

CITY OF SOUTH EL MONTE

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

**JULY 21, 2020, 6:00 P.M.
CITY HALL CHAMBERS
1415 SANTA ANITA AVENUE
SOUTH EL MONTE, CA 91733**

*****SPECIAL NOTICE REGARDING COVID-19*****

On March 17, 2020, Governor Newsom issued Executive Order N-29-20 in response to the COVID-19 pandemic, which authorizes the Local Legislative body to hold public meetings via teleconferencing and waives all requirements of the Brown Act requiring the physical presence of Planning Commissioners, staff, or the public as a condition of participation in or quorum for a public meeting.

THIS IS A PLANNING COMMISSION MEETING BY TELECONFERENCE ONLY. Members of the public will have access to listen to and participate in the meeting by calling-in at the information below. Teleconference participation shall be available to the public at the following USA Toll-Free number, 888-204-5987, Access Code: 9671457

Members of the public wishing to submit a general comment or a comment on an agenda item, can email ahernandez@soelmonte.org or call (626) 579-6540 to leave a voicemail message. All comments received by 5:00 p.m. on Tuesday, July 21, 2020 will be added to the Planning Commission agenda as part of the public comment.



**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**

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. REVISED*Minutes for May 19, 2020

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

6.b. Minutes for June 16, 2020

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

7. PUBLIC HEARING

7.a. Consideration of Resolution No. 20-06 approving a Conditional Use Permit (CUP) (No. 20-06) to allow the construction of a 65,084 square foot warehouse, office and retail space at 2512 Rosemead Blvd, South El Monte CA 91733.

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 20-06, approving Conditional Use Permit (No. 20-06) as conditioned.

7.b. Consideration of Resolution No. 20-07 approving a Conditional Use Permit (CUP) (No. 20-07) to allow for the conversion of an existing single tenant 156,255 square foot industrial building into up to seven units for lease at 11077 Rush Street, South El Monte CA 91733.

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 20-07, approving Conditional Use Permit (No. 20-07), as conditioned.

8. COMMISSIONERS' AGENDA

8.a. Commissioner's Report None.

9. STAFF ITEMS

9.a. Planner's Report: None.

9.b. Secretary's Report: None.

9.c. Director's Report: None.

10. ADJOURNMENT

August 18, 2020 at 6:00 p.m.



CITY OF SOUTH EL MONTE **INTER-OFFICE MEMO**

DATE: July 16, 2020

TO: Planning Commissioners

FROM: Angie Hernandez, Planning Commission Secretary

SUBJECT: Revised Minutes for May 19, 2020

After the May 19, 2020 Planning Commission meeting, Commissioner Ortiz wanted to make some corrections to his statements in the minutes.

His corrections are highlighted on page 9, item # 7.a, Comment #20 of the May 19, 2020 Planning Commission Minutes. In order to finalize these minutes, the commission must approve the corrections and make them part of the record at the next meeting.

**CITY OF SOUTH EL MONTE
PLANNING COMMISSION OFFICIAL MINUTES
TUESDAY, MAY 19, 2020
THIS PLANNING COMMISSION MEETING IS BY TELECONFERENCE ONLY**

*****SPECIAL NOTICE REGARDING COVID-19*****

On March 17, 2020, Governor Newsom issued Executive Order N-29-20 in response to the COVID-19 pandemic, which authorizes the Local Legislative body to hold public meetings via teleconferencing and waives all requirements of the Brown Act requiring the physical presence of Planning Commissioners, staff, or the public as a condition of participation in or quorum for a public meeting.

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1. CALL TO ORDER

Chairperson calls meeting to order at 6:00 P.M.

2. ROLL CALL

COMMISSIONERS PRESENT: Chairperson Rudy Bojorquez, Vice-Chairperson Larry Rodriguez, Ruby Rose Yopez, Jeff Ortiz and Leo Barrera.

Also Present via teleconference: (Assistant City Attorney) Christy Lopez of Aleshire & Wynder, LLP, (Public Works Director) Rene Salas, (Planning Assistant) Ian McAleese, (Planning Commission Secretary) Angie Hernandez

3. FLAG SALUTE

Chairperson, Rudy Bojorquez led the flag salute.

4. APPROVAL OF AGENDA

A motion was made by Commissioner Barrera and seconded by Commissioner Rodriguez and carried (5-0) to approve the agenda as-is.

Vote:	Approval of Agenda
Ayes:	Bojorquez, Barrera, Ortiz, Rodriguez, Yopez
Nays:	None
Absent:	None
Abstain:	None
Action:	Approved

5. PUBLIC COMMENT

Chairperson Bojorquez requested 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.

No public comment was noted.

6. CONSENT CALENDAR

6.a. Minutes of March 11, 2020

A motion was made by Commissioner Yepez and seconded by Commissioner Ortiz and carried (5-0) to approve Consent Calendar (Minutes of March 11, 2020)

Vote: Approving Consent Calendar – Minutes of March 11, 2020
Ayes: Bojorquez, Ortiz, Yepez, Barrera and Rodriguez
Nays: None
Absent: None
Abstain: None
Action: Approved

7. PUBLIC HEARINGS

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.

The eight parcels that make up the subject site located at 2610-2634 Chico Avenue and 2607-2637 Humbert Avenue (“Property”) measures approximately 187,800 square feet (4.3 acres) and is located at the northern boundary of the City of South El Monte (“City”). The six larger properties made up of 2610, 2630, 2634 Chico Ave, 2607, 2629, and 2637 Humbert Ave were originally developed as multifamily dwellings, and between 1968 to 1973 were demolished to create two large parking lots for the Starlite’s remote parking. The property located at 2621 Humbert Ave is currently developed with eight apartment units. The last property located at 2622 Chico Ave was originally developed as a warehouse in 1965 and continually was utilized until December of 2018 when a fire occurred in the building. Demolition on the burned building occurred in 2019, and the site is currently vacant. The Assistant Planner addressed the square footage of the units, the parking, the landscape and all the specs the project would entail in his presentation.

Housing staff followed up with a short briefing on the outreach to the tenants of Humbert Ave:

- Warmington Residential does not own the property the Humbert Avenue tenants reside at. Mary and Armand Olvera are the property owners.

- Warmington is under contract with the Olvera's to purchase the property subject to us getting an approval for a residential development.

- Warmington's involvement only started on or around our Planning Commission hearing in March once the Olvera's notified their tenants that they were requesting them to move.

- Warmington offered to assist with relocation costs.

- Warmington presented the City with a letter dated April 20th offering the tenants not to pay rent for June & July and if moved out by July 31st they would receive \$2,000. We then modified it to include May. The City also included a certified letter dated May 4, 2020 followed by emails, and voice messages to all the Humbert Tenants.

- The offer Warmington presented equals 3 Month's rent for approximately \$3,000 and \$2,000 additional for a total of \$5,000.

- Warmington has not had any direct conversation with any of the tenants regarding anything different than this offer.

- There seems to be a theme in the recent correspondence that we have been trying to cut deals with individual tenants, which is not the truth. Warmington tried to offer something for all 6 of the remaining tenants that will assist them with their relocation.

- Some of the Tenant response to Warmington offer include two tenants requesting \$10,000 to relocate, two more tenants have requested \$20,000 to relocate, while one tenant has requested \$7,000 to relocate and another has requested more time and more money.

- May rents will be returned to those tenants whom have made their May payment which currently two have been confirmed.

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.

Below are comments that were noted during the public hearing of this item:

1. The Assistant City Attorney added a friendly reminder that anytime a Commissioner talks to, attends, does a site visit or has any type of contact no matter how small or big with any person, business or project that comes before the Commission in a public hearing that the Commissioner would disclose that before the public comment even opens.

2. Question by: Commissioner Barrera to staff, Update on the scheduled meeting with Warmington, the residents and City Staff? Response by: Assistant Planner, the conversation started back in March, there was a tentative meeting scheduled for a Saturday morning meeting at the property, but with the

pandemic, no meetings have panned out, due to health advisories. All the correspondence from the tenants have all been through phone calls and emails. City staff was the only liaison between Warmington and the tenants. Housing staff confirmed this information and included the following statement: One tenant has already moved out and one is pending the conversation of vacating the unit. Currently there are five tenants pending relocation. Were the letters to the tenants certified mail? Housing staff responded: Yes, that is correct, the offer letters were sent certified mail on behalf of the City. I also, followed up with a phone call, and an email to advise and confirm the tenants the communication Warmington was offering.

3. Question/Comment by: Commissioner Yopez to staff, With regard to the repayment of those tenants who have paid their MAY rents, is there a timeline when they will be receiving the refund for that? Housing staff asked commissioner to ask the applicant when he comes up to speak, so that applicant can answer the question directly. What is the applicant's take on the additional funding requests the tenants have asked for? Chairperson Bojorquez stated to hold this question for the applicant directly when they come up to speak.

4. Question by: Chairperson Bojorquez to staff, Is there five tenants we have not heard from? Response by: Housing staff, there are currently five tenants that we are working with to create an offer or agreement with. They do know about the current offer on the table- regarding the \$2,000 move out by July 30, they just have not responded to the offer, correct? Housing staff added, All the tenants have been informed of the offer by Warmington, all of the tenants have responded to the offer by Warmington, and we are now awaiting a response from Warmington on the tenants' request. Do we have a response from everyone? Yes, we have a response from everyone. The letter provided only has one of the tenants information, I don't see the other tenant's letters here. Was this letter only provided to this tenant or was the letter sent to all the tenants? Assistant City Planner responded, Yes the letter in the staff report is a sample letter that was sent out with no personal information.

5. Question by: Commissioner Ortiz to staff, Was there any reasoning or rational of the tenants as to why the increase was much higher than the offer? Response by: Housing staff, the tenants have their specific reasons why their ask is much greater, unfortunately this platform cannot provide the time or details of each tenants requests and in order to maintain transparency Warmington will not make any side offers to any tenant specifically and will propose the same offer to all tenants across the board.

6. Applicant, Jay Deckard, made the following statement: I'm here to answer any questions and I can give you an update from what I know from Angie's presentation. I believe most of the letters started coming in, you know within the last 24 hours. So we had a chance to look at it but not review them. Obviously we'd like to do is try and find something that's representative of equals of all the tenants in there. I am aware of one tenant has moved out we've given her \$2,000 relocation allowance per the agreement we have outlined. I'm unaware of the other person moving out by the end of May, but I'm sure we can review and understand that information. I believe the calls and letters and just start coming in. We haven't had a chance to analyze it, as we are committed to try to work with the Olvera's to try to come up with something that's you know, hopefully fair to everyone when we chose to relocate whenever that time may be. And right now we thought that the offer you know before you, the city and them was fair.

It's tough to relocate and we're willing to sit and talk about it. And I do want to add one thing, I have not had any contact with anyone. We have not reached out to any one individually. I was contacted by Gabriel Moran, twice, the most recent on Saturday, and he called me up and said, you know, if you want me to move out by May then give me \$7,000. And I told him as I said, there's an offer at the table here. You don't have to immediately move toward to live rent-free for May, June and July and they get \$2,000. He wasn't receptive to that. He said that he was filing a lawsuit and all tenants were filing a lawsuit against the Olvera's. At that point and that's when I kind of reminded him that we didn't own the property and he would have to take that up with the Olvera's. That's the only communication that I or anyone from Warmington has had with the tenants specifically. With respect to the reimbursement of the two made payments that were made, I sent an email earlier today to the property management company that works for the Olvera's, ask them to return the money. I will follow up with that and I would assume they would have checks returned back to within the next week. We're willing to work with them (tenants) to try to come up with some type of agreement that's beneficial for everyone and we're going to the City Council. If you have any questions, I'll be glad to answer.

7. Chairperson Bojorquez asked the applicant, You said you said May did you mean March? Applicant answered, Yes May, not March. To my understanding all but two tenants have not paid their rent in April. And I don't believe the Olvera's will be looking for those payments to be returned. So just an FYI on that.

8. Commissioner Barrera asked the applicant: How are you guys willing to renegotiate or are the Olvera's willing to renegotiate with the remaining tenants that are still there? Applicant answered, If it came down to it. We're willing to talk to them. I mean \$20,000 probably isn't, you know realistic or the right answer but we're more than willing to talk to them. The Olvera's are an older couple I finally meet them about two weeks ago, they live down in San Diego County and they just don't have the ability to come up here and get in middle of this. I told them that I would try to resolve this or work through it for them. And yes, we're definitely open to talk to folks. It's been obviously trying times with covid-19. We can't go sit down and talk to somebody but we are open to doing that. What we want to do is make sure that we're fair to everyone. I mean the one person moves out already. She received \$2,000. She's not getting rent-free for May, June and July because she moved out. And I know each person situations a little bit different. So yes to answer your question we're more than willing to talk to folks.

9. Commissioner Rodriguez asked the applicant: Did any of the tenant retain a council or are they just doing this on their own? Applicant answered, I know Warmington and the Olvera's have not been contacted by any legal counsel from the tenants and I believe most of correspondence came in within the last 24 hours. Housing staff interjected the following- Yes, there's no communication or inclination that the tenants have reached out to legal authorities at this time. Their requests have come in verbally and via email, phone call or a letter.

10. Commissioner Rodriguez asked, Every tenant pays the exact amount of rent, one thousand dollars? Applicant Jay Deckard responded: No, I have a copy of the rent roll and it ranges from nine hundred to a thousand thirty. So I just, you know, we just average it down to one thousand dollars. Looking at the rent roll, there's one tenant who pays eight twenty-five to one thousand thirty dollars. That is way below the rates of the city.

11. Commissioner Yopez asked, So the reimbursement for the May payment/rent that is coming directly from the Olvera's and if so have they agreed to pay that or is that going to be coming from Warmington? Applicant answered, It's actually going to be reimbursement through the Olvera's property management company who the tenants pay their rent to. So it will become directly back in the property management company and the Olvera's have agreed, I spoke with Mary Olvera on Saturday or Sunday. She called me today, and our property management company told us that two people paid rent for May, you need to make sure that they get that back, and I agree. So I've been in contact with their property management company that lady's name there is Mary Bosch and she said earlier today that they would be returning it. I can follow up with Housing Staff, but I believe it would be by next week.

12. Commissioner Rodriguez asked Staff, If they (Tenants) don't accept the offer, the eviction starts and this offer is off the table? City Attorney responded, That is an issue that we can't really opine on the since it's a private landlord-tenant relationship. So how the landlord tenant laws are is based on what the agreement says. Case law says this would not be something that would typical and be able to provide an opinion on. Commissioner Rodriguez made the following statement: you know, three months rent and even if they didn't pay rent this might go into August, you know for all this to move forward and work because of the covid-19, that's four months rent and the \$2,000. It just seems like a fair offer. Now, of course every tenant would want to keep their home. They would not want to move. But I think that they've been more than fair with three months and not paying rent. And if you save that money and you get that \$2,000, I don't see \$20,000 or \$10,000. That's a lot of money, you know to be handing out and I don't think that the prior owners have that type of money to be handing out. Because it wouldn't be Warmington handing it out. It would be the other owners, the sellers, that's my comment.

13. Commissioner Yopez asked the following, So my only concern is you know, the it sounds like the rent that their pain is pretty minimal compared to the average rent. Do we know what average rent numbers are for, what in the area of what they would have to start paying? My only concern is that lets say right now they're paying an average of \$1,000 but where they may look to move to maybe an average of \$1,500 or \$1,750, you know, if we look at them saving 2-3 months rent that puts them at hopefully saving for, first month and last month's down payment for a place to relocate to, but does that constitute them being financially stable to be able to. To afford moving forward when you're rent level has increased, that's my only concern with this situation. Housing staff responded, Rents in the area are literally double of what they currently pay. So a two-bedroom in the area is about two thousand dollars. It will be an adjustment for the tenants to adjust to this new affordable rent. Many of these tenants have

lived at the property for over 20 years. A lot of the tenants have lost their jobs and are solely on one income living off of one income and there's multiple people in the family. It is a hardship on the tenants but rents in the area do range for the units they're currently in at approximately \$2,000 a month for rent.

14. Commissioner Barrera made the following comment, I think it's a good starting point and I can't dictate to the Olvera's and the company about how much they should be offering their current tenants. But because of covid-19, I don't think you can evict anyone right now based on everything that's going on. So this may very well extend in the September/October. In grand, the rates are going to be a lot higher anywhere they go. Maybe this is the way where they can save some money and possibly try to find something reasonable that they can afford within the city. It's hard to say at this time.

15. Chairperson Bojorquez, I understand there's a Moratorium in the City on rent but those rents need to be paid back now. When would that kick in in this situation? Because I think I heard 6 to 12 months you can get to pay back your rent, but then it does have to be paid back. So when exactly will that happen in this situation, if would that be like, in August or so. Assistant City Attorney responded, So the way that the City of South El Monte chose to approach this is pursuant to the governor's order the state of emergency that was declared by the governor and his executive orders that follow that prevented the evictions. The city adopted an ordinance right now. What has happened is that the Governor's Order said that the tenant and the landlord were in charge of setting up their own repayment plans and some cities decided to step in and assess how they were going to establish a repayment plan. If I recall correctly, it's up to the landlord and the tenant to figure out a repayment plan. So for example, if they didn't pay last month's or this month's rent, they can start repaying next month if they're financially capable. What the Ordinance prevents or is specific about is that they can't evict while the state's emergency is pending. Commissioner Bojorquez continued, Now the state's emergency is pending do we have an idea of what the description of that is? Does that mean that everything has to be lifted before the eviction can happen or is there an actual time frame? I heard 12 months. I'm not sure if that's correct. Assistant City Attorney responded, Yeah, that might have been implemented through some of the other County orders. Every City and County have decided to treat the executive order issued by the governor differently in terms of six months or twelve months that's usually in Ordinances because it didn't come from the Executive or County Ordinances, but I believe in our case. It's just between the landlord and tenant in terms of repayment. How long the state emergency last is completely up in the air as you may have seen on the news Governor Newsom seem to have taken sort of a strong a more aggressive approach to the state of California and we're the Federal Administration was really pushing for the reopening. Most recently, it does look like the state is going to start the phasing into the reopening and we're still not clear when that emergency is going to be rescinded by the state, but we do expect to have some sort of warning as it becomes closer to that reopening. We also don't know what the eviction executive order how those orders were going to play out as more and more businesses begin to open back up and people are getting paychecks again and so forth. We'll see how that goes, because it's probably going to be an evolving issue. Commissioner Bojorquez continued,

What were to happen if we vote and this happens to pass, Does it mean come September, technically nobody has to move until the emergency ordinance are lifted and that could be for example 12 months, right? So it's to the benefit of Warmington to come up with a deal to try to get the property empty so they can move forward with what they want to do. Essentially regardless of what happens today, they could still potentially stay there. Assistant City Attorney added, just to be clear the emergency order as well as the city ordinance prohibits evictions that are related to financial impacts as a result of covid-19. So for example, if somebody hasn't been paying rent since last October, well before the pandemic, that wouldn't stop an eviction. Chairperson Bojorquez continued, But if they were current and I was due to this then that would stop the eviction indefinitely until the emergency ordinance was lifted. Assistant City Attorney, Yes, that is correct.

16. Commissioner Rodriguez, What I understand is if we vote Yes on this today, the whole eviction the whole amount of money will continue on and that's their agreement. But what we vote today, will allow Warmington to go ahead and continue on the path to go ahead and start the project. And the tenants wouldn't be allowed to get kicked out due to covid-19 based on the governor's orders, correct? Assistant City Attorney responded, so as long as they can demonstrate a financial impact from covid-19. Yes, they can't be evicted currently. Although I should mention that there are currently lawsuits pending throughout various counties on eviction ordinances that were brought forward by The Landlord Association and the State challenging city ordinances on this issue. So, I don't know if that's a legitimate lawsuit at this point, but assume the ordinance remains effective and that tenants can prove that covid-19 has impacted them financially. Yes, the other thing they cannot be evicted. And that ordinance will remain in place until the governor of this state lifts the emergency. Commissioner Rodriguez continued, If we go ahead and we move forward with this, it's between the State, Warmington and the landlord, correct? Assistant City Attorney responded, Yes and certainly with respect to the negotiations on the relocation assistance, with the not paying any rent and the \$2,000 stipend, those negotiations would be solely between the landlord and the Tenant and would be out of our hands.

17. Chairperson Bojorquez added, Under normal circumstances, you would go through an eviction and whatever the negotiation was there would be an end game to it. So under this circumstance it was kind of a knowing game because essentially they can stay there indefinitely.

18. Commissioner Yopez asked the following, Is there any support that the City can provide in some kind of financial assistance to these tenants if they were to relocate within the city? If we were to move this forward can this project be split up into multifaceted phases where they can start one phase which would not be where these tenants are and eventually once that's worked out, they can move on to a second phase which is where those tenants would be and without having to demo that whole area. Assistant City Planner answered, at the upcoming council meeting on the 26th the City discussing to relocate some CDBG funds to assist local residents for this type of thing. So if it passes, there'd be funds available.

19. Commissioner Barrera, I don't know if it's possible, but can any of these tenants be considered first in line for this type of low housing or affordable housing units that Warmington is offering? Assistant City Planner answered, once these units are built and they start being sold if the current tenants who have moved out qualify for the very low or the low-income units, then yes. They would be able to be considered for purchasing one of the condos.

20. Commissioner Ortiz, Even if this moves forward ~~removed: and the safe~~ the ~~added: State of~~ California eviction process would supersede what we approve. That would still allow the tenants more time. So that's really not going to affect our vote here. Assistant City Planner answered, If this gets voted and passed the next step would be going before city council for approval because the general plan Amendment zone change along with the adoption of the negative declaration has to be or mitigated negative declaration needs to be adopted by city council. So that would go in the first meeting of June and then I would have to go for a second reading for the second meeting of June and then it would go into effect. And the very earliest that the project has been 100% completed or gone through all the approvals would be the end of June. At that point they would start getting the final map together to submit to city council along with starting to acquire the properties that they haven't purchased yet. And so that process would begin then. Commissioner Ortiz continued by stating, Warmington seems to have been trying to meet the demands of the tenants, addressing the school concerns and fearful of getting evicted, ~~added: before the end of the school year~~. So technically it seems like Warmington has done their due diligence as far as stepping up to the plate from what I see. My only issue is the tenants not being able to pay the new rental amounts, so I also understand that hardship, I think Warmington was been patient working on this with us.

21. Tenant from Humbert wanted to make a comment, Edward Montes, we are single family income. My mom is on low-income. It's really hard to get by. My mom just lost her job. How are we supposed to save money if we are not making any money?

With no further questions or comments, a motion was made by Commissioner Rodriguez and seconded by Commissioner Ortiz and carried (5-0) to approve Item # 7.a –recommending that the City Council adopt a Mitigated Negative Declaration, General Plan Amendment, and Zone Change (No. 19-22), adopt Resolution No. 19-21, conditionally approving Conditional Use Permit (No. 19-21), adopt Resolution No. 19-23, and conditionally approving Subdivision (No. 19-23), pursuant to the adoption of Resolution No. 19-22.

Vote:	Approving Item #7.a. Resolution No.19-21, 19-22 and 19-23
Ayes:	Bojorquez, Barrera, Ortiz, Rodriguez and Yopez
Nays:	None
Absent:	None
Abstain:	None
Action:	Approved

7.b. Consideration of Resolution No. 20-02 approving a Conditional Use Permit (CUP) (No. 20-02) to allow for the operation of an automotive body shop located at 2022 Seaman Avenue, Unit B, South El Monte CA 91733.

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 20-02, approving Conditional Use Permit (No. 20-02), as conditioned.

Assistant City Planner gave a brief description of the project. The applicant, Joel Rangel Zavala ("Applicant"), is applying to operate an automotive body and fender shop ("Project") at 2022 Seaman Avenue Unit B, South El Monte, California 91733 ("Property"). The Property consists of one parcel having an area of approximately 12,775 square feet (0.29 acres) and three existing attached buildings measuring approximately 1,628, 1,395, and 3,037 square feet. These three buildings are divided up into a total of four units, with the unit that the Applicant will operate in measuring 1,493 square feet. The Property is located on the east side of Seaman Avenue just north of Rush Street and is zoned "M" (Manufacturing). The site has been utilized as manufacturing and wholesale for most of the recent years.

Item was OPENED for public hearing.

Below are comments that were noted during the public hearing of this item:

1. Commissioner Barrera made the following comment, This is a small area, and usually with Body Shops the problem regarding parking becomes an issue, and I see staff has addressed that in the conditions, so great job. Assistant Planner responded by stating, Thank you.

2. Commissioner Ortiz asked if the surrounding residents, tenants we all notified of this project? Assistant Planner responded, Yes all tenants or business owners and residents within 500 feet of this location were notified with a notice of this project.

3. Commissioner Yopez made the following comment, If there are more than five vehicles being worked on, Do they substantial space to accommodate the storage without double parking and overflowing street parking, and the impact on the other businesses in this complex? Assistant City Planner answered, The property owner is aware of the application here and has assigned five spots. So the other spots that are in the center will be for all the other tenants. If the applicant has more than five vehicles he has space inside the building. It looks like he can store around three vehicles inside so that it won't spill into the other tenants parking. Also the applicant can work out with the other tenants, in case he has a vehicle he's working on inside the shop during normal hours, that if overnight parking was needed he could possibly utilize the spots of the other tenants when they're closed and then when they open back up, he moves those vehicles for them, but that's up to the property owner in the tenants to work together on that. Commissioner Yopez continued, just want to make sure there's no double-parking during business hours. What's the security for vehicles that would be left out overnight? Assistant City Planner, we'd have to ask the applicant. Commissioner Yopez continued to ask, Is anything being done to the

building envelope for part of this business to move in? Assistant Planner responded, No, they're going to be doing tenant improvements inside, that will be the extent of it. And the building conditions will cover all the building code and fire codes that needs to be adhered to. Commissioner Yepez asked, Will any of the changes impact the energy code? Assistant Planner responded, When I ask the applicant, they're not installing any large equipment know where anything like that. So it shouldn't affect the electrical load of the building. Commissioner Yepez asked, Are they replacing like the mechanical system or any windows? Assistant Planner responded; We don't know until they submit plans. That's not part of the Conditional Use permit. As part of the tenant improvements, they provide the site plan for plan for the building. So we don't have what their tenant improvements are going to be.

