

**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 VIDEO AND
TELECONFERENCE.**

Members of the public will have access to view, listen to and participate in the meeting by joining the meeting at: <https://us02web.zoom.us/j/88449015867> and also the option to call-in at the information below. Teleconference participation shall be available to the public at the following number, 669-900-6833, Meeting ID Code: 884 4901 5867

Members of the public wishing to submit a general comment or a comment on an agenda item, can email Angie Hernandez at ahernandez@soelmonte.org or call (626) 579-6540 X3233 to leave a voicemail message. All comments received by 5:00 p.m. on Tuesday, June 15, 2021 will be added to the Planning Commission agenda as part of the public comment.

June 15, 2021, 6:00 P.M.

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



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

**COLBY CATALDI, DIRECTOR OF COMMUNITY DEVELOPMENT AND PUBLIC WORKS
IAN MCALEESE, ASSISTANT PLANNER
ANGIE HERNANDEZ, COMMISSION SECRETARY
PAM K. LEE, DEPUTY 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 May 18, 2021

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

7. GENERAL BUSINESS

7.a. Adoption of Resolution No. 21-02 approving a Conditional Use Permit (CUP) (No. 21-02) to establish a collision repair center known as Master Techs Collision Center at 9832 Rush Street.

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 21-02, approving Conditional Use Permit (CUP No. 21-02), as conditioned.

Public Notice was sent on 06/3/2021

8. DIRECTOR UPDATE

9. COMMISSIONER COMMENTS

10. ADJOURNMENT

July 20, 2021 at 6:00 p.m.

**CITY OF SOUTH EL MONTE
PLANNING COMMISSION - MINUTES**

Tuesday, May 18, 2021, 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

Vice-Chairperson Bojorquez stepped in as Chairperson on behalf of Leo Barrera and 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 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 Rudy Bojorquez led the Pledge of Allegiance.

4. APPROVAL OF AGENDA

A motion was made by Yepez, seconded by Ortiz 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 March 16, 2021

A motion was made by Barrera, 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. 21-04 approving a Conditional Use Permit (CUP) (No. 21-04) to upgrade a Type 20 Off-Sale Beer and Wine license to a Type 21 Off-Sale General license to allow the off-sale of beer, wine, and distilled spirits at 7-Eleven at 9800 Rush Street.

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 21-04, approving Conditional Use Permit (CUP No. 21-04), as conditioned.

Public Notice was sent on 05/6/2021.

Assistant Planner McAleese presented the staff report. The property located at 9800 Rush Street South El Monte, CA 91733("Property") is currently developed with three commercial buildings measuring 3,600 square feet, 5,000 square feet, and 11,681 square feet which contain the existing 7-11, hair salon, and window and door wholesale business located at the southeast corner of Rush Street and Potrero Avenue in the City of South El Monte ("City"). KPS Bhullar, Enterprises dba 7-Eleven ("Applicant") currently has CUP 13-001, per City Council Resolution 14-11, dated February 11, 2014 allowing for the off-sale of beer and wine and said Resolution 14-11 will be rescinded and superseded in its entirety by this Resolution 21-04. They are open 24 hours, and have 5 employees that cover 8 hour shifts. They currently have a security system and agree to maintain this system and grant the City/law enforcement access to this data if needed. Application is proposing to use the beer and wine license as a secondary to make the business a viable commercial asset to the City's economy. Conditions include required signage be posted to deter open containers, loitering, and panhandling. Additional conditions require that the property maintain untinted windows with limiting advertising signs to 25% of the window area to allow full transparency and that employees undergo special training related to alcohol service in addition to the training that 7-Eleven provides. The distilled spirits will be held in secured cabinets behind the cashier counter and remain locked between the hours of 2:00A – 6:00A.

Some topics of Commissioners' concerns included the following:

- How many other 7-Elevens' in the City sell distilled spirits? What percentage of 7-Eleven franchises sell spirits as an added licensing? No other 7-Elevens' in the City do; there are 4 other locations within city limits. Based on Sherrie's experience, about 20% of the 7-Eleven's she has provided service to offer distilled spirits.
- Public Noticing Completed? Yes, the city required public notice was posted; although ABC does require a posting and that has been completed as well.
- Any incidents reported by Sherriff? Transients? No issues, no reporting of transient activity has been reported by Sheriff and Code Enforcement Staff.

