

**CITY OF SOUTH EL MONTE**

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

**NOVEMBER 19, 2019, 6:00 P.M.  
CITY HALL CHAMBERS  
1415 SANTA ANITA AVENUE  
SOUTH EL MONTE, CA 91733**



**RUDY BOJORQUEZ, CHAIRPERSON  
LARRY RODRIGUEZ, VICE-CHAIRPERSON  
LEO BARRERA, COMMISSIONER  
BENJAMIN GARRETT, COMMISSIONER  
JEFF ORTIZ, COMMISSIONER**

**ALESHIRE & WYNDER LLP, 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. Please contact us 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.**

**1. CALL TO ORDER**

**2. ROLL CALL**

Commissioners: Bojorquez, Barrera, Garrett, Ortiz and Rodriguez

**3. FLAG SALUTE**

**4. 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”.

**5. 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.

**6. CONSENT CALENDAR**

**6.a. Minutes October 15, 2019**

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

**7. NON-PUBLIC HEARINGS**

**7.a. Adoption of Resolution No. 19-17 approving a Time Extension (TX No. 19-17) for Conditional Use Permit (CUP No. 17-20) to allow for the development of six two-story apartment units with attached garages at 3035 Adelia Avenue.**

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 19-17, approving the Time Extension 19-17 (TX No. 19-17) for Conditional Use Permit (CUP No. 17-20).

**8. PUBLIC HEARINGS**

**8.a. Approval of Resolution No. 19-19 requesting that Planning Commission ask the City Council to consider a Zone Text Amendment (No. 19-19), to Chapter 17.15 “Commercial-Residential” zones, to require 20 units per acre minimum for any residential development and designate a portion of the City to require residential development at 50% of the total floor area.**

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 19-19, approving the Zone Text Amendment (No. 19-19), to Chapter 17.15 “Commercial-Residential” zones, to require 20 units per acre

minimum for any residential development and designate a portion of the City to require residential development at 50% of the total floor area.

**8.b. Approval of Resolution No. 19-14 approving CUP 19-14 to allow the operation of a car rental lot as a secondary use at the existing WANG CAI AUTO CENTER DBA: EAZY CAR RENTAL (Auto Repair Shop) located at 2558 Lee Avenue**

RECOMMENDED ACTION: Staff recommends that the Planning Commission approve Resolution No. 19-14 approving CUP No. 19-14 to allow the operation of car rental lot as a secondary use at the existing business Wang Cai Auto Center DBA: Eazy Car Rental located at 2558 Lee Avenue.

**8.c. Additional Condition Clarification for Conditional Use Permit No. 11-009 for the Property at 9251 Garvey Avenue (Palaces Restaurant)**

*This item will be continued to the December 17, 2019 Planning Commission Meeting.*

RECOMMENDED ACTION: Staff recommends that the Planning Commission review the information contained in the staff report, and provide appropriate direction to staff.

**9. COMMISSIONERS' AGENDA**

**9.a. Commissioner's Report**

**10. STAFF ITEMS**

**10.a. Planner's Report:** None.

**10.b. Secretary's Report:** None.

**10.c. Director's Report:** None.

**11. ADJOURNMENT**

December 17, 2019, 6:00 p.m.