The applicant was not on the line for comments and was not present for questions.

The following verbiage was added to condition #15: At no time shall the applicant permit employees, patrons' agent or any other related to the business to park in any spots designated for the adjoining units. Further, no vehicle shall be parked or stored not designated for parking.

With no further questions or comments, a motion was made by Commissioner Barrera and seconded by Commissioner Rodriguez to Approve Consideration of Resolution No. 20-02 approving a Conditional Use Permit (CUP) (No. 20-02) to allow for the operation of an automotive body shop located at 2022 Seaman Avenue, Unit B, South El Monte CA 91733 and carried a vote of (5-0).

Vote: Approving Item #7.b. Resolution No.20-02
Ayes: Bojorquez, Ortiz, Rodriguez, Barrera and Yepez
Nays: None
Absent: None
Abstain: None
Action: Approved

8. COMMISSIONERS' AGENDA

Commissioner Yepez commented that Chicken Koop is now open, she tried their food and it's delicious. She recommends staff and commissioners to try them out.

9. STAFF ITEMS

Planner's Report – No items to report.
Secretary's Report – No items to report.
Director's Report – No items to report.

10. ADJOURNMENT

A motion to adjourn the meeting was made by Commissioner Rodriguez and seconded by Commissioner Ortiz and carried (5-0) to adjourn meeting at 7:16 p.m. and reconvene next month on June 16, 2020 at 6:00pm

Vote: Adjourn meeting to June 16, 2020
Ayes: Bojorquez, Barrera, Ortiz, Rodriguez and Yopez
Nays: None
Absent: None
Abstain: None
Action: Approved to adjourn meeting

**CITY OF SOUTH EL MONTE
PLANNING COMMISSION OFFICIAL MINUTES
TUESDAY, JUNE 16, 2020
THIS PLANNING COMMISSION MEETING IS BY TELECONFERENCE ONLY**

*****SPECIAL NOTICE REGARDING COVID-19*****

On March 17, 2020, Governor Newsom issued Executive Order N-29-20 in response to the COVID-19 pandemic, which authorizes the Local Legislative body to hold public meetings via teleconferencing and waives all requirements of the Brown Act requiring the physical presence of Planning Commissioners, staff, or the public as a condition of participation in or quorum for a public meeting.

Members of the public will have access to listen to and participate in the meeting by calling-in at the information below. Teleconference participation shall be available to the public at the following USA Toll-Free number, 888-204-5987, Access Code: 9671457

1. CALL TO ORDER

Chairperson calls meeting to order at 6:07 P.M.

2. ROLL CALL

COMMISSIONERS PRESENT: Chairperson Rudy Bojorquez, Vice-Chairperson Larry Rodriguez, Ruby Rose Yepez, Jeff Ortiz and Leo Barrera.

Also Present via teleconference: (Assistant City Attorney) Christy Lopez of Aleshire & Wynder, LLP, (Public Works Director) Rene Salas, (Planning Assistant) Ian McAleese, (Planning Commission Secretary) Angie Hernandez

3. FLAG SALUTE

Commissioner, Ruby Yepez led the flag salute.

4. APPROVAL OF AGENDA

A motion was made by Commissioner Yepez and seconded by Commissioner Rodriguez and carried (5-0) to approve the agenda as-is.

Vote: Approval of Agenda
Ayes: Bojorquez, Barrera, Ortiz, Rodriguez, Yepez
Nays: None
Absent: None
Abstain: None
Action: Approved

5. PUBLIC COMMENT

Chairperson Bojorquez requested 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.

No public comment was noted.

6. CONSENT CALENDAR

6.a. Minutes for June 16, 2020

A motion was made by Commissioner Ortiz and seconded by Commissioner Rodriguez and carried (5-0) to approve Consent Calendar (Minutes for June 16, 2020)

Vote: Approving Consent Calendar – Minutes for June 16, 2020
Ayes: Bojorquez, Ortiz, Yepez, Barrera and Rodriguez
Nays: None
Absent: None
Abstain: None
Action: Approved

7. PUBLIC HEARINGS

7.a. Consideration of Resolution No. 20-03 approving a Conditional Use Permit (CUP) (No. 20-03) to allow for a Type 41 License, on-sale of beer and wine in conjunction with a bona fide eating establishment (“Tacos El Chaparrito”) at 9611 Garvey Ave Unit # 105, South El Monte CA .

Garvey Center located at 9611 Garvey Avenue South El Monte, CA 91733 (“Property”) was originally built in 1987 and totals 33,208 square feet of commercial space consisting of over 30 units. The Property currently consists of a variety of retail stores ranging from salons and travel agencies to restaurants and a pet shop. The use in question is a restaurant located at #105 on the Property, and has been established within the City since 2004, and recently relocated to the Property in September of 2019.

The Applicant would like to enhance the restaurant by providing beer and wine (ABC License TYPE 41) as a secondary use to the primary restaurant use. The on-sale license will allow the restaurant’s customers to purchase beer or wine in conjunction with their meal. Conditions #6, #17, and #19 restrict the sale of beer and wine to patrons that order food and this sale of beer and wine is not to exceed the sale of food. Beer and wine will be kept only in a staff service area, and will not be sold at a bar where patrons can sit and drink. The Applicant is not proposing to provide any live entertainment of any type, such as karaoke, DJ entertainment or pool/billiard tables and Conditions #7, #8, and #36 do not allow these uses without a modification to this CUP.

The restaurant will be open seven days a week from 8:00 a.m. to 10:00 p.m. The Applicant utilizes approximately six employees working in two shifts consisting of eight hours to work the restaurant.

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 20-03, approving Conditional Use Permit (No. 20-03) for the proposed use at 9611 Garvey Avenue #105, South El Monte CA 91733.

Below are comments that were noted during the public hearing of this item:

1. Question by: Commissioner Barrera to staff, Condition #6 refers to the quarterly gross sales report of beer and wines shall not exceed the gross sales of food during the same period, and my question refers to Who tracks that information? How does the City ensure this condition is being met? Response by: Assistant Planner, ABC handles the review of these quarterly reports. Also at any time if we receive any complaints or have any reason to question the activities at this location, any staff member, peace officer, planning commissioner can review these reports at any time.
2. Question by: Commissioner Barrera to staff, Based on Condition #17, Will there be a security guard on staff? Response by: Assistant Planner, No the applicant did not propose any security guard staff as part of their plan. The applicant will be on the line to answer any additional questions if you'd like to ask them directly.
3. Question by: Commissioner Barrera to staff, Have there been any Sheriff's complaints or Code Violations in or around this area recently? Response by: Assistant Planner, I know there have been in the past over the last year due to dumping, but I don't recall any complaints or violations recently reported.
4. Question by: Commissioner Ortiz to staff, Have you had any response from the Public Notice that went out? Response by: Planning Assistant, No there have not been any responses received before the meeting. Although, we still have the opportunity for public comments, but no responses have been received.
5. Question by: Commissioner Yopez to staff, There was a food truck associated with the business, Can you please clarify? Also, if there is association with the food truck what is the protocol in avoiding alcohol sales from the food truck and maintaining the alcohol sales only to the restaurant? Response by: Assistant Planner, the food truck was the original business within the City. They shouldn't have any relationship with the food truck. This CUP is strictly for the restaurant, the unit #105 to sell alcohol. There shouldn't be any alcohol sales being conducted from the food truck at any point. Any of these activities is a violation of the conditions imposed. Commissioner Yopez continued: Do we know if the food truck will continue to operate in conjunction with the restaurant? Assistant Planner responded, that I am not aware of. I don't know if the owner plans to continue to operate the food truck or where he plans on parking it. The applicant is here on the line to answer your questions.
6. Question by: Commissioner Ortiz to staff, Is there a way we can find out from the applicant if he plans to use the food truck at the same time the restaurant operates? I've seen it done before, and I'm just curious to hear his operation plan. Response by, Assistant Planner, they haven't indicated they would be operating the food truck at the same time in the parking lot. It would be appropriate for the Commission to ask the applicant what his operation plans are with the food truck.
7. Chairperson Rudy Bojorquez asked staff, Do you know how many beer & wine licenses are within the proximity of this location? Assistant Planner

responded, there are several restaurants at this location but none of these locations have an ABC license. Do any of these locations have authorization for entertainment? Assistant Planner responded, no none of these locations are authorized to have any kind of entertainment.

8. The Applicant's Representative: Luis Rodriguez (Cityhall Advisors Group), made the following statement: I'm here to represent Mr. Rojas on this CUP No. 20-03 at 9611 Garvey Ave Unit #105. I've gone over the conditions with Mr. Rojas and he understand and accepts all the conditions. One thing he'd like to bring up is if he can request to revise his operating hours on Fridays and Saturdays to close at midnight. Based on Condition #5, the operating hours are stated as 8:00am to 10:00pm seven days a week. Is that something we can address today? Assistant Planner responded, It would be up to the commission to allow the revision of the operating hours. The Assistant City Attorney confirmed the request: You would like to modify the operating hours on Friday and Saturday to midnight, and Sundays would resume closing hours at 10:00pm, is that correct? Applicant's representative replied, yes that is correct. We'll let the Commission know. Applicant's representative included, he would like to address the question regarding the food truck in the parking lot. Yes, he still intends to utilize and operate the food truck. He understands the requirements of not being able to sell alcohol from the food truck. The alcohol sales would only be generated from the restaurant.

9. Commissioner Yopez asked the applicant, What are the hours of the food truck? Applicant answered, from 6:00pm to midnight daily. And up to 1:00am on Fridays and Saturdays.

10. Commissioner Barrera asked the applicant: Will you provide access to the restrooms inside the unit to the patrons from the food truck? Applicant answered, Yes the restrooms will be available to the patrons from the food truck with direction from the staff inside the food truck and will only have access to the restroom. No one will be allowed to enter the restaurant except to use the restroom.

11. Commissioner Rodriguez asked the applicant: How will you control the sales of alcohol from leaving the restaurant? Applicant answered, only the seated patrons will be served alcohol. There will be no alcohol sales to those who are not seated. The patrons will not be allowed to take their alcohol with them, only with the exception of soft drinks.

12. Commissioner Ortiz made a comment to the Commissioners, Will the Commission address the applicant's request to extend their operating hours? Chairperson Rudy Bojorquez responded, yes we will address during our discussion session after the public comment.

13. Commissioner Barrera addressed the Commission: I would like to include a condition to have the applicant come back in either six month to one year before the commission for a review.

14. Chairperson Rudy Bojorquez addressed the Commission: Yes, I agree. And I would like to include as part of the review, a Sherriff's report and any code violations are included.

15. Assistant City Attorney stated, she had some suggestions on language to use to include as conditions with regards to time, as well as the commission's other requests as well. Chairperson Rudy Bojorquez agreed and stated the topic should be discussed as well. He addressed the commission to discuss the

applicant's request to extend his operating hours on Friday and Saturday to close at midnight.

16. Commissioner Ortiz directed a question to city staff, How many other businesses in South El Monte are able to stay open to twelve o' clock? Is that a norm? Assistant Planner responded, it depends on the business, usually it's for restaurants. I believe it was KRUDOS the restaurant that came before this commission to request their operating hours to extend with a closing time of twelve o'clock on either Thursday through Sunday or Friday through Sunday. They also serve beer & wine with a later closing time. This is the only most recent establishment with an extended closing time.

17. Commissioner Yopez, agreed with Commissioner Barrera's statement to have the applicant come back in six to twelve months before the commission, especially if the commission decides to grant the extended hours.

18. Chairperson Rudy Bojorquez wanted to clarify the following: The applicant's extended hours is something the commission can approve and include as a condition for this Conditional Use Permit? Assistant City Planner responded, Yes, the commission can decide to include the approved hours of operation as a condition or if the commission chooses, you can address the extended operating hours at the same time when the applicant comes back before the commission in either the six month or twelve month review. If there are no incidents to report at that time, the commission could agree to modify the operating hours condition.

19. Chairperson Bojorquez added, my only concern is that, this is a new applicant. And he will be operating the food truck simultaneously with the restaurant, I would like to see how this operation does without the extended hours. My concern is mostly with those patrons trying to take their alcohol outside of the restaurant and loiter around the parking lot and the food truck. I propose we leave the operating hours as-is, we can address the operating hours in six months when they return for a review. If there are any issues reported in the Sheriff's or Code reports we can address the hours of operation at that time.

20. For clarity purposes the City Attorney asked the commission to confirm the Commission's intent as follows: At this time the commission will not address the condition extending the operating hours. Where the operating hours will remain as-is with closing time of 10:00pm seven days a week. The Commission does choose to add another condition that will require the applicant to return in a six month period as part of a review of the business operation process, Correct?

The following condition was added as Condition # 37: The City shall be entitled to review the conditions of the premises and business operations approved herein in six months from the date of the City's approval.

With no further questions or comments, a motion was made by Commissioner Barrera and seconded by Commissioner Ortiz and carried (5-0) to approve Item # 7.a –recommending that the Planning Commission adopt Resolution No. 20-03, allowing for a type 41 license for on-sale of beer and wine in conjunction with a bona fide eating establishment at 9611 Garvey Ave #105, operating as "Tacos El Chaparrito".

Vote: Approving Item #7.a. Resolution No.20-03
Ayes: Bojorquez, Barrera, Ortiz, Rodriguez and Yopez

Nays: None
Absent: None
Abstain: None
Action: Approved

8. COMMISSIONERS' AGENDA

Commissioner Yopez commented about a stay cool workshop that she will be participating in, and invited Commissioners to participate. Chairperson Rudy Bojorquez added a comment to the commissioners, Please join or listen in the City Council meetings as they have informational items that pertain to our approved projects here- just a friendly reminder.

9. STAFF ITEMS

Planner's Report – No items to report.
Secretary's Report – No items to report.
Director's Report – No items to report.

10. ADJOURNMENT

A motion to adjourn the meeting was made by Commissioner Rodriguez and seconded by Commissioner Yopez and carried (5-0) to adjourn meeting at 6:37 p.m. and reconvene next month on July 21, 2020 at 6:00pm

Vote: Adjourn meeting to July 21, 2020
Ayes: Bojorquez, Barrera, Ortiz, Rodriguez and Yopez
Nays: None
Absent: None
Abstain: None
Action: Approved to adjourn meeting



Planning Commission Agenda Report

**Agenda
Item No.
7.a.**

DATE: July 21, 2020

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Rachel Barbosa, City Manager

REVIEWED BY: Rene Salas, Public Works Director

PREPARED BY: Ian McAleese, Assistant Planner

SUBJECT: Adoption of Resolution No. 20-06 approving a Conditional Use Permit (CUP) (No. 20-06) to allow for the construction of a 65,084 square foot warehouse, office, and retail at 2512 Rosemead Boulevard.

PUBLIC NOTICE: Notice of public hearing was posted on July 9, 2020.

ENVIRONMENTAL DETERMINATION: Categorical Exemption, Section 15332 Class 32 – In Fill Development.

PROJECT

LOCATION: Address: 2512 Rosemead Boulevard
 Project Applicant: JWDA-MS Architects
 Property Owner: Kelly Deng (A&A Medical Supplies Inc.)
 Zone: "C-M" (Commercial-Manufacturing)
 Lot Size: 110,612 square feet (2.54 acres)

SURROUNDING ZONING AND LAND USE:

	Zone	General Plan	Land Use
North	"C-M" (Commercial-Manufacturing)	Commercial-Manufacturing	Retail
South	"C-M" (Commercial-Manufacturing)	Commercial-Manufacturing	Wholesale
East	"C-M" (Commercial-Manufacturing)	Commercial-Manufacturing	Starlite Swap Meet
West	"C-M" (Commercial-Manufacturing)	Commercial-Manufacturing	Wholesale

BACKGROUND: The property located at 2512 Rosemead Boulevard (“Property”) is currently made up of two separate parcels measuring approximately 110,612 square feet on the east side of Rosemead Boulevard midway between Rush Street and Garvey Avenue in the City of South El Monte (“City”). The Property was originally developed for manufacturing that operated from the 1960s through 1991 when most of the structures, along with subterranean tanks, were demolished. In years past, the Property was utilized as storage of metals, and manufacturing of hydraulic forklifts with the Property being utilized for parking until laying vacant. The proposed warehouse, office, and a portion of the retail will be utilized for A&A Medical Supplies which is currently operating in two buildings located on Loma Avenue.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 20-06, approving Conditional Use Permit (No. 20-06, as conditioned.

ANALYSIS:

General Plan/Zoning Consistency

The Property is designated as “Commercial-Manufacturing” in the City’s General Plan and is zoned “C-M” (Commercial-Manufacturing) in the City’s Zoning Code. The construction of a 65,084 square foot warehouse, office, and retail building (“Proposed use” or “Project”) falls within the scope of the General Plan’s “Commercial-Manufacturing” land use designation and is also a conditionally permitted use in the “C-M” zone. When considering consistency with the General Plan, staff determined that the Project will help further the City’s goals and objectives found in the General Plan and satisfy all development requirements within the Zoning Code.

Land Use Element

Policy 1.5: *Continue to provide opportunities for establishment and expansion of a broad range of industrial businesses within those areas of the City designated for industrial.* This project will serve the area by creating a single location for storage, wholesale, operations, and retail for a company that is expanding operations within the area.

Goal 2: *Focus new revenue-generating development in those areas of the City with high visibility by creating a mixed use retail/wholesale development along State Route 19 (Rosemead Blvd) that sees a high volume of vehicle trips every day.*

Policy 2.2: *Expand development opportunities along Rosemead Boulevard by allowing for a broader range of commercial, as well as office uses.* This is accomplished through the development of a multi-unit retail establishment that faces Rosemead Boulevard and offices.

Goal 3.0: *Accommodate new development that is compatible with and complements existing land uses by allowing for the establishment of a warehouse, office, and retail that fits with the surrounding uses.*

Goal 6.0: *Provide for the revitalization of deteriorating land uses and properties by developing a property that has lain vacant for many years and has been underdeveloped.*

Economic Development Element

Goal 1.0: *Continue to provide opportunities for a wide range of industries to operate in South El Monte* by allowing a mixed use development that will allow for warehouse, office, and retail uses.

The establishment of a medical supply office and warehouse, as well as proposed retail units has the potential to be a viable asset to the City's economy. The Project will also promote a balanced and dynamic economic growth in the area as well as the City as a whole. Considering all of the above, the Project is consistent with both the General Plan and the Zoning Code.

Conditional Use Permit (CUP)

In order to grant a CUP, the Commission must make the following finding pursuant to South El Monte Municipal Code ("SEMMC") Section 17.68.040:

The commission shall find that the proposed use shall not be detrimental to persons or properties in the immediate vicinity nor to the city in general.

The parcels directly adjacent to the Property are developed with warehouses that perform retail or wholesale, as well as the undeveloped Starlight Swap Meet. Staff believes the approval of the CUP will not be detrimental to persons or properties in the immediate vicinity nor to the City in general because of the conditions that are included in the resolution, as well as many of the surrounding parcels being utilized as industrial.

Proposed Project

The Applicant is proposing to build a 65,084 square foot warehouse, office, and retail building. The operations on the Property will entail receiving, storing, and selling medical equipment, as well as retail units that will be leased out. Once the Project is complete, 15 employees will be utilized for the medical supply business. The business will operate Monday through Friday from 8:00 a.m. to 6:00 p.m., with truck deliveries taking place during operating hours.

Floor Plan

The building will mainly be utilized as a warehouse with 46,172 square feet being dedicated to this use. The west side of the building that faces the street will be comprised of a second story office with a mezzanine and total of 8,562 square feet, and a small office at the east end of the building measuring 874 square feet. The first floor on the west end of the building is dedicated to a total of 8,562 square feet of retail space.

Off-Street Parking

As the majority use of the building is warehousing, SEMMC Section 17.60.020 states that parking shall be provided at one parking space for every one thousand square feet and retail required one parking space per three hundred square feet. The building's interior square footage of 64,210 square feet requires the following number of parking spaces:

Proposed Use	Size of Area	Required
Warehouse with office	55,628 sq. ft.	56

Retail	8,582 sq. ft.	29
	Total Proposed	90
	Total Required	85

Landscaping

The Project provides landscaping along the Property’s frontage, near the retail entrance, along the south of the building and Property, and all along the north and northeast portion of the Property. This is sufficient to satisfy the City’s landscaping requirements found in SEMMC Section 17.16.180. This section requires the front five feet of the Property and five percent of the parking area to be landscaped. The parking lot area is approximately 21,632 square feet in size, which requires 1,082 square feet of landscaping in the parking lot area. The Applicant has proposed to landscape 2,070 square feet or 9.6 percent of the parking lot area exceeding the required amount, and providing a total of 5,655 square feet of landscaping throughout the Property.

Circulation and Loading

Pursuant to SEMMC Section 17.16.160, the Project is required to provide on-site truck maneuvering and loading areas, if possible. As indicated, the Project will provide sufficient on-site circulation due to the size of the Property. On-site loading is provided by three loading docks. The Traffic Engineer requires truck turning templates as well as queuing information as required in Conditions #55 and #56 which will ensure that traffic will not be impacted on Rosemead Boulevard. Thus, it is anticipated that the Project will continue to be consistent with the City’s Zoning Ordinance.

Impacts on Surrounding Uses and Properties

The Property is surrounded by a mixture of industrial uses and underdeveloped land. The Project will not significantly increase the amount of industrial activities and therefore the Project’s potential impact on surrounding properties would be slight. Truck traffic generated by the Project could possibly impact this stretch of Rosemead Boulevard, but should be mitigated by the Focused Traffic Analysis required by the Traffic Engineer.

ENVIRONMENTAL REVIEW: This proposed Project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects). Class 32 consists of projects characterized as in-fill development. The Project falls within the criteria of consisting of less than five acres and falls within city limits.

CONCLUSION: Staff has reviewed the Applicant’s request and has determined that the Project meets all of the development standards as set forth in SEMMC Chapters 17.16 and 17.60. Approval of the Conditional Use Permit, as conditioned, will not be detrimental to persons or properties in the immediate vicinity nor to the City in general. Staff recommends the Planning Commission adopt Resolution 20-06 to approve Conditional Use Permit No. 20-06 for the proposed 65,084 square foot building.

ATTACHMENTS:

- A – Draft Resolution No. 20-06
- B – Relevant Code Sections
- C – Vicinity Map/Aerials
- D – Project Plans

ATTACHMENT A

PLANNING COMMISSION

RESOLUTION NO. 20-06

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING AN APPLICATION FOR CONDITIONAL USE PERMIT (NO. 20-06) ALLOWING FOR THE CONSTRUCTION OF A 65,084 SQUARE FOOT WAREHOUSE AND OFFICE BUILDING AT 2512 ROSEMEAD BOULEVARD

WHEREAS, JWDA-MS Architects (“Applicant”), filed an application for a Conditional Use Permit (“CUP”) to construct a 65,084 square foot warehouse, office, and retail building (“Project” or “proposed Project”) located at 2512 Rosemead Boulevard, South El Monte, CA 91733 (“Property” or “project site”); and

WHEREAS, pursuant to South El Monte Municipal Code (“SEMMC”) Section 17.16.040(A), the Project requires Planning Commission review and approval because the Project is being developed on a property one acre or larger in size and the building is 25,000 square feet or more; and

WHEREAS, a public hearing was held before the Planning Commission on July 21, 2020, to consider the application. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission in making its determination.

THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1: The Planning Commission hereby finds that the adoption of Resolution 20-06 is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects). Class 32 consists of projects characterized as in-fill development. The Planning Commission finds that the Project is exempt from the provisions of CEQA. The documents and other material, which constitute the record on which this decision is based, are located in the Department of Community Development and are in the custody of the Director of Community Development.

SECTION 2: A record of the public hearing indicates the following:

A. With regard to the application for a CUP, SEMMC Section 17.68.040 requires that the Planning Commission find that the proposed Project shall not be detrimental to persons or properties in the immediate vicinity nor to the City in general. State law requires that the Project be compatible with surrounding uses.

B. The General Plan Land Use designation for the Property is “Commercial-Manufacturing.” The Zoning Code designation is “C-M” (Commercial-Manufacturing).

C. The proposed Project promotes the City’s goals and objectives stated in the General Plan. No goal or policy will be impaired.

D. The construction and operation of the warehouse, office, and retail building should

not become a nuisance to surrounding properties.

SECTION 3: Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated July 21, 2020, which is hereby incorporated into this Resolution 20-06 by reference, the Planning Commission hereby finds:

A. As conditioned, the Project meets the requirements of SEMMC Chapter 17.16 and will not be detrimental to the public health, safety, or welfare, nor will it adversely affect property values or the present or future development of the surrounding areas. The conditions that are included in this resolution, as well as the fact that many of the surrounding parcels are industrial uses, ensures that this will hold true in the future.

B. Pursuant to SEMMC Section 17.68.040, the approval of the CUP will not be detrimental to persons or properties in the immediate vicinity nor to the City in general. This is because the Project will be required to operate in a way that does not negatively impact the area through conditions imposed.

C. As conditioned, the Project represents a quality establishment that will be compatible with surrounding commercial and manufacturing uses, the surrounding area, and the goals of the City. The proposed Project will contribute to the general well-being of the City in that the Project benefits neighboring uses and will be an asset to the surrounding area, as well as to the rest of the City. As a result, approving this application will not adversely affect the General Plan or the Zoning Ordinance.

D. As conditioned, the proposed Project is consistent with the City's General Plan. The proposed Project is compatible with the objectives, policies, general land uses, economic development and programs specified in the General Plan which includes, but is not limited to, the following goals:

Land Use Element

- (1) Policy 1.5: *Continue to provide opportunities for establishment and expansion of a broad range of industrial businesses within those areas of the City designated for industrial.* This Project will serve the area by creating a single location for storage, wholesale, operations, and retail for a company that is expanding operations within the area;
- (2) Goal 2: *Focus new revenue-generating development in those areas of the City with high visibility* by creating a mixed use retail/wholesale development along State Route 19 (Rosemead Blvd) that sees a high volume of vehicle trips every day;
- (3) Policy 2.2: *Expand development opportunities along Rosemead Boulevard by allowing for a broader range of commercial, as well as office uses.* This is accomplished through the development of a multi-unit retail establishment that faces Rosemead Boulevard and offices;

- (4) Goal 3.0: *Accommodate new development that is compatible with and complements existing land uses* by allowing for the establishment of a warehouse, office, and retail that fits with the surrounding uses;
- (5) Goal 6.0: *Provide for the revitalization of deteriorating land uses and properties* by developing a property that has lain vacant for many years and has been underdeveloped; and

Economic Development Element

- (6) Goal 1.0: *Continue to provide opportunities for a wide range of industries to operate in South El Monte* by allowing a mixed use development that will allow for warehouse, office, and retail uses.

