

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

*****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, February 16, 2021 will be added to the Planning Commission agenda as part of the public comment.

FEBRUARY 16, 2021, 6:00 P.M.

**CITY HALL CHAMBERS
1415 SANTA ANITA AVENUE
SOUTH EL MONTE, CA 91733**



**RUDY BOJORQUEZ, CHAIRPERSON
LARRY RODRIGUEZ, VICE-CHAIRPERSON
LEO BARRERA, COMMISSIONER
RUBY YEPEZ, COMMISSIONER
JEFF ORTIZ, COMMISSIONER**

**COLBY CATALDI, DIRECTOR OF COMMUNITY DEVELOPMENT AND PUBLIC WORKS
ANGIE HERNANDEZ, COMMISSION SECRETARY
CHRISTY MARIE LOPEZ, ASSISTANT CITY ATTORNEY**

1. CALL TO ORDER

2. ROLL CALL

Commissioners: Bojorquez, Barrera, Yepez, Ortiz and Rodriguez

3. FLAG SALUTE

4. APPROVAL OF AGENDA

This is the time for the commission to remove any items from the agenda, continue, add items, to make a motion to rearrange the order of this agenda, or accept Agenda “as-is”.

5. PUBLIC COMMENT

Any person wishing to address the Planning Commission on any items not on the agenda, or any other matter, is invited to do so at this time. Pursuant to the Brown Act, the Commission cannot discuss or take action on items not on the agenda. Matters brought before the Commission that are not on the agenda may be, at the Commissions’ discretion, be referred to staff or placed on the next agenda.

6. CONSENT CALENDAR

6.a. Minutes for December 15, 2020

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

7. GENERAL BUSINESS

7.a. *Public Hearing Item continued from the December 15, 2020 meeting*

Adoption of Resolution No. 20-10 approving a Conditional Use Permit (CUP) (No. 20-10), which would allow for the operation of a used semi-truck sales office and lot located at 1225 Durfee Avenue, South El Monte CA 91733

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 20-10, approving Conditional Use Permit (No. 20-10), as conditioned.

Public Notice was sent on 11/5/2020

8. DIRECTOR UPDATE

9. COMMISSIONER COMMENTS

10. ADJOURNMENT

March 16, 2021 at 6:00 p.m.

**CITY OF SOUTH EL MONTE
PLANNING COMMISSION - MINUTES
Tuesday, December 15, 2020, 6:00 P.M.**

**THE PLANNING COMMISSION CONDUCTED THIS MEETING BY
TELECONFERENCE IN ACCORDANCE WITH CALIFORNIA
GOVERNOR NEWSOM'S EXECUTIVE ORDERS N-29-20
AND COVID-19 PANDEMIC PROTOCOLS**

1. CALL TO ORDER

Chairperson Bojorquez called the meeting to order at 6:01 p.m.

2. ROLL CALL

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

Present via teleconference: Christy Marie Lopez, Assistant City Attorney; Colby Cataldi Public Works Director; Ian McAleese, Assistant Planner; and Angie Hernandez, Planning Commission Secretary.

3. PLEDGE OF ALLEGIANCE

Commissioner Barrera led the Pledge of Allegiance.

4. APPROVAL OF AGENDA

A motion was made by Ortiz, seconded by Barrera and carried 5-0, to approve the agenda.

Vote: 5-0

Ayes: Commissioners: Barrera, Ortiz, Rodriguez, Yepez, and Chairperson Bojorquez

Nays: None

5. PUBLIC COMMENT

Chairperson Bojorquez, opened the public comment.

With no public comments, Chairperson Bojorquez closed public comment.

6. CONSENT CALENDAR

6.a. Minutes for November 17, 2020

A motion was made by Yepez, seconded by Rodriguez and carried 5-0 to approve Consent Calendar.

Vote: 5-0

Ayes: Commissioners: Barrera, Ortiz, Rodriguez, Yepez, and Chairperson Bojorquez

Nays: None

7. GENERAL BUSINESS

7.a. **Adoption of Resolution No. 20-10 approving a Conditional Use Permit (CUP) (No. 20-10), which would allow for the operation of a used semi-truck sales office and lot located at 1225 Durfee Avenue, South El Monte CA 91733**

This item was continued from the November 17, 2020 Planning Commission meeting. Planning Commission gave staff direction to provide the applicants' financial statements as well as allowing the two Commissioners who have not visited the site the opportunity to do so.

Assistant Planner McAleese presented the applicant's financial statements and advised the two Commissioners have not been able to schedule a site visit. He presented the staff report that included an overview of the project and the conditions of approval for CUP 20-10 were listed. In his presentation, the validity of the zoning for this type of business was addressed; he included a short history on the previous tenants of this specific location and concluded with Staff recommendation that the Planning Commission adopt Resolution No. 20-10, approving Conditional Use Permit (No. 20-10), as conditioned.

Discussion ensued by the Planning Commission with the following concerns: 1) City staff to explore and expand the business opportunities for this location. Planning Commission gave direction to City staff to provide side-by-side comparison report of restaurants like Denny's and IHOP's income potential. 2) language in the conditions of approval listed "out-of-state" sales transactions, concerns over any sales generated from this business would collect tax revenues for the City and should be included. 3) Request for the remaining two Planning Commissioners to schedule a site visit. 4) Planning Commissioner directed staff to provide tax revenue comparisons of this Truck sales business versus restaurant business types.

Chairperson Bojorquez opened public comment and requested the applicant address the commission with any additional comments. Scott Zeppenfeldt, the applicant representative stated they believe this type of business is a perfect fit for this location, he stated a restaurant is too small for this location and with COVID hitting so hard, the success of a business like a restaurant would not be a profitable. He added, his business would support many of the small business truck services to local business. Doug Andresen, the architect for the project also included to support the statement his counterpart Scott Zeppenfeldt made with regards to this location being too small to accommodate parking for a restaurant. Jeffrey Osborne, legal attorney for the landowner MS& NC Investment, LLC, made a statement referencing Resolution 18-38 regarding the provision listed in the resolution that addresses an extensive list of approved uses. He stated this business use falls within the proposed allowed conditional use.

Chairperson Bojorquez opened public comment, after determining there was no one else wishing to speak, Chairperson Bojorquez left public hearing open until the next Planning Commission meeting scheduled for February 16, 2021.

A motion to continue to February 16, 2021 was made by Rodriguez, second by Ortiz and carried 5-0 with direction to staff to provide more information at the February 16, 2021 Planning Commission Meeting.

Vote: 5 - 0

Ayes: Commissioners: Barrera, Ortiz, Rodriguez, Chairperson Bojorquez and Yepez

Nays: none

7.b. Adoption of Resolution No. 19-06 approving a Subdivision (LS NO. 19-02) for the creation of fourteen lots (Tentative Tract Map No. 82461) for property located at 9822-9865 Alpaca Street, South El Monte CA 91733

Assistant Planner Ian McAleese presented before the Planning Commission the proposed request for a subdivision lot split for the creation of fourteen lots. There are twelve 14,106 square foot parcels not changing, and the two 12,995 square foot lots will split the 1,111 square foot lot to end up at approximately 14,264.25 square feet each, and the 1,111 square foot lot will no longer exist. The 700 square foot structure located on the removed parcel will be demolished. When the Final Map is recorded, a total of fourteen lots will exist. Staff recommends

With only a quick question from the Planning Commission to clarify if nothing was changing other than two lots who would split 1, 111 square feet in order to create fourteen lots, which was confirmed by City staff. No additional discussion ensued.

Chairperson Bojorquez opened public comment and requested the applicant address the commission with any additional comments. Having seen no public comments, Chairperson Bojorquez closed public hearing.

A motion to approve Subdivision (LS NO. 19-02) with Resolution No. 19-06 to approve the creation of fourteen lots was made by Rodriguez, second by Ortiz and carried 5-0.

Vote: 5 - 0

Ayes: Commissioners: Barrera, Ortiz, Rodriguez, Chairperson Bojorquez and Yepez

Nays: none

7.c. Review of Tacos El Chaparrito and Conditions of Approval for Conditional Use Permit No. 20-03 located at 9611 Garvey Ave #105, South El Monte CA 91733

Assistant Planner Ian McAleese presented the staff report and found that the business is still in the process of receiving their Type 41 license and expect to begin serving beer and wine in January or February of 2021. He concluded his presentation with staff recommendation that the Planning Commission review the staff report and schedule a new hearing six months from now to evaluate how the business has operated once they receive their Type 41 license.

Chairperson Bojorquez opened public comment, the applicant addressed the commission with a request to change his operating hours from 10:00pm to 12:00am,

once his license is approved. Having seen no additional public comments, Chairperson Bojorquez closed public hearing.

A brief discussion amongst the Planning Commission to agree with City staff recommendation was had, with no further discussion. A request for code enforcement staff to confirm the establishment is not selling alcohol from both the restaurant and food truck was directed to staff and confirmation was soon thereafter confirmed by the business owner that no alcohol is being sold at the restaurant nor from the food truck. At the six-month review, Planning Commission agreed to review the time change request.

A motion was made by Barrera and second by Rodriguez to approve City Staff schedule a six-month review from now (June 2021) to evaluate how the business has operated once they receive their Type 41 license.

Vote: 5 - 0

Ayes: Commissioners: Barrera, Ortiz, Rodriguez, Chairperson Bojorquez and Yepez

Nays: none

7.d. Review of Krudos and Conditions of Approval for Conditional Use Permit No. 19-26 located at 1725 Durfee Avenue, South El Monte CA 91733

Assistant Planner, Ian McAleese presented the staff report that confirms the Conditional Use Permit was granted in December of 2019 that allowed for the establishment of a Type 41 on-sale beer and wine with karaoke in conjunction with a bona fide eating place known as Krudos which required a one year review to ensure they are operating in good faith and abiding by conditional use regulations. Staff recommends that the Planning Commission receive and file staff's report on whether the business is operating in compliance with the CUP.

Planning Commission requested to extend the one-year review from now (December 2021) when they are fully operational without COVID restrictions. The Commission addressed the original request for watch for pedestrian's signage and the reflector speed bumps on the driveway versus being written as conditions for city staff to review.

A motion was made by Rodriguez and second by Yepez

8. DIRECTOR UPDATE – Director advised the commission that the General Plan Update will be forthcoming.

9. COMMISSIONERS' COMMENTS

Chairperson Bojorquez – Happy Holidays to all and stay safe.

Commissioner Rodriguez – Nothing to report.

Commissioner Ortiz – Nothing to report.

Commissioner Barrera – SGVWC 30th Anniversary Operation Gobble – Gave over 10,000 turkeys to the community.

Commissioner Yepez – Nothing to report.

10. ADJOURNMENT

A motion was made by Rodriguez, second by Barrera and carried 5-0, to adjourn the meeting at 7:29 p.m.

Vote: 5-0

Ayes: Commissioners: Barrera, Ortiz, Rodriguez, Yepez, and Chairperson Bojorquez

Nays: None



Planning Commission Agenda Report

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

DATE: February 16, 2021

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Colby Cataldi, Community Development Director

PREPARED BY: Ian McAleese, Assistant Planner

SUBJECT: Adoption of Resolution No. 20-10 approving a Conditional Use Permit (CUP) (No. 20-10), which would allow for the operation of a semi-truck sales office and lot.

PUBLIC NOTICE: Notice was posted and mailed on November 5, 2020 for a Public Hearing before the Planning Commission.

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

PROJECT

LOCATION:

Address:	1225 Durfee Avenue
Project Applicant:	Crystal Cardona
Property Owner:	MS & NC Investments LLC
Zone:	"C" (Commercial)
Lot Size:	24,356 square feet (0.57 acres)

SURROUNDING ZONING AND LAND USE:

	Zone	General Plan	Land Use
North	None	None	State Route 60
South	"C" (Commercial)	Commercial	Motel
East	"C" (Commercial)	Commercial	Motel
West	"C" (Commercial)	Commercial	Gas Station

BACKGROUND: The applicant, Crystal Cardona ("Applicant"), is applying to operate a used semi-truck sales business ("Project") at 1225 Durfee Avenue, South El Monte, California 91733 ("Property"). The Property consists of one parcel having an area of approximately 24,356 square feet (0.56 acres) and one existing building measuring approximately 2,121 square feet. The Property is located on the north side of Durfee Avenue, east of Peck Road. The site has laid vacant for over twenty years, with the last use being a restaurant operating in 1998.

This Project originally went before Planning Commission on November 17, 2020 and was continued to allow for the Commission to conduct a site visit as well as review financials of the Applicant's other truck sales business.

RECOMMENDATION: Staff RECOMMENDS that the Planning Commission adopt Resolution No. 20-10, approving Conditional Use Permit (No. 20-10), as conditioned.

ANALYSIS:

General Plan/Zoning Consistency

The Property is designated as "Commercial" in the City of South El Monte's ("City") General Plan and is zoned "C" (Commercial) in the City's Zoning Code. The proposed use falls within the scope of the General Plan's "Commercial" land use designation and is also a conditionally permitted use in the "C" Zone. 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

Goal 1.0: *Maintain a balanced mix and distribution of land uses throughout South El Monte* by allowing for the establishment of a used semi-truck sales lot in an area not served by these types of uses.

