

CITY OF SOUTH EL MONTE

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

**FEBRUARY 19, 2019, 6:00 P.M.
CITY HALL COUNCIL CHAMBERS
1415 N. SANTA ANITA AVENUE
SOUTH EL MONTE, CA 91733**



**LEO BARRERA, CHAIRPERSON
GABRIELLA LANDEROS, VICE-CHAIRPERSON
RUDY BOJORQUEZ, COMMISSIONER
BENJAMIN GARRETT, COMMISSIONER
LARRY RODRIGUEZ, COMMISSIONER**

**STEPHANIE CAO, CITY ATTORNEY
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, Landeros, Bojorquez, Garrett and Rodriguez

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 December 18, 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 AT 9251 GARVEY AVE # G-J**

The property in question is located within the C-M (Commercial-Manufacturing) zoning district. The site measures approximately 36,260 square feet (0.83 acre) and is currently developed with a two-story multi-use retail center consisting of 22 tenant spaces with an approximate building area of 26,620 sq. ft. In addition, the site contains a detached tenant space that measures approximately 880 square feet and is utilized by a car rental business. The restaurant and karaoke bar, known as Palaces, is being considered as part of this modification currently occupies Suites G-J, which is part of a multi-tenant retail center.

H. COMMISSIONERS’ AGENDA

None

I. STAFF ITEMS

Director’s Report

Planner’s Report

Secretary’s Report

J. ADJOURNMENT

March 19, 2019, 6:00 p.m.