

CITY OF SOUTH EL MONTE

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

**MARCH 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 HERNANDEZ, 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 February 19, 2019

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

G. PUBLIC HEARINGS

- 1. **GENERAL PLAN AMENDMENT (GPA) (NO. 18-10) TO AMENDMENT TO THE GENERAL PLAN FROM “INDUSTRIAL” TO “COMMERCIAL”, AND A ZONE CHANGE (ZC) (NO. 18-11) TO ALLOW A CHANGE IN ZONE FROM “M” (MANUFACTURING) TO “C” (COMMERCIAL), WHICH WOULD ALLOW FOR THE CONSTRUCTION OF A NEW ALTERNATIVE DINING EXPERIENCE WITH THE AMENITIES OF A CONVENIENCE STORE LOCATED AT 1809 DURFEE AVE**

The applicant is applying for a General Plan Amendment (“GPA”) to change the land use designation from “Industrial” to “Commercial” and a Zone Change (“ZC”) from “M” (Manufacturing) to “C” (Commercial) (“Project”) at 1809 Durfee Avenue, South El Monte, California 91733 (“Property”). The Property is currently vacant and has an approximate land area of 16,550 square feet (0.38 acres). The Property is located on the northwest corner of Thienes Avenue and Durfee Avenue. Under the current Manufacturing land use; only industrial-related uses are permitted. A record search of the subject site reveals that the site was most recently operational in 2016 as a mechanic and tire shop. Since then, the building that occupied the site was demolished and has been vacant since.

- 2. **ADOPTION OF RESOLUTION NO. 18-12 APPROVING A CONDITIONAL USE PERMIT (CUP NO. 18-14), WHICH WOULD ALLOW FOR THE ON-SALE OF BEER AND WINE WITHIN A BONA FIDE PUBLIC EATING PLACE LOCATED AT 9847 RUSH STREET FOR THE BUSINESS KNOWN AS BABY BROS PIZZA & WINGS**

The applicant, Christos Meletis (“Applicant”), is applying for a Type 41 On-Sale Beer and Wine for a Bona Fide Public Eating Place (“Project”) at 9847 Rush Street, South El Monte, California 91733 (“Property”). The Property consists of one parcel having an area of approximately 8,370 square feet (0.19 acres) and one existing building. The Property is located on the northeast corner of Rush Street and Sastre Avenue and is zoned “M” (Manufacturing). The site has been utilized as a restaurant for many years, with Baby Bros Pizza & Wings operating for the past year, and Flames burgers operating previously.

3. ADOPTION OF RESOLUTION NO. 19-04 APPROVING A CONDITIONAL USE PERMIT (CUP) (NO. 19-03), WHICH WOULD ALLOW FOR THE OPERATION OF AN AUTOMOTIVE MECHANIC AND AUTOMOTIVE BODY SHOP WITH A SPRAY BOOTH LOCATED AT 9311 RUSH STREET UNDER HK AUTO REPAIR

The applicant, HK Auto Repair (“Applicant”), is applying to operate an automotive mechanic with automotive body/paint (“Project”) at 9311 Rush Street, South El Monte, California 91733 (“Property”). The Property consists of one parcel having an area of approximately 13,273 square feet (0.31 acres) and one existing building measuring approximately 6,600 square feet. The Property is located on the northeast corner of Rush Street and Lee Avenue and is zoned “M” (Manufacturing). The site has been utilized as vehicle wholesale since 2013 doing business as Hong Kong Motors, Inc.

H. COMMISSIONERS’ AGENDA

Commissioner Bojorquez: Discussion regarding Commissioner Bojorquez requests.

I. STAFF ITEMS

Planner’s Report: None.

Secretary’s Report: None.

Director’s Report: None.

J. ADJOURNMENT

April 16, 2019, 6:00 p.m.