Policy 1.4: *Create opportunities for two types of commercial development: (1) commercial uses that meet the retail and service needs of the local resident and employee populations, and (2) regional-serving retail commercial businesses that capture revenues from a broader population base* by creating a retail truck sales lot that will serve truck drivers in the region.

Goal 2: *Focus new revenue-generating development in those areas of the City with high visibility* by allowing for the establishment of used truck sales at a location highly visible to the Pomona Freeway.

Goal 6.0: *Provide for the revitalization of deteriorating land uses and properties* through the complete renovation of the building and parking lot area for use by the Project.

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 sales of semi-trucks which is not a use that currently exists within the City.

The establishment of a used semi-truck sales lot and office will make the business a viable commercial asset to the City's economy. The Project will also promote a balanced and dynamic economic growth of the area; and the City by providing semi-truck sales that can serve residents as well as businesses within and around the City. Considering all of the above, the Project is consistent with both the General Plan and the Zoning Code.

Conditional Use Permit (CUP)

The proposed project is required to obtain a CUP to operate as a result of section 17.14.040 of the South El Monte Municipal ("SEMMC"). This section provides all _automobile sales within 500 feet of State Route 60 must obtain a CUP.

In order to grant a CUP, the Commission must make the following findings pursuant to 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 surrounding the Property to the south and east are developed as a motel use, with the property to the west being developed as a gas station. North of the Property is State Route 60, creating a physical barrier between the single-family residential uses that are located north of the Property. 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 most of the surrounding parcels being utilized as commercial uses.

Proposed Project

The proposed Project consists of rehabilitating the vacant restaurant building to utilize as a sales office and repave the parking lot to display used semi-trucks for sale. A total of seventeen trucks will be on display for sale on the site, situated towards the north end of the property. Customer parking will be available on the southern end of the property near the sales office. Vehicles for sale will be kept on site and will not be parked on the street so as to not impact the businesses in the area. The hours of operation will be Monday through Friday 8:00 a.m. to 5:00 p.m. and Saturday 9:00 a.m. to 2:00 p.m.

Off-Street Parking and Landscaping

The proposed use requires one parking stall per every 750 square feet of building area and one space per 2,500 square feet of display area per SEMMC Section 17.60.020. The total number of parking stalls required for the Project is eight, and fourteen parking stalls are available on-site with the truck sales lot having a total of seventeen spaces available for display.

A total of 5% of the parking lot area is required to be landscaped per SEMMC Section 17.14.180, which totals 823 square feet. The Applicant is proposing a total of 2,361 square feet, or 14.4%, of landscaping in both the customer and display lots.

Outdoor Vehicle Storage and Maintenance

One of the concerns with used vehicle sales lots is the storage of vehicles. To ensure that vehicle storage does not become a problem, conditions of approval have been added requiring that the business will not be allowed to store or park any vehicles on City streets. Additionally, a condition has been added limiting the number of trucks for sale it will be allowed to store on the property to 17. These two conditions will prevent vehicle storage from becoming a nuisance to the public or nearby properties.

Under SEMMC Chapter 9.16, businesses are required to maintain their property free from any litter and graffiti. This helps ensure that the property maintains a clean and well-kept appearance and prevents the property from becoming a visual blight in the City. It is in the best interest of the property owner to have the business owner maintain the property to keep up the appearance of the property, which in turn keeps up the value of the property. A condition has been added to ensure that the property stays free of litter and graffiti.

ENVIRONMENTAL REVIEW: This proposed Project is categorically exempt from environmental review pursuant to Section 15301 Class 1 of the California Environmental Quality Act (CEQA) Guidelines. The proposed Project satisfies the criteria for the Class 1 categorical exemption for existing facilities. The criteria 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. This project falls within the criteria of operation of an existing building.

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 17.14 (Commercial Zone). 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. Additionally, Staff finds that the semi-truck sales facility is consistent with the City's General Plan and Zoning Ordinance, and the Project complies with the development standards imposed on such uses. Staff recommends the Planning Commission adopt Resolution 20-10 to approve Conditional Use Permit No. 20-10 for the proposed semi-truck sales office and lot at 1225 Durfee Avenue.

ATTACHMENTS:

- A – Draft Resolution No. 20-10
- B – Relevant Code Sections
- C – Location Maps and Site Aerials
- D – Truck Sales Metrics
- E – Project Plans

Attachment A

PLANNING COMMISSION

RESOLUTION NO. 20-10

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING AN APPLICATION FOR CONDITIONAL USE PERMIT (NO. 20-10) ALLOWING FOR THE OPERATION OF A USED SEMI-TRUCK SALES OFFICE AND LOT AT 1225 DURFEE AVENUE

WHEREAS, Crystal Cardona (“Applicant”), filed an application for a Conditional Use Permit (“CUP”) to operate a used semi-truck sales business (“Project”) at 1225 Durfee Avenue, South El Monte, California 91733 (“Property”);

WHEREAS, pursuant to SEMMC Section 17.14.040, the Project requires Planning Commission review and approval because the Project consists of automobile sales within 500 feet of State-Route 60 (“SR-60”);

WHEREAS, a public hearing was held before the Planning Commission on November 17, 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; and

WHEREAS, this item was continued from the November 17, 2020 meeting to December 15, 2020, and continued to February 16, 2021 so that the Planning Commissions could have an opportunity to conduct a site inspection and review financial information related to the Applicants similar business. 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: This proposed Project is categorically exempt from environmental review pursuant to Section 15301 Class 1 of the California Environmental Quality Act (CEQA) Guidelines. The proposed Project satisfies the criteria for the Class 1 categorical exemption for existing facilities. The criteria 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. This project falls within the criteria of operation of an existing building. 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 public hearing was held before the Planning Commission on November 17, 2020 and continued to December 15, 2020, and continued to February 16, 2021 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.

SECTION 3: The City's staff report and 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 use 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." The Zoning Code designation is "C" (Commercial).
- C. The proposed Project promotes the City's goals and objectives stated in the General Plan. No goal or policy will be impaired.
- D. Outdoor vehicle storage will be prohibited by the conditions of approval to prevent vehicle storage from becoming a nuisance to the public or nearby properties.

SECTION 4: Based on the record of the hearing, including all information presented at the hearing, including the Staff Reports dated November 17, 2020 and December 15, 2020 and February 16, 2021, which is hereby incorporated into this Resolution 20-10 by reference, the Planning Commission hereby finds:

- A. As conditioned, the Project meets the requirements of SEMMC Chapters 17.14, 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 is compatible with the surrounding uses and there have been conditions of approval added to ensure proper maintenance of the property.
- 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 is consistent with neighboring uses since it is surrounded by commercial uses, will be prohibited from storing vehicles in the public right-of-way and required to properly maintain the property.
- C. As conditioned, the Project represents a quality establishment that will be compatible with surrounding commercial uses, the surrounding area, and the goals of the City. The 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 City as a whole. As a result, approving this application will not adversely affect the General Plan or the Zoning Ordinance.
- D. As conditioned, the Project is consistent with the City's General Plan. The 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 for the establishment of a used semi-truck sales lot in an area not served by these types of uses;
- (2) Policy 1.4: *Create opportunities for two types of commercial development: (1) commercial uses that meet the retail and service needs of the local resident and employee populations, and (2) regional-serving retail commercial businesses that capture revenues from a broader population base* by creating a retail truck sales lot that will serve truck drivers in the region; and
- (3) Goal 2: *Focus new revenue-generating development in those areas of the City with high visibility* by allowing for the establishment of used truck sales at a location highly visible to the Pomona Freeway (State Route 60); and
- (4) Goal 6.0: *Provide for the revitalization of deteriorating land uses and properties* through the complete renovation of the building and parking lot area for use by the Project; and

Economic Development Element

- (5) Goal 1.0: *Continue to provide opportunities for a wide range of industries to operate in South El Monte* by allowing the sales of semi-trucks which is not a use that currently exists within the City.

SECTION 5: Based on the aforementioned findings, the Planning Commission hereby **approves** CUP (No 20-10) to operate a used semi-truck sales business, 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 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 herein is not utilized or construction work initialized pursuant to a valid building permit has not commenced within one year from the date of this approval.
4. Applicant and its employees, agents and contractors shall comply with all Municipal Code provisions.

Planning Conditions

5. 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/or public right-of-way in front of Property.
6. Noise levels measured at the property line shall not exceed the levels prescribed by the City's noise regulations as set forth in SEMMC 8.20.
7. 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.
8. The Applicant shall maintain all required permits and licenses in good standing.
9. Any graffiti painted or marked upon the premises 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.
10. A copy of the approved resolution shall be kept on the premises at all times and presented to any Sheriff, or Business License, Code Enforcement, Public Safety Officer, or Community Development Staff person.
11. The Applicant understands that any violation of these conditions shall be grounds for the modification, suspension or revocation of the Conditional Use Permit.
12. The operations of the proposed Project shall be limited to the hours between 8:00 a.m. to 5:00 p.m., Monday through Friday 9:00 a.m. to 2:00 p.m. Saturdays.
13. All signage for the proposed Project shall be approved separately by the Planning Division under a separate sign and building permit.
14. The Applicant shall repave and restripe the parking area consistent with the City approved parking plan. The parking area shall be restriped to show required handicap accessible parking spaces (pursuant to Americans with Disabilities Act requirements) and general parking spaces. The Applicant shall properly maintain the parking area and any other impermeable surface free of grease and oil.
15. The Applicant shall provide the required 8 parking spaces for the proposed Project at all times.

16. The Applicant shall obtain a City business license and occupancy permit prior to the commencement of any of the proposed Project's operations.
17. All vehicles shall be stored on the Property, and a maximum of 17 trucks shall be stored on site at a time. No vehicles shall be stored on the public right-of-way.
18. The Applicant shall clean up and maintain overgrown foliage on the perimeter of the property at all times.
19. The Applicant shall develop the property in conformance with the proposed and City approved plan. Deviations or exceptions shall not be permitted except when approved by the Community Development director or their designee.

Building Conditions

20. The second sheet of the 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.
21. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
22. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
23. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
24. A geotechnical and soils investigation report is required to evaluate the condition of the existing pavement at areas used for regular vehicle parking including drive aisles and to determine the adequacy of using such areas for displaying trucks.
25. Should any of the existing pavements be removed and replaced as required by the project geotechnical engineer, a grading and drainage plan shall be submitted to Building Department for plan review.
26. Should any of the existing pavements be removed and replaced as required by the project geotechnical engineer, Engineering Department LID review shall be completed and approved first prior to submitting grading plans Building Department.
27. Should the proposed alteration of the existing pavements as required by the project geotechnical engineer affect the use of the existing 10-foot wide drainage easement in any way, a notarized letter shall be obtained from the current easement holder(s) prior to the issuance of building permit.
28. A grading and drainage plan if required 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.
29. All State of California disability access regulations for accessibility and adaptability shall be complied with.
 30. Additions, alterations, and repairs in all buildings and structures shall comply with the provisions for new buildings and structures except as otherwise provided in Existing Building Code in effect.
 31. Electrical plan check is required.
 32. Mechanical plan check is required.
 33. Plumbing plan check is required.
 34. Project shall comply with the CalGreen Non-Residential mandatory requirements.
 35. 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.

Engineering Conditions

36. The second sheet of the building plans, grading plans and/or offsite improvement 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.
37. Plans shall be submitted electronically for review.
38. Engineering Department approval is required prior to Building Permit issuance.
39. Reconstruct the driveway approach located in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee.
40. Remove and replace broken and off grade sidewalk in accordance with SPPWC standard plan 113-2, and as directed by the City Engineer or his/her designee.
41. Remove and replace broken and off grade curb and gutter in accordance with SPPWC Standard Plan 120-2, and as directed by the City Engineer or his/her designee.
42. Project shall be reviewed and approved by the City Traffic Engineer, prior to the issuance of any permits. Any mitigation measures shown on the traffic study, if any, shall be made at the sole cost to the property owner/developer.

43. No Traffic Study will be required. This project is also exempt from a VMT Analysis and is considered a LOW VMT use.
44. Truck Turning Templates for the size of truck to be sold on site should be shown entering and exiting the driveway and the route around the drive aisles to make sure a truck can navigate entering/exiting the driveway and the internal route. The size of the truck used in the turning templates should also be shown on the plan.
45. Dimensions of parking spaces length and width should be shown on the plan.
46. Submit a description of the project in respect to where employees and customers will park on site.

Fire Department Conditions

47. 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. Please contact the Fire Prevention Engineering Section at 323 890-4125 for additional information and submittals.

SECTION 6: Any interested party may appeal this decision to the City Council pursuant to SEMMC Section 17.74.050.

ADOPTED this 16th day of February, 2021.

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. 20-10 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 16th day of February 2021.

AYES:

NOES:

ABSENT:

ABSTAIN:

Secretary, Angie Hernandez

Attachment B

Chapter 17.14 - COMMERCIAL ZONE (C)

17.14.010 - Intent and purpose.

