

**CITY OF SOUTH EL MONTE
PLANNING COMMISSION OFFICIAL MINUTES
TUESDAY, JUNE 18, 2019
SENIOR CENTER AUDITORIUM
1556 CENTRAL 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: Vice-Chairperson Gabriella Landeros, Leo Barrera, Benjamin Garrett and Larry Rodriguez. EXCUSED ABSENT: Chairperson Rudy Bojorquez.

Also Present: (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

A motion was made by Commissioner Barrera and seconded by Commissioner Rodriguez and carried (4-0) to approve the agenda as-is.

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

E. PUBLIC PARTICIPATION

None.

F. CONSENT CALENDAR

1. Minutes of May 21, 2019

A motion was made by Commissioner Garrett and seconded by Commissioner Rodriguez and carried (4-0) to approve Consent Calendar Item #F1 (Minutes of May 21, 2019)

Vote: Approving Consent Calendar – Minutes of May 21, 2019
Ayes: Landeros, Barrera, Garrett and Rodriguez
Nays: None
Absent: Bojorquez
Abstain: None
Action: Approved

G. PUBLIC HEARINGS

1. Approval of Resolution No. 19-11 recommending that the City Council approve a Zone Text Amendment (No. 19-11) to allow for a series of minor amendments, corrections, and codification to Title 17 of the South El Monte Municipal Code.

The Assistant Planner discussed the revisions being requested with this resolution. The first amendment is to modify the manufacturing section of the zoning code to include recreational facilities as a permitted use by adding the following section: "H. Recreational facilities such as soccer facilities, basketball courts, and water polo facilities, or similar uses as determined by the community development director". The second amendment is to the conditional use permit and variance section of the zoning code to include language that details how an applicant can apply for an extension should their entitlement application expire within the 12-month period. The amendment would include a revision of a 24-month timeframe instead of the current 12-month timeframe to allow applicants ample time for projects to finalize. The third amendment would modify the development standards section of the zoning code to address the expansion of the nonconforming residential structures and include additional language to create a process to allow homeowners to make improvements to their properties granting the approval of certain deviations at a staff level in an effort to be more business friendly. The amendment would include modifying the yard setback by 20% of the zone district requirement and include language directing the Community Development Director or their designee to review plans, grant or deny modification requests and grant extensions. The Assistant Planner stated the following changes would maintain the zoning code current addressing up-to-date requests.

Vice Chairperson Landeros opened the floor to public comments. None were presented, and the Vice Chairperson closed the floor to public comments.

Vice Chairperson Landeros opened the floor for the Commission to address staff with any questions. The Commission asked the following:

1. Please define a setback?
A setback is the distance from a curb, property line, or structure within which a building is prohibited. Setbacks are building restrictions imposed on property owners.
2. Define the term nonconforming?
Nonconforming use is a use of property that was allowed under the zoning regulations at the time the use was established but because of subsequent changes in those regulations, is no longer a permitted use.
3. Will addressing the setback modification benefit residents?
Yes, this setback suggestion will immediately benefit residents as approvals can be granted over the counter versus having to request a public hearing via Planning Commission meeting to address minor additions as currently stated in the zoning ordinance.
4. How many extensions are usually granted on any given project?

Most projects request a 1-year extension. For this reason, city staff is suggesting an application be valid for 2 years.

5. Once an application is valid for 24 months/2 years how long will the extension be valid for?

The extension will be valid for 1 year.

6. If Planning Commissioners are appointed on a yearly basis, would there be a lapse in the governing body to grant the extension, how would we proceed?

No, there would not be a lapse, city staff would bring the request to the Planning Commission and explain the entire project in full to the governing body in order to grant all the commission members full perspective on the project, in order to make a sound decision.

With no further questions, a motion was made by Commissioner Rodriguez and seconded by Commissioner Barrera and carried (4-0) to item #G1- Approval of Resolution No. 19-11 recommending that the City Council approve a Zone Text Amendment (No. 19-11) to allow for a series of minor amendments, corrections, and codification to Title 17 of the South El Monte Municipal Code.

Vote: Approving Resolution No. 19-11 allowing for a series of minor amendments, corrections, and codification to Title 17 of the South El Monte Municipal Code.

Ayes: Barrera, Landeros, Garrett and Rodriguez

Nays: None

Absent: Bojorquez

Abstain: None

Action: Approved / Motion carried 4-0.

COMMISSIONERS' AGENDA

Commissioner Barrera mentioned the San Gabriel Valley Water Company Open House event on July 11, 2019 at 10:00AM at City Hall regarding the recycled water program implementation throughout the City of South El Monte. No other Commissioners had items for discussion.

STAFF ITEMS

Planner's Report – No items to report.

Secretary's Report – No items to report.

Director's Report – No items to report.

ADJOURNMENT

A motion to adjourn the meeting was made by Commissioner Barrera and seconded by Vice Chairperson Landeros to adjourn meeting at 6:23 p.m. and reconvene next month on July 16, 2019 at 6:00pm.