

**CITY OF SOUTH EL MONTE  
PLANNING COMMISSION OFFICIAL MINUTES  
TUESDAY, MARCH 19, 2019  
CITY COUNCIL CHAMBERS  
1415 N. SANTA ANITA AVENUE  
SOUTH EL MONTE, CALIFORNIA 91733**

**A. CALL TO ORDER**

Secretary calls meeting to order at 6:02 P.M.

**B. ROLL CALL**

COMMISSIONERS PRESENT: Chairperson Leo Barrera, Vice-Chairperson Gabriella Landeros, Rudy Bojorquez, Benjamin Garrett and Larry Rodriguez

Also Present: (Pro-Tem Mayor) Manny Acosta, (Councilmember) Richard Angel, (City Attorney) Stephanie Cao (Community Development Director) Jose D. Jimenez, (Assistant Planner) Ian McAleese, (Department Secretary) Angie Hernandez

**C. FLAG SALUTE**

Commissioner, Leo Barrera led the flag salute.

**D. APPROVAL OF AGENDA**

Agenda was amended as follows: re-order of agenda item # H, I and J was re-named as items I, J and K and new Item #H was added as a Non-Hearing Item – to Nominate and Vote for Chairperson and Vice Chairperson.

A motion was made by Commissioner Bojorquez and seconded by Commissioner Rodriguez and carried (5-0) to approve the agenda as amended above.

Vote: Approval of Agenda as amended  
Ayes: Barrera, Landeros, Bojorquez, Garrett and Rodriguez  
Nays: None  
Absent: None  
Abstain: None  
Action: Approved

**E. PUBLIC PARTICIPATION**

None.

**F. CONSENT CALENDAR**

1. Minutes of February 19, 2019

A motion was made by Commissioner Bojorquez and seconded by Commissioner Landeros and carried (5-0) to approve Consent Calendar Item #F1 (Minutes of February 19, 2019)

Vote: Approving Consent Calendar – Minutes of February 19, 2019

Ayes: Barrera, Landeros, Garrett, Rodriguez and Bojorquez  
Nays: None  
Absent: None  
Abstain: None  
Action: Approved

## **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**

Assistant Planner, Ian McAleese presented the staff report. During his presentation he spoke about how the project meets general plan goals 1-3 and 6. He explained how the zone change request is adequate to serve the use it intends. He added that the proposed development is a well-designed alternative dining experience. He told the commission before them was the request for a general plan amendment and zone change. Staff recommended that the Commission adopt Resolution No. 18-09, recommending that the City Council adopt the proposed Negative Declaration, and approve General Plan Amendment No 18-10 and Zone Change No 18-11.

Chairman Barrera opened the floor to commissioner’s discussion.

There was a discussion by the Commission regarding this report. The commissioners asked if the zone change was for the entire area, if a traffic study was required, if there has been a soil study, and if the location would be selling alcohol and tobacco. City staff stated the zone change was for this project only, a traffic study was not required for this project and a soils study would be requested by the engineers when the applicant submits there plans and no this Win-Win location would not sell alcohol or tobacco.

Chairman Barrera opened the floor to public comment.

Lincoln Watase, owner of Win-Win La Puente, introduced himself to the commission. He stated he will also be opening another location in Bellflower.

Ausencio Ariza, the applicant, was asked by the commission, why he chose South El Monte. He stated he is headquartered in City of Industry and wanted to stay local. He also stated he also has a letter of support from the DeWitt family who also conducts business in the city. He also mentioned the project will be a 3,600 square foot location that will allow for more room that includes a Fast Food component through a kiosk where you will be able to order breakfast, lunch or dinner on the go with customizable options.

Chairman Barrera closed the public hearing.

Motion by Commissioner Rodriguez, seconded by Commissioner Bojorquez, to adopt Resolution No. 18-09, recommending City Council adopt a Negative Declaration, General Plan Amendment 18-20 and Zone Change 18-11 to change zoning from “M” to “C” for Win-Win to operate a convenience store amenities at 1809 Durfee Avenue.

Vote: Approving Resolution 18-09  
Ayes: Barrera, Landeros, Bojorquez, Garrett and Rodriguez  
Nays: None  
Absent: None  
Abstain: None  
Action: Approved / Motion carried 5-0.

**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**

Assistant Planner, Ian McAleese presented the staff report. During his presentation he spoke about the project history, stating how the project meets Land Use element goals, and how the applicant is applying for a CUP to allow the sale of beer and wine. He included a sheriff’s department statement that held no opposition towards the project.

Chairman Barrera opened the floor to commissioner’s discussion.

The commissioners asked if there are any deterrents since adding beer and wine license and if we could add it as a new condition. They also asked if any deterrents to serve alcohol to minors, how to regulate drinking- whether post signage, etc. Also the commissioners asked if there was specific reason why there are more ABC licenses for on-sale beer and wine versus off sale. Staff answered the commissioner’s questions by stating ABC implies conditions, city is approving whether the project should be allowed in the city or not. Staff stated the business has been operable for over a year and the beer and wine license would only complement the pizza and wings being served.

