



SOUTH EL MONTE AGENDA
PLANNING COMMISSION
CHAMBERS – 6:00 P.M. REGULAR MEETING
TUESDAY, JUNE 19, 2018

CHAIRMAN, LEO BARRERA
CO-CHAIRMAN, DAVID DIAZ
COMMISSIONER, SARA GAETA-ANGUIANO
COMMISSIONER, GABRIELLA LANDEROS
COMMISSIONER, LORENZO LAURIA

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 April 17, 2018

G. PUBLIC HEARINGS:

1. ZONE TEXT AMENDMENT (NO. 18-06), APPROVING RESOLUTION (18-05) ADOPTING CHAPTER 17.15 COMMERCIAL-RESIDENTIAL (“CR”) ZONE TO ALLOW RESIDENTIAL DEVELOPMENT WITH A CONDITIONAL USE PERMIT.

The proposed amendment will bring back the section that allows for multiple residential dwelling units to be built with a CUP if they are less than 30 units per acre in density. This will then allow for these types of residential projects to take place in the C-R zone again.

The Planning Commission hereby finds the adoption of this Ordinance does not have a potential for causing a significant effect on the environment, in that it is consistent with the community plan adopted under the General Plan. Consequently, this matter is exempt from California Environmental Quality Act review pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines

2. CONSIDERATION OF REVOCATION FOR CONDITIONAL USE PERMIT (NO. 17-06) FOR MESSAGE PARLOR LOCATED AT 9661 GARVEY AVENUE #104-105

The City issued a CUP to allow the operation of a massage parlor within an existing commercial center. Between May and February, there were three inspections conducted of the business and a total of eight citations were issued between the three visits. It has been determined that the Applicant violated at least four conditions of approval and operated the business outside the scope of the CUP.

In sum, the evidence presented at the public hearing establishes that the proposed use has operated in a manner as to interfere with the normal use and enjoyment of surrounding properties; detrimental to the health, safety and welfare of the City and its residents; and in violation of the conditions of the Conditional Use Permit. Therefore, staff is recommending that the Planning Commission consider Resolution No. 18-07 to revoke the CUP.

H. COMMISSION ITEMS:

I. STAFF ITEMS:

City staff would like to inform Planning Commissioners that the upcoming JULY meeting will be held jointly with City Council/Planning Commission as a workshop regarding future land use on Rosemead Boulevard. City staff would like to review/discuss the Rosemead Blvd overlay zone.

J. ADJOURNMENT: Adjourn Regular Meeting to July 17, 2018 at 6:00 p.m., in the Council Chambers.