The intent and purpose of the commercial zone (C) is to provide areas throughout the city in which commercial facilities designed to serve a broad area with a wide range of commercial services may be located. Such zone districts will generally be located along arterial and collector streets and will buffer residential areas from traffic, noise and pollutants. It is the objective of this chapter to achieve development which will be compatible with surrounding uses.

(Ord. 822 §1(part), 1989)

17.14.020 - Permitted uses.

No building or structure shall be erected, reconstructed, structurally altered or enlarged, nor shall any building, structure or land be used for any purpose except as provided in this chapter. The following uses shall be permitted in the commercial zone (C).

(Ord. 822 §1(part), 1989)

17.14.030 - Principal permitted uses.

When conducted entirely within an enclosed building(s), except for businesses which require operations outside of a building, the following are primary uses permitted within the commercial zone (C). 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. Automobile service stations (minor repairs only) located in excess of five hundred feet of SR-60;
- B. Auto upholstery and auto glass installation located in excess of five hundred feet of SR-60; provided that all activities are to take place within a completely enclosed building with no openings other than required emergency fire exits, facing or adjacent to any residentially zoned property. Such enclosed building shall be of masonry or concrete construction with a ceiling of sound attenuating material installed where such building is located within two hundred feet of any residential zone district;
- C. Health clubs, spas or commercial athletic recreation facilities (handball, racquetball). No alcoholic beverages may be sold or consumed on the premises;
- D. Automotive sales, leasing or rental located in excess of five hundred feet of SR-60;
- E. Carwashes (automatic or manually operated) and auto detail shops located in excess of five hundred feet of SR-60;
- F. Public utility facilities;
- G. Retail businesses;
- H. Business and professional offices;
- I. Business services, including, but not limited to, blueprinting, photostating, stationery stores, office supplies and equipment, janitorial services and commercial printing and duplicating;
- J. Personal services, including, but not limited to, barber and beauty shops, shoe repair, laundry and dry-cleaning pickup points, tailor shops and clothing alterations, radio and TV sales, service and repair;

- K. Banks, savings and loans and other similar financial institutions, including check cashing services;
- L. Retail bakeries, all goods sold at retail, on-site;
- M. Restaurants, cafes, cafeterias, and similar eating establishments;
- N. Medical and dental clinics and offices and medical and dental laboratories and associated uses such as ambulance services and pharmacies;
- O. Fortunetelling;
- P. On-site advertising in accordance with Chapter 17.62 of these regulations;
- Q. Accessory buildings and uses normally associated with any permitted use;
- R. Adult businesses pursuant to the provisions of Chapter 5.25 of the South El Monte Municipal Code.

(Ord. 1012 §4, 1999; Ord. 963 §3, 1995; Ord. 822 §1(part), 1989)

(Ord. No. 1152, § 1, 3-22-2011; Ord. No. 1239, § 4, 12-3-2019)

17.14.035 - Residential uses.

- A. Each residential use and structure legally existing as of January 1, 1980, is a permitted use in the commercial 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 §2, 1996)

17.14.040 - Conditional uses.

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

- A. Bars, taverns, nightclubs (including entertainment) and off-sale of alcoholic beverages;
- B. Billiard halls, pool halls, amusement arcades, bowling establishments, miniature golf courses, indoor theaters

and similar uses;

- C. Hotels and motels;
- D. Massage establishment;
- E. On-sale of alcoholic beverages in association with restaurants, cafes, cafeterias and similar eating establishments;
- F. Beverage lounge as defined in these regulations;
- G. Entertainment, live;
- H. Certain commercial activity in conjunction with, or on the site of an automobile service station, subject to the provisions of Chapter 17.30;
- I. Off-sale of beer and wine on the site of an automobile service station, subject to the provisions of Chapter 17.52;
- J. Automotive repair facilities, including body and fender shops, auto paint shops, engine rebuild, overhaul or repair. Automobile service stations (minor repair only), auto upholstery and auto glass installation, carwashes, auto detailing, automotive sales, leasing, and rental located within five hundred feet of SR-60;
- K. Any use proposed for any property that is one acre or larger in size;
- L. Any use proposed for any building or structure that is twenty-five thousand square feet of gross floor area or larger;
- M. 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;
- N. Any other use not specifically permitted or prohibited, which is determined to be compatible with the permitted uses of the commercial zone.

(Ord. 1012 §5, 1999; Ord. 1010 §6, 1999; Ord. 1009 §§9, 10, 1999; Ord. 985 §2, 1997; Ord. 963 §5, 1995; Ord. 918 §§2 and 5, 1992; Ord. 822 §1(part), 1989)

(Ord. No. 1151, § 1, 3-22-2011; Ord. No. 1152, § 2, 3-22-2011; Ord. No. 1195, § 10, 2-24-2015; Ord. No. 1239, § 5, 12-3-2019)

17.14.045 - Secondary uses.

The following secondary uses are permitted within the commercial zone:

- A. Gateway signs, subject to the provisions of Section 17.62.130(A)(6).

(Ord. 940 §2, 1993)

17.14.050 - Prohibited uses.

The following are prohibited uses in the commercial zone:

- A. Residential uses and structures except as specifically permitted by Section 17.14.035;
- B. Wholesale businesses, including warehousing and distribution;
- C. Manufacturing uses, except where manufacturing occupies less than five percent of the gross floor area and

all goods manufactured are sold at retail, on-site;

- D. 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 effluent;
- E. Agricultural uses including, but not limited to, kennels, catteries, stables and aviaries;
- F. The following uses when adjacent to or across a public or private street from a residential zone district:
 - 1. Ambulance services,
 - 2. Any use listed as a conditional use in Section 17.14.040, except that hotels, public utility facilities and on-sale of alcoholic beverages in association with restaurants, cafes, cafeterias, and similar eating establishments shall be permitted with a conditional use permit;
- G. Off-sale of alcoholic beverages other than beer or wine within five hundred linear feet of any church, school, or park;
- H. Metal buildings as defined in Chapter 17.56 of these regulations.

(Ord. 984 §3, 1996; Ord. 822 §1(part), 1989)

17.14.060 - Property development standards.

The following standards shall apply to uses within the commercial zone (C) provided that automobile service stations, public utility facilities, public and quasi-public buildings and facilities and 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 Chapters 17.24 through 17.58 of these regulations; 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 commercial zone district regulations. Notwithstanding the above, residential uses and structures permitted by Section 17.14.035 shall be subject to development standards contained therein.

(Ord. 984 §4, 1996; Ord. 822 §1(part), 1989)

17.14.070 - Minimum lot area.

There are no minimum lot area requirements.

(Ord. 822 §1(part), 1989)

17.14.080 - Maximum building coverage.

Refer to Figure 17.14.080 to determine allowable building coverages.

(Ord. 963 §5, 1995; Ord. 822 §1(part), 1989)

17.14.090 - Minimum lot width.

There are no minimum lot width requirements.

(Ord. 822 §1(part), 1989)

17.14.100 - Minimum lot depth.

There are no minimum lot depth requirements.

(Ord. 822 §1(part), 1989)

17.14.110 - Maximum building height.

There are no maximum building height requirements except that any building constructed adjacent to a residentially zoned property shall have a maximum allowable height of twenty-eight feet.

(Ord. 822 §1(part), 1989)

17.14.120 - Minimum yard requirements.

- A. Front Yard. No requirements except that a ten-foot front yard shall be required when a C zoned lot is abutting or directly across from a residentially zoned property.
- B. Side Yard.
 - 1. Interior or Key Lot. None required except that a ten-foot side yard shall be required when a C zoned lot is abutting or directly across from a residentially zoned property.
 - 2. Corner or Reversed Corner Lot. None required except that a ten-foot side yard shall be required when a C zoned lot abuts a residentially zoned property.
- C. Rear Yard. None required except that a ten-foot rear yard shall be required when a C zoned lot abuts a residentially zoned property.
- D. Through Lot. A through lot shall maintain the required front yard setback on each frontage required by the zone in which the lot is located.

(Ord. 822 §1(part), 1989)

17.14.130 - Accessory buildings and structures.

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

(Ord. 822 §1(part), 1989)

17.14.140 - Access.

No building permit shall be issued for any lot or parcel of land unless said lot or parcel has frontage on a dedicated and improved public street or on a private street conforming to street standards established by the city.

(Ord. 822 §1(part), 1989)

17.14.150 - 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, including the storage of trucks or other similar types of equipment shall be permitted on unpaved areas.

(Ord. 822 §1(part), 1989)

17.14.160 - Loading docks and truck maneuvering.

- A. All loading docks and doors facing a public or private street shall be located in such a manner 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 whenever possible.

(Ord. 822 §1(part), 1989)

17.14.170 - Vehicle maintenance or repair.

No vehicle maintenance or repair, other than that permitted by Section 17.14.040 shall take place on any lot in the commercial zone (C).

(Ord. 822 §1(part), 1989)

17.14.180 - Landscaping.

A minimum of five percent of the total area devoted to parking shall be landscaped as well as all other areas not designated for parking, structures, or pedestrian walkways. Landscaping shall consist of grass, ground cover, or other plant materials 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)

17.14.190 - 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 six 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. Any fence or wall located in the front of any building must be located to the rear of the required setback. No fence or wall in the front of any building may exceed forty-two inches in height if constructed of solid or sight obscuring materials, 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 planning and community development.
- 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 curblineline or edge of paved roadway line forty feet from the point of their intersection (see Figure 17.08.200).

(Ord. 822 §1(part), 1989)

17.14.200 - Outdoor storage and operations.

Except as permitted by Section 17.14.205, all business operations in the commercial 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 §1, 2004; Ord. 822 §1(part), 1989)

17.14.205 - Outdoor display of merchandise for sale.

Businesses selling merchandise at retail 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 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 §2, 2004)

17.14.210 - Exterior lighting facilities.

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)

17.14.220 - 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)

Figure 17.14.080FORMULA FOR COMPUTING ALLOWABLE BUILDING AREA

$$\text{Building Area} = \frac{A}{B} = C \times D = \text{Building Area (E)}$$

$$\text{Parking Area} = \frac{E}{F} = G \times H = \text{Parking Area (I)}$$

A = Building lot area (less required setbacks)

B = SF of building per parking space + SF parking space
(405 SF) + SF interior landscaping (20 SF per space)

C = Building units (Divide "A" by "B")

D = SF of building area per parking space (based on parking code requirements)

E = Building area

F = SF of building area per parking space (based on parking code requirement)

G = Parking spaces required

H = SF of parking space (405 SF) + interior landscaping
(20 SF per space)

SUMMARY C ZONE

1. For property development standards, see Chs. 17.24-17.58 of this title.
2. Building, height limitations, see above illustration.
3. Parking requirements, see Ch. 17.60 of this title.
4. Yard, requirements, see Ch. 17.14 of this title.
Required only for abutting a residential zone.

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 for single-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.
Drive-in, drive-through and take out business with no designated interior or exterior seating areas (including automobile service stations)	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.
Hotels, motels, boardinghouses, clubs, and lodges	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.

Assemblies such as theaters, auditoriums, arenas, stadiums and similar places of assembly including churches and private schools	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.
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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

