

CITY OF SOUTH EL MONTE

**REGULAR MEETING
OF THE SOUTH EL MONTE
PLANNING COMMISSION**

**AUGUST 21, 2018, 6:00 P.M.
CITY HALL COUNCIL CHAMBERS
1415 N. SANTA ANITA AVENUE
SOUTH EL MONTE, CA 91733**



**LEO BARRERA, CHAIRPERSON
DAVID DIAZ, VICE-CHAIRPERSON
SARA GAETA-ANGUIANO, COMMISSIONER
GABRIELLA LANDEROS, COMMISSIONER
LORENZO LAURIA, COMMISSIONER**

**STEPHANIE CAO, CITY ATTORNEY
JENNIFER E. VASQUEZ, CITY MANAGER
IAN MCALEESE, ASSISTANT PLANNER
ANGIE RODRIGUEZ, COMMISSION SECRETARY**

In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the Community Services Commission Secretary office at (626) 448-0131 at least 48 hours prior to the meeting. Any public writings distributed by the City of South El Monte to at least a majority of the Community Services Commission regarding any item on this regular meeting agenda will be made available at the Receptionist Counter at Senior Center located at 1556 Central Avenue South El Monte, CA 91733

A. CALL TO ORDER

B. ROLL CALL

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

C. FLAG SALUTE

D. APPROVAL OF AGENDA

This is the time for the commission to remove any items from the agenda, continue, add items, to make a motion to rearrange the order of this agenda, or accept Agenda “as-is”.

E. PUBLIC COMMENT

Any Person wishing to address the Planning Commission on any items on the agenda, or any other matter, is invited to do so at this time. Pursuant to the Brown Act, the Commission cannot discuss or take action on items not on the agenda. Matters brought before the Commission that are not on the agenda may be, at the Commissions’ discretion, be referred to staff or placed on the next agenda.

F. CONSENT CALENDAR

- 1. Minutes June 19, 2018

RECOMMENDATION: THEREFORE, STAFF RECOMMENDS that the Planning Commission approves the above reference minutes.

G. PUBLIC HEARINGS

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

This item was continued from June 19, 2018 Planning Commission Meeting

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.

2. ADOPTION OF RESOLUTION NO. 17-25 APPROVING A CONDITIONAL USE PERMIT (NO. 17-20), WHICH WOULD ALLOW FOR THE DEVELOPMENT OF SIX TWO-STORY APARTMENT UNITS WITH ATTACHED GARAGES.

The subject site consists of two parcels having an area of approximately 11,970 square feet (0.28 acres). The parcels are located on the west side of Adelia Avenue, just north of Garvey Ave at the northernmost border of the City. The subject site is zoned "C-R" (Commercial-Residential). At the present time the site has asphalt covering the lot and is in disrepair. Due to the size of the subject site, all of the development standards in the Commercial-Residential zone can be accommodated on-site.

H. COMMISSIONERS' AGENDA

I. STAFF ITEMS

J. ADJOURNMENT

September 18, 2018, 6:00 p.m.