SECTION 4: Based on the aforementioned findings, the Planning Commission hereby **approves** CUP (No 20-06) to construct a 65,084 square foot warehouse, office, and retail building, subject to the following conditions:

General Conditions

1. The Applicant and the business entity allowed for hereunder shall indemnify, defend, and hold harmless the City, its officers, agents, employees, and volunteers from any and all claims, lawsuits, or actions arising from the granting of, or the exercise of, the rights permitted by this approval, and from any and all claims or losses occurring or resulting to any person, firm, corporation, or property for damage, injury, or death arising out of, or connected in anyway, with the performance of the use permitted hereby. The Applicant's obligation to indemnify, defend, and hold harmless the City shall include, but not be limited to, paying all legal fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of damages or attorney's fees in any such lawsuit or action.
2. The Applicant and the business entity allowed for hereunder shall execute an Affidavit of Acceptance of these conditions in the presence of a Notary Public and return the Affidavit to the Director of Community Development within ten calendar days of the date of the Planning Commission's approval.
3. The approval shall lapse and become void if the privilege authorized is not utilized or where some form of construction pursuant to issuance of a building permit has not commenced within two years from the date of this approval.
4. Applicant and its employees, agents and contractors shall comply with all Municipal Code provisions.

Planning Conditions

5. Any graffiti painted or marked upon the Property or on any adjacent area under the control of the Applicant shall be removed or painted over within 24 hours of discovery or notice from the City.

6. The Property shall be maintained in a safe and clean condition and the Applicant shall ensure that no trash or litter originating from the site is deposited on neighboring properties or the public right-of-way. At the end of each business day, the Applicant shall pick up any and all litter including but not limited to large discarded items that may have collected in the Property's parking area and public right-of-way.
7. The Applicant shall maintain all required permits and licenses in good standing.
8. The Applicant understands that any violation of the foregoing conditions shall be grounds for the suspension or revocation of the CUP.
9. The construction site shall always be kept in a clean manner prior, during, and after construction.
10. The Applicant shall develop the Property as shown in the site plan and landscaping plan approved by the Planning Commission.
11. The Applicant shall provide a detailed landscape and irrigation plan, prepared by a registered Landscape Architect to the Community Development Director for review and approval prior to submitting the plans to the Building Division.
12. The Applicant shall install drought tolerant landscaping in strict compliance with a landscape plan prepared by a Landscape Architect drawn at a minimum scale of 1"=10' which will include all proposed softscape elements (included areas of ornamental plantings and turf areas), with the perimeter planting design for the exterior of building. The Applicant shall incorporate the following into the landscape plan:
 - a. Enclose all planters within parking lot areas with raised six-inch P.C.C. curbs, except at sidewalks.
 - b. Provide an automated underground irrigation system for all landscaped areas.
 - c. Provide adequate landscaping to screen all ground mounted mechanical equipment
13. All exterior doors shall be lit with a minimum of one-foot candle power of intensity and constructed of tamper-resistant fixtures.
14. The Applicant shall have no outside storage of material or equipment during or after hours in the required parking lot areas or near the front entrance of the Property visible from Rosemead Boulevard.

Building Conditions

15. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
16. School Developmental Fees shall be paid to School District prior to the issuance of the building permit.

17. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
18. The building shall be addressed as 2512 Rosemead Blvd. and an application to assign unit numbers for each tenant space shall be filed with City prior to plan check submittal.
19. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
20. Structural calculations prepared under the direction of an architect, civil engineer, or structural engineer shall be provided.
21. A geotechnical and soils investigation report is required. The duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
 - a. Observation of cleared areas and benches prepared to receive fill;
 - b. Observation of the removal of all unsuitable soils and other materials;
 - c. The approval of soils to be used as fill material;
 - d. Inspection of compaction and placement of fill;
 - e. The testing of compacted fills; and
 - f. The inspection of review of drainage devices.
22. The Applicant shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.
23. A grading and drainage plan shall be approved by Public Works Department Engineering Division prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
24. Prior to submitting grading plans to Engineering Department, LID review shall be completed and approved.
25. All State of California disability access regulations for accessibility and adaptability shall be complied with.
26. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines per Section 11B-206.2.4 of the California Building Code.
27. The building permit will not be issued until the Property has been surveyed and the

boundaries marked by a land surveyor licensed by the State of California.

28. Foundation inspection will not be made until setback on all sides of the proposed building have been surveyed and the location of the footings has been determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
29. Electrical plan check is required.
30. Mechanical plan check is required.
31. Plumbing plan check is required.
32. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
33. Floor plan shall be revised to provide code compliant restroom for customers. The plumbing code requires that each building or structure shall be provided with toilet facilities for employees and customers. (CPC 422.4) Access to the required toilet facilities for customers shall not pass through areas designated as for employee use only such as kitchens, food preparation areas, storage rooms, closets, or similar spaces. (CPC 422.4.1)
34. Unconditioned enclosed spaces that are greater than 5,000 square feet and that are directly under a roof with ceiling heights greater than 15 feet shall comply with minimum daylighting requirement per Section 140.3(c) of the California Energy Code.
35. Project shall comply with the CalGreen Non-Residential mandatory requirements.
36. Demolition permit is required for any existing buildings which are to be demolished.
37. Separate plan review and permit is required for each detached retaining wall.
38. Fire-resistance rating requirements for exterior walls based on fire separation distance of 5 to 10 feet shall comply with Table 602 of the Building Code.
39. Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 5 to 10 feet shall comply with Table 705.8 of the Building Code.
40. Prior to the issuance of building permit, a written consent shall be obtained from the current easement holder(s) for any proposed development encroaching into existing easement(s).
41. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
42. Separate permit is required for Fire Sprinklers

43. City records indicate the Property is a combination of lots under common ownership. The two lots shall be combined and shall be processed prior to issuance of the building permit.
44. Building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official.

Engineering Conditions

45. LID review shall be completed prior submitting grading plans for plan review. Grading plans shall be submitted including the proof of approval of LID or exemption of LID.
46. Install new driveway approach in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee.
47. Close existing driveway apron, and install necessary improvements (parkway, landscape, sidewalk, curb and gutter, any others as applicable) to match required adjacent sections, and as directed by the City Engineer or his/her designee.
48. Install new concrete sidewalk along the length of the Property frontage in accordance with SPPWC Standard Plan 113-2, and as directed by the City Engineer and/or his/her designee.
49. Remove and replace broken off grade curb and gutter in accordance with SPPWC Standard Plan 120-2, and as directed by the City Engineer or his/her designee.
50. Rehabilitate existing AC street pavement along the length of the Property frontage to the centerline of the street as directed by the City Engineer or his/her designee:
51. Underground all utility services to the Property.
52. Project shall be reviewed and approved by the City Traffic Engineer, prior to the issuance of permits.

Traffic Conditions

53. Trip Generation of Proposed Project and justification that this Project is eligible for Project Type VMT Screening and is primarily assumed to be local serving.
54. Due to the median island, both driveways will be limited to right turn in and right turn out.
55. Truck Turning Templates will be submitted to the City showing how trucks will turn in and out of the driveway. Trucks will need to be able to make the right turn into Property driveways from the curb lane to prevent cars passing on the right. This will need to be submitted to Traffic Engineering for review and approval.
56. On-site Truck Turning Templates will be submitted to the City showing how trucks will enter from each driveway and back into proposed loading docks. This will need to be submitted to Traffic Engineering for review and approval.
57. Description of gate entrances with explanation of if there is enough room for trucks to queue on site in order to avoid any queuing on Rosemead Boulevard, and if the gates will

remain open during business hours so trucks do not queue or wait on-street for gate to be opened.

- 58. Currently there is no on-street parking in front of the Property. If this changes, then a clear line of sight calculation focusing on any needed red curb, following AASHTO guidelines, at the driveway will need to be submitted for review.
- 59. Each side of Project driveways will have clear corner sight distance with low vegetation or walls that do not obscure the view of exiting vehicles or trucks.
- 60. Identification of Truck or Trailer parking on-site.

Fire Department Conditions

- 61. Review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit may be required for this Project prior to building permit issuance.

SECTION 5: Any interested party may appeal this decision to the City Council pursuant to SEMMC Section 17.74.050.

ADOPTED this 21st day of July, 2020.

Chairman, Rudy Bojorquez

ATTEST:

Secretary, Angie Hernandez

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH EL MONTE)

I, Angie Hernandez, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 20-06 was duly passed and adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 21st day of July 2020.

AYES:
NOES:
ABSENT:
ABSTAIN:

Secretary, Angie Hernandez

ATTACHMENT B

Chapter 17.16 - COMMERCIAL MANUFACTURING ZONE (C-M)

17.16.010 - Intent and purpose.

The purpose of the commercial manufacturing zone, C-M, is to provide areas within the city in which general commercial and limited manufacturing uses can be co-located. Development standards are imposed in order to control the type and intensity of uses and to ensure quality of design which will enhance the area in which the use is located and which will protect adjacent and neighboring properties.

(Ord. 822 §1(part), 1989)

17.16.020 - Permitted uses.

No building or structure shall be erected, reconstructed or structurally altered or enlarged, nor shall any building, structure or land be used for any purpose except as provided in this chapter.

(Ord. 822 §1(part), 1989)

17.16.030 - Principal permitted uses.

When conducted entirely within an enclosed building(s), except for businesses which, by their nature, require operations outside of a building, the following are primary uses permitted within the commercial manufacturing zone (C-M). Any permitted use which is located adjacent to, or directly across a public or private street from a residential zone district shall be subject to the development standards contained in Chapters 17.24 through 17.58 of these regulations:

- A. Any use listed as a principal permitted use in the commercial zone (C) when not prohibited by Section 17.16.060;
- B. Catering houses;
- C. Wholesale and distribution businesses, providing that no trucks shall be based on the premises other than those owned, operated by, and servicing only the use on the site;
- D. Manufacturing, processing, packaging, treatment, fabrication or assembly when not specified as a conditional use in the M zone or prohibited by Section 17.16.060;
- E. Adult businesses pursuant to the provisions of Chapter 5.25 of the South El Monte Municipal Code.

(Ord. 1012 §6, 1999; Ord. 963 §7, 1995; Ord. 822 §1(part), 1989)

17.16.035 - Residential uses.

- A. Each residential use and structure legally existing as of January 1, 1980, is a permitted use in the commercial-manufacturing zone.
- B. Residential uses and structures as set forth in this chapter are defined herein as single-family residential dwellings, two-family dwellings, three-family dwellings, multiple-family dwellings, and mobile homes or trailers designed and used for residential occupancy located within a mobile home park legally established prior to January 1, 1980. Each such mobile home park legally established prior to January 1, 1980, shall comply with the provisions of Chapter 17.42.
- C. The development standards set forth in Chapter 17.08 of this code shall apply to each single-family residential dwelling permitted by this section.

- D. The development standards set forth in Chapter 17.10 of this code shall apply to each two-family dwelling and th dwelling permitted by this section.
- E. The development standards set forth in the applicable sections of Chapter 17.12 pertaining to multiple-family dwellings shall apply to all multiple-family dwellings permitted by this section, except townhouses and condominiums.
- F. The development standards set forth in Chapter 17.44 of this code shall apply to each townhouse and condominium permitted by this section.
- G. The development standards set forth in the applicable sections of Chapter 17.42 that are applicable to mobile home sites and structures shall apply to each mobile home and trailer permitted by this section.

(Ord. 984 §5, 1996)

17.16.040 - Conditional uses.

The following uses are permitted subject to obtaining a conditional use permit in accordance with Chapter 17.68 of these regulations:

- A. Any use listed as a conditionally permitted use in the commercial zone (C) when not prohibited by Section 17.16.060;
- B. Any use not specifically permitted or prohibited which is determined to be compatible with the permitted uses of the commercial manufacturing zone (C-M);
- C. Trade schools;
- D. Massage establishment.

(Ord. 1087 §1, 2006; Ord. 963 §8, 1995; Ord. 918 §§3 and 6, 1992; Ord. 822 §1(part), 1989)

(Ord. No. 1195, § 12, 2-24-2015)

17.16.050 - Secondary uses.

The following uses are allowed when incidental to a permitted use:

- A. Accessory buildings and uses customarily associated with any permitted use (see Chapters 17.24 through 17.58 for development standards);
- B. Outdoor storage, as determined by the director of planning and community development or his representative, provided that the only materials and products or equipment stored are necessary to the operation of a use being conducted on the site. The height of the storage shall not exceed the height of any fence or wall required or permitted by these regulations, and storage shall not be permitted in any required front or side yard or in any area designated for required parking if such storage would eliminate necessary employee parking or force employees to park on the public street;
- C. Gateway signs, subject to the provisions of Section 17.62.130(A)(6).

(Ord. 940 §3, 1993; Ord. 822 §1(part), 1989)

17.16.060 - Prohibited uses.

The following are prohibited uses in the commercial manufacturing zone:

- A. Residential uses and structures except as specifically permitted by Section 17.16.035;

- B. Hotels and motels;
- C. Any uses listed as conditional uses in the manufacturing zone (M) unless specifically permitted by this chapter;
- D. Churches and schools (both public and private);
- E. The slaughter, dressing, butchering or similar operations involving animals, seafood, poultry, or fowl or the tanning or other treatment of hides, skins, or the like;
- F. Any use when such use is determined to be hazardous in nature, either by virtue of activity or product, or through the emission of noise, pollutants, or hazardous effluents;
- G. Uses prohibited on property located adjacent to or across a public or private street from a residential zone:
 - 1. Ambulance services,
 - 2. Any use which involves the mixing or handling of hazardous or toxic chemicals or products or requires the construction of any H-1 or H-2 structure,
 - 3. Any use which involves heavy truck uses. Heavy truck uses meaning any use in which the movement of goods by truck on a regular basis is a major or principal part of the daily operation such as, but not limited to, distribution centers, moving and storage firms, steel distribution or any firm engaged primarily in transshipment of goods,
 - 4. Machine shops employing such operations as deburring, the use of high speed drilling, sawing or cutting of metals; the use of any punch press over twenty tons capacity, and the use of brakes or other equipment capable of producing excessive noise or vibration,
 - 5. Any use which involves the use of cyclones or other similar methods of moving materials which could create excessive or irritating noise,
 - 6. Any use listed as a conditional use in the manufacturing zone (M) except that on-sale of alcoholic beverages in association with restaurants, cafes, cafeterias and similar establishments may be permitted with a conditional use permit;
- H. Off-sale of alcoholic beverages other than beer and wine within five hundred linear feet of any church, school, or park;
- I. Metal buildings as defined in Chapter 17.56 of these regulations.

(Ord. 984 §6, 1996; Ord. 963 §9, 1995; Ord. 822 §1(part), 1989)

17.16.070 - Property development standards—Generally.

The following standards shall apply to uses within the commercial manufacturing zone (C-M), provided that automobile service stations, drive through and walkup restaurants, and buildings constructed adjacent to or directly across a public or private street from a residentially zoned district shall be subject to development standards contained in Chapter 17.48, provided further, that any lot or parcel which is substandard in width, depth, or area and was legally recorded as a separate lot as of July 1, 1988, may be used for any use permitted by the commercial-manufacturing zone district regulations. Notwithstanding the above, residential uses and structures permitted by Section 17.16.035 shall be subject to development standards contained therein.

(Ord. 984 §7, 1996; Ord. 822 §1(part), 1989)

17.16.080 - Minimum lot area.

Minimum lot area is seven thousand five hundred square feet.

(Ord. 822 §1(part), 1989)

17.16.090 - Maximum building coverage.

See Figure 17.14.080 for allowable building coverage.

(Ord. 963 §10, 1995; Ord. 822 §1(part), 1989)

17.16.100 Minimum lot width. Minimum lot width is fifty feet.

(Ord. 822 §1(part), 1989)

17.16.110 - Minimum lot depth.

There are no minimum lot depth regulations.

(Ord. 822 §1(part), 1989)

17.16.120 - Maximum building height.

No requirement except that any building constructed adjacent to a residentially zoned lot shall have a maximum allowable height of twenty-eight feet.

(Ord. 822 §1(part), 1989)

17.16.130 - Minimum yard requirements.

- A. Front Yard. Five feet, measured from the front property line, which shall be landscaped.
- B. Side yard: none required.
 - 1. Interior or key lot: none required.
 - 2. Corner or reversed corner lot: five feet measured from the property line, which shall be landscaped.
- C. Rear yard: none required.

(Ord. 822 §1(part), 1989)

17.16.140 - Accessory buildings.

Accessory buildings and structures shall conform to the standards contained in Chapters 17.24 through 17.58 of these regulations.

(Ord. 822 §1(part), 1989)

17.16.150 - Off-street parking and loading.

- A. Off-street parking and loading shall be provided in accordance with Chapter 17.60.
- B. No parking, whether the provision of required parking spaces or other parking, shall be permitted on unpaved areas, including the storage of trucks or other similar types of equipment.

(Ord. 822 §1(part), 1989)

17.16.160 - Loading docks and truck maneuvering.

- A. All loading docks and doors facing a public or private street shall be located in such a way that all truck maneuvering shall take place onsite whenever possible.
- B. All drive approaches shall be so designed as to preclude direct access to a loading door or loading dock from a public or private street whenever possible.

(Ord. 822 §1(part), 1989)

17.16.170 - Vehicle maintenance and repair.

Vehicle maintenance and repair must take place within a solid masonry structure enclosed on at least three sides with any openings, other than windows or fire exits, facing away from any public or private street.

(Ord. 822 §1(part), 1989)

17.16.180 - Landscaping.

A minimum of five percent of the total area devoted to parking shall be landscaped as well as other areas not designated for parking, structures, or pedestrian walkways. Landscaping shall consist of grass, groundcover, or other plant material and shall include an accepted automatic irrigation system (sprinklers, bubblers, or diffuser heads) or hose bibs not over fifty feet from any portion of a planted area and all landscaping shall be contained within six-inch concrete or eight-inch masonry curbing. Provision of landscaping within parking areas shall be in accordance with Chapter 17.60.

(Ord. 822 §1(part), 1989)

17.16.190 - Fences and walls.

- A. A solid masonry wall eight feet in height shall be constructed and maintained along any side or rear property line which adjoins a residential zone, school, church or park, except that the wall shall not exceed forty-two inches in height when it adjoins the front setback of the adjacent residential property, except that the fence may be increased to a height of eight feet if the increase in height consists of wrought iron, chain link or other "see-through" material and the design is approved by the director of planning and community development. On property which is located in a block which is entirely zoned CM or M and developed in permitted manufacturing uses, fences or walls shall not exceed eight feet in height on sides front or rear, provided that any wall located in the front or on the side in the case of a corner or reversed corner lot shall be constructed to the rear of the required setback. If outdoor storage is conducted on the property, all fences must be sight obscuring.
- B. Corner or Reversed Corner Lot. On property at any corner formed by intersecting streets it shall be prohibited to construct, install or maintain any fence, hedge or wall or any other obstruction to view higher forty inches above the reference point located at either:
 1. The point of intersection with the prolongation of the curblines; or
 2. The point of intersection of the prolongation of the edge of the paved roadway when curblines do not exist.

Within the triangular area between the curb or edge of the paved roadway lines and a diagonal line joining points on the curb or edge of paved roadway lines forty feet from the point of their intersection, or in the case of rounded corners, the triangular area included between the reference point and the curbline or edge of paved

roadway line forty feet from the point of their intersection (see Figure 17.08.200).

- C. When parking is so located that vehicles are facing a public or private street, a forty-two inch high decorative block wall shall be installed to the rear of the required setback.

(Ord. 822 §1(part), 1989)

17.16.200 - Outdoor storage and operations.

Except as permitted by Section 17.14.205, all business operations in the commercial-manufacturing zone must be conducted entirely within a completely enclosed building. However, automobile and light truck sales, automobile service stations, outdoor dining, and other businesses which, by their nature, require operations outside of a building may be conducted outside of a building. Also, certain ancillary operations, such as the immediate loading and unloading of merchandise and supplies, routine property and building maintenance and permitted advertising may be conducted out of doors. Non-spoilable trash and/or recyclable material may be temporarily stored in approved and permitted trash enclosure area(s) for not more than seven days.

(Ord. 1057 §3, 2004; Ord. 822 §1(part), 1989)

17.16.205 - Outdoor display of merchandise for sale.

Businesses selling merchandise at retail in the commercial-manufacturing zone may display sale or promotional items outdoors subject to the following regulations:

- A. The merchandise must be displayed on the same lot as the principal location of the business;
- B. The area occupied by the outside display of merchandise shall not exceed an area greater than the gross square footage of the principal building on the lot multiplied by a factor of .025. The maximum permissible area occupied by outdoor display of merchandise shall be five hundred square feet;
- C. The displayed merchandise must be grouped into a single area and visible from the public street. The displayed merchandise shall not block, or diminish the public view of, or physical access to, any other business or use.
- D. The merchandise may not be displayed on, or over, any public right-of-way and may not be located within ten linear feet of any public right-of-way.
- E. The displayed merchandise may not be located in, or encroach into, any required yard or setback, or unpaved area.
- F. The displayed merchandise must not be located in, or encroach into, any designated driveway, required parking space, or designated fire lane.
- G. The displayed merchandise may not block any doorway, designated private pedestrian walkway or access for the handicapped.
- H. The merchandise may not be displayed on top of any portion of any building, hung from, or affixed to building walls, rafters or eaves. Nor may any merchandise be hung from, or affixed to, any fence or wall or inflatable device.
- I. The outdoor display of merchandise shall be subject to all applicable health, safety and fire codes.
- J. The outdoor display of merchandise for sale, is in and of itself, a form of advertising and no additional signage shall be permitted for the displayed merchandise except price signs measuring no larger than three inches by five inches may be affixed to the items displayed for sale.

- K. The outdoor display of merchandise shall be subject to an outdoor display site plan review and approval by commission and said approval shall be subject to conditions, if any, that may be imposed by the planning commission needed to mitigate any potential negative effects created by the proposed outdoor display, and the planning commission shall deny the application if the planning commission finds that the outdoor display would be detrimental to properties in the immediate vicinity of the subject property or to the city in general. The planning commission shall deny any approval for cause.
- L. Application for an outdoor display site plan approval shall be made on application forms supplied by the city and pursuant to the instructions provided by the city. At the time of submittal, applicant shall pay an application fee in the same amount as the application fees established for development site plan review.

(Ord. 1057 § 4, 2004)

17.16.210 - Exterior lighting facilities.

Exterior lighting fixtures shall be arranged in a manner that will not provide a direct glare or create hazardous interference with highways and neighboring properties.

(Ord. 822 § 1(part), 1989)

17.16.220 - Refuse enclosures.

There shall be sufficient refuse enclosures provided to serve each development. Each enclosure shall have minimum interior dimensions of five feet by seven feet and shall be constructed of wood, masonry, block, or a combination of such materials and shall be designed to be compatible with the principal structure or structures on the site. The number, placement and design of such enclosures shall be determined during review of the proposed development.

(Ord. 822 § 1(part), 1989)

Chapter 17.60 - OFF-STREET PARKING AND LOADING

17.60.010 - General provisions.

- A. Off-street vehicle parking spaces shall be provided at the time of the use of the land, or at the time of the erection of the building or use of the land or building or structure is altered, enlarged converted or increased in capacity by the addition of uses, floor area, dwelling units guest rooms, beds or seats; provided however, that additional parking spaces shall not be required at the time of the erection of an addition to a single-family residence if the director of community development shall find all of the following:
1. The proposed addition is otherwise in conformity with the provisions of the zoning regulations;
 2. The provision of additional off-street parking of the lot is impossible or impractical because of the size or configuration of the lot and improvement; and
 3. The public safety and welfare will not be unreasonably jeopardized by waiving the requirements of additional off-street parking.
- B. All off-street parking spaces and areas required by these regulations, or otherwise provided, shall comply with all of the conditions, improvements and landscaping requirements set forth in these regulations, and shall be maintained as much as such thereafter in a reasonable and acceptable manner or condition.
- C. All vehicle parking spaces and areas required or otherwise provided shall comply with the following conditions:
1. The number of spaces shall be determined by the amount of use of land, dwelling units, floor area guest rooms, beds, or seats provided, and such parking spaces and areas shall be maintained thereafter without reduction in the number of spaces required in connection with such buildings, structures and uses of land.
 2. Each parking space shall be developed in accordance with standards established by written resolutions of the planning commission and Section 17.60.030.
 3. Adequate driveways and aisles shall be provided as set forth in these regulations and in any standards adopted by the planning commission.
 4. All vehicle parking spaces shall be on the same lot with the land use, building or structure except as otherwise provided in Section 17.60.040.
 5. Any carport or private garage which fronts upon a private street shall be located so as to provide for a minimum automobile ingress or egress of not less than twenty feet between the property line and the entrance to the garage or carport.
 6. No vehicle parking spaces shall occupy or be designed in a required front yard, or in a side yard on a side street, except as specifically provided in these regulations or in the zone district regulations for the zone in which the property is located.