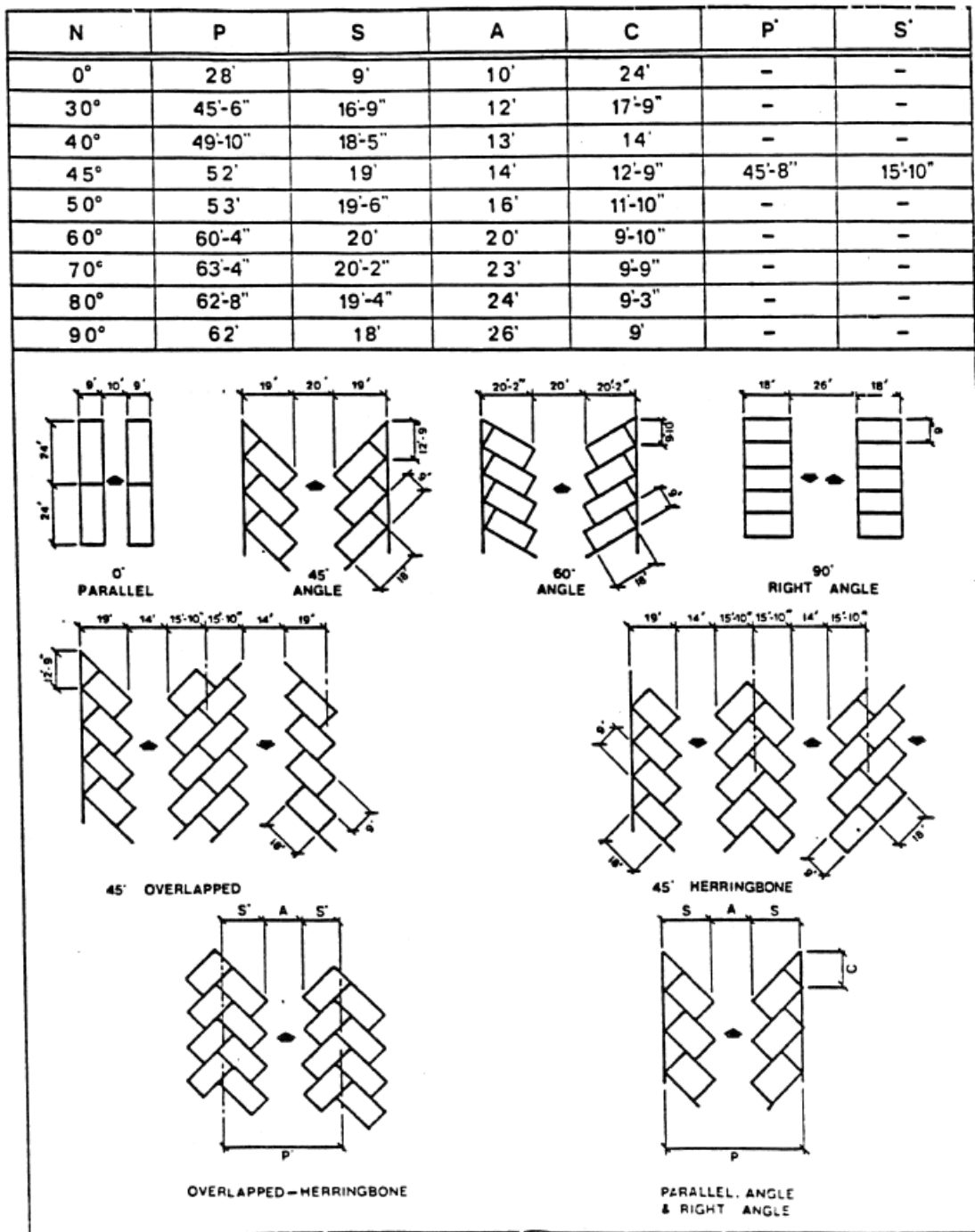
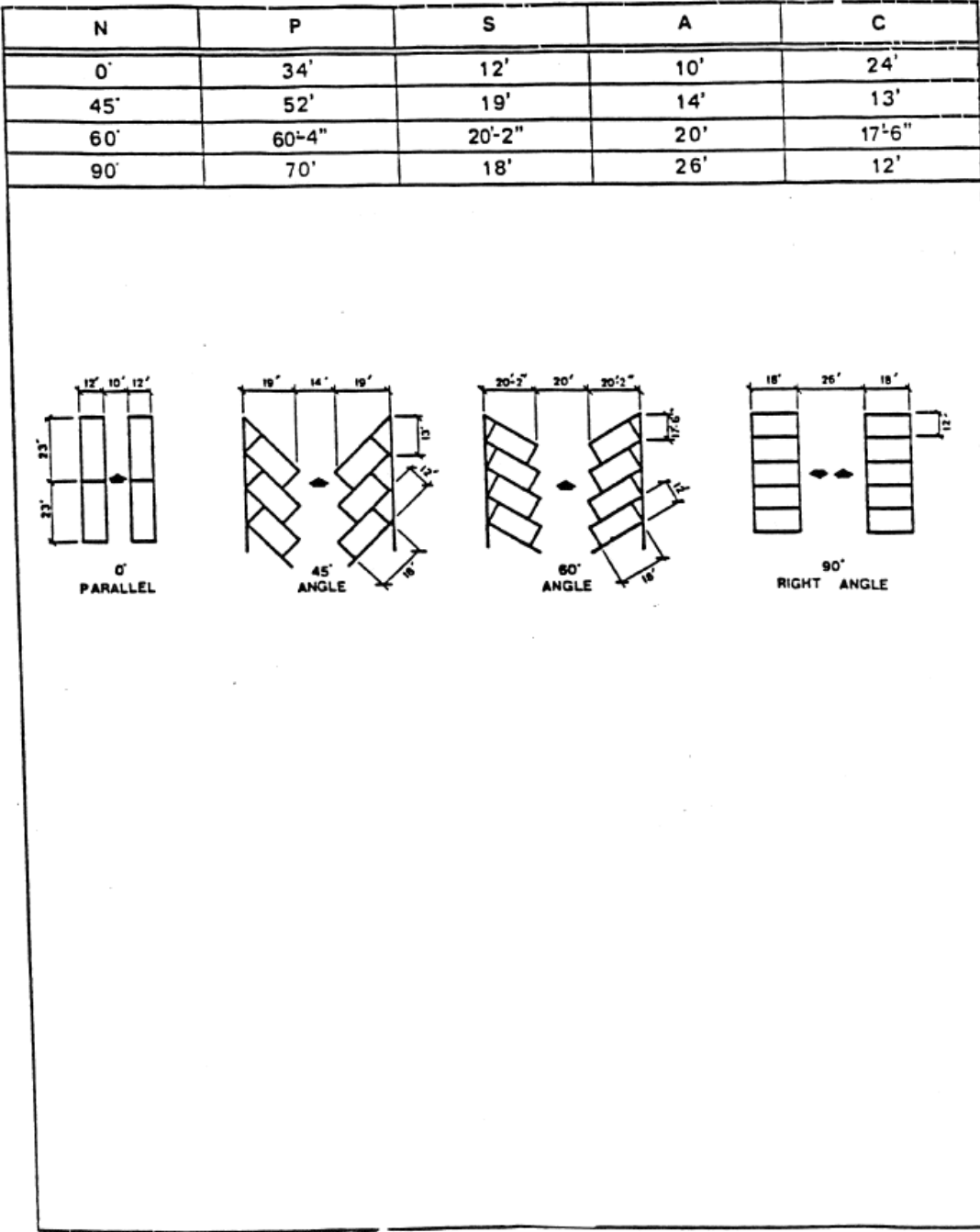
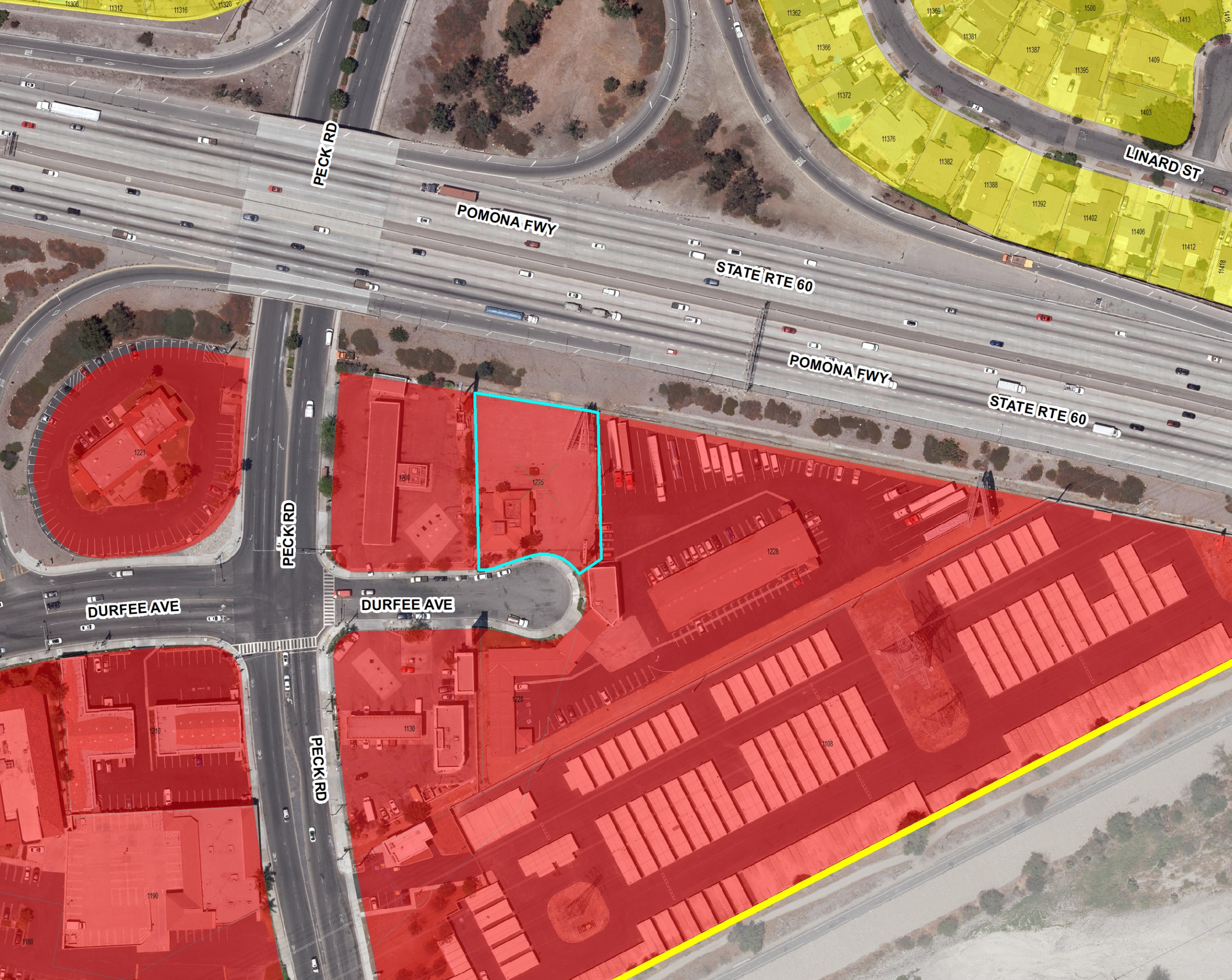


