

OFFICIAL MINUTES OF THE REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION HELD TUESDAY, JUNE 19, 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, David Diaz, led the flag salute.

ROLL CALL:

Commissioners Present – Leo Barrera, Gabriella Landeros and David Diaz.
Commissioners confirmed absent- Sara Gaeta-Anguiano and Lorenzo Lauria. Also Present – City Attorney, Stephanie Cao; City Manager, Jennifer Vasquez; Assistant Planner, Ian McAleese and Interim Department Secretary, Angie Rodriguez.

APPROVAL OF AGENDA:

City staff addressed planning commissioners regarding the request to continue Item # G2 (Revocation for CUP No. 17-06 for Massage Parlor located at 9661 Garvey Ave #104-105) from the applicant until the next regular scheduled Planning Commission meeting.

Motion to amend agenda to continue Item # G2 (Revocation for CUP No. 17-06 for Massage Parlor located at 9661 Garvey Ave #104-105) until the August 21, 2018 Planning Commission meeting made by Commissioner Diaz and seconded by Commissioner Landeros to amend the agenda.

Vote: Approval to amend Agenda / VOTE: 3-0
Ayes: Barrera, Landeros, Diaz
Noes: None
Absent: Lauria and Gaeta-Anguiano
Abstain: None
Action: Approved

Motion made by Commissioner Diaz and seconded by Commissioner Barrera to approve the agenda as is.

Vote: Approval of Agenda / VOTE: 3-0
Ayes: Barrera, Landeros, Diaz
Noes: None
Absent: Lauria and Gaeta-Anguiano
Abstain: None
Action: Approved

PUBLIC PARTICIPATION: None

CONSENT CALENDAR:

1. Minutes of April 17, 2018

Commissioner Landeros requested to amend the April 17, 2018 Planning Commission minutes Item #H regarding Nomination of Commissioner David Diaz for Vice Chairman to correct her vote to “abstain” in place of “noes” for the record.

Motion made by Commissioner Diaz and seconded by Commissioner Barrera to approve Consent Calendar Item #1 (Minutes of April 17, 2018) **with amended instructions to the minutes**

Vote: Approving Consent Calendar Items #1 with amended instructions stated by Commissioner Landeros to correct her vote to “abstain” / VOTE: 3-0

Ayes: Barrera, Landeros, Diaz

Noes: None

Absent: Lauria and Gaeta-Anguiano

Abstain: None

Action: Approved

PUBLIC HEARINGS: None

GI. 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

Commissioner Barrera: Were there any projects affected by the uncorrected ordinance?
Assistant City Planner: Not at the time. There is a 6 unit apartment project that cannot move forward without this correction.

Commissioner Diaz: What are some of the consequences or backlash if this correction is approved for future uses, if any?
Assistant City Planner: If not approved, any new development in the “CR” zone will be required to have a minimum density of 30 units or more per acre. Meaning they would not be allowed to develop any residential units unless they can meet the requirement of 30 units or more per acre, which eliminates those who have less than 1 acre. For example, there is currently a 6-unit project that cannot continue because their lot is 11,970 sq. ft. whose current density is 12 units per acre. The approval of this resolution to correct the error will not have any impact on the zone or surrounding

uses since this section was originally included in the “CR” zone, and the proposed Corrective Ordinance will restore it.

Commissioner Landeros: What the purpose of this original ordinance to help steer or improve housing options in the City? Assistant City Planner: Yes, that was the intent of the state requirement when this ordinance was first introduced. This current amendment does not address the original ordinance at all; it will correct the error that was accidentally removed from the code when this was last updated.

Commissioner Diaz: With respect to (ADU’s) accessory dwelling units, are we still doing the study? Assistant City Planner: The ADU ordinance has already been adopted. We currently have 5 accessory dwelling units that have been approved or have applied with the City.

Commissioner Diaz: Will this correction have any affect in relation to the ADU ordinance? Assistant City Planner: No. This correction will have no effect to the ADU ordinance at all.

City Manager: This is merely a corrective ordinance to comply with state law regarding the Housing and Community Development Dept. (HCD). We are also in the process of finalizing the Housing Element with the state, which would bring us in compliance that would then allow the City to apply for any grants that may arise.

PUBLIC PARTICIPATION: None

Motion made by Commissioner Diaz and seconded by Commissioner Landeros to **APPROVE Item # G1** Resolution No. 18-05 which **APPROVES** ZTA 18-06 to adopt corrective ordinance to Chapter 17.15 Commercial-Residential zone to allow residential development with a Conditional Use Permit.

Vote: Item G1 to Approve Resolution No. 18-05/ZTA 18-06
Ayes: Barrera, Diaz and Landeros / VOTE: 3--0
Noes: None
Abstain: None
Absent: Lauria and Gaeta-Anguiano
Action: Approved.

H. PLANNING COMMISSION ITEMS:

Commissioner Diaz stated if there was any confirmation to the statement the City of South El Monte was interested in bringing a “packing district”? City Manager stated she would look into this statement and get back to the commission. She stated a packing district is a two story building very similar to those in Anaheim, CA where they repurpose materials like for example in Claremont, CA they repurposed a train cart. Commissioner Landeros commented she would definitely be interested in this topic as well. Commissioner Barrera stated what efforts are being made by the City to correct the visual nuisance at the 99 # store lot? City Manager stated that she meets with code enforcement on a weekly basis, and this lot is being addressed. She stated that the owner of this lot has been in contact with code enforcement and is complying to correct the

conditions. And with Waba Grill and Baskin Robbins having their soft opening across the way on July 3rd, 2018 this has been a priority to correct.

I. STAFF ITEMS: City Manager stated that the July 17, 2018 Planning Commission meeting will be held as a joint session with City Council to discuss the future of Rosemead Blvd and its potential options for land uses. City Manager stated the County has also been conducting a “Complete Streets” study in the vicinity of this area. A few years ago the City has sought legislation to gain control over Rosemead Blvd, so there have been studies and engineering work completed to determine the costs associated with updating this area to today’s standards. In addition, the bridge at Garvey Ave and Rosemead Blvd is within our jurisdiction so this portion was also included in the studies. Portions South of Rush Street, the Shell station and solar place are included as well. The tank museum is where the county begins. Some items of discussion include: the positive and negatives of feasible options on Rosemead Blvd. Possible developments that could eventually occur on Rosemead Blvd. Some community outreach has previously been attempted with a specific type of plan or overlay zone, but this upcoming meeting will propose planning options, consequences, opportunities for utilization, retail and housing. This meeting may be the start of many more discussions or multiple workshops that include more community outreach. With a project this big, obviously grant money would be necessary so the more outreach you have, the better position we would be to apply for grants.

J. ADJOURNMENT: Motion made by Commissioner Landeros and seconded by Commissioner Barrera to adjourn meeting at 6:19 p.m. until next Planning Commission Meeting set for July 17, 2018 at 6:00pm with City Council as a joint meeting.