distance. This business was also open from 10a-10p and it had 70-80% acupuncture business and 20-30% massage business.

Closed Public Hearing:

Planning Commissioners requested the following conditions be addressed and continued at the next meeting:

- Please provide updated plans to show less massage rooms and more acupuncture rooms
- Change business hours
- Increase City random inspections
- Use of facility to exclude massage altogether or by appointment only
- Name of the business

Motion made by Commissioner Diaz and seconded by Commissioner Barrera to **CONTINUE** (CUP 17-02) to allow the operation of a massage therapy as a secondary use to an acupuncture facility at 9251 Garvey Avenue #B to the next Planning Commission Meeting

Vote: **CONTINUE** Item #G2 - CUP 17-02 to the next Planning Commission Meeting
Ayes: Diaz, Barrera, Landeros, Gaeta-Anguiano and Lauria
Noes: None
Abstain: None
Action: Approved to **CONTINUE** CUP 17-02

- H. PLANNING COMMISSION ITEMS:** Commissioner Diaz requested an updated on the proposed Planning Commissioners meeting with the City Council. City Staff stated the joint meeting is still in the planning process as the City Council wants to arrange a formal setting and include a report on economic development for an overall look at the City's current status. Commissioner Barrera wanted to know if there is a handbook or rulebook on the Planning Commissioners roles & expectations. City staff stated there is an ordinance in place that specifies roles & expectations. Commissioner Landeros asked about a Lavender Massage Update. City staff stated the City attorney is conducting an on-going investigation and not much can be said at this time. Commissioner Gaeta-Anguiano asked if the Lavender Massage updates were open to the public & where to find them. City staff stated, due to the nature of this investigation no public information has been released. Commissioner Barrera asked about an update on the shooting at Garvey & Rosemead on March 9. City staff stated, the incident was an isolated event, does not sound gang related, 3 were wounded with no one killed, other than what Sheriff's stated no further update is available. Commissioner Lauria asked about the shelving business on Santa Anita, if they are moving. City staff stated they're still there. He also asked on an update on the Mayan's Project. City staff stated the Mylar's were just approved, Utility companies delayed some approvals but construction will soon begin. Commissioner Barrera interjected with a question if the delay was due to the San Gabriel Water Company in any way. City staff confirmed the delay was from Southern California Edison & The Gas Company. Commissioner Lauria asked about an update on the Swashbuckler business. City staff stated they have requested the business owner to comply with certain conditions and has mandated code/ordinance obligations and code enforcement will be continuously patrolling the area for any violations.
- I. STAFF ITEMS:** Community Development Director stated that the AutoZone project is almost complete and filled to capacity. The new business Bambooze that Planning Commission approved is moving right along, grading and structural plans were ok and they hope to finish construction and open their doors in JULY 2018. Commissioner Gaeta-Anguiano asked if the Baby Bros Pizzeria would be willing to move into the AutoZone complex, to which the Community Development Director stated the new complex is too expensive for the business owner. Commissioner Barrera plugged in by inviting everyone to the 60th Anniversary Health Fair Celebration on Saturday April 14, 2018.
- J. ADJOURNMENT:** Motion made by Commissioner Barrera and seconded by Commissioner Gaeta-Anguiano to adjourn meeting at 7:01 p.m. until next Planning Commission Meeting set for April 17, 2018.