Figure 17.60--HANDICAPPED SPACES



Attachment C



PECK RD

POMONA FWY

STATE RTE 60

LINARD ST

POMONA FWY

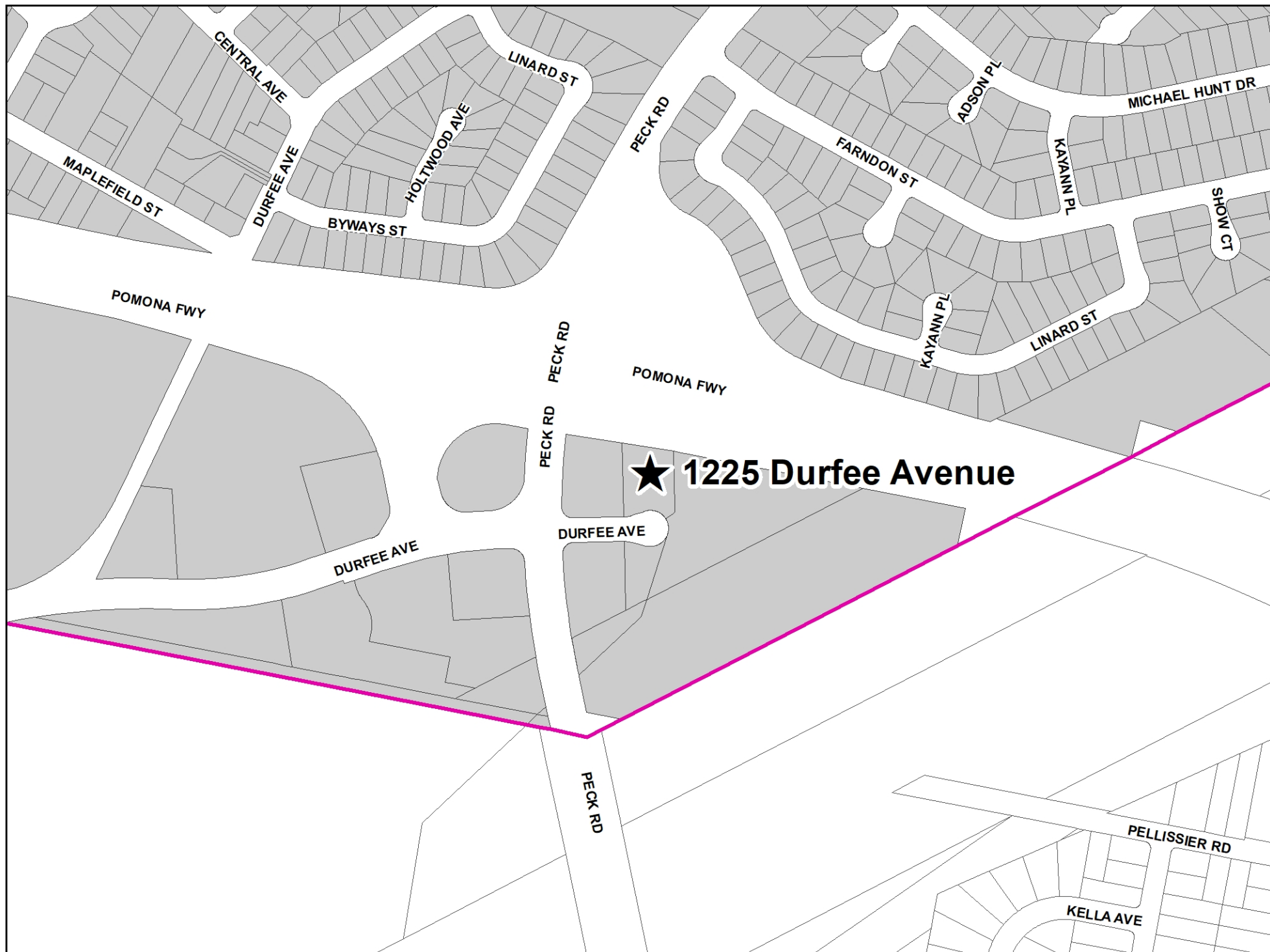
STATE RTE 60

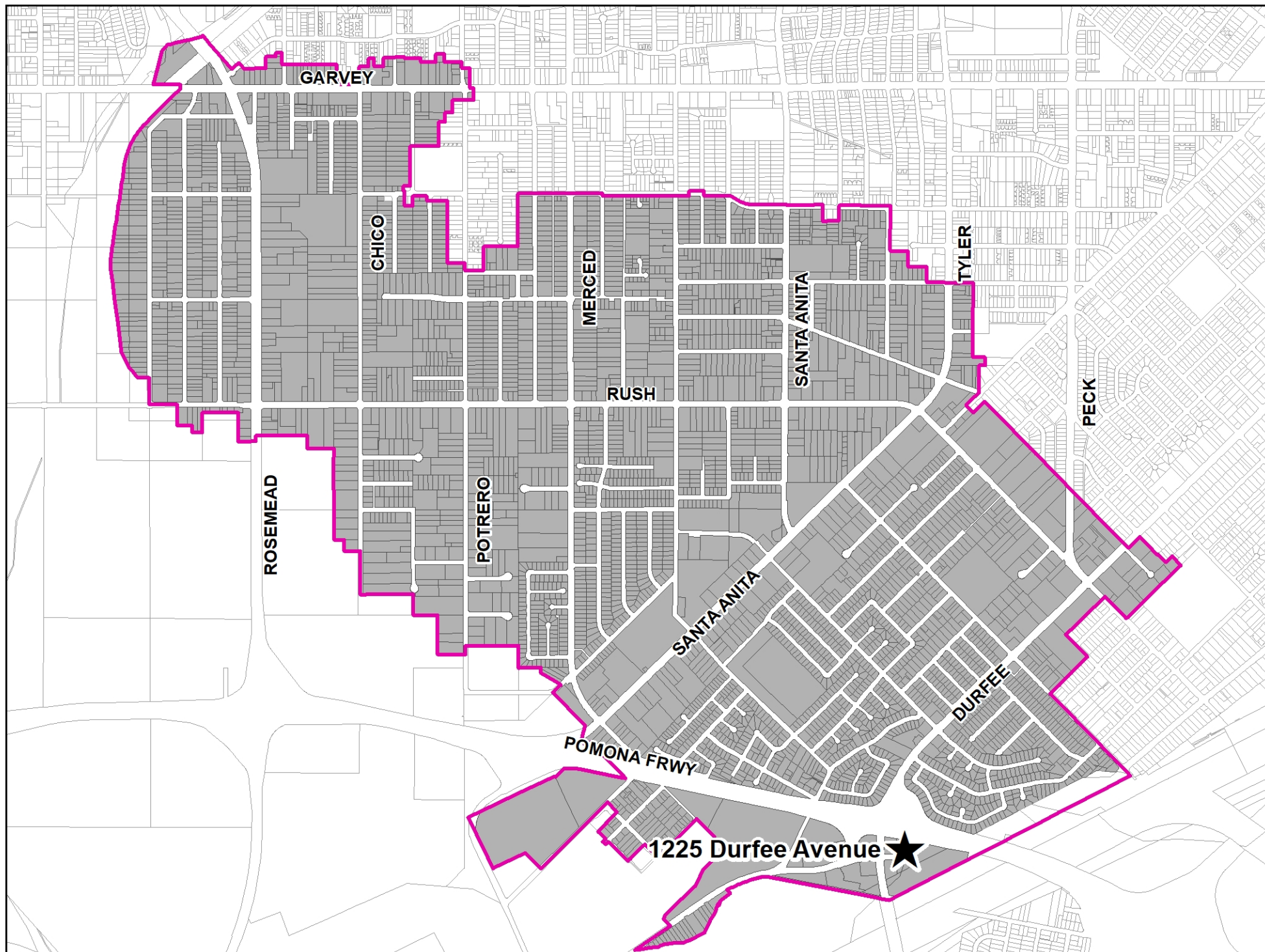
PECK RD

DURFEE AVE

DURFEE AVE

PECK RD





Attachment D

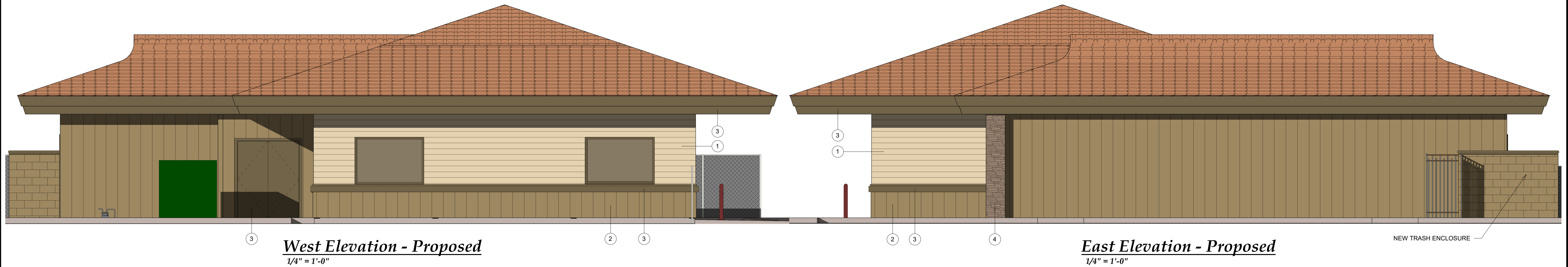


Used Truck Metrics

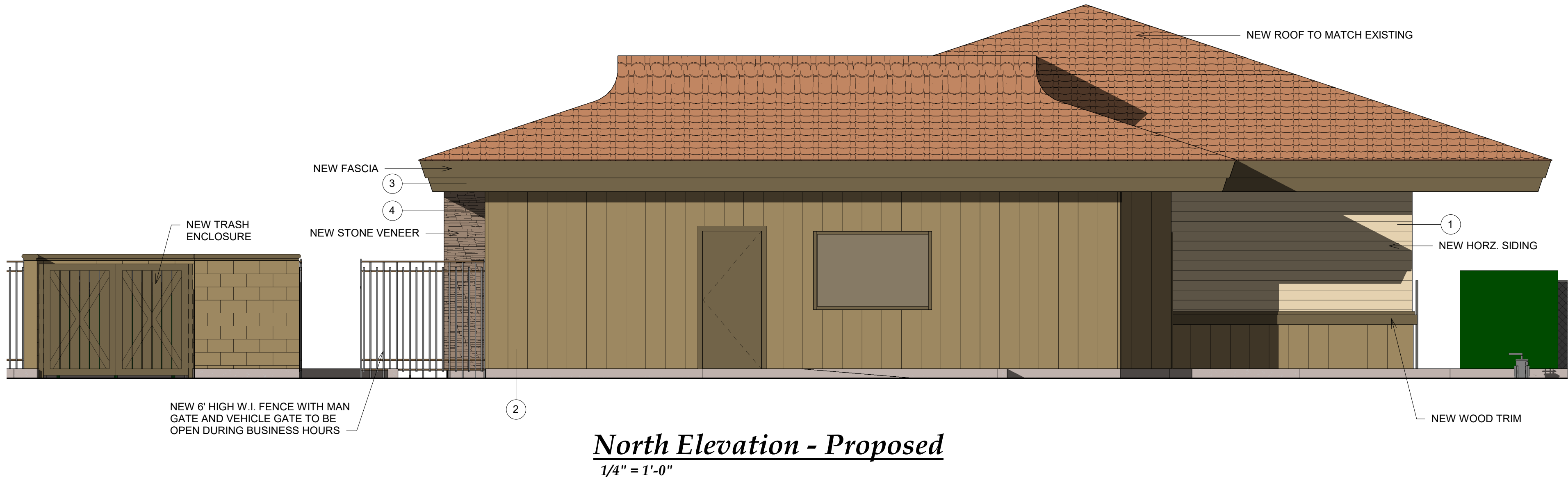
	2019												Grand Total
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Units	6	19	8	14	6	11	15	11	13	7	6	9	279
Sales	\$327,336	\$944,523	\$444,843	\$544,326	\$396,475	\$563,432	\$841,260	\$698,454	\$620,730	\$320,041	\$411,589	\$528,629	\$15,084,220

	2020												Grand Total
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Units	8	8	10	10	10	16	28	23	15	24	2	n/a	154
Sales	\$484,643	\$547,743	\$393,291	\$569,423	\$518,871	\$820,085	\$1,549,845	\$1,240,204	\$811,249	\$1,376,716	\$130,514	n/a	\$8,442,583

Attachment E



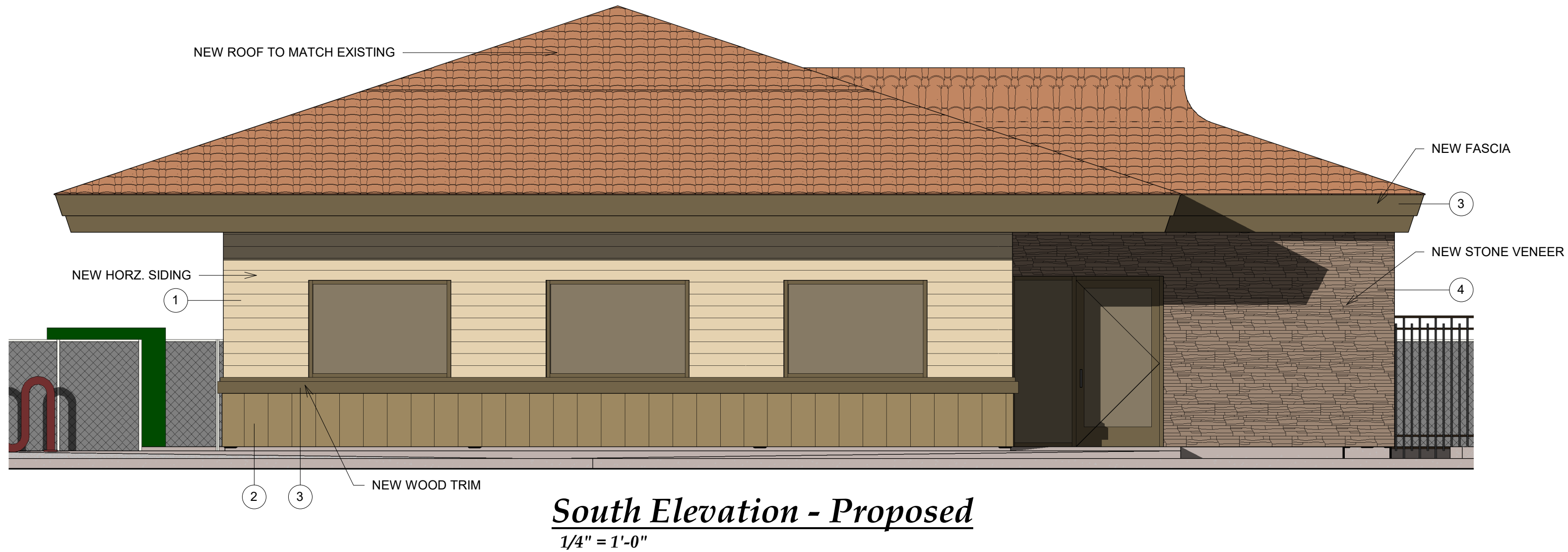
Existing North Elevation



North Elevation - Proposed

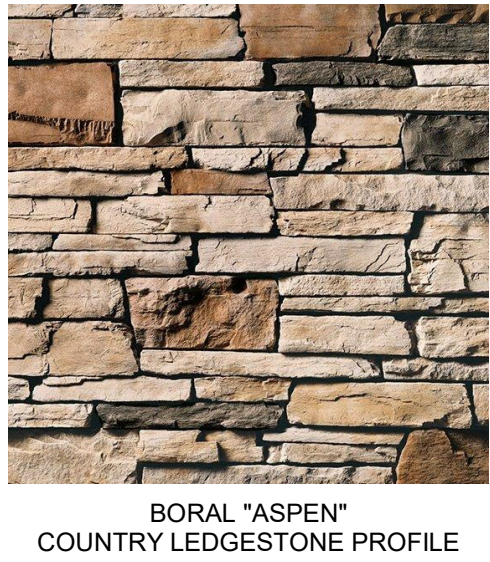


Existing South Elevation



South Elevation - Proposed

Material Legend	
Mark	Material
1	DUNN EDWARDS PAINTS - BISQUE TAN - DE6157
2	DUNN EDWARDS PAINTS - RIDGECREST - DE6174
3	DUNN EDWARDS PAINTS - COVERED WAGON - DE6196
4	BORAL "ASPEN" - COUNTRY LEDGESTONE PROFILE





ANDRESEN
ARCHITECTURE
INC.