7. No parking spaces or areas shall be so designed as to require vehicles to back into a street except family or duplex buildings.
 8. No more than twenty feet of the width of the front yard in residential zones may be used or improved by paving or otherwise vehicle access. This area may be increased to a maximum of thirty feet if three covered spaces are provided in a single structure.
- D. In all zones, parking plans for off-street parking facilities shall be submitted for approval to the planning division prior to the issuance of building permits or certificates of occupancy. All plans shall clearly indicate the proposed development, including parking location, size, design, lighting, landscaping, curb cuts, ingress and egress.
 - E. Parking shall be based upon gross floor area, except for office buildings in excess of one story, the parking ratio shall be based on net floor area, which is gross floor area minus elevator shafts, stairwells, open courtyards and balconies. Fractional spaces may be rounded to the nearest whole parking space.
 - F. Whenever a nonresidential structure is enlarged or increased in capacity, or when a change in use creates an increase in the amount of off-street parking or loading area required, additional spaces shall be provided. Furthermore, for all existing uses or structures, including residential, hereafter expanded by fifty percent or more of the existing gross floor area, the required off-street parking for the entire property or development shall conform to the most current parking standards.
 - G. All required parking spaces shall be used exclusively for operable, currently licensed motor vehicles of tenants, occupants, or visitors of the property.
 - H. No parking area shall be counted as both a required parking stall and a loading space.
 - I. Requirements for uses not specifically listed herein shall be determined by the community development director, based upon the requirements for comparable uses and upon particular characteristics of the use. Additional parking over and above that required herein may be required upon determination of the planning commission that the specific type of business or user generates a greater demand for more parking than the requirement herein.
 - J. No tandem parking shall be allowed within private residential areas anywhere in the city, it would adversely impact the aesthetic appeal and character of the city.

(Ord. 1120 § 2, 2008; Ord. 822 § 1(part), 1989)

17.60.020 - Parking requirements.

Required vehicle parking shall be provided in accordance with the following schedule. Except that in cases of development for which no specific parking requirements have been established, the planning commission shall establish and approve parking requirements.

Land Use	Required Parking
Residential:	
Single-family dwelling	Two standard spaces within a garage.
Duplex (two-family) or triplex (three-family) dwelling	Two standard spaces per dwelling unit within a garage.
Multiple dwelling	Two standard spaces per dwelling unit with a garage, plus one guest parking for every four units.
Mobile home park	Two standard spaces for each mobile home site or space. The parking may be tandem. One additional space per each five mobile home sites or spaces shall be provided for guests.
Senior housing and very low/low income	0.5 spaces per unit.

Land Use	Required Parking
Commercial:	
General retail or services	One space for each three hundred square feet of gross floor area. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.
General professional offices	One space for each three hundred square feet of gross floor area. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.
Restaurants, cafes and similar establishments dispensing food and beverages (including drive-ins, drive-through and take out establishments with designated seating areas	One space for each four fixed seats or for each four persons of occupant load in the dining area. There shall also be provided additional ten percent of the required parking with parking to be designated for use by employees. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.

<p>Drive-in, drive-through and take out business with no designated interior or exterior seating areas (including automobile service stations)</p>	<p>One space for each two hundred fifty feet of gross floor area provided, a minimum of five spaces shall be provided. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.</p>
<p>Hotels, motels, boardinghouses, clubs, and lodges</p>	<p>One space for each guest room, suite or dwelling unit, and two spaces for any dwelling unit used by a residential manager. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.</p>
<p>Assemblies such as theaters, auditoriums, arenas, stadiums and similar places of assembly including churches and private schools</p>	<p>One space for each three permanent seats, or if movable or temporary seats are used, one space for each three persons of occupant load. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.</p>

Land Use	Required Parking
Industrial:*	

General manufacturing	One space for each seven hundred fifty square feet of gross floor area up to ten thousand square feet and one for each seven hundred fifty square feet of gross floor area over ten thousand square feet plus one loading area for each five thousand square feet of gross floor area. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.
Research and scientific manufacturing	One space per seven hundred fifty square feet of gross floor area plus one space for each vehicle owned or leased by any occupant and operated from the site. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.
Warehousing	One space per thousand square feet of gross floor area plus one space for each vehicle owned or leased by any occupant and operated from the site. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.
Office	One space for each three hundred square feet of gross floor area. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.
Self-storage	Parking shall be provided along thirty-foot wide parking/driving lanes adjacent to the storage buildings and a minimum of ten spaces adjacent to the leasing office.
Vehicle related use:	
Auto repair	One space per three hundred square feet of gross floor area.

Auto sales/leasing	One space per seven hundred fifty square feet of lot size plus one space per two thousand five hundred square feet of outdoor display and storage area.
RVs and related	One space per seven hundred fifty square feet of gross floor area plus one space per two thousand five hundred square feet of outdoor display and storage area.

(Ord. 1120 § 3, 2008; Ord. 822 § 1(part), 1989)

17.60.030 - Development standards.

- A. Paving. All parking spaces, maneuvering, turnaround areas, and any driveways shall be paved with asphalt or concrete to city standards.
- B. Marking of Parking Spaces. All parking spaces, except those within private garages or carport, shall be marked with distinguishable materials. Handicapped spaces shall be clearly identified to preclude their use by unauthorized vehicles.
- C. Bumper Guards or Wheel Stops. Bumper guards or wheel stops shall be provided as necessary to protect any buildings, structures, landscaping or other vehicles.
- D. Illumination. All parking areas must be illuminated; lights shall be arranged so that there is no direct reflection of light toward any adjoining premises, public street, private street or alley.
- E. Parking Area. Any parking area, other than that used for single-family or two-family dwellings (duplex), shall be separated from any adjoining residential zone, church, school, or park by a masonry wall six feet in height, except within a required front setback or front yard on the site of adjoining property, in which case the solid wall shall not exceed forty-two inches in height, but may be increased to a total height of six feet if wrought iron, chain link, or other "see through" materials are used and the design is approved by the director of community development.
- F. Driveways and Aisles. The minimum driveway and aisle widths necessary for adequate ingress and egress shall be provided and maintained free and clear of all obstruction as follows:
 1. Minimum one-way driveway widths:
 - a. Single-family or duplex dwellings, ten feet,
 - b. Multiple dwellings, twelve feet,
 - c. All other uses, ten feet;
 2. Driveways affording ingress and egress to a parking area with twenty or more spaces shall be designed for one-way circulation or a double driveway system;

3. Aisle widths for parking areas shall be in accordance with parking standards adopted by the planning commission.
- G. Landscaping. All parking areas required, or otherwise provided, except for residential zones, shall be landscaped as follows:
1. A minimum planter strip, as required by regulations of the zone district in which site is located, shall be provided on peripheral sides bounded by a public or private street, except for those areas devoted to crosswalks and traversing driveways.
 2. A minimum of five percent of the total parking area must be landscaped; provided, however, that any such planting beds shall have a minimum width of three feet and a minimum area of twenty square feet. These beds shall be drawn to scale and indicated on the plot plan.
 3. Any unused space resulting from the design of parking may be used for planting purposes; provided, however, that any such planting beds shall have a minimum width of three feet and a minimum area of twenty square feet. These beds shall be drawn to scale and indicated on the plot plan.
 4. In complying with the five percent landscaping requirements, the landscaping shall be distributed throughout the parking area as evenly as possible. When parking areas are not visible from the public right-of-way, the director of community development shall have the option of incorporating the required parking area landscaping into other areas of the site including, but not limited to, the landscape front setback.
 5. Planter curbing shall be used for landscaping containment. The height of such curbing shall be not less than six inches of concrete or eight inches in masonry.
 6. All landscaping areas shall contain an accepted irrigation system (sprinklers, bubblers, or diffuser heads) or hose bibs located within fifty feet of all parts of a planted area, and the system shall be shown on the plot plan or on a separate drawing.

(Ord. 1120 § 4, 2008; Ord. 822 § 1(part), 1989)

17.60.040 - Remote parking.

Remote parking (parking located on a site other than that on which the use is located) may be utilized for multiple dwellings and commercial and industrial facilities under the following conditions:

- A. That the lot or parcel to be utilized for remote parking adjoins the lot or parcel it is to serve; or
- B. That the lot or parcel to be utilized for remote parking is separated only by an alley from the lot or parcel it is to serve; and in both cases;
- C. The lot or parcel utilized for remote parking is in the same ownership as the parcel being served or is held in a long-term (twenty-year) recorded lease providing that the owners or lessees and their heirs, assigns or successors in the interest shall maintain the parking facilities so long as the building or use they are intended to serve be maintained. The

covenant shall be prepared for the benefit of and in a form acceptable to the city, shall be recorded with the county recorder of Los Angeles County, and shall provided that the covenant may not be revoked, cancelled or modified without the written consent of the city;

- D. That the lot or parcel is located not more than one hundred fifty feet from the lot or parcel to be served, the requirement for a covenant running with the land as shown in subsection C of this section shall apply.

(Ord. 1120 § 5, 2008; Ord. 822 § 1(part), 1989)

17.60.050 - Loading facilities and truck maneuvering.

- A. All loading docks or loading doors facing upon a public or private street shall be located in such a manner that all truck maneuvering shall take place on the site whenever possible.
- B. All drive approaches shall be designed so as to preclude direct access to a loading dock or loading door from the street whenever possible.
- C. All areas used for parking, maneuvering, or vehicle storage shall be paved with asphalt or concrete to city standards.
- D. For every commercial or industrial building erected or established on a lot which abuts an alley, there shall be provided and maintained a twenty-five foot by ten foot by fourteen foot high loading space for each two thousand square feet of gross floor area. Each loading space shall be clearly marked and identified and shall be kept clear and unobstructed at all times.

(Ord. 822 § 1(part), 1989)

17.60.060 - Parking and loading facilities—Nonconforming.

Any use of property which, on the effective date of this section is nonconforming only as to the regulations in this chapter regulating off-street parking and loading facilities may be continued as if the off-street parking and loading facilities were conforming, provided that:

- A. There shall be no further reduction of off-street parking and loading facilities that do not exist on the property as of the effective date of this section; and
- B. The property complies with any applicable regulations requiring handicapped parking.

(Ord. 937 § 1, 1993)

17.60.070 - Maintenance of parking.

- A. Any parking spaces or loading zones that were required when the building was originally constructed or subsequently expanded shall be continually maintained.
- B. All parking areas shall be permanently maintained in a safe and clean condition free of physical obstructions and in good condition. All areas, including landscaping, shall be kept free of trash and weeds. Landscaped planters shall be permanently maintained with healthy nursery stock.

Any alteration, enlargement, maintenance or repairs shall be subject to the provisions of this chapter.

- C. Any restriping or other changes made to a parking lot shall be reviewed and approved by the planning division prior to such work being commenced.

(Ord. 1120 § 6, 2008)

Figure 17.60--STANDARD SPACES

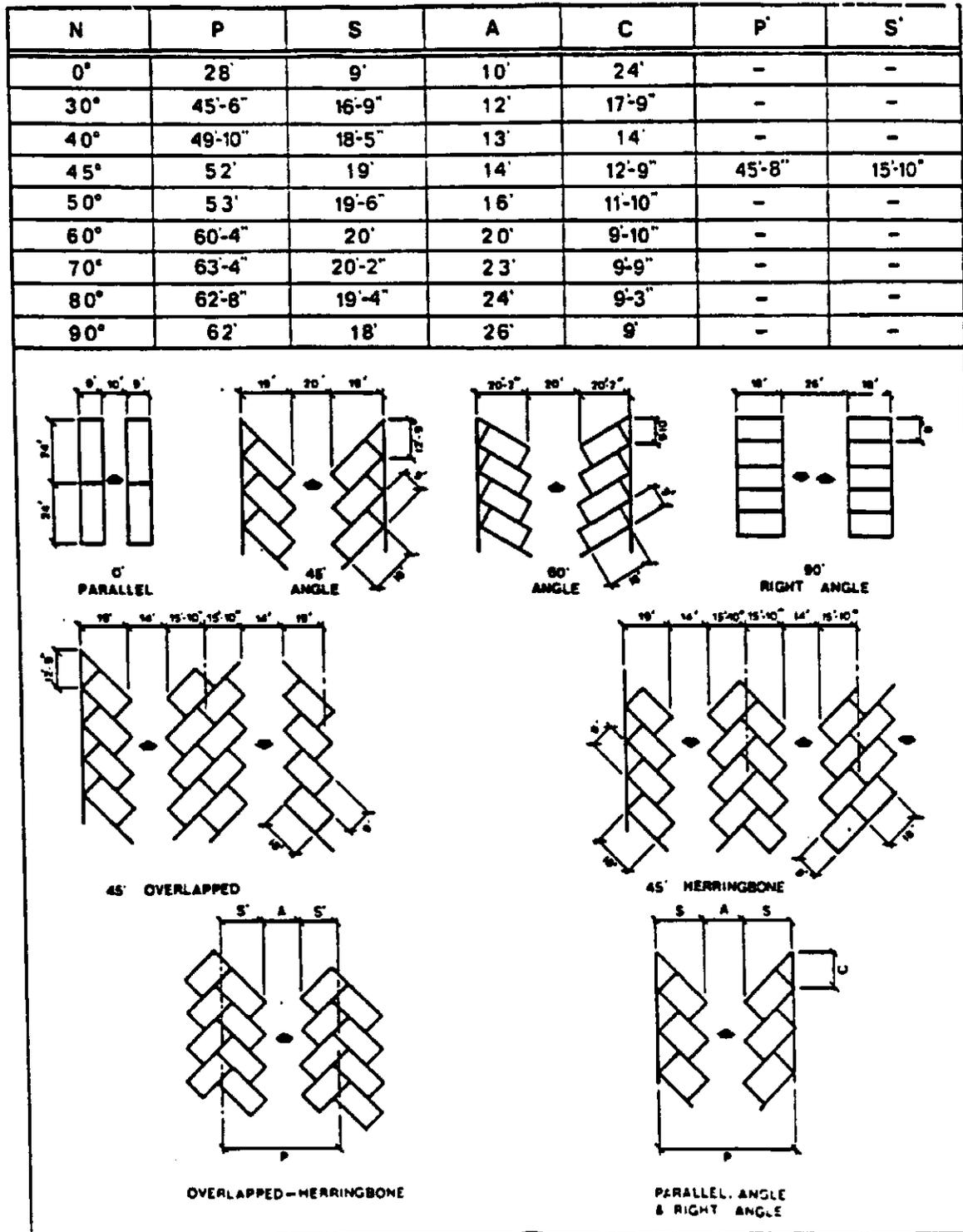
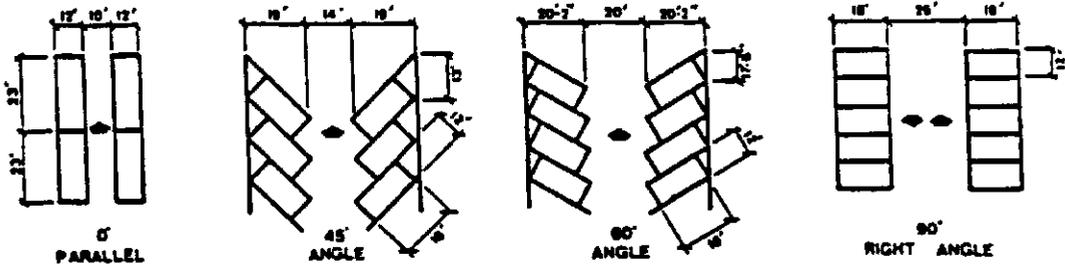
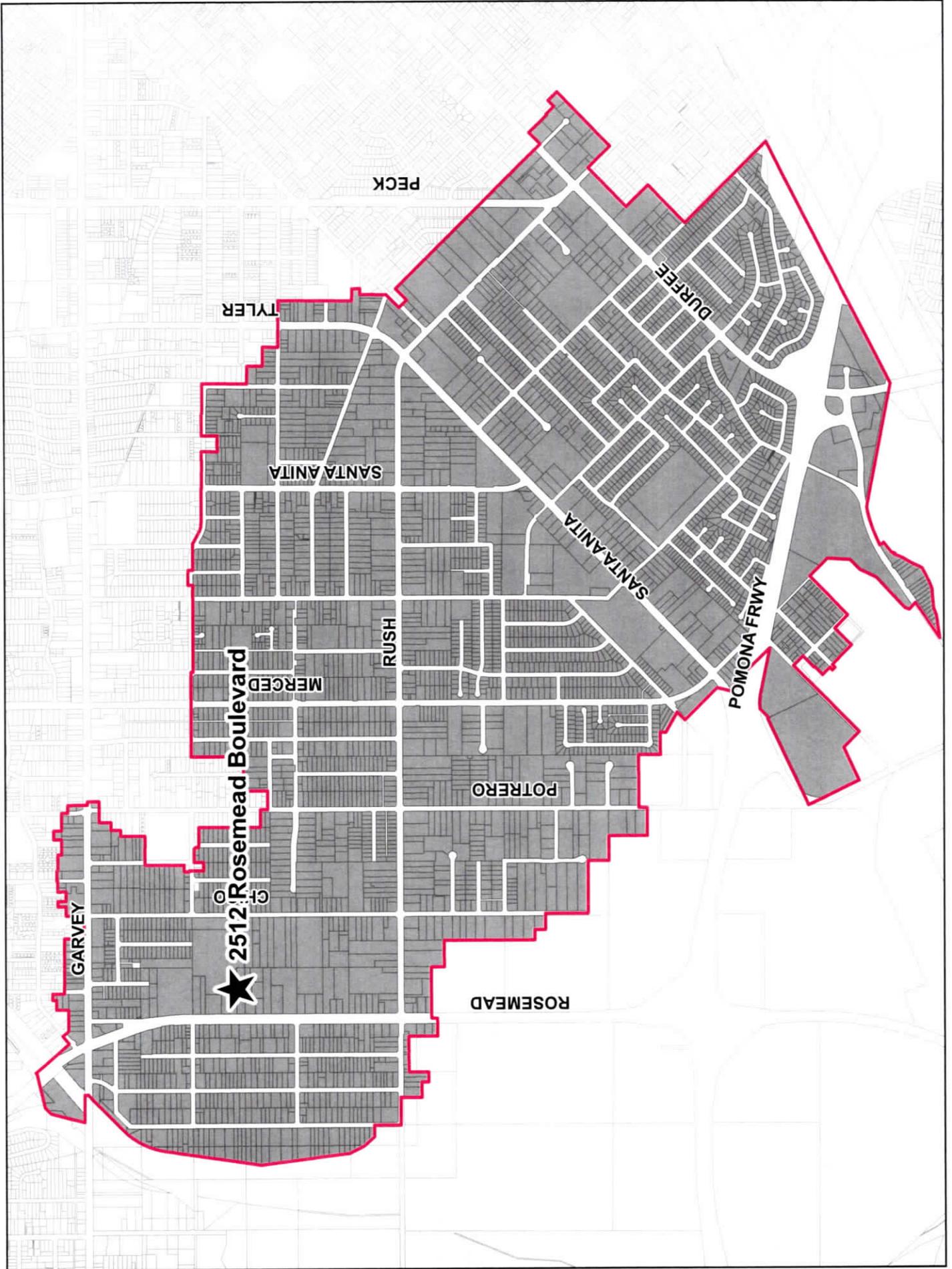


Figure 17.60--HANDICAPPED SPACES

N	P	S	A	C
0'	34'	12'	10'	24'
45'	52'	19'	14'	13'
60'	60'-4"	20'-2"	20'	17'-6"
90'	70'	18'	26'	12'



ATTACHMENT C



PECK

TYLER

SANTA ANITA

DUREE

SANTA ANITA

POMONA FRWY

RUSH

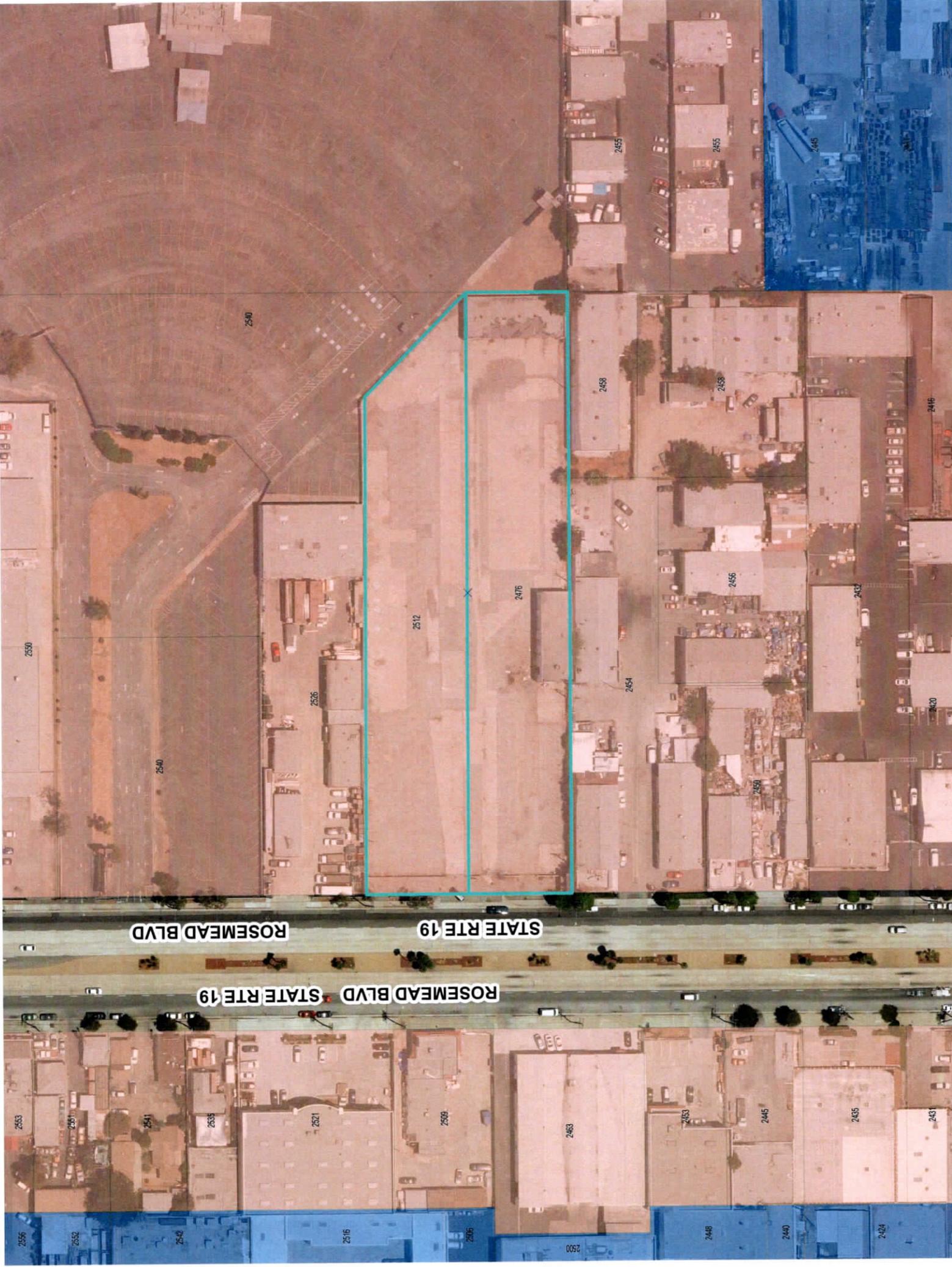
★ 2512 Rosemead Boulevard

MERCEDE

POTRERO

GARVEY

ROSEMEAD



ROSEMEAD BLVD

STATE RTE 19

ROSEMEAD BLVD STATE RTE 19

2550

2540

2540

2526

2512

2476

2458

2455

2455

2455

2456

2416

2420

2432

2490

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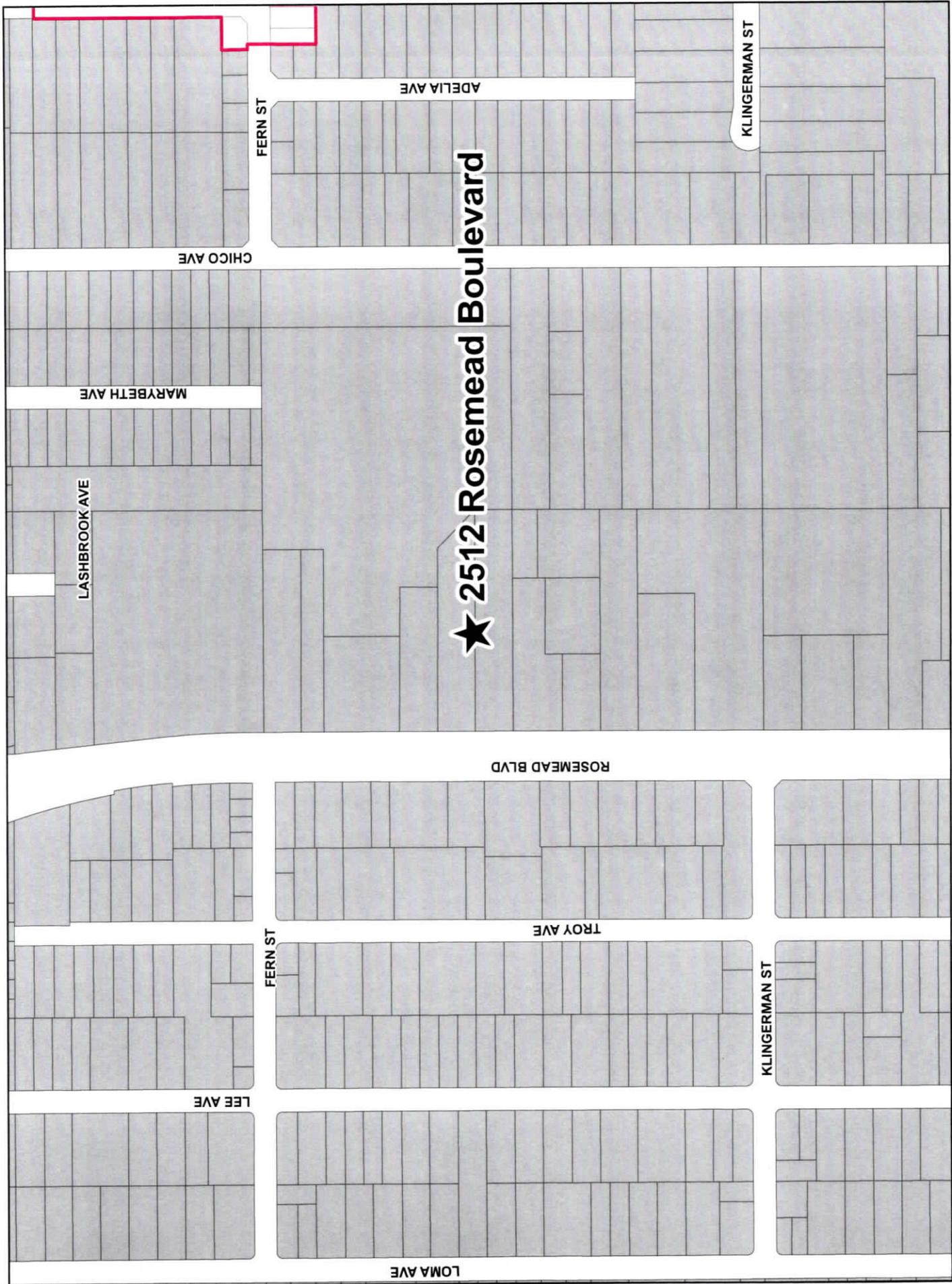
2500

