

**CITY OF SOUTH EL MONTE
ADJOURNED JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING
MINUTES
JULY 17, 2018 6:00 P.M.
SOUTH EL MONTE SENIOR CENTER
1556 CENTRAL AVENUE
SOUTH EL MONTE, CA 91733**

1. CALL TO ORDER AND ROLL CALL

Mayor Olmos called the meeting to order at 6:16 p.m.

PRESENT:Councilmembers: Acosta, Angel, Delgado, Olmos, and Retamoza.

PRESENT: Commissioners: Barrera, Diaz, Gatea-Anguniano, Landeros.

ABSENT: Commissioners: Lauria.

Also Present: (Assistant City Attorney) Stephanie Cao, (City Manager) Jennifer Vasquez, (City Clerk) Rose Juarez, (Deputy City Manager) Rachel Barbosa, (Director of Public Works) Rene Salas, (Assistant Planner) Ian McAleese, and (Economic Development Consultant) James Troyer.

2. APPROVAL OF AGENDA

A motion was made by Angel, seconded by Delgado and carried (5 - 0) to approve the agenda.

AYES:Councilmembers: Acosta, Angel, Delgado, Olmos, and Retamoza.

NAYS:None.

3. PUBLIC COMMENTS

Mayor Olmos opened and closed public comments after determining there was no one wishing to speak.

4. JOINT CITY COUNCIL/PLANNING COMMISSION WORKSHOP ON FUTURE LAND USES FOR ROSEMEAD BOULEVARD

The Economic Development Consultant presented an overview of Rosemead Boulevard; Land Use Designation from the 2000 General Plan; Options for Future Land Uses Along Rosemead Boulevard; Rosemead Boulevard Overlay Zone and Text Amendment; Commercial Land Use Designation; and Starlite Drive In and El Monte Superstore properties.

Staff recommends that the City Council consider: Changing the General Plan Designation on Garvey Avenue on the west side of Rosemead Boulevard from Commercial-Manufacturing to Mixed Use; Changing the underlining zoning from Commercial-Manufacturing to Commercial-Residential; Changing the approximate 25 acres comprised of the Starlite Drive-In, El Monte Superstore and adjacent parcels land use designation from Commercial-Manufacturing to Commercial; and

Changing the Mixed Use General Plan designation allowing a residential density of 30 units to the acre for 100% residential uses and up to 100 units to the acre for Commercial/Residential projects.

The City Council also has the option to Leave the Commercial-Manufacturing General Plan designation and zoning in place with the exception of adopting the Rosemead Boulevard Overlay Zone and Text Amendment; Make both sides of Rosemead Boulevard Commercial only; and Make the west side of Rosemead Boulevard Commercial and the east side a Mixed Use land designation with a Commercial-Residential zoning.

In response to Commissioner Diaz' inquiry regarding the cost benefit analysis, displacement, and other effects of the proposed zone changes; the Economic Development Consultant stated that a fiscal impact analysis would be done before the application process begins and special studies would be done to determine cost benefits, fiscal impact, and land use impact.

In response to Commissioner Diaz's comments in regards to his concern about approving any of the recommendations without having the information from the studies, the Assistant City Attorney stated that the purpose of the workshop is to gather information, provide direction to staff on which recommendations to focus on, and bring back a staff report with additional information.

In response to Commissioner Diaz's question regarding the displacement of homeowners, Mayor Pro Tem Angel stated that the residents in the nonconforming residential areas can stay on the property as long as the owner is alive, thereafter the property must be sold to conform to the zoning requirements.

In response to Commissioner Barrera's question regarding a timeframe, the City Manager responded that the timeline for the changes would depend on the outcome of the workshop and the direction given to staff.

Councilmember Delgado suggested utilizing a grandfather clause for the residents living in a mobile home park and possibly for some businesses.

Commissioner Diaz spoke of his concern about displacement of families and the high cost of housing.

Commissioner Barrera spoke about of the need of fairness when granting variances to residents or businesses.

In response to Commissioner Landeros' question regarding the city's responsibility related to mobile homes, the City Manager stated the State manages mobile home parks but land use designation is separate.

