

OFFICIAL MINUTES OF THE REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION HELD TUESDAY, APRIL 17, 2018, IN THE CITY COUNCIL CHAMBERS, 1415 N. 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, 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 Lauria to approve the agenda as is.

Vote: Approval of April 17, 2018 Agenda / VOTE: 5-0
Ayes: Barrera, Landeros, Gaeta-Anguiano, Diaz, and Lauria
Noes: None
Absent: None
Abstain: None
Action: Approved

PUBLIC PARTICIPATION: None

CONSENT CALENDAR:

1. Minutes of March 20, 2018
2. Extension of Time (TX 18-04) of Conditional Use Permit (CUP 14-006) and Tentative Tract Map No. 72949 (LS 14-004) approval to allow 125 residential Townhomes and 3,300 sq. ft of commercial mixed use in the CR Zone (Commercial-Residential) for the property at 1124,1144-1204 Santa Anita Ave

Motion made by Commissioner Gaeta-Anguiano and seconded by Commissioner Lauria to approve Consent Item #1 (Minutes of March 20, 2018) **AND** Consent Item #2 - Extension of Time (TX 18-04) of Conditional Use Permit (CUP 14-006) and Tentative Tract Map No. 72949 (LS 14-004) approval to allow 125 residential Townhomes and 3,300 sq. ft of commercial mixed use in the CR Zone (Commercial-Residential) for the property at 1124,1144-1204 Santa Anita Ave

Vote: Approving both Consent Items #1 & #2 / VOTE: 5-0
Ayes: Barrera, Landeros, Gaeta-Anguiano, Diaz, and Lauria
Noes: None

Absent: None
Abstain: None
Action: Approved

PUBLIC HEARINGS: None

GI. CONDITIONAL USE PERMIT (CUP 18-05) (FREEZER BUILDING) AT 2102 MERCED AVENUE.

The applicant is requesting a Conditional Use Permit to construct a new 24,628 square foot metal building with a frontage of CMU at 2102 Merced Ave. The metal part of the building will be 20,908 sq. ft. the CMU block section of the building is 3,720 sq. ft. and will be utilized as office space and a loading dock totaling 24,628 sq. ft. The proposed industrial building will be located on the eastern part of the lot with the metal part of the building starting 120 feet back from the front of the property line. Parking will be located on the western half of the lot and on the southern part of the building, with landscaping on the street side of the lot. The proposed CMU building will have a height of 35 feet 2 inches, a shipping dock along with an office on the first and second story. The metal building itself will have a height of 62 feet 5 inches with rooftop equipment increasing the height to 72 feet 11 inches. It is designed for meat storage and distribution use, and the property owner is going to be utilizing the facility.

Opened Public Hearing:

Applicant: Ignacio Crespo, Architect (7901 Crossway Dr., Pico Rivera, CA) stated he is very excited and proud to be part of a project of this magnitude, it is a first of its' kind here in San Gabriel Valley. This is his first building of this material-this tall. He's designed other freezer building, but none fully automated as this one. He was unable to incorporate any solar panels, due to safety and maintenance reasons. The highest peak is at approx. 74 feet. The average building height is between 30-40 feet. The reason the building stands so tall is to allow the room for the fully automated conveyors and cranes that will operate in this building.

Resident: Mr. Richard Angel, Councilmember (South El Monte, CA) asked city staff for clearer picture of where exactly this project is located, if near residential homes? Assistant Planner replied by stating the project is located on Merced Ave between Rush & Klingerman Street in the Manufacturing zone, away from residential homes. He did confirm there is a legal nonconforming apartment building located in the back of the of the lot that sits directly across the street from this project, that sits approx. 250 feet behind the Merced Street property line. Assistant City Planner stated project does not affect any residential views.

Applicant: Richard Luca, CEG Construction–Project Manager (7901 Crossway Dr., Pico Rivera, CA) stated the building is fully automated, and is the most energy efficient designed building of this kind. The automated conveyors will save so much energy, refrigeration and time as opposed to the traditional/current method of operation. The materials being used are unique in themselves, which are an innovation in construction material and methodology. He stated they can more than definitely consider local hire during the construction phase. The project would take between 10-11 months from start

to finish. They would currently continue to operate as they have been without production or business interruption. The project was designed to avoid any street blocking and traffic delays of delivery trucks backing in and out, all of which will be done inside the property gates.