2448

2440

2424

2446



★ 2512 Rosemead Boulevard

ADELIA AVE

FERN ST

KLINGERMAN ST

CHICO AVE

MARYBETH AVE

LASHBROOK AVE

ROSEMEAD BLVD

TROY AVE

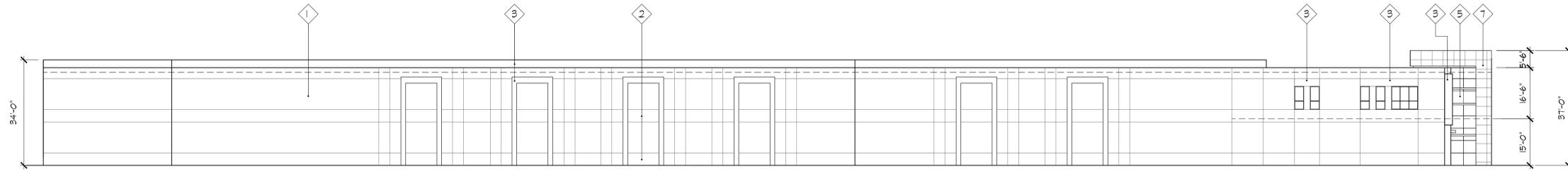
FERN ST

KLINGERMAN ST

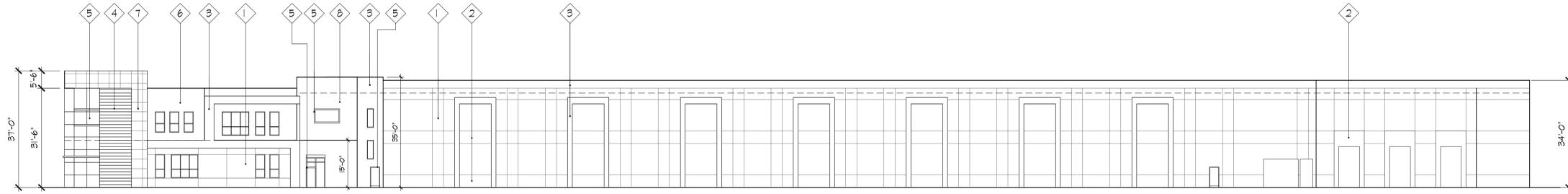
LEE AVE

LOMA AVE

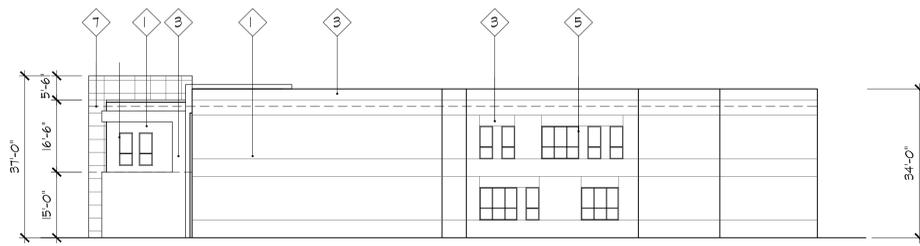
ATTACHMENT D



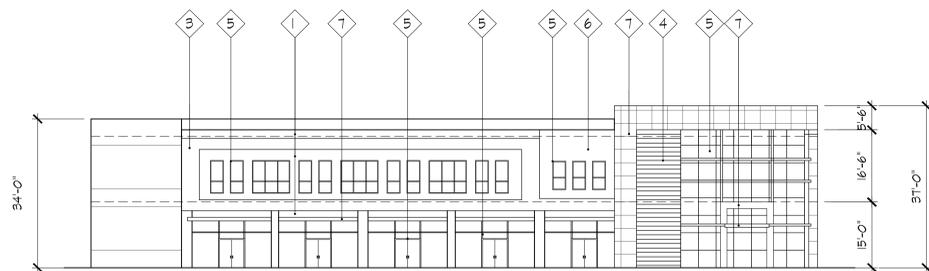
1 NORTH ELEVATION
1/16"=1'-0"



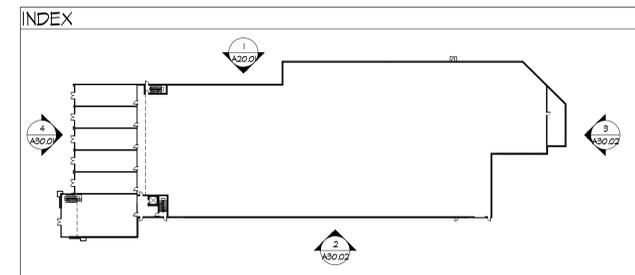
2 SOUTH ELEVATION
1/16"=1'-0"



3 EAST ELEVATION
1/16"=1'-0"



4 WEST ELEVATION
1/16"=1'-0"



MATERIAL LEGEND

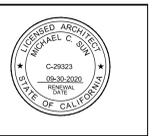
1	PAINT	COLOR MATCH LAHABRA PAREXUSA - SNOWBALL 10400L
2	EXTERIOR CEMENT PLASTER (STUCCO)	COLOR MATCH LAHABRA PAREXUSA - IVORY 10444L
3	EXTERIOR CEMENT PLASTER (STUCCO)	COLOR MATCH LAHABRA PAREXUSA - DE 636T COVERED IN PLATINUM
4	RESYSTA	COLOR MATCH UNTREATED RESCP 120612
5	DARK GRAY ALUM WINDOW	WITH CLEAR GLASS
6	PAINT	COLOR MATCH DUNN EDWARDS DET 681 MODERNE GLASS
7	METAL PANEL	COLOR MATCH ALUCOBOND SILVER METALIC OR EQUAL

REVISIONS:

SOUTH EL MONTE MIXED-USE
2512 ROSEMEAD BLVD.
SOUTH EL MONTE, CA 91733

All items, materials, components, and finishes are to be installed in accordance with the manufacturer's instructions. The contractor shall be responsible for obtaining all necessary permits and approvals for the project. The architect shall not be responsible for the construction of the project. The architect shall not be responsible for the construction of the project. The architect shall not be responsible for the construction of the project.

JWDA-MS Architects
ARCHITECTURE / INTERIOR DESIGN / PLANNING
8332 E. Wilson Dr. #121
Rosemead, California 91767
Phone: (626) 288-9189 Fax: (626) 288-9189



ELEVATIONS

DATE PREPARED:	03/03/2020
DATE:	03/03/2020
SCALE:	1/16"=1'-0"
DRAWN:	
JOB NO.:	855
SHEET:	A30.01
OF SHEETS:	07

A&A MEDICAL SUPPLIES INC

2512 ROSEMEAD BLVD, S EL MONTE, CA 91733

OWNER: A&A MEDICAL SUPPLIES INC ARCHITECT: JWDA-MS Architects
 KELLY DENG 8482 E. MISSION DR. #101
 S EL MONTE, CA 91733 ROSEMEAD CA 91770
 PHONE: (626) 215 7924 PHONE: 626-288-4144
 EMAIL: KELLYDENG1204@GMAIL.COM FAX: 626-288-4154
 CONTACT: MICHAEL SUN

PROJECT DATA

PROJECT ADDRESS: 2512 ROSEMEAD BLVD, S EL MONTE, CA 91733
 PARCEL MAP #: 8102-037-017, 8102-037-018
 ZONING: CM
 SITE AREA: 110,612 SF = 2.594 ACRE
 HEIGHT LIMIT: 35 FT WAREHOUSE HEIGHT PROPOSED: 34 FT
 YARD SETBACKS REQ'D PROVIDED
 FRONT 5' 5'-2"
 SIDE 0' 5'-1"
 REAR 0' 6'-4"
 BUILDING COVERAGE: 56,502 / 110,612 = 51%
 LANDSCAPE PARKING AREA REQUIRED 5%
 PARKING AREA: 21,632 SF
 PARKING AREA LANDSCAPE PROVIDED: 2,070 SF / 21,632 = 9.6% > 5%
 LANDSCAPE COVERAGE: 5,655 / 62,785 = 9%

FLOOR AREA ANALYSIS

OFFICE w/ MEZZANINE 8,582 + 874 SF = 9,456 SF
 WAREHOUSE 46,172 SF (NET)
 TOTAL WAREHOUSE 46,172 + 9,456 = 55,628 SF (GROSS)
 ALLOWABLE OFFICE AREA 25% X 55,628 = 13,907 SF > 9,456 SF OKAY
 OFFICE / WAREHOUSE: 9,456 / 55,628 = 17% < 25% OKAY
 RETAIL AREA (STREET FRONT UNDER WAREHOUSE OFFICE) = 8,582 SF
 TOTAL FLOOR AREA PROPOSED: 8,582 + 55,628 = 64,210 SF

SHEET SCHEDULE

ARCHITECTURAL
 A10.01 PROJECT DATA / SITE PLAN
 A20.01 FLOOR PLANS
 A30.01 ELEVATIONS

VINCINITY MAP



REVISIONS:

PROJECT NAME:
SOUTH EL MONTE MIXED-USE
 2512 ROSEMEAD BLVD,
 SOUTH EL MONTE, CA 91733

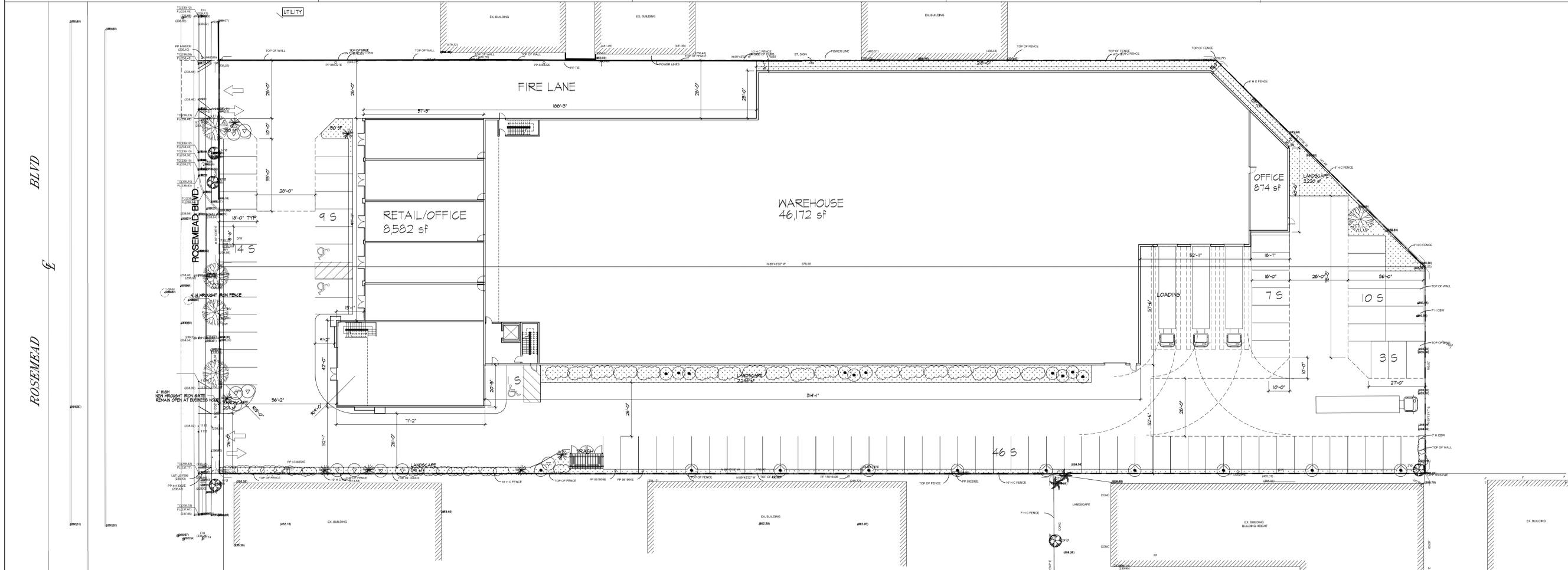
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JWDA-MS Architects
 ARCHITECTURE / INTERIOR DESIGN / PLANNING
 8482 E. MISSION DR. #101
 ROSEMEAD, CALIFORNIA 91770
 Phone: (626) 288-4144 Fax: (626) 288-4154



PROJECT DATA / SITE PLAN

DATE PREPARED: 03/03/2020
 DATE: 03/03/2020
 SCALE: 1/8"=1'-0"
 DRAWN:
 JOB NO: 855
 SHEET: **A10.01**
 OF 07

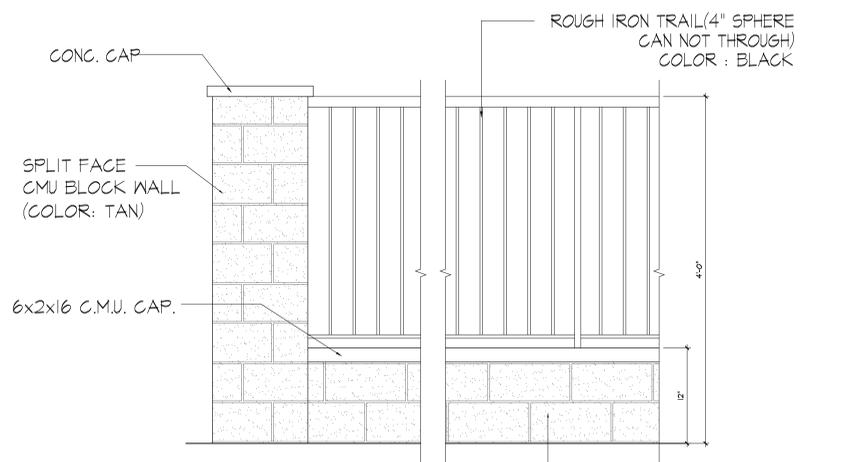


SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	QTY.
□	Bulbine frutescens		
○	Crassula Multicaeva	Fairy Crassula	
⊗	Agave Americana	Century Plant	
✱	Agave Attenuata	Agave	
▽	Agave Angustifolia	Narrowleaf Century Plant	
⊗	Senecio Vitalis	Blue Chalk Fingers	
☁	Ligustrum texanum	Japanese Privet	
●	Anigozanthos	Kangaroo paws	
☁	Prunus caroliniana	Carolina Laurel Cherry	

NOTE:
 All trees to be planted with commercial root barriers.
 3" deep shredded cedar bark to spread between plants.
 All landscaped area will be Drought-Tolerant.
 All groundcover areas where plants are 4" ac finished grade w/ 3" shredded bark above to or greater to have 2 layers of geotextile eliminate weed growth.
 fabric in 2 different directions to have 2 layers of geotextile fabric in 2 different directions geotextile fabric installed 3' below

SITE PLAN 1" = 20'-0"



4' HIGH FENCE DETAIL N.T.S.



Planning Commission Agenda Report

**Agenda
Item No.
7.b.**

DATE: July 21, 2020

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Rachel Barbosa, City Manager

REVIEWED BY: Rene Salas, Public Works Director

PREPARED BY: Ian McAleese, Assistant Planner

SUBJECT: Consideration of Resolution No. 20-07 approving a Conditional Use Permit (CUP) (No. 20-07) to allow an existing single tenant 156,255 square foot industrial building to be separated into seven units

PUBLIC NOTICE: Notice of public hearing was posted on July 21, 2020

ENVIRONMENTAL DETERMINATION: Categorical Exemption, Section 15301 Class 1 – Existing Facilities.

PROJECT

LOCATION: Address: 11077 Rush Street
 Project Applicant: Wendy Anderson
 Property Owner: Rush Street LLC
 Zone: "M" (Manufacturing).
 Lot Size: 267,831 square feet (6.15 acres)

SURROUNDING ZONING AND LAND USE:

	Zone	General Plan	Land Use
North	Out of City	Out of City	Residential (single family dwellings and multifamily dwellings)
South	"R-1" (Single Family Residential)	Low Density Residential	Single Family Dwellings
East	"M" (Manufacturing)	Industrial	2 single tenant industrial buildings
West	"M" (Manufacturing)	Industrial	Multi-Tenant Commercial Development

BACKGROUND: The property is located at 11077 Rush Street (“Property”) in the City of South El Monte (“City”). It is approximately 6.15 acres and is zoned “M” (Manufacturing). The Property is developed with one existing, 156,255 square foot, single story, Class B Industrial building constructed in three phases beginning in 1968. The building was most recently leased to a single tenant that vacated the building in 2018.

Once authorized, Applicant intends to modify the building’s interior to permit seven separate units for up to seven tenants (“Proposed use” or “Project”). Neither the building’s footprint nor intensity of uses will be increased and therefore the Project involves minimal to no expansion from the most recent manufacturing use conducted at the Property. The future tenants are not known at the time but Applicant intends that they will conduct a variety of warehousing, wholesaling and manufacturing uses permitted in the “M” Zone

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 20-07, approving Conditional Use Permit (No. 20-07), as conditioned.

ANALYSIS:

General Plan/Zoning Consistency

The Property is designated as “Industrial” in the City of South El Monte’s (“City”) General Plan and is zoned “M” (Manufacturing) in the City’s Zoning Code. The proposed use falls within the scope of the General Plan’s “Industrial” land use designation and is also a conditionally permitted use in the “M” zone. When considering consistency with the General Plan, staff determined that the Project will help further the City’s goals and objectives found in the General Plan and satisfy all development requirements within the Zoning Code.

Land Use Element

- (1) Goal 1.0: *Maintain a balanced mix and distribution of land uses throughout South El Monte* by allowing the permitted uses of the existing single tenant use industrial building to occur in up to 7 separate tenant spaces of this building.

Economic Development Element

- Goal 1.0: *Continue to provide opportunities for a wide range of industries to operate in South El Monte* by allowing the permitted uses of the existing single tenant use industrial building to occur in up to 7 separate tenant spaces of this building to create diverse manufacturing businesses within the existing building.

The proposed Project is consistent with both the General Plan and the Zoning Code.

Conditional Use Permit (CUP)

In order to grant a CUP, the Commission must make the following finding pursuant to South El Monte Municipal Code (“SEMMC”) Section 17.68.040:

The commission shall find that the proposed use shall not be detrimental to persons or properties in the immediate vicinity nor to the city in general.

The parcels directly surrounding the Property are developed as Manufacturing, Commercial or residential. The proposed use will not be changing the current use of the building other than converting from single tenant use to multi-tenant use. The possibility of future uses negatively impacting the surrounding residential uses will be curtailed and buffered through the existing eight foot wall, Conditions #7 to prevent noise generated from the Property from negatively affecting residents, #11 to quickly remove graffiti, #12 to keep the Property free of litter, and #17 to require consistent upkeep of landscaping. Staff believes the approval of the CUP will not be detrimental to persons or properties in the immediate vicinity nor to the City in general

Proposed Project

The Applicant would like to convert existing single use industrial building into up to 7 units for lease. The Project also includes minor interior and exterior site improvements that will greatly improve the Property's aesthetics and updated equipment, machinery and facilities. Other improvements include portion of the parking area to be landscaped, irrigated, parking lot slurry and seal, landscaping and other aesthetic upgrades, such as tenant storefronts and an updated entry. A complete description of the minor site improvements and their compliance with SEMC is contained in the plans submitted with the application.

ENVIRONMENTAL REVIEW: Pursuant to Section 15301 (Class 1) of the California Environmental Quality Act (CEQA), the proposed Project is categorically exempt from environmental review and a Notice of Exemption has been prepared. The proposed Project qualifies for a Class 1 Categorical Exemption for the Project because the proposed Project is to be operated within existing facilities, will involve no more than a minor alteration of such facilities and will not cause a significant environmental impact. The criteria for a Class 1 Categorical Exemption is the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination and will not result in a significant environmental impact. Further, City has evaluated the VMT impacts and determined the Project will not result in a significant impact. The Planning Commission finds that the proposed Project meets this criterion and is exempt from the provisions of CEQA. The documents and other material, which constitute the record on which this decision is based, are located in the Department of Community Development and are in the custody of the Director of Community Development.

CONCLUSION: Staff has reviewed the Applicant's request and has determined that the proposed Project meets all of the development standards as set forth in SEMMC Chapters 17.18. Approval of the Conditional Use Permit, as conditioned, will not be detrimental to persons or properties in the immediate vicinity nor to the City in general. No additional square footage will be proposed as a result of this application. Staff recommends the Planning Commission adopt Resolution 20-07 to approve Conditional Use Permit No. 20-07 for the proposed use at 11077 Rush Street

ATTACHMENTS:

- A – Draft Resolution No. 20-07
- B – Relevant Code Sections
- C – Vicinity Map/Aerials
- D – Applicant Presentation and Letter
- E – Project Plans

ATTACHMENT A

PLANNING COMMISSION

RESOLUTION NO. 20-07

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING AN APPLICATION FOR CONDITIONAL USE PERMIT (NO. 20-07) ALLOWING AN EXISTING 156,255 SQUARE FOOT INDUSTRIAL BUILDING TO SEPARATE THE BUILDING INTO A MAXIMUM OF SEVEN UNITS FOR LEASE FOR PROPERTY LOCATED AT 11077 RUSH STREET

WHEREAS, Wendy Anderson (“Applicant”), filed an application on behalf of Bar Brown Rush St. Investors, LLC for a Conditional Use Permit (“CUP”) to renovate an existing single tenant 156,255 square foot industrial building to accommodate up to seven separate tenant spaces for lease (“Project” or “proposed Project”) located at 11077 Rush Street, South El Monte, CA 91733 (“Property” or “project site”); and

WHEREAS, pursuant to South El Monte Municipal Code (“SEMMC”) Sections 17.18.50 (K) and 17.18.050 (I),(J) , the Project requires Planning Commission review and approval because the Project has been vacant for more than 90 days and the proposed uses on a property are more than one acre in size and in a building that is larger than 25,000; and

WHEREAS, a public hearing was held before the Planning Commission on July 21, 2020, to consider the application. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission in making its determination.

THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1: Pursuant to Section 15301 (Class 1) of the California Environmental Quality Act (CEQA), the proposed Project is categorically exempt from environmental review and a Notice of Exemption has been prepared. The proposed Project qualifies for a Class 1 Categorical Exemption for the Project because the proposed Project is to be operated within existing facilities, will involve no more than a minor alteration of such facilities and will not cause a significant environmental impact. The criteria for a Class 1 Categorical Exemption is the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination and will not result in a significant environmental impact. Further, City has evaluated the VMT impacts and determined the Project will not result in a significant impact. The Planning Commission finds that the proposed Project meets this criterion and is exempt from the provisions of CEQA. The documents and other material, which constitute the record on which this decision is based, are located in the Department of Community Development and are in the custody of the Director of Community Development.

SECTION 2: A record of the public hearing indicates the following:

A. With regard to the application for a CUP, SEMMC Section 17.68.040 requires that the Planning Commission find that the proposed Project shall not be detrimental to persons or properties in the immediate vicinity nor to the City in general. State law requires that the Project be compatible with surrounding uses.

B. The General Plan Land Use designation for the Property is “Industrial.” The Zoning Code designation is “M” (Manufacturing).

C. The proposed Project promotes the City’s goals and objectives stated in the General Plan. No goal or policy will be impaired.

D. The operation of operation of future tenants should not become a nuisance to surrounding properties.

SECTION 3: Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated July 21, 2020, which is hereby incorporated into this Resolution 20-07 by reference, the Planning Commission hereby finds:

A. As conditioned, the Project meets the requirements of SEMMC Chapters 17.18 and will not be detrimental to the public health, safety or welfare, nor will it adversely affect property values or the present or future development of the surrounding areas. This is because the Project fits with most of the surrounding uses and conditions have been implemented that will prevent the Project from negatively impacting surrounding residential uses.

B. Pursuant to SEMMC Section 17.68.040, the approval of the CUP will not be detrimental to persons or properties in the immediate vicinity nor to the City in general. In part because the Project will be covered by the City’s Noise Regulations and will be required to operate in a way that does not negatively impact the area.

C. As conditioned, the Project represents a quality establishment that will be compatible with surrounding commercial and residential uses and the goals of the City. The prior manufacturing use at the location did not result in any complaints originating from the residential uses surrounding the property and therefore it’s anticipated the proposed Project will be equally as compatible with said uses. The proposed Project will contribute to the general well-being of the City in that the Project benefits neighboring uses by improving the Property and inviting new and diverse businesses that can become an asset to the surrounding area, as well as to the rest of the City. As a result, approving this application will not adversely affect the General Plan or the Zoning Ordinance.

D. As conditioned, the proposed Project are consistent with the City’s General Plan. The proposed Project is compatible with the objectives, policies, general land uses, economic development and programs specified in the General Plan which includes, but is not limited to, the following goals:

Land Use Element

- (1) Goal 1.0: *Maintain a balanced mix and distribution of land uses throughout South El Monte* by allowing the permitted uses of the existing single tenant use industrial building to occur in up to 7 separate tenant spaces of this building.

Economic Development Element

- (2) Goal 1.0: *Continue to provide opportunities for a wide range of industries to operate in South El Monte* by allowing the permitted uses of the existing single tenant use industrial building to occur in up to 7 separate tenant spaces of this building to create diverse manufacturing businesses within the existing building.

SECTION 4: Based on the aforementioned findings, the Planning Commission hereby **approves** CUP (No 20-07) to allow the permitted uses of the existing single tenant 156,255 square foot industrial building to occur in up to seven separate spaces for lease, subject to the following conditions:

General Conditions

1. The Applicant shall indemnify, defend and hold harmless the City, its officers, agents, employees, and volunteers from any and all claims, lawsuits or actions arising from the granting of, or the exercise of, the rights permitted by this approval, and from any and all claims or losses occurring or resulting therefrom to any person, firm, corporation or property for damage, injury, or death arising out of, or connected in anyway, with the performance of the use permitted hereby. The Applicant's obligation to indemnify, defend, and hold harmless the City shall include, but not be limited to, paying all legal fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits or actions, and any award of damages or attorney's fees in any such lawsuit or action.
2. The Applicant shall execute an Affidavit of Acceptance of these conditions in the presence of a Notary Public and return the Affidavit to the Director of Community Development within ten calendar days of the date of the Planning Commission's approval.
3. The approval shall lapse and become void if the privilege authorized is not utilized or where some form of construction pursuant to issuance of a building permit has not commenced within one year from the date of Planning Commission approval.
4. The Applicant and its employees, agents and contractors shall comply with all Municipal Code provisions.

