

**CITY OF SOUTH EL MONTE
PLANNING COMMISSION OFFICIAL MINUTES
TUESDAY, MAY 21, 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: (City Attorney) Stephanie Cao, (Assistant Planner) Ian McAleese, (Department Secretary) Angie Hernandez

C. FLAG SALUTE

Commissioner, Leo Barrera led the flag salute.

D. APPROVAL OF AGENDA

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

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

E. PUBLIC PARTICIPATION

None.

F. CONSENT CALENDAR

1. Minutes of April 16, 2019

A motion was made by Commissioner Barrera and seconded by Commissioner Landeros and carried (5-0) to approve Consent Calendar Item #F1 (Minutes of April 16, 2019)

Vote:	Approving Consent Calendar – Minutes of April 16, 2019
Ayes:	Bojorquez, Landeros, Barrera, Garrett and Rodriguez
Nays:	None
Absent:	None
Abstain:	None
Action:	Approved

G. PUBLIC HEARINGS

None.

H. NON-PUBLIC HEARING

1. Request for direction regarding the establishment of new automotive related uses located within 500 feet of SR-60 (Pomona Freeway).

Assistant Planner, Ian McAleese presented the staff report. During his presentation he briefly spoke about how the City Council approved an interim moratorium on any new automotive related uses within 500 feet of the SR-60. He explained how the new ordinance will affect these specific areas. He added that currently, automotive and mechanical body shops are permitted with a conditional use permit. He told the commission city staff is looking for direction from the Commission and gave the commission three possible considerations. Staff recommended that the Commission choose an option in order to schedule a public hearing before the Planning Commission recommending adoption by the City Council.

Chairman Bojorquez opened the floor to commissioner's discussion.

There was a discussion by the Commission regarding this report. The commissioners asked if City staff would define that term automotive related uses, define the affected areas, if any studies have been completed regarding excessive polluting businesses, business violations enforcement. City staff stated any new auto related uses would be affected and would not affect any existing business, the areas affected were described, and staff confirmed our third-party associate John L. Hunter conducts semi-annual inspections to confirm existing businesses comply with polluting restrictions. City staff continued to state that our code ordinance must be upheld by both the city and business owners affected by this ordinance.

Chairman Bojorquez opened the floor to public comment.

None were seen.

Chairman Bojorquez closed the floor to public hearing.

Motion by Commissioner Garrett, seconded by Commissioner Rodriguez, to direct City Staff to require a conditional use permit for all types of automotive related uses within 500 feet of the SR-60 (Pomona freeway), and schedule a public hearing before the planning commission recommending adoption by the City Council.

Vote:	direct staff to require a conditional use permit for all types of automotive related uses within 500 feet of the SR-60.
Ayes:	Barrera, Landeros, Bojorquez, Garrett and Rodriguez
Nays:	None
Absent:	None
Abstain:	None
Action:	Approved / Motion carried 5-0.

I. COMMISSIONERS' AGENDA

Commissioner Barrera mentioned the San Gabriel Valley Water Company has initiated its recycled water program and by the end of either June or July will have a ribbon cutting ceremony here at City Hall. He will advise the commission when he has more details. Chairman Bojorquez closed out the Commissioners Agenda topic by reporting a summary of events he participated in that include the Cinco De Mayo event and the Mother's Day luncheon at the senior center. He gave a reminder to commissioners to join the Memorial Day festivities that will commence at 11:00am on Monday May 27th, 2019.

J. 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 – 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 6:22 p.m. and reconvene next month on June 18, 2019 at 6:00pm.