Chairman Barrera opened the floor to public comment.

Christos Meletis, applicant and Louie Christopoulos, landlord were present to answer any questions for the commissioners. They stated they run a family oriented business; and they could install cameras around the establishment if requested.

Chairman Barrera closed the public hearing.

Motion by Commissioner Bojorquez, seconded by Commissioner Garrett, to adopt Resolution No. 18-12, approving Conditional Use Permit 18-14 to allow on-sale beer and wine within a bona fide public eating place known as Baby Bros at 9847 Rush St

Vote: Approving Resolution 18-12 for CUP 18-14  
Ayes: Barrera, Landeros, Bojorquez, Garrett and Rodriguez  
Nays: None  
Absent: None  
Abstain: None  
Action: Approved / Motion carried 5-0.

**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**

Assistant Planner, Ian McAleese presented the staff report. He discussed the projects' request for a conditional use permit to operate a wholesale business to include auto body / paint and repair shop. The project will not be detrimental to the health and safety of the residents and the applicant will be required to comply with the National Pollutant Discharge Elimination System NPDES to avoid discharging in the storm drains. The project is exempt from an environmental review due to it being an existing facility.

Chairman Barrera opened the floor to commissioner's discussion.

Commissioners asked staff if there will be any odor or smells, if any work will be conducted out in the open, they were concerned about the air quality for the nearby residents and if the shop was going to be a repair shop only or a body shop only. Staff responded by stating the applicant will install a clarifier that captures all waste and smell. The spray booth will have fire sprinklers per fire department requirements and the applicant is not allowed to conduct any repairs outside the building. Air Quality Management Department AQMD requires certifications for conducting this type of business and included that residents were notified of this project and requested to attend this meeting.

Chairman Barrera opened the floor to public comment.

David Lo, applicant, stated he has been in business for 30 years, this a joint venture with his friend and stated all the products being used are AQMD approved.

Rudy Hernandez, landlord, stated he can provide product sheets that AQMD has identified as approved products upon request.

Larry Ellis, building owner, stated the building was built in the 1980's and there has not been any issues, he stated he has been in the manufacturing business

for 40 years and the products that will be used are water based which emit no odors even though the spray booth has filters and meters. He stated there are no discharge permits required since there will be no discharge.

Chairman Barrera closed the public hearing.

Motion by Commissioner Bojorquez, seconded by Commissioner Rodriguez, to adopt Resolution No. 19-04, approving Conditional Use Permit 19-03 to allow the operation of an automotive mechanic and body shop with a spray booth known as HK Motors at 9311 Rush Street.

Vote: Approving Resolution 19-04 for CUP 19-03  
Ayes: Barrera, Bojorquez, Garrett and Rodriguez  
Nays: None  
Absent: None  
Abstain: Landeros  
Action: Approved / Motion carried 4-0-1.

#### **H. NON-HEARING ITEM- NOMINATE AND VOTE FOR CHAIRPERSON AND VICE CHAIRPERSON**

Commissioner Rudy Bojorquez and Commissioner Leo Barrera were nominated for chairperson. Commissioner Bojorquez's call for the vote carried out (3 ayes - 1 noes -1 abstain)

Commissioner Gabriella Landeros was nominated for Vice Chairperson. Commissioner Landeros call for the vote carried out (5-0)

#### **I. COMMISSIONERS' AGENDA**

Discussion regarding Commissioner Bojorquez requests. Commissioner Bojorquez requested the following: 1. Current City Codes; 2. Code Enforcement Supervisor updates; 3. Calendar of Upcoming Events; 4. Planning Commission projects and updates. The Community Development Director and advised Commissioner Bojorquez the following with concern to item 1- there is a link on the city website that can be accessed in order to have all the necessary codes readily available. Regarding item 2- Staff will need to get approval from the City Manager to grant the code enforcement supervisor overtime to update planning commissioners once every quarter. Regarding item 3- There are currently not enough planning commission related upcoming events to create this calendar. We can request for you to be included in the monthly events calendar from the Community Services Commission or visit the city's website events page. And with regards to item 4- Staff will prepare an 18 month report that lists approved and status updates on planning commission projects. Commissioner Landeros asked what happened and when will the Arts Ad-Hoc committee be addressed? Community Development Director stated City Council had no interest to entertain the idea and does not foresee this topic interest this council, but does not discourage the idea to resurface at a later date. Commissioner Garrett asked what is being done to address homes built 30-40-50 years ago and their relation to building codes. Director responded by stating that code enforcement

addresses these types of concerns and homeowners are granted feasibility to update and address safety concerns and building code issues.

**J. STAFF ITEMS**

Planner's Report – No items to report.

Secretary's Report – No items to report.

Director's Report – No items to report.

**K. ADJOURNMENT**

A motion to adjourn the meeting was made by Chairperson Barrera and seconded by Commissioner Landeros to adjourn meeting at 7:26 p.m. and reconvene next month on April 16, 2019 at 6:00pm.