Mayor Pro Tem Richard Angel suggested making the changes in parcels, beginning with Starlite Drive In and El Monte Superstore properties.

Councilwoman Retamoza suggested moving forward with the option given to make the west side of Rosemead Boulevard Commercial and the east side Mixed Use to allow the mobile home park.

Councilmember Delgado spoke in support of utilizing the entire front and back of the property and allowing Mixed Use zoning to allow for flexibility.

In response Commissioner Diaz's inquiry about a policy that would help small businesses and could be included in the zoning change; the Economic Development Consultant stated that is something that can be discussed with the property owner.

The Economic Development Consultant provided the drawbacks of Mixed Use zoning and how they can be avoided by including a formula in the General Plan Amendment that would allow setting a percentage retail and a percentage commercial.

Staff was directed to research whether metal buildings were given a 20 year term before they had to be taken down and rebuilt to comply with zoning regulations.

Commissioner Landeros spoke in favor of Mixed Use zoning with a limited percentage of commercial and residential uses.

Mayor Pro Tem Angel spoke against allowing building apartments in the city.

In response to Commissioner Gaeta-Anguiano's request, the Assistant Planner provided an overview of the Rosemead Boulevard overlay zone and text amendment.

In response to Councilmember Acosta's question of the advantages/disadvantages of a Commercial-Manufacturing zone; the Economic Development Consultant provided an overview of the Commercial-Manufacturing zone and its disadvantages.

Councilmember Delgado spoke about AB-3037, stating that its purpose is to help the housing crisis, allow cities to obtain properties, and help making housing affordable.

Mayor Olmos stated housing costs are too expensive and not affordable for residents or first time homebuyers; she is in favor of keeping the west side of Rosemead Boulevard 100% Commercial and inviting commercial retailers to build in the city.

Councilmemeber Delgado spoke in support of building homes and making them affordable by adopting an ordinance that would require developers to set aside 20-30% for affordable housing.

Mayor Pro Tem Angel spoke in favor of keeping the east side of Rosemead Boulevard Commercial and making the west side of Rosemead Boulevard Mixed Use.

Councilmember Acosta stated that having Rosemead Boulevard Commercial would only benefit the City, and that the City should consider increasing its revenue from sales tax.

Commissioner Barrera inquired whether retailers and developers approached the City Council at the ICSC Conference and whether there is an inclusionary ordinance; Councilmember Acosta and Councilwoman Retamoza responded that they did have retailers approach them, the City Manager responded that there is an ordinance drafted and information would be brought back about the ordinance.

Commissioner Diaz stated he is in favor of Mixed Use, commercial use only on the west side and mixed use only on the east side.

Commissioner Landeros spoke in support of allowing housing on the top and businesses on the bottom and stated Commercial-Residential zoning allows for both.

Mayor Pro Tem Angel spoke in support of approaching the commercial areas in sections, focusing on attracting developers, and recommended having the west side of Rosemead Boulevard up to Garvey Avenue as Mixed Use and the east side Commercial.

Mayor Pro Tem Angel left the meeting at 7:30 p.m.

Mayor Olmos reopened public comments.

Raul Pardo, South El Monte resident, stated that it is the developers who will make the decisions about how to develop the area, he would like to hear more about the statistics in regards to new housing and the affordable units, the effects on the community, any zoning issues, and how the improvements will be funded.

Blanca Figueroa, South El Monte resident, spoke about the possible displacement of mobile home tenants, how South El Monte is not affordable, and of not knowing who will be coming into the community.

After determining there was no one else wishing to speak, Mayor Olmos closed public comments.

Councilmember Delgado commented on the work that must be done before moving forward with the development, and that ultimately the development depends on the developer.

Staff was directed to research both concepts: (1) designating both sides of Rosemead Boulevard as Commercial; and (2) designating both sides of Rosemead Boulevard as Mixed Use; and to provide information about the tax revenues and examples of other developments that could be replicated in the City.

The City Manager confirmed that staff would bring back a report for Mixed Use zoning on Garvey Avenue for the City Council's consideration.

5. **ADJOURNMENT**

There being no further business coming before this body, Mayor Olmos adjourned the meeting at 7:45 p.m. to July 24, 2018, 5:30 p.m.



City Clerk



Mayor