

**CITY OF SOUTH EL MONTE**

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

**DECEMBER 17, 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**

**CHRISTY MARIE LOPEZ, ASSISTANT CITY ATTORNEY  
RENE SALAS, PUBLIC WORKS DIRECTOR  
IAN MCALEESE, ASSISTANT PLANNER  
ANGIE HERNANDEZ, PLANNING 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 November 19, 2019**

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

**7. PUBLIC HEARINGS**

**7.a. Consideration of Resolution 19-25 Modification of Conditions of Approval for Conditional Use Permit No. 11-009 for the property at 9251 Garvey Avenue (Palaces Restaurant)**

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 19-25, modifying Conditional Use Permit (No. 11-009), as conditioned.

**7.b. Consideration of Resolution No. 19-27 requesting that Planning Commission ask the City Council to consider a Zone Text Amendment (No. 19-27), to Chapter 17.22 “Overlay Zone Districts”, to set minimum residential development standards in order to comply with the requirements as set forth by the California Housing and Community Development Department (“HCD”).**

*This item will be continued to the January 21, 2020 Planning Commission Meeting.*

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 19-27, recommending that the City Council adopt Zone Text Amendment (No. 19-27) to make certain adjustments to the South El Monte

Municipal Code (“SEMMC”) Chapter 17.22 “Overlay Zone Districts” to set minimum residential development standards.

- 7.c. **Consideration of a Conditional Use Permit (CUP) (No. 19-26), which would allow for the on-sale of beer and wine within a bona fide public eating place, that includes live entertainment at 1725 Durfee Ave, known as KRUDOS restaurant (RESO 19-26).**

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 19-26, approving Conditional Use Permit (No. 19-26), as conditioned.

## 8. COMMISSIONERS’ AGENDA

- 8.a. **Commissioner’s Report**

## 9. STAFF ITEMS

- 9.a. **Planner’s Report:** None.
- 9.b. **Secretary’s Report:** None.
- 9.c. **Director’s Report:** None.

## 10. ADJOURNMENT

January 21, 2020, 6:00 p.m.