17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

Proposed Truck Sales Facility For: El Monte Truck Sales 1225 Durfee Avenue, South El Monte, CA 91733	
8 Jul. 2020	
20-3718	



Color Elevations

CE

Proposed Truck Sales Facility For:
El Monte Truck Sales
1225 Durfee Avenue, South El Monte, CA 91733



Front View



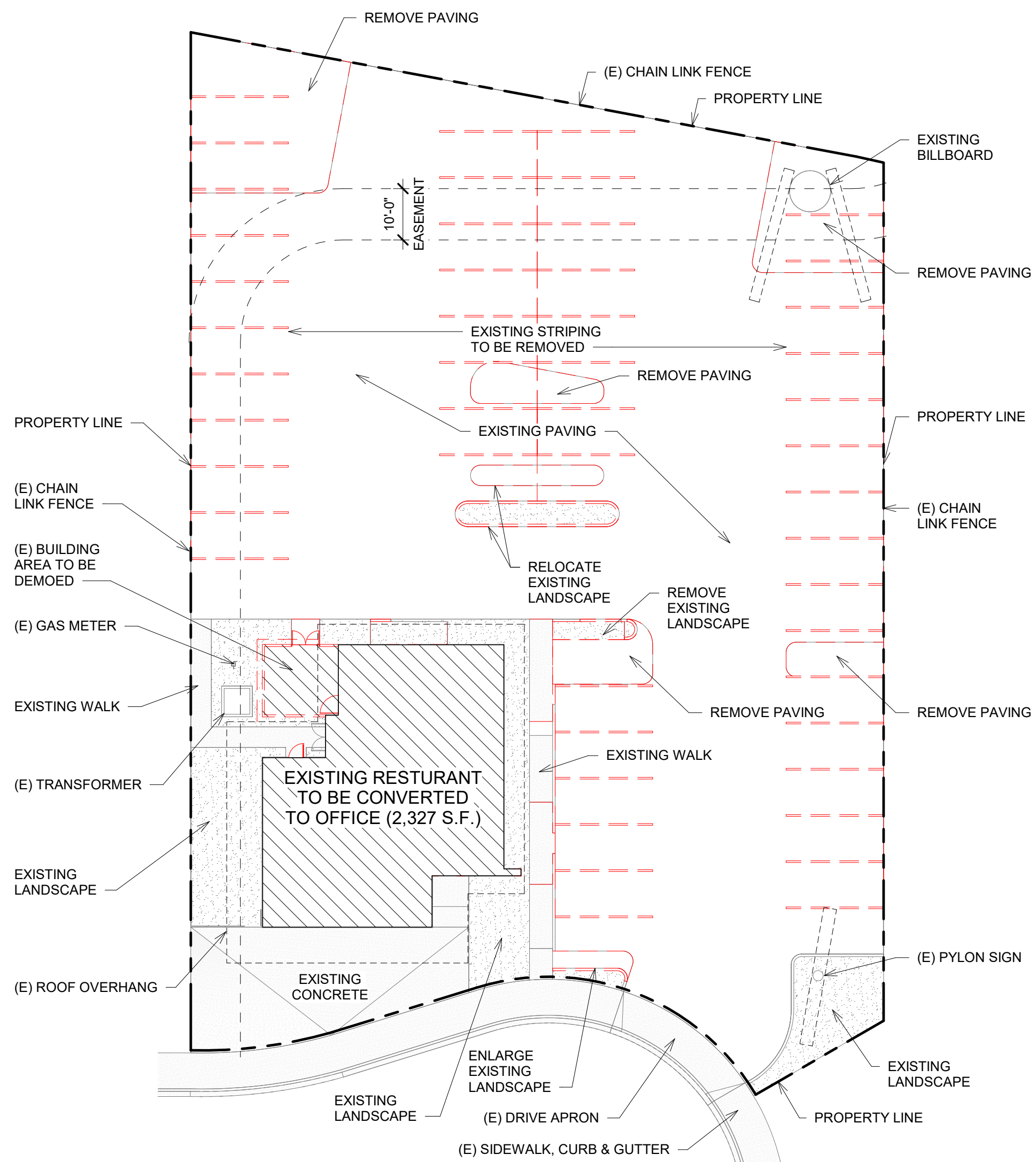
Street View at Motel 6



Street View at Existing Restaurant



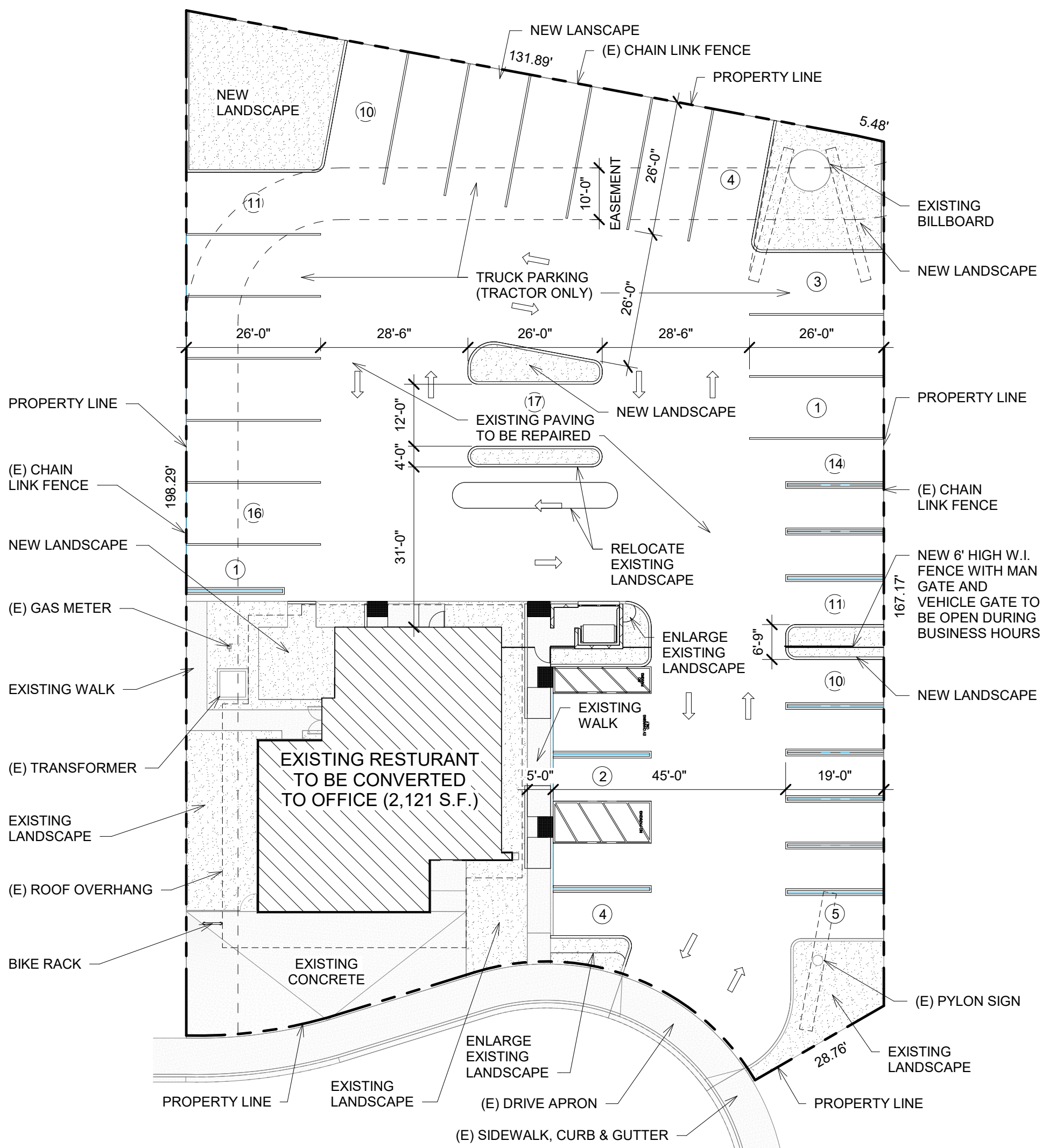
Street View at Mobil Gas Station



Durfee Avenue

Site Plan - Existing/Demo

1" = 20'-0"



Durfee Avenue

Site Plan - Proposed

1" = 20'-0"

OWNER:	VELOCITY TRUCK CENTERS 2429 S. PECK ROAD WHITTIER, CA 90601
CONTACT:	WARREN AUWAE (559) 264-3210 wauwae@live.com
PROJECT ADDRESS:	1225 DURFEE AVENUE SOUTH EL MONTE, CA 91733
ARCHITECT:	ANDRESEN ARCHITECTURE INC. 17087 ORANGE WAY FONTANA, CA 92335 (909) 355-6688 doug.andresen@aafirm.com
CONTACT:	
APN:	8119008040
ZONING:	COMMERCIAL
OCCUPANCY:	GROUP B
CONSTRUCTION:	TYPE V-B
FIRE SPRINKLERS:	REQUIRED
PROJECT DESCRIPTION:	CHANGE EXISTING RESTAURANT PROPERTY TO TRUCK SALES FACILITY TO INCLUDE PARTIAL BUILDING DEMOLITION, EXTERIOR AND INTERIOR BUILDING REMODEL AND SITE IMPROVEMENTS
LOT AREA:	
LOT AREA	= 24,356 S.F.
BUILDING FOOTPRINT	= 2,121 S.F.
NET AREA	= 22,235 S.F.
PARKING AREA	= 16,451 S.F.
LANDSCAPING REQUIRED	= 823 S.F. (6%)
LANDSCAPING PROVIDED	= 2,361 S.F.
BUILDING AREA:	
OFFICE AREA	= 2,121 S.F.
PARKING REQUIREMENT:	
REQUIRED PARKING	
RVs AND RELATED:	= 3 SPACES
OFFICE AREA (2,121 S.F. / 750 S.F.)	= 5 SPACES
DISPLAY AREA (11,482 S.F. / 2,500 S.F.)	= 8 SPACES
TOTAL REQUIRED	= 16 SPACES
PROVIDED PARKING	
REGULAR SPACES	= 14 SPACES
(INCLUDING 1 HANDICAP ACCESSIBLE SPACES)	= 17 SPACES
TRUCK TRACTOR DISPLAY	= 17 SPACES
TOTAL PROVIDED	= 31 SPACES
CLEAN AIR / VANPOOL / EV:	
REQUIRED:	2 SPACES
PROVIDED:	2 SPACES
(INCLUDING 1 EV VAN ACCESSIBLE, NOT INCLUDED IN COUNT)	
EV CHARGING STATION:	0 REQUIRED
BIKE PARKING (5% OF TOTAL SPACES):	
REQUIRED:	2 SPACES
BIKE RACK PROVIDED:	2 SPACES

Sequence of Drawings - CUP	
No.	Description
PL1	Site Plans
PL2	Floor Plans
PL3	Exterior Elevations
PL4	Exterior Elevations

Proposed Truck Sales Facility For:
El Monte Truck Sales
1225 Durfee Avenue, South El Monte, CA 91733