Applicant: Bing Yang, Building & Business Owner (South El Monte, CA) stated he currently owns 4 other buildings in South El Monte. He dedicates his business to commercial and non-commercial settings such as casual restaurants, schools, colleges, universities, contract feeders and service deli's. They process frozen authentic Asian fusion foods and deliver to 33 states in the U.S that includes about 25 school districts, including Valle Lindo School District here in South El Monte. The materials being used in this project make this project energy efficient conscious that in the long run, both the city and the business will succeed in low energy waste goals. He stated this project will be Title 24 compliant, assuring commissioners he is also mindful of contributing and conserving energy.

Closed Public Hearing:

Planning Commissioners requested the following condition be included:

“The applicant will make their best efforts to hire locally.”

Motion made by Commissioner Barrera and seconded by Commissioner Gaeta-Anguiano to **APPROVE** Resolution No. 18-03 which **APPROVES** CUP 18-05 to allow the construction of a new 24,628 square foot metal building with a frontage of CMU at 2102 Merced Ave. with the following condition included: “The applicant will make their best efforts to hire locally.”

Vote: Item G1 to Approve CUP 18-05

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

Noes: None

Abstain: None

Action: Approving Reso. No. 18-03 to allow CUP 18-05 to allow the construction of a new 24,628 square foot metal building with the following condition included: The applicant will make their best efforts to hire locally.

H. PLANNING COMMISSION ITEMS:

Nomination of Commissioner Leo Barrera for Planning Commission Chairman was made.

Vote: Nomination of Leo Barrera to be chairman of Planning Commission

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

Noes: None

Abstain: None

Action: Approved vote 5-0; Leo Barrera has been appointed the new Planning Commission Chairman.

Nomination of Commissioner David Diaz for Planning Commission Vice Chairman was made.

Vote: Nomination of David Diaz to be vice chairman of Planning Commission
Ayes: Barrera, Lauria, Gaeta-Anguiano, and Diaz
Noes: None
Abstain: Landeros
Action: Approved by majority vote 4-0-1; David Diaz has been appointed the new Planning Commission Vice Chairman.

Commissioner Lauria requested an update on the Swashbuckler property. Community Development Director stated the business owners are allowed to operate at this time. He stated the owners will be re-paving the property and have been previously sited by ABC and have 1 more opportunity to comply with regulations, otherwise the city can begin revocation process if necessary. Commissioner Gaeta-Anguiano requested Commissioners, City Attorney and City Staff to address moving forward on adding: best efforts for local hire on future projects as a standard condition. City Attorney stated in order to make a condition standard there needs to be a direct impact/need to the city to create “an effect” where the need for a condition is required or necessary. City Attorney stated that Planning Commission should consider and evaluate the condition and assure the condition can be justified in its relation to a negative impact to the city, or without this condition there will be a negative impact to the city – direct nexus between the impact you’re trying to litigate and the condition being imposed. Commissioner Landeros asked for an update on the Lavender Massage revocation process. Community Development Director stated that the process is still in progress and once the revocation is complete staff will be advised and relate the information. Commissioner Gaeta-Anguiano asked about last month’s Applicant on acupuncture/massage application, whether he will be returning for planning commission approval. Assistant City Planner stated that the applicant came with an interpreter and met with City Staff as they explained the conditions and requirements. Assistant City Planner stated that it seemed unlikely the applicant would return to continue his application. Commissioner Barrera gave brief summary on his Planning Commission Academy trip in Monterey, CA. He stated that the academy was very informative, extensive and would have been great for the entire commission to attend. He stated if it would be possible to have the Planning Commissioners Packet Sooner? Community Development Director stated, the packet goes through City Manager and City Attorney approvals and the process alone takes time, so unfortunately No, the planning commissioner’s packet cannot be provided sooner. Commissioner Barrera asked if the consent calendar (Agenda) can be emailed beforehand. Community Development Director stated the Agenda can be emailed but the Agenda would be “tentative” and he’d end up having multiple versions because the agenda can change. That is why it is best to keep the delivery of the Agenda packet deadline to the Thursday before a Tuesday meeting.

- I. **STAFF ITEMS:** City Manager requested the presence of the Planning Commissioners at the Strategic Plan- Goals & Objectives Presentation being held by the City Manager to City Council on Tuesday May 01, 2018 at 5:00 pm at City Hall Chambers.
- J. **ADJOURNMENT:** Motion made by Commissioner Diaz and seconded by Commissioner Lauria to adjourn meeting at 7:03 p.m. until next Planning Commission Meeting set for May 15, 2018 at 6:00pm.