- Liquor store on Rush active business license and CUP compliant? That location is not within the same census tract, so it was not noted in the findings, but they do have an active CUP and ABC licensing is current.
- Security & Lighting plan in place? Yes, lighting surrounding entire building are in place as well as over 15 cameras with a 360°-degree view. Unit shares a wall with another unit that reduces possibility for loitering.
- Hours of operation – 24 hours- Any restrictions? The previous CUP allowed these hours of operation; ABC does not allow sale of liquor between 2:00A-6:00A; many locations follow the same hours of operation.
- Why decide to sell distilled spirits? This added service will supplement income and with new State restrictions down the pipeline-tobacco sales being hindered, take the opportunity to service a consumer requested need. Distilled spirits are a premium and limited product that services a targeted clientele due to pricing. The product will be held behind the counter in a secured/locked shelving unit. The facility currently operates secured-locks storage coolers that can be locked should the need arise.
- Include language to have applicant return to Planning Commission board for annual review.

Sherrie Olson, the applicant's representative was present to address any concerns Commissioner's might have. She stated the following comment in addition to answering concerns, the owner participates in the secret shopper program that addresses compliance issues set by franchisee requirements by 7-Eleven. Currently there are no violations within the franchise's guidelines, the city and Sheriff guidelines. The franchise takes these secret shopper evaluations very serious and multiple violations risk the ownership opportunity with the Company.

Kamal Bhullar, Business owner was also available to answer any questions. He added comments addressing the reasoning behind the request to sell distilled spirits at this location.

Newly added Condition #34 to read, as amended by the Assistant City Attorney:
The City shall be entitled to review the conditions of the premises and business operations approved herein in approximately six months from the date of the City's approval, and once a year after that.

A motion was made by Barrera, seconded by Ortiz and carried 5-0 to approve Resolution No. 20-11 approving a Conditional Use Permit (CUP NO. 20-11), which would allow for a Type 21 license for off-sale of beer, wine, and distilled spirits in conjunction with a convenience store at 9800 Rush Street

Vote: 5-0

Ayes: Commissioners: Barrera, Ortiz, Rodriguez, Yopez, and Bojorquez

Nays: None

8. **DIRECTOR UPDATE** – Director advised the commission that the budget process is upcoming and should include some Policy updating projects that include: General Plan update and Zoning Code update. Updating the Zoning code could potentially

address some concerns with the Cannabis regulations within city limits. This update is an opportune time to make corrections, adjustments and voice concerns.

9. COMMISSIONERS' COMMENTS

Chairperson Bojorquez – Nothing to report.

Commissioner Rodriguez – Attended- School Board Auditorium dedication to David Del Rio and his wife. He thanked Commissioner Ruby Yepez for attending and participating in the PTO for the school board.

Commissioner Ortiz – Attended- Easter event hosted by the City; happy to be part of something positive and giving back to the community.

Commissioner Barrera – Nothing to report. Thanked Commissioner Bojorquez for covering as Chairperson at today's meeting.

Commissioner Yepez – Attended– Visionary Event: Women Empowering Women. Participated in panel with Mayor, Councilwoman Retamoza, City Manager. Include some language in the Housing Element regarding clean energy – minimizing greenhouse gas emission in future developments. Given that the city does not have a Climate Action Plan in place. She stated this would benefit the City to take a pro-active approach to upcoming state regulations in the future. She stated HCD has an updated Housing Element Completeness checklist available that includes a focus on affordability, health improvements and mobility enhancements. She will share with city staff, mayor and city manager.

8. ADJOURNMENT

A motion was made by Barrera, second by Ortiz and carried 5-0, to adjourn the meeting at 6:54 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: June 15, 2021

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Colby Cataldi, Community Development Director

PREPARED BY: Ian McAleese, Assistant Planner

SUBJECT: Consideration of Resolution No. 21-02 approving a Conditional Use Permit (CUP) (No. 21-02), allowing for the operation of an automotive body and paint shop.

PUBLIC NOTICE: Notice was posted on June 3, 2021 for a Public Hearing before the Planning Commission.

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

PROJECT

LOCATION: Address: 9832 Rush Street
Project Applicant: Cruz Figueroa
Property Owner: Elvia N. Jimenez
Zone: "M" (Manufacturing)
Lot Size: 47,250 square feet (1.08 acres)

SURROUNDING ZONING AND LAND USE:

| | Zone | General Plan | Land Use |
|-------|---------------------|---------------------|-------------------|
| North | "M" (Manufacturing) | Industrial | Convenience Store |
| South | "M" (Manufacturing) | Industrial | Wholesale |
| East | "M" (Manufacturing) | Industrial | Wholesale/Retail |
| West | "M" (Manufacturing) | Industrial | Wholesale |

BACKGROUND: The applicant, Cruz Figueroa ("Applicant"), is applying to operate an automotive body, fender, and paint shop ("Project") at 9832 Rush Street, South El Monte, California 91733 ("Property"). The Property consists of one parcel having an area of approximately 47,250 square feet (1.08 acres) and three existing buildings measuring approximately 5,000, 7,000, and 5,000 square feet. The Applicant will operate in the building totaling approximately 7,000 square feet. The Property is located on the south side of Rush Street just east of Potrero Avenue and is zoned "M" (Manufacturing). The site has been utilized as manufacturing and wholesale for most of the recent years.