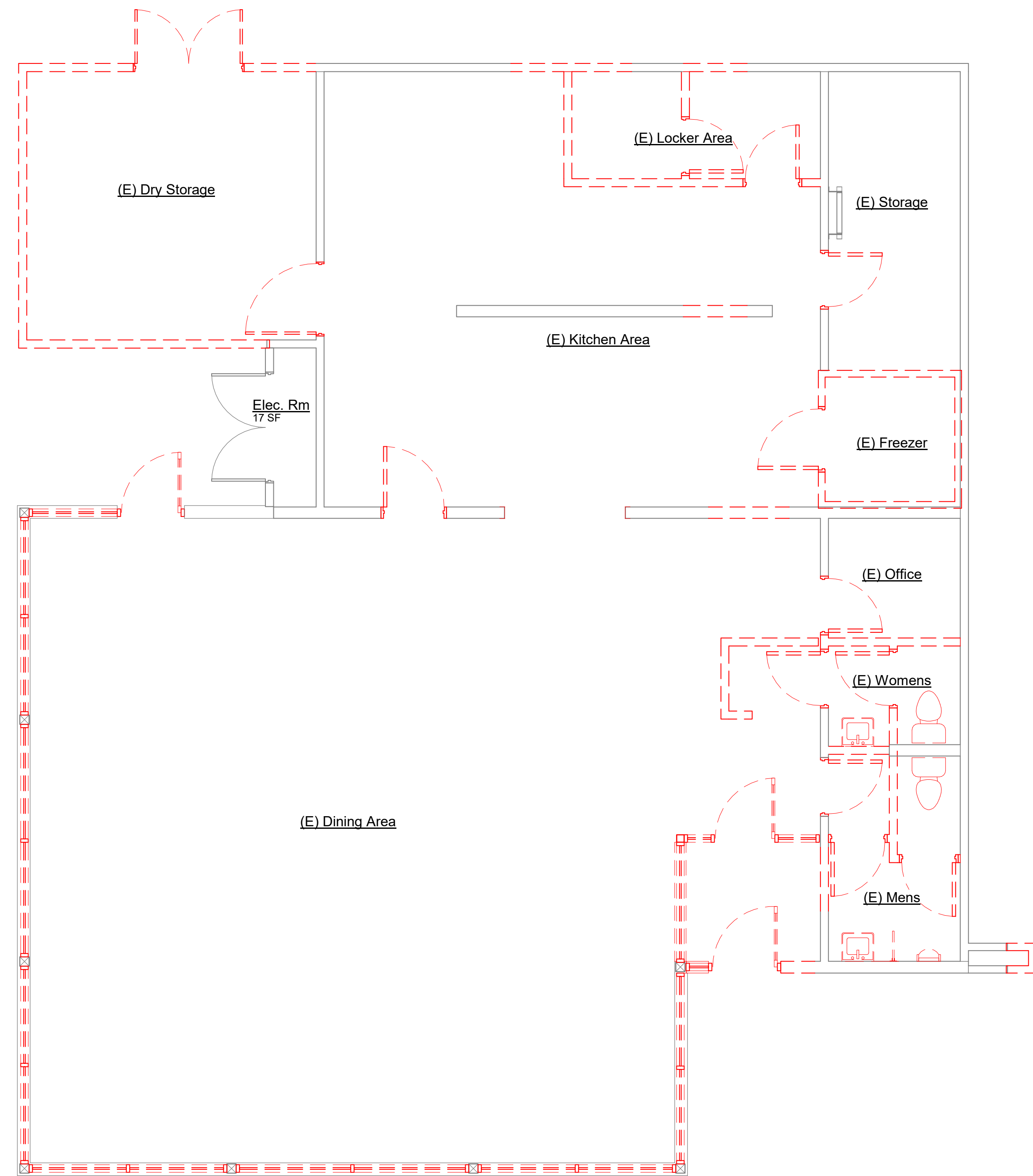
8 Jul. 2020

20-3718

Site Plans

PL1

LICENSED ARCHITECT
DOUGLAS ANDRESEN
C-14504
12-31-21
RENEWAL
DATE
STATE OF CALIFORNIA



Floor Plan - Existing/Demo
1/4" = 1'-0"



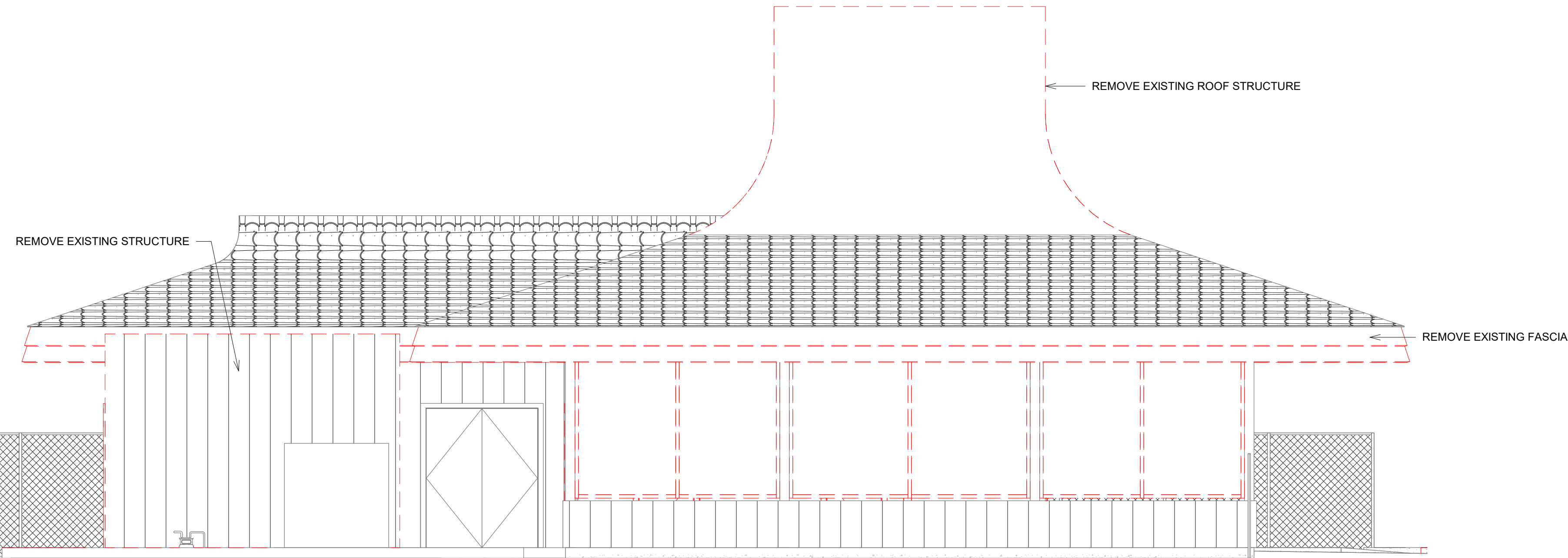
Floor Plan - Proposed
1/4" = 1'-0"

Wall Legend

- EXISTING 2x WOOD STUD WALL TO REMAIN
- EXISTING 2x WOOD STUD WALL TO BE REMOVED
- 2 x 4 WOOD STUDS @ 16" O/C
- 2 x 6 WOOD STUDS @ 16" O/C

Proposed Truck Sales Facility For: El Monte Truck Sales 1225 Durfee Avenue, South El Monte, CA 91733		
8 Jul. 2020		
20-3718		
Floor Plans		PL2

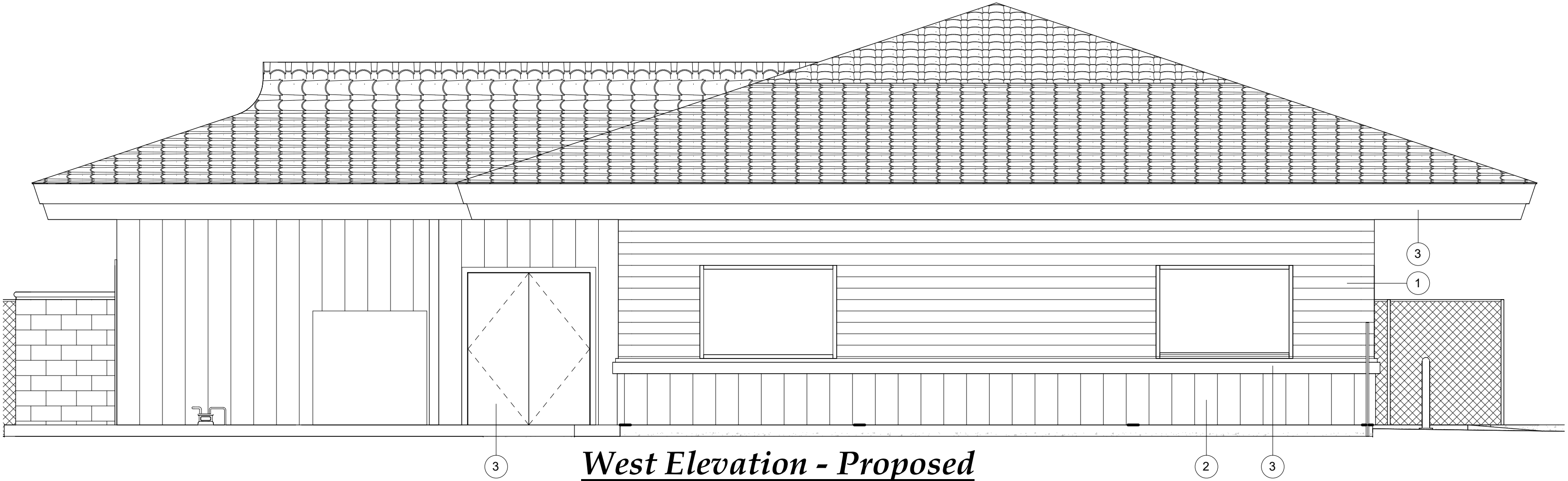
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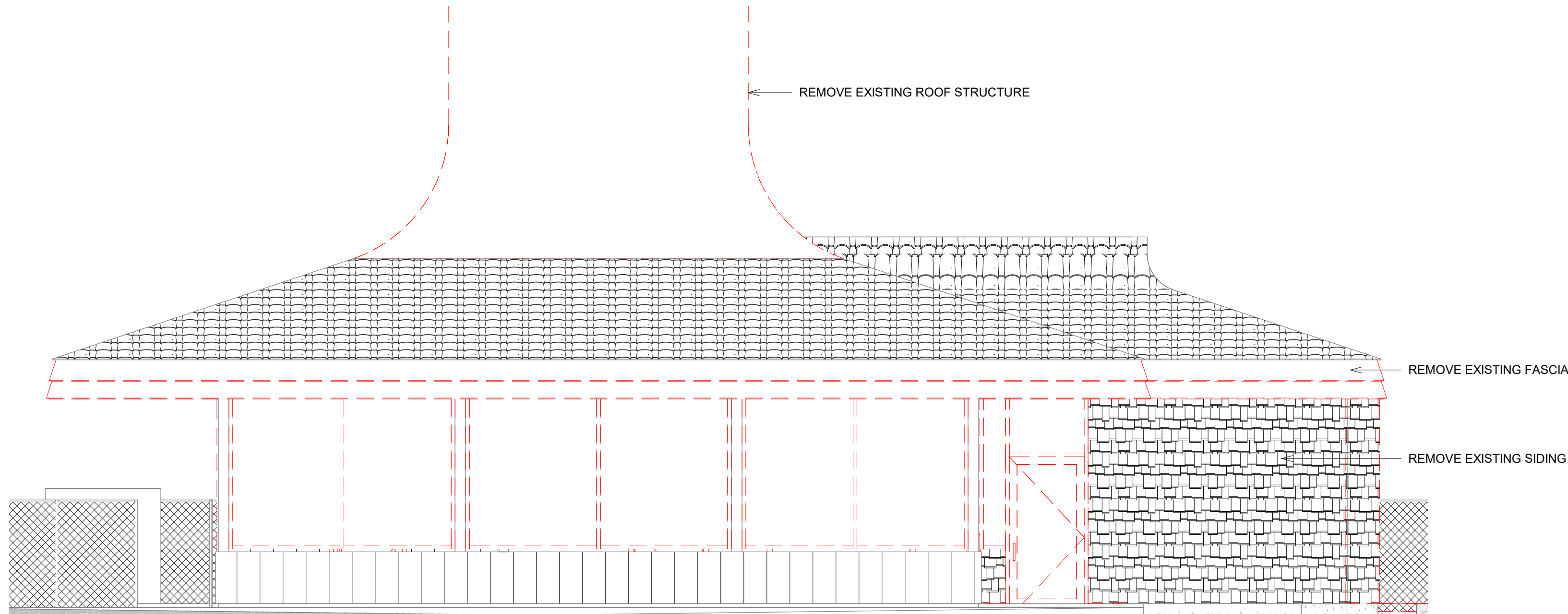
West Elevation - Existing/Demo
1/4" = 1'-0"



Existing West Elevation



West Elevation - Proposed
1/4" = 1'-0"



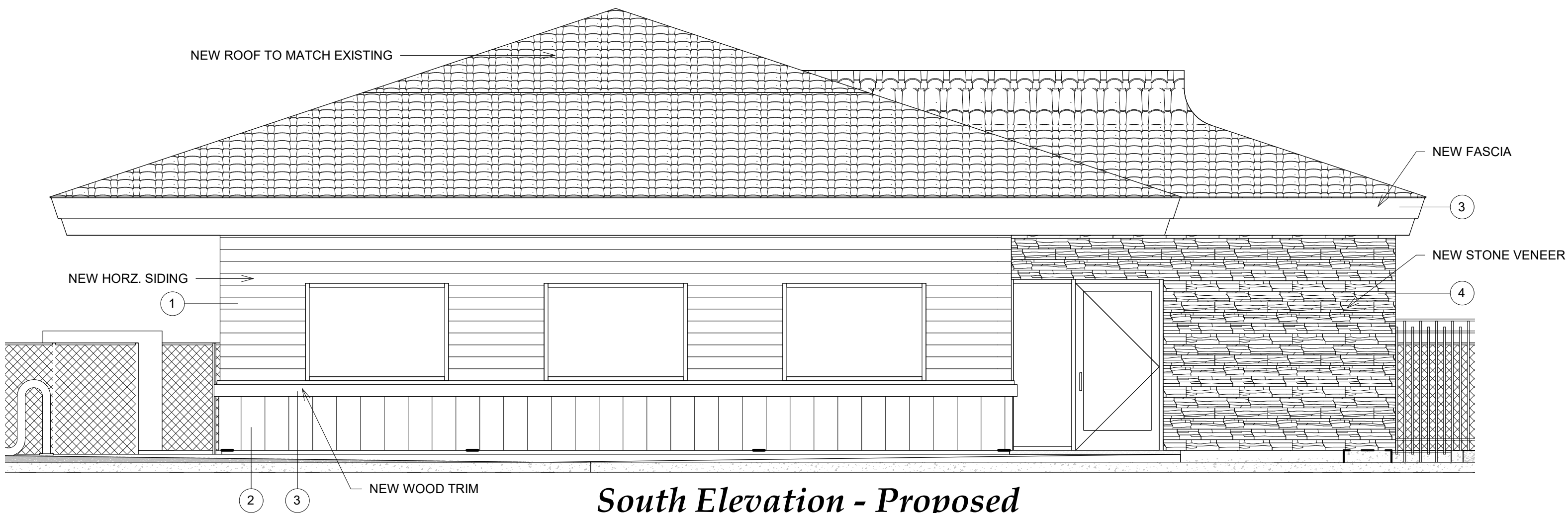
South Elevation - Existing/Demo
1/4" = 1'-0"



