

CITY OF SOUTH EL MONTE

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

**MARCH 11, 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, Yopez, 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 February 18, 2020

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

7. PUBLIC HEARING

7.a. Consideration of Resolution No. 19-21 approving a Conditional Use Permit (CUP) (No. 19-21) to allow for the construction of 72 attached residential condominiums at 2610-2634 Chico Avenue and 1607-2637 Humbert Avenue, a Subdivision (No. 19-23) to create 72 residential condominiums, common area parcels, and private streets, and Zone Change/General Plan Amendment (ZC/GPA)(No. 19-22) to change the existing zoning of four parcels from Manufacturing “M” to Multi Family Residential “R-3” and change the General Plan designation from Industrial to Medium Density Residential.

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 19-21, approving Conditional Use Permit (No. 19-21), Zone Change/General Plan Amendment (No. 19-22), Subdivision (No. 19-23), and Variance (No. 19-24) 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 was continued from the February 18, 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. CITY OF SOUTH EL MONTE 2014-2021 HOUSING ELEMENT FIFTH CYCLE (4-YEAR) UPDATE

Adoption of Resolution No. 20-04 recommending City Council approve a General Plan Amendment (GPA) (No. 20-04) to adopt the final draft of the Housing Element as required by State Law.

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 20-04 recommending that the City Council adopt a Negative Declaration and General Plan Amendment.

8. COMMISSIONERS’ AGENDA

8.a. Commissioner’s Report

9. STAFF ITEMS

9.a. Planner’s Report: HDL Business License Look Up: [Click Here](#)

9.b. Secretary’s Report: None.

9.c. Director’s Report: None.

10. ADJOURNMENT

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