Planning Conditions

5. Developer shall reimburse City for certain of the City's costs and fees as per the reimbursement and indemnification agreement executed on 24th day of March 2020.

6. The tenant spaces shall be leased to future tenants where the type of proposed businesses shall be in compliance with the Zoning Code in effect at the time of application for business license.
7. Noise levels measured at the property line shall not exceed the levels prescribed by the City's noise regulations as set forth in SEMMC Chapter 8.20.
8. The Applicant and all operators shall each take all necessary steps to assure the orderly conduct of employees, patrons, and visitors when they are present on the Property.
9. The Applicant shall require all tenants to maintain all required permits and licenses in good standing.
10. The Applicant understands that any violation of the foregoing conditions shall be grounds for the modification, suspension, or revocation of the Conditional Use Permit.
11. Any graffiti painted or marked upon the Property or on any adjacent area under the control of the Applicant shall be removed or painted over within 24 hours of discovery.
12. The Property shall be maintained in a safe and clean condition and the Applicant shall ensure that no trash or litter originating from the site is deposited on neighboring properties or the public right-of-way. At the end of each business day, the Applicant shall pick up any and all litter including but not limited to large discarded items that may have collected in the Property's parking area and public right-of-way.
13. The Applicant shall not permit any loitering on any property adjacent to the Property under control of the Applicant.
14. The Applicant shall include a copy of this Resolution on a title sheet of the construction plans for this Project that are submitted to the City for building permits.
15. The Applicant shall develop the subject property as shown in the plans approved by the Planning Commission.
16. The Applicant shall provide a detailed landscape and irrigation plans, prepared by a registered Landscape Architect to the Community Development Director for review and approval prior to submitting the plans to the Building Division.
17. All landscaping shall be well maintained and not left to become overgrown. Weeding shall be required to keep landscaping from becoming inundated.

Traffic Engineering Conditions

18. A Truck Traffic, Queuing, and Parking Management Plan shall be submitted during plan check to, and reviewed and approved by, the City Engineer, whose approval shall not be unreasonably withheld, prior to the issuance of any building permits pursuant to this CUP (No 20-07). All measures described in this Plan as approved by the City Engineer shall be

implemented at the sole cost of the Applicant. The traffic scope may include but shall not be limited to, and is subject to the review and approval of the City:

- A. Truck Turning Templates submitted to the City showing how trucks will turn in and out of the driveway. This will need to be submitted to Traffic Engineering for review and approval.
- B. Depict how trucks will make the right turn into Project driveways from the curb lane to prevent cars passing on the right.
- C. On-site Truck Turning Templates showing how trucks will enter from each driveway and back into proposed loading docks. This will need to be submitted to Traffic Engineering for review and approval.
- D. Provide description of gate entrances on submittal including truck queueing on site or Rush Street.
- E. Gate to remain open during business hours, so trucks do not queue or wait on-street for gate to be opened.
- F. Trucks needing to back up, which will result in blocking Rush Street, may be required to utilize “flaggers” during said backing maneuvers.
- G. Provide Engineering a copy of truck turning templates.
- H. Management or prohibition of queueing on Rush Street for trucks/vehicles waiting to make a left turn into the Property.
- I. All clear line of sight calculations focusing on any needed red curb, following AASHTO guidelines, at each project driveway will need to be submitted for review.
- J. Each side of project driveway should have clear corner sight distance with low vegetation or walls that do not obscure the view of exiting vehicles or trucks.
- K. Identification of Truck or Trailer parking on-site with dimension.
- L. Show on the site plan the aisle and parking space dimensions.

Engineering Conditions

19. Pursuant to this CUP (No 20-07), the Applicant shall meet with the City Engineer or his/her designee to determine if broken and off grade sidewalk, curb or gutter that borders the subject property needs to be removed, replaced, or repaired in accordance with SPPWC standard plans 113-2 and 120-2. Any such removal, replacement, repair or mitigation measures that the City Engineer reasonably determines is needed shall be done by the Applicant and at the Applicant's sole cost. Projects shall be reviewed and approved by the City prior to the issuance of any permits.

Fire Conditions

20. The project plans shall be in compliance with Los Angeles County Fire Code and prior permit issuance, plans shall be approved by the Fire Department.

Building Conditions

21. The second sheet of building plans shall list all conditions of approval and include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
22. The building shall be addressed as 11077 Rush St Unit 1 through 7, and an application to assign unit numbers shall be filed with City prior to plan check submittal.
23. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
24. Newly created exit or existing doorway assigned as the required exit for an office within each tenant space shall comply with the means of egress requirements set forth in Chapter 10 of the Building Code. All required means of egress shall be accessible per Section 1009 and its exit discharge component shall provide a direct path of egress travel to grade per Section 1028 with no obstructions such as bollards, wheel stops or parked vehicles.
25. Newly created exit or existing doorway assigned as the required exit for a warehouse within each tenant space shall comply with the means of egress requirements set forth in Chapter 10 of the Building Code. All required means of egress shall be accessible per Section 1009 and its exit discharge component shall provide a direct path of egress travel to grade per Section 1028 with no obstructions such as bollards, wheel stops or parked vehicles
26. Applicant shall comply with all State of California disability access regulations for accessibility.
27. The primary accessible path of travel created to the office portion of each tenant space shall comply with Section 11B-202.4.
28. Newly striped accessible parking spaces shall comply with Section 11B-208 and 11B-502.
29. Electrical plan check is required.
30. Mechanical plan check is required.
31. Plumbing plan check is required.
32. Project shall comply with the CalGreen Non-Residential mandatory requirements.

SECTION 5: Any interested party may appeal this decision to the City Council pursuant to SEMMC Section 17.74.050.

ADOPTED this 21st day of July 2020.

Chairman

ATTEST:

Secretary

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH EL MONTE)

I, Angie Hernandez, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 20-07 was duly passed and adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 21st day of July 2020.

AYES:

NOES:

ABSENT:

ABSTAIN:

Secretary

ATTACHMENT B

Chapter 17.18 - MANUFACTURING ZONE (M)

17.18.010 - Intent and purpose.

The purpose of the manufacturing zone (M) is to provide for and encourage the development of industrial uses in suitable areas throughout the city, and to promote a desirable and attractive working environment with a minimum of detriment to surrounding properties and a maximum of protection for the permitted uses through the prohibition of incompatible uses.

(Ord. 822 § 1(part), 1989)

17.18.020 - Permitted uses.

No building or structure shall be erected, reconstructed or structurally altered or enlarged, nor shall any building, structure or land be used for any purpose except as provided in this chapter.

(Ord. 822 § 1(part), 1989)

17.18.030 - Principal permitted uses.

When conducted entirely within an enclosed building(s), except for businesses that, by their nature, require operations outside of a building, the following are primary uses permitted within the manufacturing zone (M). Any permitted use which is located adjacent to, or directly across a public or private street from a residential zone district shall be subject to the development standards contained in Chapters 17.24 through 17.58 of these regulations:

- A. Manufacturing, repair, maintenance, preparation, compounding, processing, packaging, treatment, fabrication or assembly when not specified as a conditional use in the zone or prohibited by Section 17.18.060;
- B. Warehousing and bulk storage;
- C. Wholesaling;
- D. Laboratories, commercial testing, experimental research or similar operations, except that any experimental or research use of animals shall be prohibited;
- E. Offices related to, or supportive of, uses permitted in the manufacturing zone (M);
- F. On-site advertising in accordance with the provisions of Chapter 17.62 of these regulations;
- G. The manufacture of metal alloys, asphalt or asphalt products, cement, lime gypsum or plaster of Paris, coal, coke, charcoal, fuel briquettes and similar products, gas, rubber (natural or synthetic), soap, tallow, grease, lard and similar products, paints and paint products, acetylene, chemicals and chemical products, cellulose and cellophane, and plastics;

- H. Manufacture or processing of perfumes, vinegar, yeast, sauerkraut, and similar highly aromatic products provided that no odors are allowed to emanate from the building(s) in which the operations are conducted on the property in general;
- I. Heavy metal works including drop forges, drop hammers, punch presses, forges and forging works;
- J. The refining or rerefining of petroleum or petroleum products;
- K. Radio, television or cellular telephone transmission towers or telephone switching and relay facilities, in accordance with Chapter 17.33 of these regulations;
- L. Water pumping and treatment plants, reservoirs, wells and appurtenant facilities;
- M. Public utility facilities;
- N. Catering housing;
- O. Medical marijuana dispensaries in accordance with Chapter 17.31 of these regulations.

(Ord. 1095 § 1, 2007; Ord. 963 § 12, 1995; Ord. 822 § 1(part), 1989)

(Ord. No. 1131, § 2, 1-26-2010)

17.18.035 - Residential uses.

- A. Each residential use and structure legally existing as of January 1, 1980, is a permitted use in the manufacturing zone.
- B. Residential uses and structures as set forth in this chapter are defined herein as single-family residential dwellings, two-family dwellings, three-family dwellings, multiple-family dwellings, and mobile homes or trailers designed and used for residential occupancy located within a mobile home park legally established prior to January 1, 1980. Each such mobile home park legally established prior to January 1, 1980, shall comply with the provisions of Chapter 17.42.
- C. The development standards set forth in Chapter 17.08 of this code shall apply to each single-family residential dwelling permitted by this section.
- D. The development standards set forth in Chapter 17.10 of this code shall apply to each two-family dwelling and three-family dwelling permitted by this section.
- E. The development standards set forth in the applicable sections of Chapter 17.12 pertaining to multiple-family dwellings shall apply to all multiple-family dwellings permitted by this section, except townhouses and condominiums.
- F. The development standards set forth in Chapter 17.44 of this code shall apply to each townhouse and condominium permitted by this section.
- G. The development standards set forth in the applicable sections of Chapter 17.42 that are applicable to mobile home sites and structures shall apply to each mobile home and trailer permitted by this section.

(Ord. 984 § 8, 1996)

17.18.040 - Secondary uses.

The following are secondary uses permitted within the manufacturing zone:

- A. Existing single-family residence when such residence is occupied either by the owner of the property or the owner of a business when such is located on the site. The residence shall comply with regulations of the R-1 zone district and when any such structure is no longer occupied in accordance with the provisions of this chapter, it shall be removed within sixty days of notification that it is in violation of these regulations.
- B. Accessory buildings and uses normally associated with any permitted use (see Chapters 17.24 through 17.58 for development standards).
- C. Open storage, provided that the only materials, products, or equipment stored are necessary to the operation of the use being conducted on the site, that all storage is located within a fence, screened area, that storage does not exceed the height of any fence or wall permitted or required, and that storage is not placed within any required yard or parking area.
- D. Living quarters for switchboard or security personnel subject to planning commission approval.
- E. Personal and business services serving the building or complex in which they are located. Such services may include cafeterias, barber and beauty shops, travel services and similar businesses.
- F. Retail sales associated with the principal use in a building or complex in which they are located. Such uses shall not exceed twenty-five percent of the gross floor area occupied by the principal use and shall be subject to approval by the director of planning and community development.
- G. Gateway signs, subject to the provisions of Section 17.62.130 (A)(6).

(Ord. 940 §4, 1993; Ord. 822 §1(part), 1989)

17.18.050 - Conditional uses.

The following uses are permitted subject to obtaining a conditional use permit in accordance with the provisions of Chapter 17.68 of these regulations:

- A. The manufacturing of explosives;
- B. Support services such as: truck and automobile sales, leasing or rental and appurtenant facilities; restaurants; banks and other financial institutions, excluding check cashing services; business, trade and technical schools; labor or trade organizations and business offices; child care centers, when related to the industrial community; industrial medical clinics; and automobile service stations (minor repair only);
- C. Drive-in movie theaters;
- D. Outdoor market when conducted on a single site having an area of five acres or more in addition to the required parking area;
- E. On-sale of alcoholic beverages in association with restaurants, cafes, cafeterias and other similar eating establishments;

- F. Automotive repair facilities, including body and fender shops, auto paint shops, engine rebuild, overhaul or repair;
- G. Massage establishment;
- H. Recreational facilities including, but not limited to, soccer facilities, basketball courts, and water polo facilities;
- I. Any use proposed for any property that is one acre or larger in size;
- J. Any use proposed for any building or structure that is twenty-five thousand square feet of gross floor area or larger;
- K. Any proposed use or resumption, reestablishment, reopening, or replacement of a use that is proposed for any building or structure that is twenty-five thousand square feet of gross floor area or larger where the building or structure has been vacant for more than ninety days, or the use has been abandoned or discontinued for more than ninety days;
- L. Any other use not specifically permitted or prohibited, which is determined to be compatible with the permitted uses of the manufacturing zone.

(Ord. 978 §3, 1996; Ord. 963 §13, 1995; Ord. 822 §1(part), 1989)

(Ord. No. 1151, § 2, 3-22-2011; Ord. No. 1152, § 3, 3-22-2011; Ord. No. 1195, § 13, 2-24-2015; Ord. No. 1237, § 5, 7-23-2019)

17.18.060 - Prohibited uses.

The following are prohibited uses in the manufacturing zone:

- A. Residential uses and structures except as specifically permitted by either Section 17.18.035 or Section 17.18.040;
- B. Commercial uses except as specifically permitted by Sections 17.18.030, 17.18.040 and 17.18.050;
- C. Churches and schools (public and private);
- D. Industrial uses when such uses are determined to be hazardous in nature, either by virtue of process or product or through the emission of hazardous effluents, offensive odors or pollutants;
- E. The slaughter, dressing, butchering or similar operations involving animals, seafood, poultry or fowl, or the tanning or other treatment of hides, skins, or the like;
- F. Mini-warehouses or mini-storage facilities;
- G. Trucking, transit and transportation terminals and related repair and storage facilities;
- H. Junk yards, salvage yards, contractors' equipment yards, building material yards, machinery and equipment storage yards;
- I. Uses prohibited on property located adjacent to or across a public or private street from a residential zone:

1. Ambulance services,
 2. Any use which involves the mixing or handling of hazardous or toxic chemicals or products or requires the construction of any H-1 or H-2 structure,
 3. Any use which would involve heavy truck uses. Heavy truck uses meaning any use in which the movement of goods by truck on a regular basis is a major or principal part of the daily operation such as, but not limited to, distribution centers, moving and storage firms, steel distribution or any firm engaged primarily in transshipment of goods,
 4. Machine shops employing such operations as deburring, the use of high speed drilling, sawing or cutting of metals; the use of any punch press over twenty tons capacity, and the use of brakes or other equipment capable of producing excessive noise or vibration, including drop hammers,
 5. Any use which involves the use of cyclones or other similar methods of moving materials which would create excessive or irritating noise,
 6. Any use listed as a conditional use in this section, except that swap meets, drive-in movie theaters, public utility facilities and on-sale of alcoholic beverages in association with restaurants, cafes, cafeterias and similar eating establishments may be permitted with a conditional use permit;
- J. Off-site advertising signs and sign structures;
- K. Reserved;
- L. Any use not specifically permitted by these regulations unless determined by the planning commission to be the same as, or similar to, a permitted use;
- M. Metal buildings as defined and regulated by Chapter 17.56.

(Ord. 984 § 9, 1996; Ord. 822 §1(part), 1989)

17.18.070 - Property development standards.

The following standards shall apply to uses within the manufacturing zone (M) provided that automobile service stations, day care centers and any use located adjacent to or directly across a public or private street from a residentially zoned district shall be subject to development standards contained in Chapter 17.48, and provided further, that any lot or parcel which is substandard in width, depth, or area and was legally recorded as a separate lot as of July 1, 1988, may be used for any use permitted by the manufacturing zone district regulations. Notwithstanding the above, residential uses and structures permitted by Section 17.18.035 shall be subject to development standards contained therein.

(Ord. 984 § 10, 1996; Ord. 822 §1(part), 1989)

17.18.080 - Minimum lot area.

Minimum lot area is ten thousand square feet.

(Ord. 822 §1(part), 1989)

17.18.090 - Maximum building coverage.

See Figure 17.14.080 for allowable building coverages.

(Ord. 963 §14, 1995; Ord. 822 §1(part), 1989)

17.18.100 - Minimum lot width.

Minimum lot width is one hundred feet.

(Ord. 822 §1(part), 1989)

17.18.110 - Minimum lot depth.

Minimum lot depth is one hundred feet.

(Ord. 822 §1(part), 1989)

17.18.120 - Maximum building height.

No requirement except that any building constructed adjacent to a residentially zoned lot shall have a maximum allowable height of twenty-eight feet when located within fifty feet of the zone district boundary.

(Ord. 822 §1(part), 1989)

17.18.130 - Minimum yard requirements.

- A. Front yard: five feet, measured from the front property line. This setback area shall be landscaped.
- B. Side Yard.
 - 1. Interior or key lot: none required;
 - 2. Corner or reversed corner lot: five feet, measured from the front property line. This setback area shall be landscaped;
- C. Rear yard: none required.

(Ord. 822 §1(part), 1989)

17.18.140 - Accessory buildings.

Accessory buildings and structures shall conform to the standards contained in Chapters 17.24 through 17.58 of these regulations.

(Ord. 822 §1(part), 1989)

17.18.150 - Off-street parking and loading.

- A. Off- street parking and loading shall be provided in accordance with Chapter 17.60.
- B. No parking, whether the provision of parking spaces, or other parking, shall be permitted on unpaved areas, including the storage of trucks or other types of equipment.

(Ord. 822 §1(part), 1989)

17.18.160 - Loading docks and truck maneuvering.

- A. All loading docks and doors facing a public or private street shall be located in such a way that all truck maneuvering shall take place on site whenever possible.
- B. All drive approaches shall be so designed as to preclude direct access to a loading door or loading dock from a public or private street wherever possible.

(Ord. 822 §1 (part), 1989)

17.18.170 - Vehicle maintenance and repair.

Must take place within a solid masonry structure enclosed on at least three sides with any openings, other than windows or fire exits, facing away from any public or private street.

(Ord. 822 §1(part), 1989)

17.18.180 - Landscaping.

A minimum of five percent of the total area devoted to parking shall be landscaped as well as other areas not designated for parking, structures, or pedestrian walkways. Landscaping shall consist of grass, groundcover, or other plant material and shall include an accepted automatic irrigation system (sprinklers, bubblers or diffuser heads) or hose bibs not over fifty feet from any portion of a planted area and all landscaping shall be contained within six-inch concrete or eight-inch masonry curbing. Provision of landscaping within parking areas shall be in accordance with Section 17.16.020.

- A. A solid masonry wall, eight feet in height, shall be constructed and maintained along any side or rear property line which adjoins a residential zone, school, church or park, except that the wall shall not exceed forty-two inches in height when it adjoins the front setback of the adjacent residential property, except that the fence may be increased to a height of eight feet if the increase in height consists of wrought iron, chain link or other "see-through" material and the design is approved by the director of planning and community development.
- B. On property which is located in a block which is entirely zoned C-M or M and developed in permitted manufacturing uses, fences or walls shall not exceed eight feet in height on sides, front or rear, provided that any wall located in the front or on the side, in the case of

a corner or reversed corner lot, shall be constructed to the rear of the required setback. If outdoor storage is conducted on the property, all fences must be sight-obscuring.

- C. Corner or Reversed Corner Lot. On property at any corner formed by intersecting streets it shall be prohibited to construct, install or maintain any fence, hedge or wall or any other obstruction to view higher than forty inches above the reference point located at either:
1. The point of intersection with the prolongation of the curblines; or
 2. The point of intersection of the prolongation of the edge of the paved roadway when curblines do not exist.

Within the triangular area between the curb or edge of the paved roadway lines and a diagonal line joining points on the curb or edge of paved roadway lines forty feet from the point of their intersection, or in the case of rounded corners, the triangular area included between the reference point and the curblines or edge of paved roadway line forty feet from the point of their intersection (see Figure 17.08.200);

- D. When parking is so located that vehicles are facing a public or private street, a forty-two inch high decorative block wall shall be installed to the rear of the required setback.

(Ord. 822 §1(part), 1989)

17.18.190 - Outdoor storage and operations.

Except as permitted by Section 17.14.205, all business operations in the manufacturing zone must be conducted entirely within a completely enclosed building. However, automobile and light truck sales, automobile service stations, outdoor dining, and other businesses which, by their nature, require operations outside of a building may be conducted outside of a building. Also, certain ancillary operations, such as the immediate loading and unloading of merchandise and supplies, routine property and building maintenance and permitted advertising may be conducted out of doors. Non-spoilable trash and/or recyclable material may be temporarily stored in approved and permitted trash enclosure area(s) for not more than seven days.

(Ord. 1057 §5, 2004; Ord. 822 §1(part), 1989)

17.18.195 - Outdoor display of merchandise for sale.

Businesses selling merchandise at retail in the manufacturing zone may display sale or promotional items outdoors subject to the following regulations:

- A. The merchandise must be displayed on the same lot as the principal location of the business;
- B. The area occupied by the outside display of merchandise shall not exceed an area greater than the gross square footage of the principal building on the lot multiplied by a factor of .025. The maximum permissible area occupied by outdoor display of merchandise shall be five hundred square feet;

- C. The displayed merchandise must be grouped into a single area and visible from the public street. The displayed merchandise shall not block, or diminish the public view of, or physical access to, or use.
- D. The merchandise may not be displayed on, or over, any public right-of-way and may not be located within ten linear feet of any public right-of-way.
- E. The displayed merchandise may not be located in, or encroach into, any required yard or setback, or unpaved area.
- F. The displayed merchandise must not be located in, or encroach into, any designated driveway, required parking space, or designated fire lane.
- G. The displayed merchandise may not block any doorway, designated private pedestrian walkway or access for the handicapped.
- H. The merchandise may not be displayed on top of any portion of any building, hung from, or affixed to building walls, rafters or eaves. Nor may any merchandise be hung from, or affixed to, any fence or wall or inflatable device.
- I. The outdoor display of merchandise shall be subject to all applicable health, safety and fire codes.
- J. The outdoor display of merchandise for sale, is in and of itself, a form of advertising and no additional signage shall be permitted for the displayed merchandise except price signs measuring no larger than three inches by five inches may be affixed to the items displayed for sale.
- K. The outdoor display of merchandise shall be subject to an outdoor display site plan review and approval by the planning commission and said approval shall be subject to conditions, if any, that may be imposed by the planning commission as needed to mitigate any potential negative effects created by the proposed outdoor display, and the planning commission shall deny the application if the planning commission finds that the outdoor display would be detrimental to persons or properties in the immediate vicinity of the subject property or to the city in general. The planning commission may revoke any approval for cause.
- L. Application for an outdoor display site plan approval shall be made on application forms supplied by the city and pursuant to the instructions provided by the city. At the time of submittal, applicant shall pay an application fee in the same amount as the application fees established for development site plan review.

(Ord. 1057 §6, 2004)

17.18.200 - Exterior lighting facilities.

Shall be arranged in a manner that will not provide a direct glare or create hazardous interference with highways and neighboring properties.

(Ord. 822 §1(part), 1989)

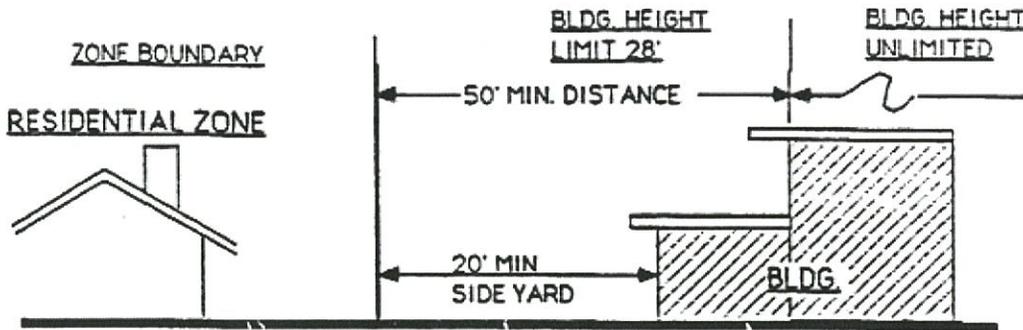
17.18.210 - Refuse enclosures.

There shall be sufficient refuse enclosures provided to serve each development.

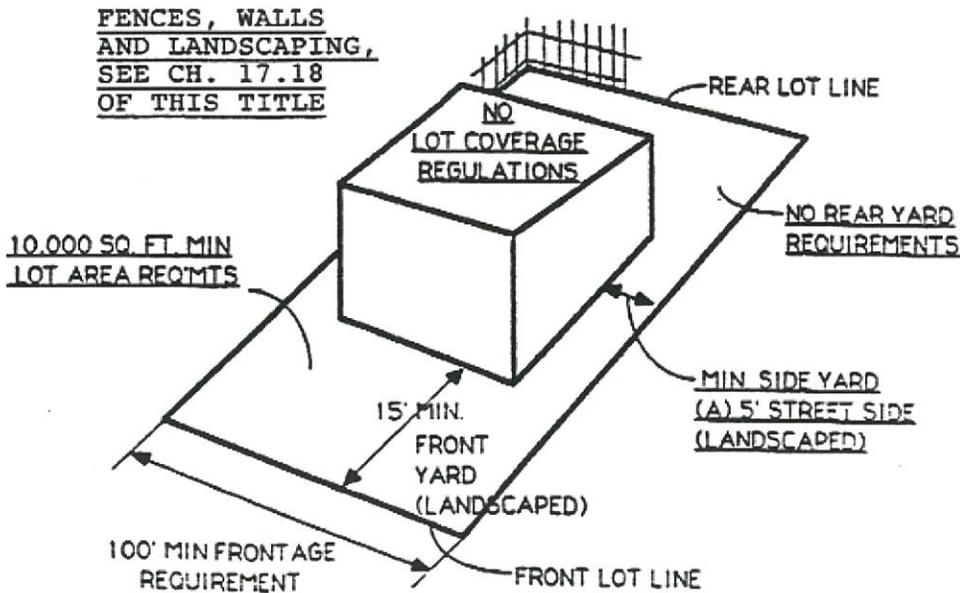
Each enclosure shall have minimum interior dimensions of five feet by seven feet and shall be constructed of wood, masonry, block, or a combination of such materials and shall be designed to be compatible with the principal structure or structures on the site. The number, placement and design of such enclosures shall be determined during review of the proposed development.