RECOMMENDATION: Staff RECOMMENDS that the Planning Commission adopt Resolution No. 21-02, approving Conditional Use Permit (No. 21-02), 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 Project falls within the scope of the General Plan’s “Industrial” land use designation and is also a conditionally permitted use in the “M” 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 body and fender shop to provide services to the general public.*

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 use *by providing a use that is compatible with the industrial uses in the surrounding area.*

Economic Development Element

Goal 1.0: Continue to provide opportunities for a wide range of industries to operate in South El Monte *by allowing for the establishment of an auto body and paint shop.*

The auto body shop will make for a viable commercial asset to the City’s economy. The Project will also promote balanced and dynamic economic growth in the area and the City as a whole by allowing for the opening of a collision center for a building that has lain vacant for a decade. 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 findings 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 all developed as industrial uses, except the property directly north and northeast which currently are developed as a convenience store and restaurant, respectively. 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 industrial and commercial uses.

Proposed Project

The Project consists of a collision center that serves as body, fender, frame, glass, and panel body repairs along with automotive painting. A single lift will be utilized, along with a spray booth, with all other work being done in the remaining shop area. The Project is a conditionally permitted use in the Manufacturing (M) zone. (SEMMC § 17.18.050(F).) Vehicles in the process of being repaired will be kept on site and will not be parked on the street or in the designated parking areas of the adjacent buildings so as to not impact the nearby businesses. The hours of operation will be Monday through Friday 8 a.m. to 6 p.m. and Saturdays from 8 a.m. to 5 p.m. The Project will begin operations with six employees including one manager, one customer service representative, two repair technicians, one painter, and one painter apprentice all working a single shift.

Floor Plan

The unit that the Applicant will occupy is approximately 7,000 square feet. The repair area totals 4,000 square feet that includes the lift and spray booth, the office area is 1,000 square feet, and storage is the remaining 2,000 square feet.

Off-Street Parking

As mentioned above, the building is approximately 7,000 square feet of floor area. Per SEMMC Section 17.60.020, automotive body facilities require one parking stall per every three hundred square feet, office requires once stall per three hundred square feet, and storage requires one stall per one thousand square feet. Parking will be provided for customers at the entrance to the office, and vehicles in the process of being repaired will be parked in the fenced off yard at the rear of the building. The building requires the following number of parking spaces:

| Proposed Use | Size of Area | Required |
|--------------------------|---------------------|-----------------|
| Automotive Repair | 4,000 sq. ft. | 14 |
| Office | 1,000 sq. ft. | 3 |
| Storage | 2,000 sq. ft. | 2 |
| | Total Proposed | 19 |
| | Total Required | 19 |

Outdoor Vehicle Storage and Maintenance

One of the concerns with automotive body facilities is the storage of inoperative vehicles and parts. To ensure that this does not become a problem, Condition #17 has been added requiring that the automotive body facility will not be allowed to store any in-operable vehicles on the Property, unless the facility is in the immediate process of repairing them. This condition will prevent vehicle storage from becoming a nuisance on the Property.

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 pleasurable 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. Condition #9 has been added to ensure that the Property stays free of litter and graffiti.

Outdoor Operations

Per SEMMC Section 17.18.170, any work performed by the automotive body facility are required to be conducted within an enclosed building. This requirement prohibits outdoor operations which can easily diminish the appearance of the property. Condition #19 requires the proposed automotive body facility to ensure all work performed will be conducted within the building.

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

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 17.18 (Manufacturing 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 automotive body and paint facility is consistent with the City's General Plan and Zoning Ordinance, and the automotive body and paint facility complies with the development standards imposed on such uses. Staff recommends the Planning Commission adopt Resolution 21-02 to approve Conditional Use Permit No. 21-02 for the proposed automotive body at 9832 Rush Street.

ATTACHMENTS:

- A – Draft Resolution No. 21-02
- B – Relevant Code Sections
- C – Location Maps and Site Aerials
- D – Project Plans

ATTACHMENT A

PLANNING COMMISSION

RESOLUTION NO. 21-02

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING AN APPLICATION FOR CONDITIONAL USE PERMIT (NO. 21-02) ALLOWING FOR THE OPERATION OF AN AUTOMOTIVE BODY AND PAINT SHOP AT 9832 RUSH STREET

WHEREAS, Cruz Figueroa (“Applicant”) seeks a Conditional Use Permit (“CUP”) for the operation of an automotive body and paint shop (“Project” or “proposed Project”) at 9832 Rush Street, South El Monte, CA 91733 (“Property”); and

WHEREAS, pursuant to South El Monte Municipal Code (“SEMMC”) Sections 17.18.050(F), the Project requires Planning Commission review and approval of a conditional use permit because the Project consists of an automotive body shop; and

WHEREAS, a public hearing was held before the Planning Commission on June 15, 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.