Existing South Elevation



Siding to be Removed

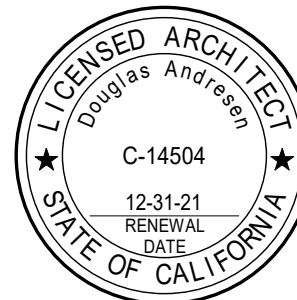


South Elevation - Proposed
1/4" = 1'-0"

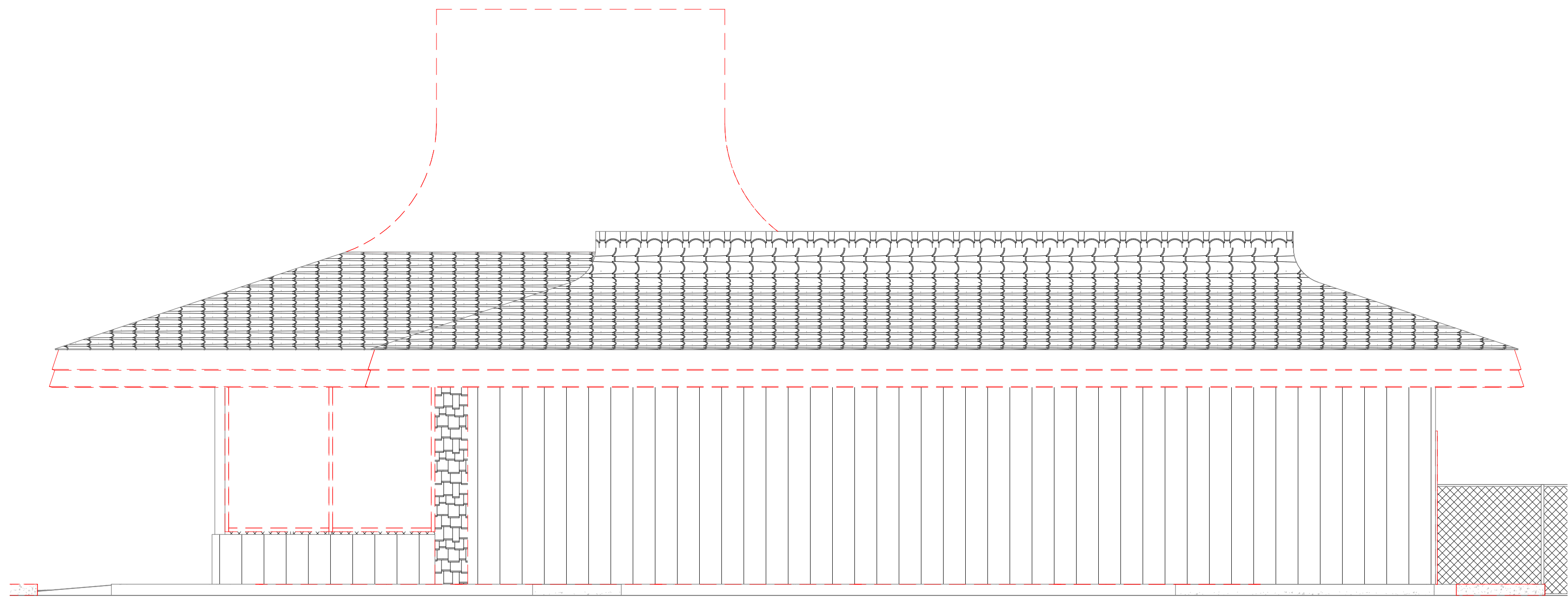
Material Legend	
Mark	Material
1	DUNN EDWARDS PAINTS - BISQUE TAN - DE6157
2	DUNN EDWARDS PAINTS - RIDGECREST - DE6174
3	DUNN EDWARDS PAINTS - COVERED WAGON - DE6196
4	BORAL "ASPEIN" - COUNTRY LEDGESTONE PROFILE

Proposed Truck Sales Facility For: El Monte Truck Sales 1225 Durfee Avenue, South El Monte, CA 91733	
8 Jul. 2020	
20-3718	

Exterior
Elevations



PL3



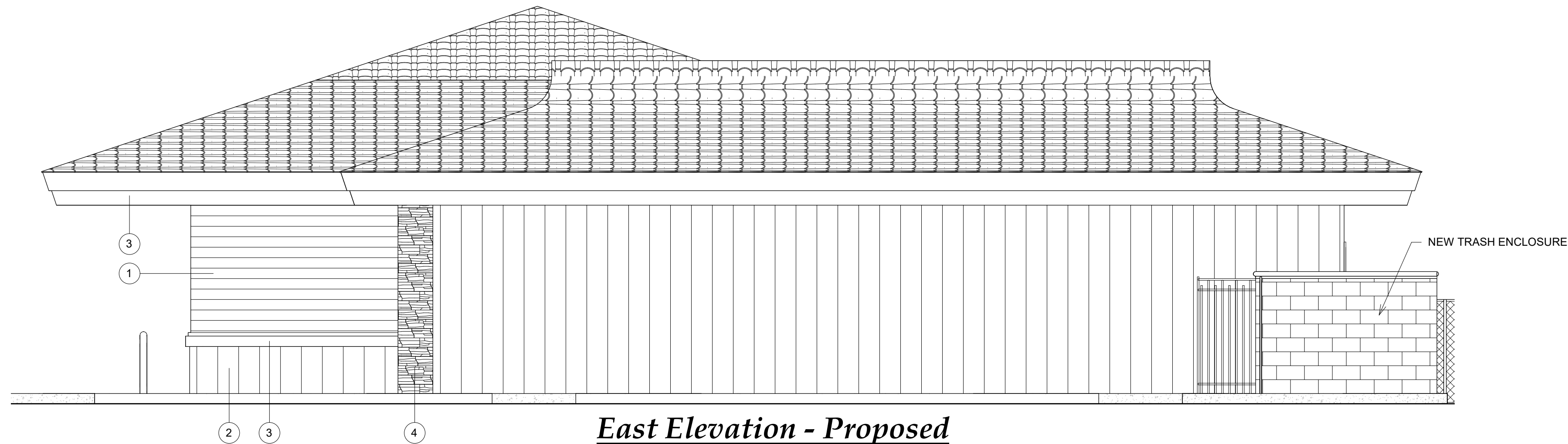
East Elevation - Existing/Demo
1/4" = 1'-0"



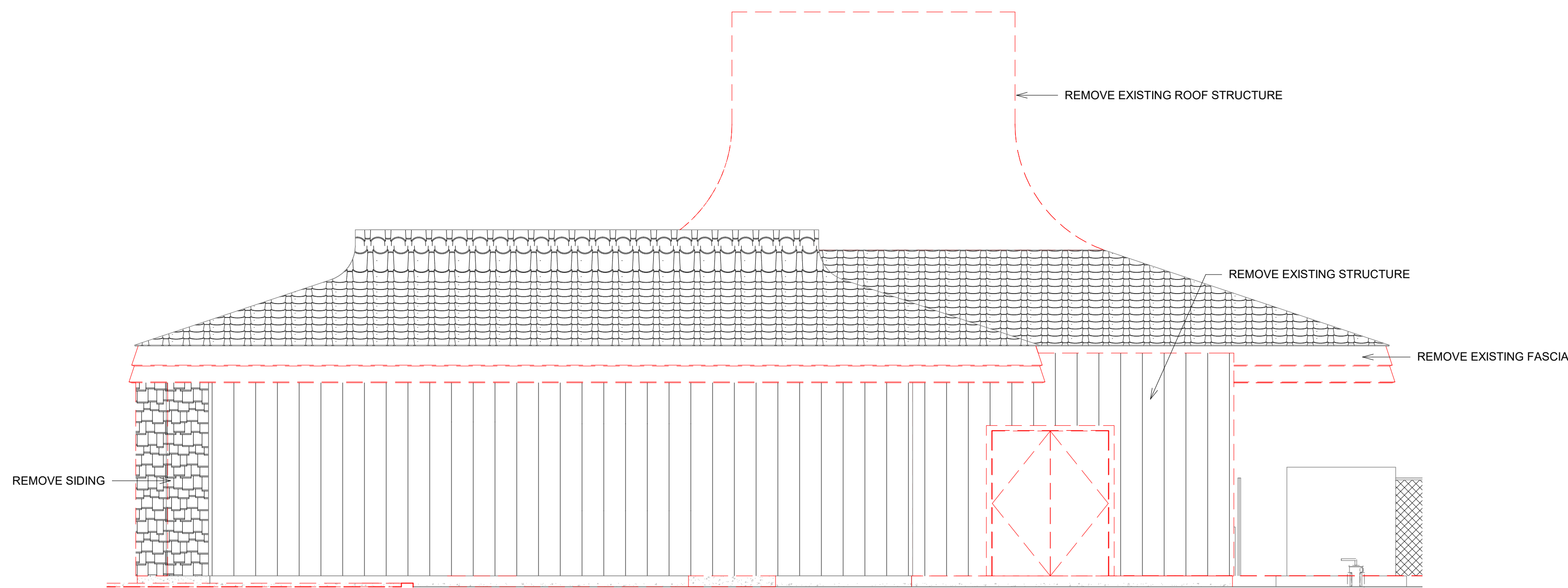
Existing East Elevation



Structure to be Removed



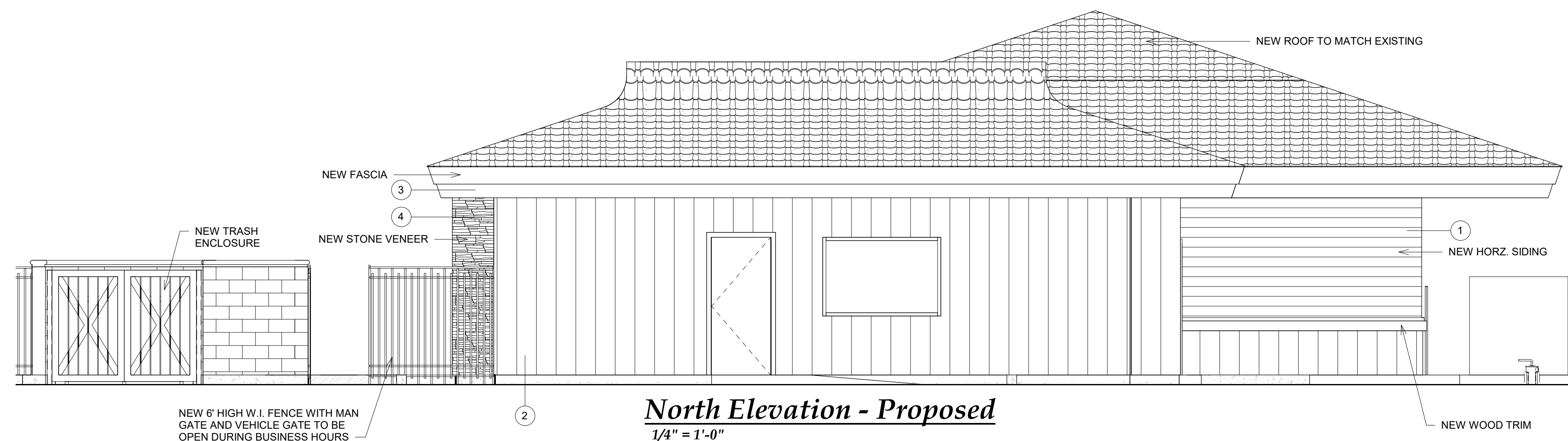
East Elevation - Proposed
1/4" = 1'-0"



North Elevation - Existing/Demo
1/4" = 1'-0"



Existing North Elevation



North Elevation - Proposed
1/4" = 1'-0"

Material Legend	
Mark	Material
1	DUNN EDWARDS PAINTS - BISQUE TAN - DE6157
2	DUNN EDWARDS PAINTS - RIDGECREST - DE6174
3	DUNN EDWARDS PAINTS - COVERED WAGON - DE6196
4	BORAL "ASPEIN" - COUNTRY LEDGESTONE PROFILE

Proposed Truck Sales Facility For: El Monte Truck Sales 1225 Durfee Avenue, South El Monte, CA 91733		
8 Jul. 2020		
20-3718		
Exterior Elevations		PL4