(Ord. 822 §1(part), 1989)

SUMMARY M ZONE



1. For property development standards, see Chs. 17.24--17.58 of this title.
2. Parking requirements, see Ch. 17.60 of this title.



Chapter 17.60 - OFF-STREET PARKING AND LOADING

17.60.010 - General provisions.

- A. Off-street vehicle parking spaces shall be provided at the time of the use of the land, or at the time of the erection of the building or use of the land or building or structure is altered, enlarged converted or increased in capacity by the addition of uses, floor area, dwelling units guest rooms, beds or seats; provided however, that additional parking spaces shall not be required at the time of the erection of an addition to a single-family residence if the director of community development shall find all of the following:
1. The proposed addition is otherwise in conformity with the provisions of the zoning regulations;
 2. The provision of additional off-street parking of the lot is impossible or impractical because of the size or configuration of the lot and improvement; and
 3. The public safety and welfare will not be unreasonably jeopardized by waiving the requirements of additional off-street parking.
- B. All off-street parking spaces and areas required by these regulations, or otherwise provided, shall comply with all of the conditions, improvements and landscaping requirements set forth in these regulations, and shall be maintained as much as such thereafter in a reasonable and acceptable manner or condition.
- C. All vehicle parking spaces and areas required or otherwise provided shall comply with the following conditions:
1. The number of spaces shall be determined by the amount of use of land, dwelling units, floor area guest rooms, beds, or seats provided, and such parking spaces and areas shall be maintained thereafter without reduction in the number of spaces required in connection with such buildings, structures and uses of land.
 2. Each parking space shall be developed in accordance with standards established by written resolutions of the planning commission and Section 17.60.030.
 3. Adequate driveways and aisles shall be provided as set forth in these regulations and in any standards adopted by the planning commission.
 4. All vehicle parking spaces shall be on the same lot with the land use, building or structure except as otherwise provided in Section 17.60.040.
 5. Any carport or private garage which fronts upon a private street shall be located so as to provide for a minimum automobile ingress or egress of not less than twenty feet between the property line and the entrance to the garage or carport.
 6. No vehicle parking spaces shall occupy or be designed in a required front yard, or in a side yard on a side street, except as specifically provided in these regulations or in the zone district regulations for the zone in which the property is located.

7. No parking spaces or areas shall be so designed as to require vehicles to back into a street except family or duplex buildings.
 8. No more than twenty feet of the width of the front yard in residential zones may be used or improved by paving or otherwise vehicle access. This area may be increased to a maximum of thirty feet if three covered spaces are provided in a single structure.
- D. In all zones, parking plans for off-street parking facilities shall be submitted for approval to the planning division prior to the issuance of building permits or certificates of occupancy. All plans shall clearly indicate the proposed development, including parking location, size, design, lighting, landscaping, curb cuts, ingress and egress.
 - E. Parking shall be based upon gross floor area, except for office buildings in excess of one story, the parking ratio shall be based on net floor area, which is gross floor area minus elevator shafts, stairwells, open courtyards and balconies. Fractional spaces may be rounded to the nearest whole parking space.
 - F. Whenever a nonresidential structure is enlarged or increased in capacity, or when a change in use creates an increase in the amount of off-street parking or loading area required, additional spaces shall be provided. Furthermore, for all existing uses or structures, including residential, hereafter expanded by fifty percent or more of the existing gross floor area, the required off-street parking for the entire property or development shall conform to the most current parking standards.
 - G. All required parking spaces shall be used exclusively for operable, currently licensed motor vehicles of tenants, occupants, or visitors of the property.
 - H. No parking area shall be counted as both a required parking stall and a loading space.
 - I. Requirements for uses not specifically listed herein shall be determined by the community development director, based upon the requirements for comparable uses and upon particular characteristics of the use. Additional parking over and above that required herein may be required upon determination of the planning commission that the specific type of business or user generates a greater demand for more parking than the requirement herein.
 - J. No tandem parking shall be allowed within private residential areas anywhere in the city, it would adversely impact the aesthetic appeal and character of the city.

(Ord. 1120 § 2, 2008; Ord. 822 § 1(part), 1989)

17.60.020 - Parking requirements.

Required vehicle parking shall be provided in accordance with the following schedule. Except that in cases of development for which no specific parking requirements have been established, the planning commission shall establish and approve parking requirements.

Land Use	Required Parking
Residential:	
Single-family dwelling	Two standard spaces within a garage.
Duplex (two-family) or triplex (three-family) dwelling	Two standard spaces per dwelling unit within a garage.
Multiple dwelling	Two standard spaces per dwelling unit with a garage, plus one guest parking for every four units.
Mobile home park	Two standard spaces for each mobile home site or space. The parking may be tandem. One additional space per each five mobile home sites or spaces shall be provided for guests.
Senior housing and very low/low income	0.5 spaces per unit.

Land Use	Required Parking
Commercial:	
General retail or services	One space for each three hundred square feet of gross floor area. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.
General professional offices	One space for each three hundred square feet of gross floor area. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.
Restaurants, cafes and similar establishments dispensing food and beverages (including drive-ins, drive-through and take out establishments with designated seating areas	One space for each four fixed seats or for each four persons of occupant load in the dining area. There shall also be provided additional ten percent of the required parking with parking to be designated for use by employees. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.

<p>Drive-in, drive-through and take out business with no designated interior or exterior seating areas (including automobile service stations)</p>	<p>One space for each two hundred fifty feet of gross floor area provided, a minimum of five spaces shall be provided. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.</p>
<p>Hotels, motels, boardinghouses, clubs, and lodges</p>	<p>One space for each guest room, suite or dwelling unit, and two spaces for any dwelling unit used by a residential manager. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.</p>
<p>Assemblies such as theaters, auditoriums, arenas, stadiums and similar places of assembly including churches and private schools</p>	<p>One space for each three permanent seats, or if movable or temporary seats are used, one space for each three persons of occupant load. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.</p>

Land Use	Required Parking
Industrial:*	

General manufacturing	One space for each seven hundred fifty square feet of gross floor area up to ten thousand square feet and one for each seven hundred fifty square feet of gross floor area over ten thousand square feet plus one loading area for each five thousand square feet of gross floor area. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.
Research and scientific manufacturing	One space per seven hundred fifty square feet of gross floor area plus one space for each vehicle owned or leased by any occupant and operated from the site. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.
Warehousing	One space per thousand square feet of gross floor area plus one space for each vehicle owned or leased by any occupant and operated from the site. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.
Office	One space for each three hundred square feet of gross floor area. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.
Self-storage	Parking shall be provided along thirty-foot wide parking/driving lanes adjacent to the storage buildings and a minimum of ten spaces adjacent to the leasing office.
Vehicle related use:	
Auto repair	One space per three hundred square feet of gross floor area.

Auto sales/leasing	One space per seven hundred fifty square feet of lot size plus one space per two thousand five hundred square feet of outdoor display and storage area.
RVs and related	One space per seven hundred fifty square feet of gross floor area plus one space per two thousand five hundred square feet of outdoor display and storage area.

(Ord. 1120 § 3, 2008: Ord. 822 § 1(part), 1989)

17.60.030 - Development standards.

- A. Paving. All parking spaces, maneuvering, turnaround areas, and any driveways shall be paved with asphalt or concrete to city standards.
- B. Marking of Parking Spaces. All parking spaces, except those within private garages or carport, shall be marked with distinguishable materials. Handicapped spaces shall be clearly identified to preclude their use by unauthorized vehicles.
- C. Bumper Guards or Wheel Stops. Bumper guards or wheel stops shall be provided as necessary to protect any buildings, structures, landscaping or other vehicles.
- D. Illumination. All parking areas must be illuminated; lights shall be arranged so that there is no direct reflection of light toward any adjoining premises, public street, private street or alley.
- E. Parking Area. Any parking area, other than that used for single-family or two-family dwellings (duplex), shall be separated from any adjoining residential zone, church, school, or park by a masonry wall six feet in height, except within a required front setback or front yard on the site of adjoining property, in which case the solid wall shall not exceed forty-two inches in height, but may be increased to a total height of six feet if wrought iron, chain link, or other "see through" materials are used and the design is approved by the director of community development.
- F. Driveways and Aisles. The minimum driveway and aisle widths necessary for adequate ingress and egress shall be provided and maintained free and clear of all obstruction as follows:
 1. Minimum one-way driveway widths:
 - a. Single-family or duplex dwellings, ten feet,
 - b. Multiple dwellings, twelve feet,
 - c. All other uses, ten feet;
 2. Driveways affording ingress and egress to a parking area with twenty or more spaces shall be designed for one-way circulation or a double driveway system;

3. Aisle widths for parking areas shall be in accordance with parking standards adopted by the pl. commission.
- G. Landscaping. All parking areas required, or otherwise provided, except for residential zones, shall be landscaped as follows:
1. A minimum planter strip, as required by regulations of the zone district in which site is located, shall be provided on peripheral sides bounded by a public or private street, except for those areas devoted to crosswalks and traversing driveways.
 2. A minimum of five percent of the total parking area must be landscaped; provided, however, that any such planting beds shall have a minimum width of three feet and a minimum area of twenty square feet. These beds shall be drawn to scale and indicated on the plot plan.
 3. Any unused space resulting from the design of parking may be used for planting purposes; provided, however, that any such planting beds shall have a minimum width of three feet and a minimum area of twenty square feet. These beds shall be drawn to scale and indicated on the plot plan.
 4. In complying with the five percent landscaping requirements, the landscaping shall be distributed throughout the parking area as evenly as possible. When parking areas are not visible from the public right-of-way, the director of community development shall have the option of incorporating the required parking area landscaping into other areas of the site including, but not limited to, the landscape front setback.
 5. Planter curbing shall be used for landscaping containment. The height of such curbing shall be not less than six inches of concrete or eight inches in masonry.
 6. All landscaping areas shall contain an accepted irrigation system (sprinklers, bubblers, or diffuser heads) or hose bibs located within fifty feet of all parts of a planted area, and the system shall be shown on the plot plan or on a separate drawing.

(Ord. 1120 § 4, 2008; Ord. 822 § 1(part), 1989)

17.60.040 - Remote parking.

Remote parking (parking located on a site other than that on which the use is located) may be utilized for multiple dwellings and commercial and industrial facilities under the following conditions:

- A. That the lot or parcel to be utilized for remote parking adjoins the lot or parcel it is to serve;
or
- B. That the lot or parcel to be utilized for remote parking is separated only by an alley from the lot or parcel it is to serve; and in both cases;
- C. The lot or parcel utilized for remote parking is in the same ownership as the parcel being served or is held in a long-term (twenty-year) recorded lease providing that the owners or lessees and their heirs, assigns or successors in the interest shall maintain the parking facilities so long as the building or use they are intended to serve be maintained. The

covenant shall be prepared for the benefit of and in a form acceptable to the city, shall be recorded with the county recorder of Los Angeles County, and shall provided that the covenant may not be revoked, cancelled or modified without the written consent of the city;

- D. That the lot or parcel is located not more than one hundred fifty feet from the lot or parcel to be served, the requirement for a covenant running with the land as shown in subsection C of this section shall apply.

(Ord. 1120 § 5, 2008: Ord. 822 § 1(part), 1989)

17.60.050 - Loading facilities and truck maneuvering.

- A. All loading docks or loading doors facing upon a public or private street shall be located in such a manner that all truck maneuvering shall take place on the site whenever possible.
- B. All drive approaches shall be designed so as to preclude direct access to a loading dock or loading door from the street whenever possible.
- C. All areas used for parking, maneuvering, or vehicle storage shall be paved with asphalt or concrete to city standards.
- D. For every commercial or industrial building erected or established on a lot which abuts an alley, there shall be provided and maintained a twenty-five foot by ten foot by fourteen foot high loading space for each two thousand square feet of gross floor area. Each loading space shall be clearly marked and identified and shall be kept clear and unobstructed at all times.

(Ord. 822 § 1(part), 1989)

17.60.060 - Parking and loading facilities—Nonconforming.

Any use of property which, on the effective date of this section is nonconforming only as to the regulations in this chapter regulating off-street parking and loading facilities may be continued as if the off-street parking and loading facilities were conforming, provided that:

- A. There shall be no further reduction of off-street parking and loading facilities that do not exist on the property as of the effective date of this section; and
- B. The property complies with any applicable regulations requiring handicapped parking.

(Ord. 937 § 1, 1993)

17.60.070 - Maintenance of parking.

- A. Any parking spaces or loading zones that were required when the building was originally constructed or subsequently expanded shall be continually maintained.
- B. All parking areas shall be permanently maintained in a safe and clean condition free of physical obstructions and in good condition. All areas, including landscaping, shall be kept free of trash and weeds. Landscaped planters shall be permanently maintained with healthy nursery stock.

Any alteration, enlargement, maintenance or repairs shall be subject to the provisions of this chapter.

- C. Any restriping or other changes made to a parking lot shall be reviewed and approved by the planning division prior to such work being commenced.

(Ord. 1120 § 6, 2008)

Figure 17.60--STANDARD SPACES

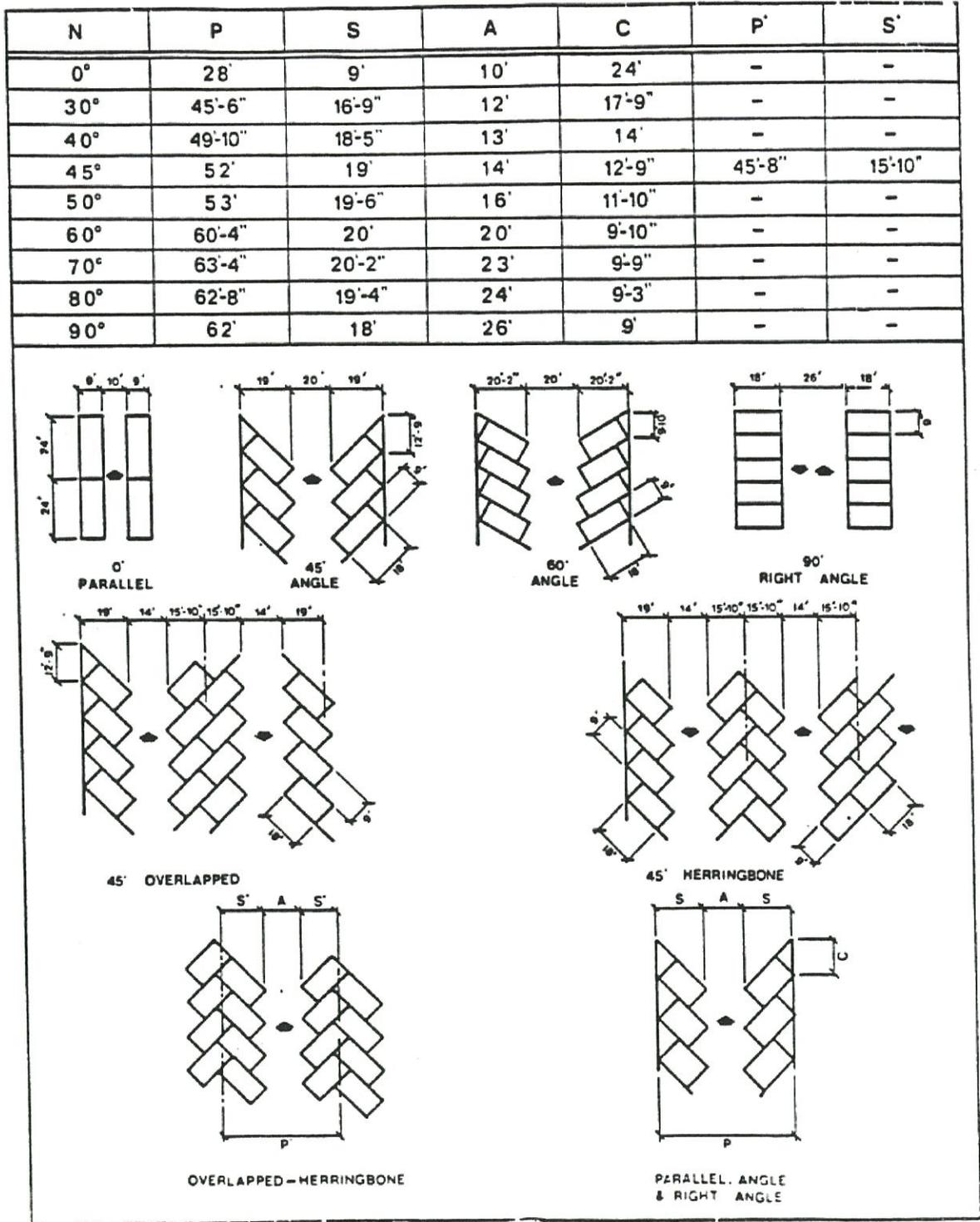
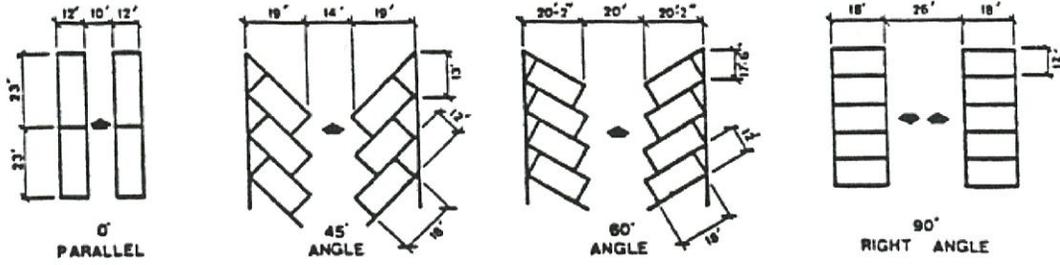
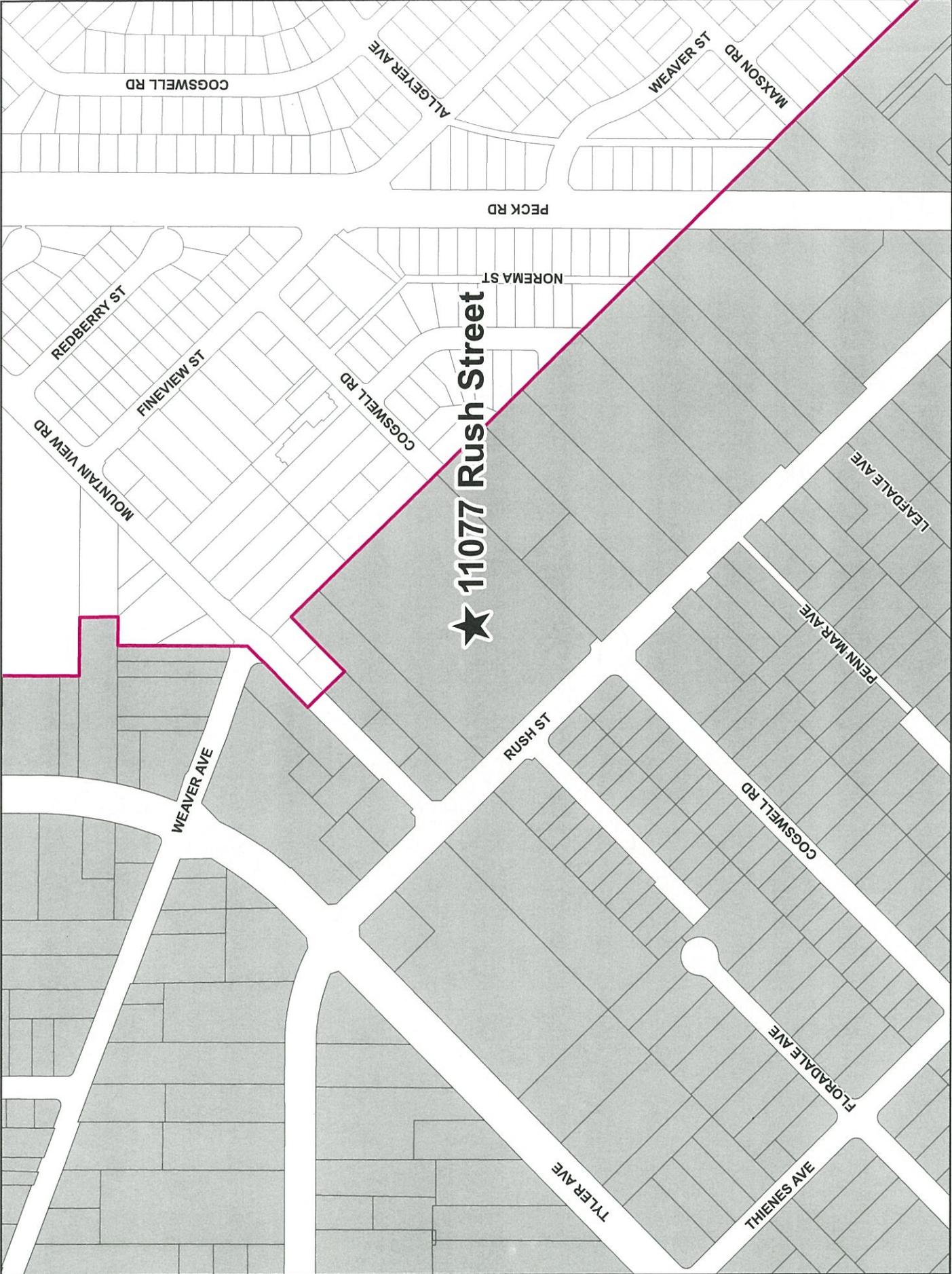


Figure 17.60--HANDICAPPED SPACES

N	P	S	A	C
0'	34'	12'	10'	24'
45°	52'	19'	14'	13'
60°	60'-4"	20'-2"	20'	17'-6"
90°	70'	18'	26'	12'



ATTACHMENT C



★ 11077 Rush Street

COGSWELL RD

ALGEYER AVE

WEAVER ST

MAXSON RD

PECK RD

REDBERRY ST

FINEVIEW ST

NOREMA ST

COGSWELL RD

MOUNTAIN VIEW RD

LEAFDALE AVE

WEAVER AVE

RUSH ST

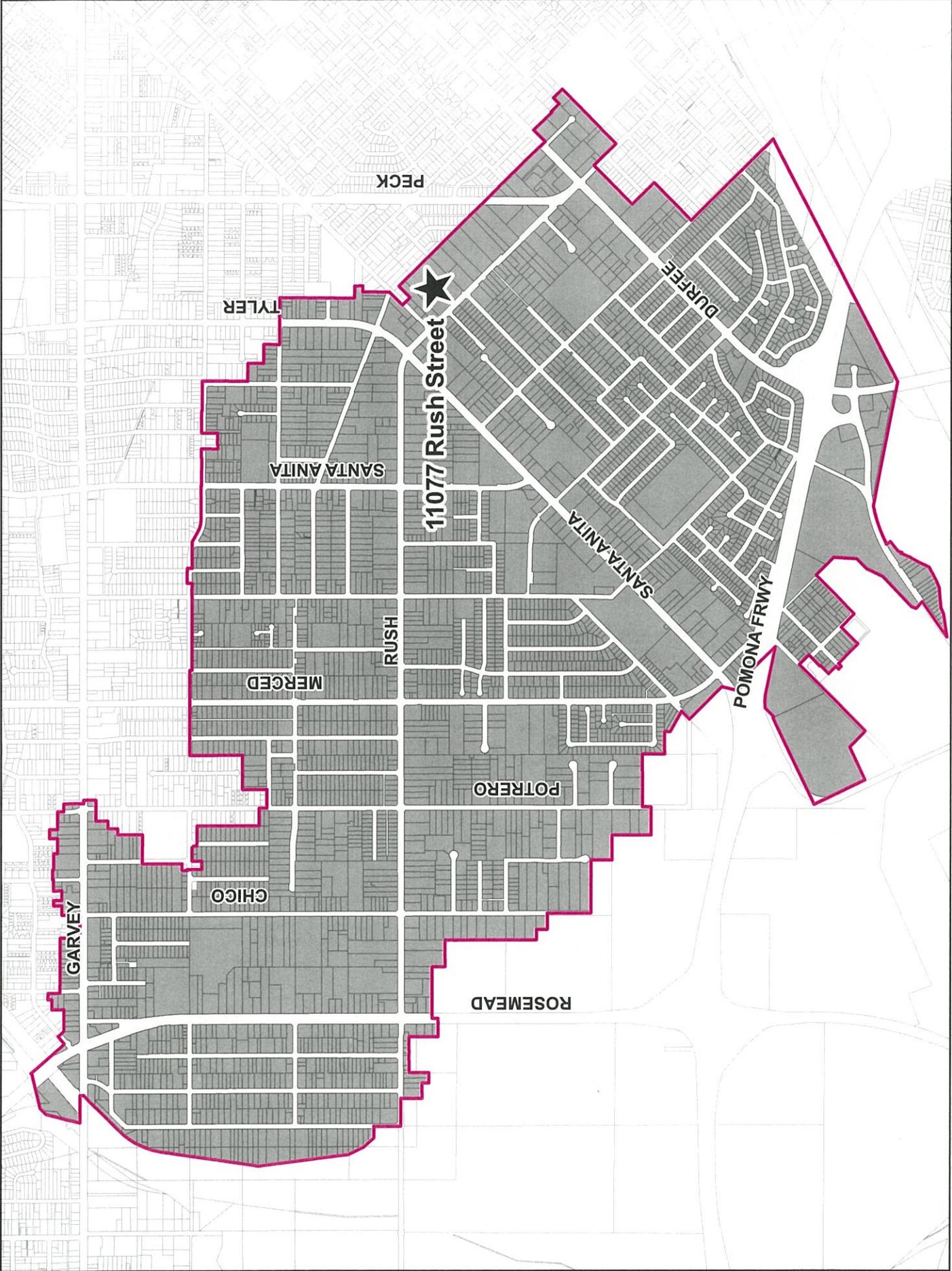
PENNMAR AVE

COGSWELL RD

FLORDALE AVE

TYLER AVE

THIENES AVE



PECK

TYLER



11077 Rush Street

SANTA ANITA

DUREE

SANTA ANITA

RUSH

MERCED

POMONA FRWY

POTRERO

CHICO

GARVEY

ROSEMEAD

ATTACHMENT D



COMMERCE ON RUSH

PRESENTED TO THE CITY OF SOUTH EL MONTE PLANNING COMMISSION

JULY 21, 2020

WHO WE ARE:



- ▶ Founded in 1939 by Fayette Birtcher
- ▶ Grew from a local home building contractor to national prominence as a leading real estate firm in the Western United States. The Company has managed over 22 million square feet of commercial property for both their own investment and for various private and public investment entities over the past 40 years, with an emphasis on multi-tenant and light industrial properties.
- ▶ Have engaged in asset management and repositioning assignments for major financial institutions, including the U.S. Government.
- ▶ Have constructed or developed over 100 million square feet of commercial property nationally
- ▶ Currently have over 12 million square feet of property under management throughout the United States; approximately 51% square feet of our portfolio is multi-tenant industrial.

