

CITY OF SOUTH EL MONTE

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

**NOVEMBER 20, 2018, 6:00 P.M.
CITY HALL COUNCIL CHAMBERS
1415 N. SANTA ANITA AVENUE
SOUTH EL MONTE, CA 91733**



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

**STEPHANIE CAO, CITY ATTORNEY
JENNIFER E. VASQUEZ, CITY MANAGER
JOSE D. JIMENEZ, COMMUNITY DEVELOPMENT DIRECTOR
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 Development Department office at (626) 579-6540 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 Planning Commission regarding any item on this regular meeting agenda will be made available at the Receptionist Counter at City Hall located at above address during normal business hours.

A. CALL TO ORDER

B. ROLL CALL

Commissioners: Barrera, 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 October 16, 2018

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

G. PUBLIC HEARINGS

1. CONSIDERATION OF MODIFICATION OF CONDITIONS OF APPROVAL PURSUANT TO SECTION 17.68.070 OF THE ZONING ORDINANCE FOR CONDITIONAL USE PERMIT (NO. 11-009) (PUBLIC SAFETY ISSUE) AT 9251 GARVEY AVE # G-J

9251 Garvey Ave is currently developed as a retail center that totals 26,620 sq. ft. with a total of 22 units ranging from 1,000 to 2,500 sq. ft. The retail center also has an 880 square foot detached unit utilized as an Enterprise car rental business. The parcel is located on the north side of Garvey Ave just west of Rosemead Blvd, bordering the Rio Hondo Wash. The site is zoned "C-M" (Commercial-Manufacturing) and the lot size site is approximately 36,260 square feet (0.83 acre). The restaurant and karaoke bar is currently located in Suites G-J of the retail center at 9251 Garvey Ave (“Site”) and originally received a CUP from Planning Commission on January 17, 2012, to allow for a restaurant and karaoke entertainment license with a Type 47 (On-Sale General Eating Place) license (“Business”).

2. APPROVAL OF RESOLUTION NO. 18-14 RECOMMENDING THAT THE CITY COUNCIL APPROVE A ZONE TEXT AMENDMENT (NO. 18-16) TO AMEND CHAPTER 17.64 (NONCONFORMITIES), OF THE ZONING CODE IN ORDER TO ALLOW FOR ADDITIONS ONTO NON-CONFORMING RESIDENTIAL STRUCTURES WITHIN THE CITY.

Working with the Zoning Ordinance which was comprehensively last updated in the 1990's has allowed staff to identify areas that merit update or clarification. Over this time, staff expected that as the City gained working experience with the Zoning Ordinance that some revisions, corrections, and clarifications might be necessary. In this case, Staff has observed a reoccurring issue that involves older residential properties that predate the current Zoning Code. Recently, for example, a patio was proposed to attach a house to the garage. The patio itself is legal under the current development standards but when attached to the garage, it becomes illegal since the garage has a substandard setback.

H. COMMISSIONERS' AGENDA None.

I. STAFF ITEMS None.

J. ADJOURNMENT

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