

CITY OF SOUTH EL MONTE

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

**OCTOBER 16, 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 August 21, 2018

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

G. PUBLIC HEARINGS

- 1. **ADOPTION OF RESOLUTION NO. 18-08 APPROVING A CONDITIONAL USE PERMIT (CUP NO. 18-09), WHICH WOULD ALLOW FOR THE ON-SALE OF BEER AND WINE WITHIN A BONA FIDE EATING PLACE AND THE OPERATION OF FIVE VIDEO GAMES AT 1949 DURFEE AVE.**

The applicant, PJP Pizza, Inc. (“Applicant”), is applying for a Type 41 On-Sale Beer and Wine for a Bona Fide Eating Place along with the operation of five video games (“Project”) at 1949 Durfee Avenue, South El Monte, California 91733 (“Property”). The Property consists of one parcel having an area of approximately 84,488 square feet (1.94 acres) and three existing buildings. The Property is located on the southwest corner of Rush Street and Durfee Avenue and is zoned “C” (Commercial). At the present time, the site has just finished a large renovation that encompassed two of the three buildings on the lot.

- 2. **CONSIDER RESOLUTION NO. 18-11 TO APPROVE A ZONE TEXT AMENDMENT (NO. 18-13), WHICH WOULD MAKE A CHANGE TO ZONING CODE CHAPTER 17.62 “ADVERTISING SIGNS”, AND CONSIDER RECOMMENDING THAT CITY COUNCIL ADOPT THE ATTACHED DRAFT ORDINANCE TO ALLOW FOR THE CREATION OF MURALS IN NON-RESIDENTIAL ZONED AREAS.**

Staff is proposing to add a section to SEMMC Section 17.62 “Advertising Signs” to create a process for businesses to apply for design review that will go before City Council for approval. A new definition will be added to SEMMC Section 17.62.030 to include murals, Section 17.62.085 “Mural Design Standards” will be added, along with Section 17.62.045 “Mural Review and Approval”. This will create a process that businesses can utilize to create art on the face of their building to increase the beauty of the city. The process will include submitting a colored rendering of the mural, along with elevations that detail how the completed mural will look on the face of the building. Staff will prepare a report that details the proposed mural and how it fits with the surrounding architecture and style of the area. City Council will then review the report and renderings to approve, deny, or ask for modification of the mural.

3. APPROVAL OF RESOLUTION NO. 18-10 TO APPROVE ZONE TEXT AMENDMENT (NO. 18-12), WHICH WOULD MAKE A CHANGE TO ZONING CODE CHAPTER 17.74 “PUBLIC HEARINGS – PROCEDURE AND CONDUCT” AND RECOMMENDING THAT THE CITY COUNCIL ADOPT THE DRAFT ORDINANCE TO AMEND THE SOUTH EL MONTE MUNICIPAL CODE (SEMMC) SECTION 17.74.050(B) “APPEALS – COUNCIL REVIEW” TO ALLOW FOR A SINGLE MEMBER OF THE CITY COUNCIL TO APPEAL A DECISION OF THE PLANNING COMMISSION.

Staff is proposing to change the process for appeals of Planning Commission decisions to require only one City Council member to make the request. Currently, the code requires two members to make the appeal, but only having ten days for the appeal period makes it harder for multiple members of the City Council to submit an appeal before the time runs out. Changing SEMMC Section 17.74.050(B) to allow for a single member to make the appeal will make it more streamlined in the future.

4. ZONE TEXT AMENDMENT TO CHAPTER 17.38 ACCESSORY DWELLING UNITS SECTION 17.38.040 “DEVELOPMENT STANDARDS”

Consider Resolution 18-13 to approve a Zone Text Amendment (No. 18-15), which would make a clarifying change to Zoning Code Chapter 17.38 “Accessory Dwelling Units”, and consider recommending that City Council adopt the attached draft ordinance to correct an inadvertent error that created inconsistencies within the section with limiting all detached ADU to be a maximum of one story, while detailing the development standards of two story ADU. The proposed amendment will add in the allowance of a two story ADU as long as the primary residential structure is also a two story. Approval of Planning Commission Resolution No. 18-13 to correct this error will not have any impact on the zones or surrounding uses since creating an ADU that matches the original building in height will make it more uniform. The proposed amendment to SEMMC Section 17.38.040 “Development Standards” consist of the following change: A detached accessory dwelling unit shall be limited to a height of one story if the primary residence is one story, or limited to two story if the primary residence is two story. Both attached and detached accessory dwelling units shall not exceed the height of the primary residence.

H. COMMISSIONERS’ AGENDA

I. STAFF ITEMS

J. ADJOURNMENT

November 20, 2018, 6:00 p.m.