EXECUTIVE TEAM



Bob Anderson- President

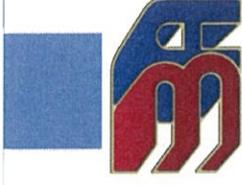
Joined the Birtcher family of companies in 1988. Since 1992, has served as President and Chief Executive Officer, managing the growth of the firm's asset and property management portfolio to as much as 20 million square feet of space.

Wendy Anderson- Asset Manager

Has 30 years of experience with the Birtcher organization. Currently, responsible for the asset management of properties operated by Birtcher Anderson in Southern California and Arizona. Assists in overseeing property management, leasing, reporting and investor relations. Participates in the due-diligence review for the acquisition of properties.

Darcy Nove- Property Manager

Has been a valued member of the Birtcher Anderson Property Management team since 2004. Has managed approximately 630,000 square feet of office, industrial and retail space with well over 200 tenants throughout Southern California.



COMMERCE ON RUSH

Request for Conditional Use Permit to allow for the operation of seven warehouse, wholesale & manufacturing units totalling 156, 255 square feet located at 11077 Rush Street. Additional request for Categorical Exemption from CEQA.

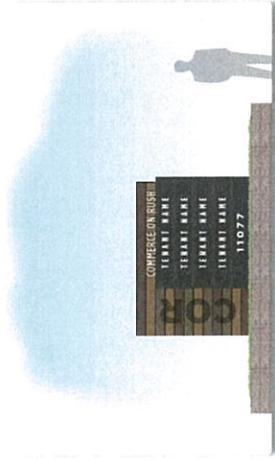
Our goal is to restore, upgrade & reposition the iconic industrial building constructed in 1963. By improving the curb appeal of the city, we hope to attract new business and retain those who already make South El Monte their home.

Planned Improvements & Operations



- ▶ Demise existing 156,255 square foot building to create as many as seven (7) units for occupancy
- ▶ Refresh and modernize main entrance on Rush Street
- ▶ Create individual tenant store fronts
- ▶ Paint exterior & create new sign program
- ▶ Install two additional truck docks on North side of building to re-distribute truck traffic from existing docks located on Rush Street.
- ▶ Repair and update all deferred maintenance items including parking lot, HVAC and Fire Life Safety Systems
- ▶ Meet all ADA & parking requirements
- ▶ Work with the city to develop a Truck Management Plan to minimize congestion caused by truck traffic on Rush Street
- ▶ Take advantage of strong business environment in the City of South El Monte by providing flexible “turn-key” space for tenants

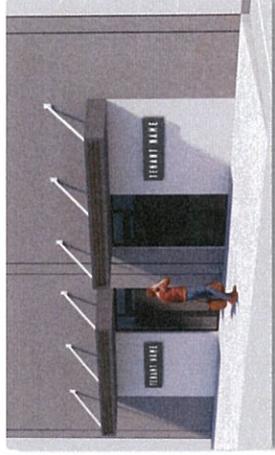
PROPERTY IMPROVEMENTS



NEW SIGNAGE



UPDATED ENTRY ON RUSH



TENANT STORE FRONTS



WARE MALCOM
Leading Design for Commercial Real Estate

ITEM	DESCRIPTION	QUANTITY	UNIT
1	EXISTING DOCK-HIGH DOORS	5	
2	EXISTING GRADE LEVEL DOORS	9	
3	LANDSCAPE PROVIDED	5,355	SF
4	PARKING AREA 162,714	4,918	SF

ITEM	DESCRIPTION	QUANTITY	UNIT
5	EXISTING DOCK-HIGH DOORS	5	
6	EXISTING GRADE LEVEL DOORS	9	
7	LANDSCAPE PROVIDED	5,355	SF
8	PARKING AREA 162,714	4,918	SF

BIRTCHEW ANDERSON
SOUTH EL MONTE
11077 RUSH STREET
SOUTH EL MONTE, CA 91733

Birchtree Anderson
BIRCHTREE ANDERSON
11077 RUSH STREET
SOUTH EL MONTE, CA 91733

NO.	REV.	DATE	DESCRIPTION
1	0	11/11/11	ISSUED FOR PERMIT
2	1	11/11/11	REVISED PER COMMENTS
3	2	11/11/11	REVISED PER COMMENTS
4	3	11/11/11	REVISED PER COMMENTS
5	4	11/11/11	REVISED PER COMMENTS
6	5	11/11/11	REVISED PER COMMENTS
7	6	11/11/11	REVISED PER COMMENTS
8	7	11/11/11	REVISED PER COMMENTS
9	8	11/11/11	REVISED PER COMMENTS
10	9	11/11/11	REVISED PER COMMENTS

A1.0

SITE DATA	
PROJECT DATA:	6.11 AC
SITE AREA:	267,831 SF
BUILDING FOOTPRINT:	156,255 SF
WAREHOUSE:	142,851 SF
OFFICE:	13,404 SF
CL. HGT.:	24' - 0"
PARKING REQUIRED:	1,756 STALLS
MANUFACTURING:	190 STALLS
TOTAL:	1,946 STALLS
PARKING PROVIDED:	247 STALLS
EXISTING PARKING:	47 STALLS
PARKING ADDED:	200 STALLS
TOTAL:	294 STALLS
RES. ACCESSIBLE:	@ 1.9% = 37 STALLS
TRUCK DOCKS:	5
EXISTING DOCK-HIGH DOORS:	5
EXISTING GRADE LEVEL DOORS:	9
LANDSCAPE PROVIDED:	5,355 SF
PARKING AREA 162,714:	4,918 SF



OVERALL SITE PLAN
SCALE: 1/4" = 1'-0"



CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



The Commission should Approve the CUP and find Project Categorically Exempt Under CEQA:

The CUP, needed since the building exceeds 25,000 square feet and has been vacant, should be approved because:

- ▶ The General Plan and Zoning Code permit and promote the Project's proposed light industrial use, which squares perfectly with all surrounding industrial uses.
- ▶ The Project will meet or exceed all of the Municipal Code's development standards.
- ▶ The Project landscaping, parking lot, façade, equipment and a masonry wall between the Property and adjacent residences will beautify the Property and protect nearby homes.
- ▶ These Project elements advance the General Plan's goals to rehabilitate commercial facades; upgrade the visual boundary between industrial and residential uses; and minimize noise, traffic, parking, light and glare effects of industrial uses.

CEQA exempts the Project since it will only repair and make minor alterations to the building and not cause significant environmental impacts:



- ▶ The Project will not expand the existing building
- ▶ It will have a parking and loading management plan for orderly parking, loading, unloading, and queuing of trucks.
- ▶ Future tenants will have similar or less intensive operations than the prior plastics manufacturing tenant.
- ▶ It will have fewer Vehicle Miles Traveled than before under SCAG's Regional Transportation Plan travel demand model.



Corporate Office

31920 DeI Obispo
Suite 260
San Juan Capistrano, California 92675
949.545.0500 Fax 949.545.0575
www.barealtyllc.com

VIA EMAIL

Re: 11077 Rush Street- Additional Items for Planning Commission

July 8th, 2020

Dear Ian:

In order to keep our application process moving smoothly, we would like to address a few items that have been mentioned in our meetings with the planning commissioners. In the spirit of keeping the city informed and comfortable with our vision for 11077 Rush Street, we would appreciate it if you would share this letter with the commissioners before the meeting on July 21st.

Security- Measures we will have in place to protect tenants and building:

- Exterior lighting is provided by halogen lights situated at the top of the roof parapet around the perimeter of the building. Lighting will also be surface mounted at tenant entrances/exits.
- Night Patrol- Currently, three (3) patrols per night, seven (7) days per week between 10pm and 4am (schedule and number of patrols will adjust as needed)
- Alarm System & Cameras (location to be determined)
- Fire Sprinkler Monitoring
- Rolling security gates that access building yard are locked every evening.
- Three side of the property are surrounded by 7'-8' CMU block wall. The North wall is topped with a 4' steel picket fence with security wire

Truck & Traffic Management- Our goal is to reduce the amount of congestion caused by trucks trying to access the front loading docks at the property by:

- Redistribution of Truck deliveries with the addition of two new loading docks at the rear of the building.
- Instruct trucks and all traffic to enter the property at the east gate and exit via the west gate. This will be accomplished with signage and special truck & traffic Management rules added to tenant leases.
- Tenants will be notified to access the 60 Freeway via Santa Anita, to the west.
- Work with city to install signage along Rush street to caution drivers of "sudden truck stopping ahead"

11077 Rush Street
(Page 2)

Beautification- We are so excited to refresh this beautiful old building and make it the “Jewel of Rush Street”. Our plans include:

- Updated main entrance and lobby worthy of the Rush Street address.
- Individual tenant store fronts with metal awning and signage
- New paint
- New parking lot
- New Landscaping & updated lighting
- New Signage
- New name “ Commerce on Rush”
- Repair of all deferred maintenance items

Please let me know if you have any questions, or if there are any other items you would like us to address before the meeting.

Best Regards,

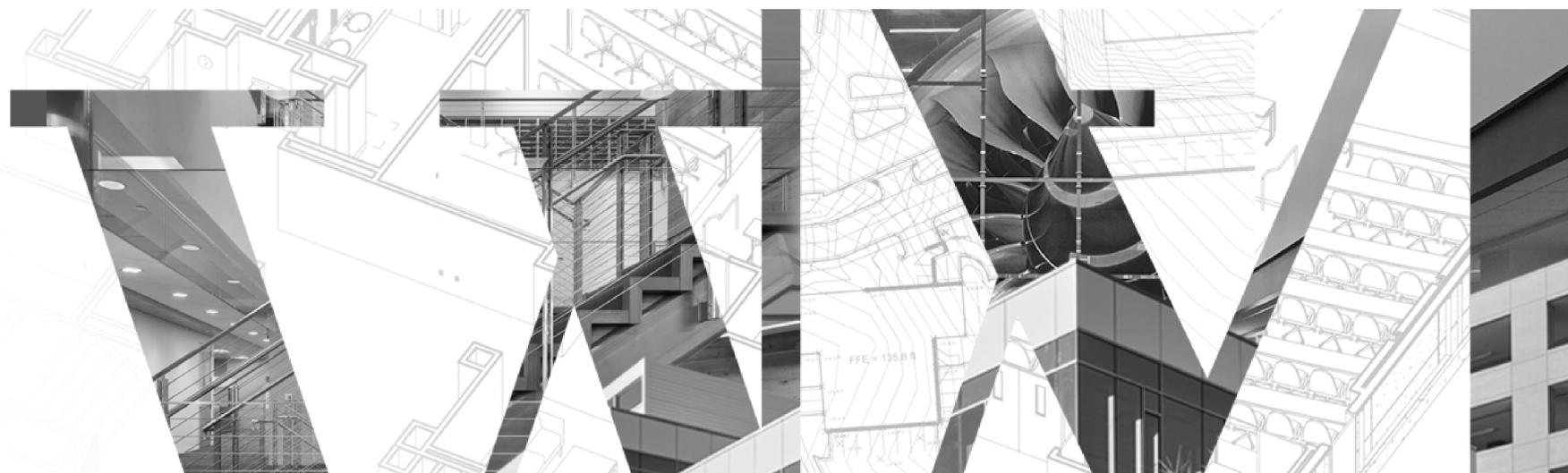
Wendy C. Anderson

Wendy C. Anderson – Asset Manager
31920 Del Obispo Street, Suite 260
San Juan Capistrano, CA 92675
(949) 545-0535 office
(949) 276-0535 fax
wanderson@birtcheranderson.com
Please visit www.birtcheranderson.com

ATTACHMENT E



BirtcherAnderson



PROJECT RUSH

11077 RUSH STREET
EL MONTE, CALIFORNIA

PLANNING PACKAGE
IRV19-0285-00
04.29.2020

INDEX
A1.0 OVERALL SITE PLAN
A2.1 FLOOR PLAN
A3.0 CONCEPTUAL RENDERING OF ENTRY UPDATE
A3.1 CONCEPTUAL ELEVATIONS
A3.2 CONCEPTUAL ELEVATIONS
L1.1 PRELIMINARY LANDSCAPE PLAN

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING



WARE MALCOMB
 Leading Design for Commercial Real Estate

architecture
 planning
 interiors
 graphics
 civil engineering
 10 eblman
 freemont, ca 94618
 phone 415.431.1228
 fax 415.431.1581

BIRTCHEr ANDERSON
 SOUTH EL MONTE
 11077 RUSH STREET
 SOUTH EL MONTE, CA 91733

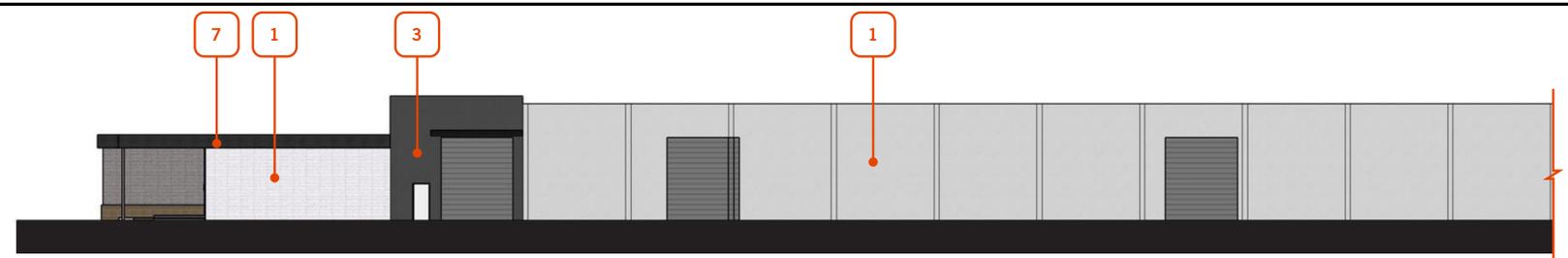


CONCEPTUAL VIEW	
DATE	REMARKS

PA / PM: L. IBANEZ
 DRAWN BY:
 JOB NO.: IRV19-0285-00

SHEET
A3.0

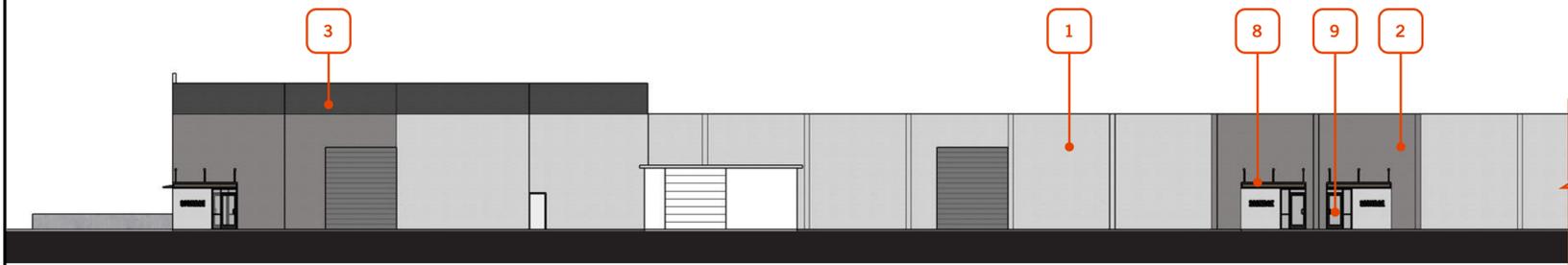
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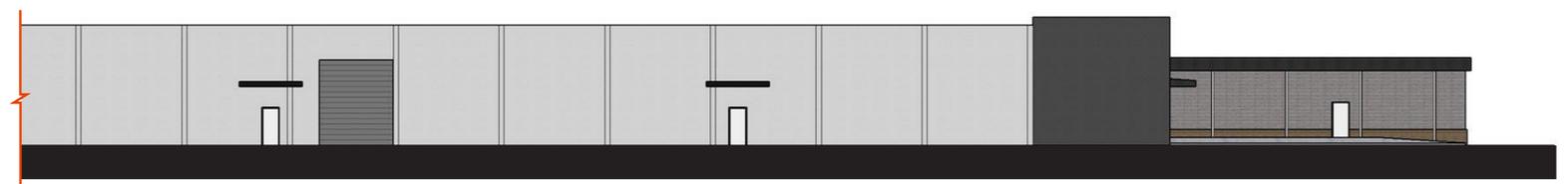
PARTIAL EAST ELEVATION



PARTIAL EAST ELEVATION



PARTIAL WEST ELEVATION



PARTIAL WEST ELEVATION



KEYNOTES

- | | | |
|--|-----------------------------------|--|
| 1 PAINT EXISTING "PURE WHITE" | 4 WOOD-LOOK SIDING | 7 PAINT EXISTING "CYBERSPACE" |
| 2 PAINT EXISTING "GRAY MATTERS" | 5 METAL PANEL | 8 NEW ALUMINUM METAL CANOPY PAINTED DARK GRAY WITH WOOD LOOK ACCENT |
| 3 PAINT EXISTING "GRIZZLE GRAY" | 6 NEW STUCCO PAINTED WHITE | 9 STOREFRONT SYSTEM WITH BLACK MULLIONS AND GRAY GLASS |
- *SIGNAGE SHOWN AS CONCEPTUAL

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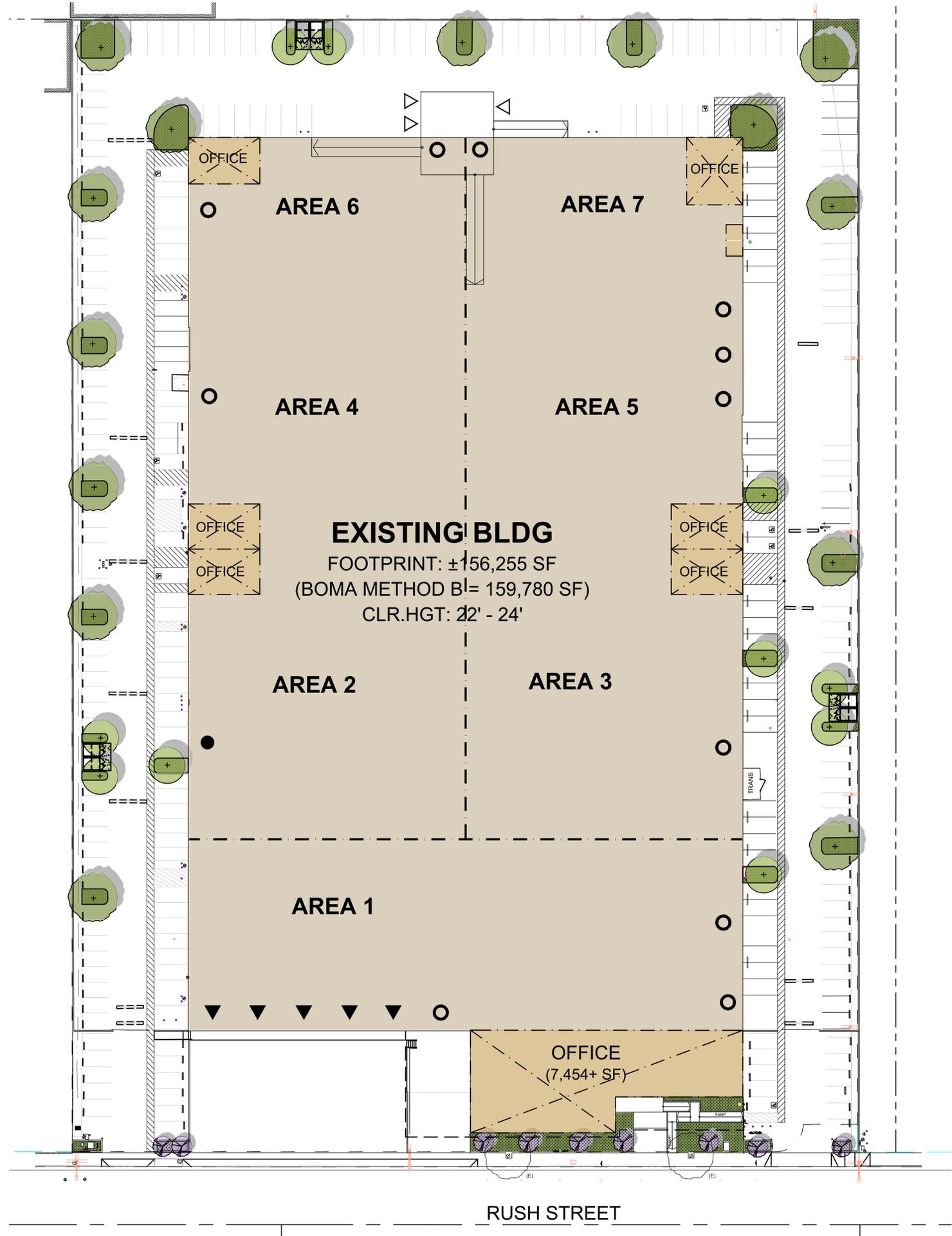
BIRTCHEr ANDERSON
 SOUTH EL MONTE
 11077 RUSH STREET
 SOUTH EL MONTE, CA 91733



CONCEPTUAL ELEVATIONS	
DATE	REMARKS

PA / PM: L. IBANEZ
 DRAWN BY:
 JOB NO.: IRV19-0285-00

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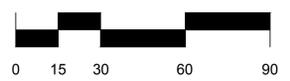


PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE
PROPOSED TREES		
	CERCIS OCCIDENTALIS / WESTERN REDBUD	24" BOX STANDARD
	GEIJERA PARVIFOLIA / AUSTRALIAN WILLOW	15 GALLON COLUMN FORM
	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	24" BOX STANDARD
PROPOSED SHRUBS		
	AGAVE DESMETIANA / DWARF AGAVE	5 GAL / 42" O.C.
	DIETES VEGETA / FORTNIGHT LILY	5 GAL / 36" O.C.
	ELAEOAGNUS P. 'FRUITLANDII' / FRUITLAND SILVERBERRY	5 GAL / 36" O.C.
	HESPERALOE PARVIFLORA / RED YUCCA	1 GAL / 30" O.C.
	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS	5 GAL / 42" O.C.
	PHORMIUM T. 'SURFER' / SURFER NEW ZEALAND FLAX	5 GAL / 36" O.C.
	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLE BRUSH	1 GAL / 30" O.C.
PROPOSED GROUND COVER & VINES		
	ROSA X 'FLOWERING CARPET' / FLOWERING CARPET ROSE - PINK	1 GAL / 30" O.C.
	ROSMARINUS O. 'PROSTRATUS' / PROSTRATE ROSEMARY	1 GAL / 30" O.C.
	MYOPORUM PARVIFOLIUM / MYOPORUM	1 GAL / 36" O.C.
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	FLATS / 12" O.C.
	FICUS REPENS / CREEPING FIG	5 GAL / PER PLAN



SCALE: 1" = 30'-0"



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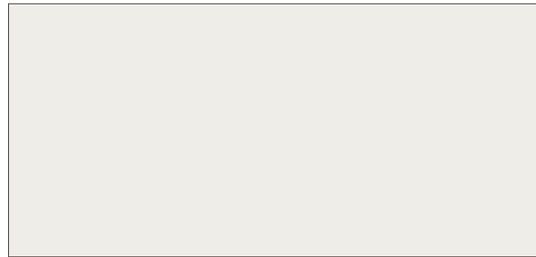
PRELIMINARY LANDSCAPE PLAN

DATE	REMARKS

PA / PM: C. NOLAN
 DRAWN BY:
 JOB NO.: IRV19-0285-00

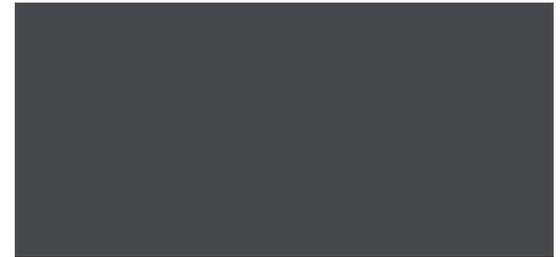
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2 "PURE WHITE"

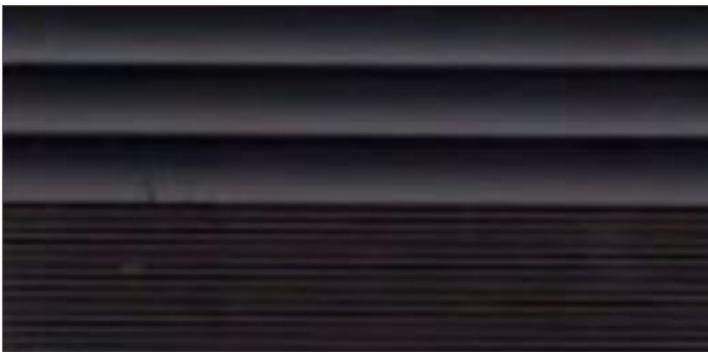
3 "GRAY MATTERS"



4 "GRIZZLE GRAY"

4 "CYBERSPACE"

1 GLASS



6 MULLIONS

7 WOOD LOOK CLADDING

8 METAL PANEL