

**CITY OF SOUTH EL MONTE
PLANNING COMMISSION OFFICIAL MINUTES
TUESDAY, APRIL 16, 2019
CITY COUNCIL CHAMBERS
1415 N. SANTA ANITA AVENUE
SOUTH EL MONTE, CALIFORNIA 91733**

A. CALL TO ORDER

Secretary calls meeting to order at 6:00 P.M.

B. ROLL CALL

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

Also Present: (Pro-Tem Mayor) Manny Acosta, (City Manager) Jennifer Vasquez, (City Attorney) Stephanie Cao, (Assistant Planner) Ian McAleese, (Department Secretary) Angie Hernandez

C. FLAG SALUTE

Commissioner, Larry Rodriguez led the flag salute.

D. APPROVAL OF AGENDA

Agenda was amended as follows: Consent Calendar Item # F2 – Time extension request for Conditional Use Permit (No.16-11) was moved to become Public Hearing Item # G1.

A motion was made by Commissioner Landeros and seconded by Commissioner Barrera and carried (4-1) to approve the agenda as amended above.

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

E. PUBLIC PARTICIPATION

None.

F. CONSENT CALENDAR

1. Minutes of March 19, 2019

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

Vote: Approving Consent Calendar – Minutes of March 19, 2019
Ayes: Barrera, Landeros, Garrett, Rodriguez and Bojorquez
Nays: None

Absent: None
Abstain: None
Action: Approved

G. PUBLIC HEARINGS

1. TIME EXTENSION REQUEST FOR CONDITIONAL USE PERMIT (NO. 16-11) TO ALLOW FOR THE CONSTRUCTION OF A NEW 55,792 SQUARE FOOT INDUSTRIAL BUILDING, AND SUBDIVISION (LS 16-12) TO MERGE SIX LOTS INTO ONE (TENTATIVE TRACT MAP 74493) FOR A TOTAL SQUARE FOOTAGE OF 111,133.66 SQUARE FEET AT 2405 LOMA AVENUE.

Assistant Planner, Ian McAleese presented the staff report. During his presentation he briefly spoke about how the project in general. He explained how the project had been previously approved in 2016. He added that the applicant requested additional time. He told the commission before them was the request for an extension to complete this project. Staff recommended that the Commission adopt Resolution No. 19-08, approving the time extension for Conditional Use Permit (No.16-11) to allow the construction of a new 55,792 sq ft industrial building at 2405 Loma Avenue.

Chairman Bojorquez opened the floor to commissioner’s discussion.

There was a discussion by the Commission regarding this report. The commissioners asked why the applicant was asking for an extension. City staff stated the applicant requested additional time to allow ample time to finalize the tract maps.

Chairman Bojorquez opened the floor to public comment.

Twen Ma, architect for project, introduced himself to the commission. He stated he requested an extension due to a delay in the process per one of their consultants that created a 6-month delay to redraft, draft and submit a new LID report. He stated, the project is near completion and in its final stages but will require a few more weeks that will run over the deadline, which is why he is asking for an extension.

Chairman Barrera closed the public hearing.

Motion by Commissioner Barrera, seconded by Commissioner Landeros, to adopt Resolution No. 19-08, approving a Time Extension (TX 19-07) for Conditional Use Permit (CUP16-11) to construct a new 55,792 sq ft Industrial Building and Subdivision (LS 16-12) of six lots into one (Tentative Tract Map74493) on property located at 2405 Loma Avenue.

Vote: Approving Resolution 19-08
Ayes: Barrera, Landeros, Bojorquez, Garrett and Rodriguez
Nays: None
Absent: None

Abstain: None
Action: Approved / Motion carried 5-0.

H. COMMISSIONERS' AGENDA

Commissioner Barrera Thanked the City for the invitation to the State of the City. He also invited City Staff and Commissioners to a charity Golf Tournament being held on Friday April 26, 2019 at the California Country Club being co-sponsored by the El Monte/South El Monte Chambers. Commissioner Rodriguez also thanked the City for the invitation to the State of the City. Commissioner Landeros stated she was unable to attend due to work obligations but would appreciate the invitations to other future events. Commissioner Garrett invited everyone to attend the Easter event being held at the Community Center on Sunday April 21, 2019. Chairman Bojorquez closed out the Commissioners Agenda topic by requesting the attendance of Commissioners to City events, when possible, in support of our local government.

I. STAFF ITEMS

Planner's Report – Project Tracking List

Planner presented the Project Tracking list to commissioners and stated if there were any questions, he would be available to answer.

Secretary's Report – Notice of Vacancy for LAFCO Commission.

Secretary presented the Notice of Vacancy for LAFCO Commission, she gave a brief summary of the duties the LAFCO commission entails and summarized by stating if the commissioners were interested in an application, please reach out to her.

Director's Report – No items to report.

J. ADJOURNMENT

A motion to adjourn the meeting was made by Chairperson Barrera and seconded by Commissioner Landeros to adjourn meeting at 6:22 p.m. and reconvene next month on May 21, 2019 at 6:00pm.