

CITY OF SOUTH EL MONTE

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

**FEBRUARY 18, 2020, 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
RUBY YEPEZ, COMMISSIONER
JEFF ORTIZ, COMMISSIONER**

**CHRISTY MARIE LOPEZ, ASSISTANT CITY ATTORNEY
RENE SALAS, PUBLIC WORKS 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, Yepez, 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 NOT 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 January 21, 2020

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

7. PUBLIC HEARING

7.a. Consideration of Resolution No. 19-20 approving a Conditional Use Permit (CUP) (No. 19-20) to allow for a Type 21 Off-Sale General license to allow the off-sale off beer, wine, and distilled spirits at 1954 Central Avenue known as the Ai Hoa Central Market.

This item was continued from the January 21, 2020 Planning Commission Meeting.

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 19-20, approving Conditional Use Permit (No. 19-20) as conditioned.

7.b. Consideration of Resolution No. 20-01 requesting that Planning Commission ask the City Council to consider a Zone Text Amendment (No. 20-01), to approve a draft ordinance to amend the South El Monte Municipal Code (SEMMC) Section 17.04.975 “Accessory Dwelling Units” (ADU) Ordinance, to comply with the recently updated State Legislative requirements as set forth by the California Housing and Community Development Department (“HCD”).

This item was continued from the January 21, 2020 Planning Commission Meeting.

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 20-01, recommending that the City Council adopt Zone Text Amendment (No. 20-01) to approve draft ordinance to amend the South El Monte Municipal Code (SEMMC) Section 17.04.975 "Accessory Dwelling Units" (ADU) ordinance to comply with the recently updated State Legislative requirements as set forth by the California Housing and Community Development Department ("HCD").

- 7.c. **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 was continued from the January 21, 2020 Planning Commission meeting. This item will need to be continued to a Special Meeting being held on March 11, 2020 to allow City Staff allotted time for the appropriate adjustments to be made prior to bringing this item before the Commission.

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.

8. COMMISSIONERS' AGENDA

- 8.a. **Commissioner's Report**

9. STAFF ITEMS

- 9.a. **Planner's Report:** None.
- 9.b. **Secretary's Report:** Special Meeting announcement.
- 9.c. **Director's Report:** None.

10. ADJOURNMENT

Special Meeting March 11, 2020, 6:00 p.m.