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

SECTION 1: The 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. The proposed project falls within the criteria of operation of an existing building. The Planning Commission finds that the proposed 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 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 “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. Outdoor vehicle storage and auto body work done by the Applicant will be regulated by conditions of approval to prevent vehicle and part storage from becoming a nuisance to nearby properties.

SECTION 3: Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated June 15, 2021, which is hereby incorporated into this Resolution 21-02 by reference, the Planning Commission hereby finds:

A. As conditioned, the Project meets the requirements of SEMMC Chapter 17.18, by meeting the development standards set forth in said chapter. Further, the proposed Project complies with section 17.68.040 as it will not be detrimental to the public health, safety or welfare, persons properties, or the City in general; 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 industrial and commercial uses and the conditions of approval require that all work be conducted within the building, no vehicle storage is permitted outside of the building and designated storage areas, and limiting the noise levels for receiving land uses.

B.

C. As conditioned, the Project represents a quality establishment that will be compatible with surrounding manufacturing 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 rest of the City by allowing for the opening of a collision center for a building that has lain vacant for a decade. As a result, approving this application will be in conformance with the General Plan and 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:

- (1) Goal 1.0: Maintain a balanced mix and distribution of land uses throughout South El Monte *by allowing for the establishment of a body and fender shop to provide services to the general public;*
- (2) 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 use *by providing a use that is compatible with the industrial uses in the surrounding area;* and

- (3) Goal 1.0: Continue to provide opportunities for a wide range of industries to operate in South El Monte *by allowing for the establishment of an auto body and paint shop.*

SECTION 4: Based on the aforementioned findings, the Planning Commission hereby approves CUP (No 21-02) to operate an automotive body and paint business, 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 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 and City policies.

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 close of business every 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.
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 Chapter 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 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.
10. A copy of this approved CUP/resolution shall be kept on the premises at all times and presented to any Sheriff, Business License, or Planning Staff person.
11. The operations of the proposed Project shall be limited to the hours between 8:00 a.m. to 6:00 p.m., Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday.
12. The Applicant shall properly maintain the parking area and any other impermeable surface free of grease and oil.
13. The Applicant shall provide the required nineteen parking spaces for the proposed Project at all times. All parking spaces shall be left unobstructed and available for the temporary parking of vehicles.
14. The Applicant shall obtain a City business license and occupancy permit prior to the commencement of any of the proposed Project's operations.
15. The Applicant shall not store any inoperable or operable vehicles, which it is not in the process of immediately repairing, in the customer parking lot area. All inoperable or operable vehicles, which are not in the process of being immediately repaired, shall be stored inside of the building screened from public view. All vehicles shall be stored on the Property. Vehicles in the process of being immediately repaired shall be any vehicle on site for more than 30 days. No vehicles shall be stored on the public right-of-way. At no time shall the applicant permit employees, patrons, or any other person related to the business to park in any spots designated for the other units on the Property. Further, no vehicle shall be parked or stored in an area not designated for parking.
16. The Applicant shall ensure that all parts and equipment are stored within the designated storage area as shown on the site plan. No automotive parts or mechanical equipment shall be stored outside the storage area or in the parking area.
17. All automotive and paint work must be conducted within an enclosed structure at all times.
18. The paint booth shall at all times conform to AQMD standards and restrictions.
19. The Applicant shall maintain landscaping on and around the Property at all times from becoming overgrown .
20. In the event of a violation of any of the conditions of approval or applicable law, the City may issue a notice of correction to the property owner and tenant. If said violation is not remedied within 30 days, or subsequent violations of the conditions of approval or law occurs within 90 days of any notice of correction, the City may initiate enforcement proceedings, including but not limited to, nuisance abatement or revocation proceedings.

The Applicant shall reimburse the City for all staff time, including attorney time, incurred in enforcing the conditions of approval or law

Building Conditions

21. The second sheet of building plans shall include a list of 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.
22. All plans and proposed work shall comply with current Building Codes.
23. All State of California disability access regulations for accessibility and adaptability shall be complied with.

Engineering Conditions

24. The second sheet of building plans, grading plans and/or offsite improvement plans shall include a list of 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.
25. Should the proposed work generate a cut into any public right of way infrastructure (street, sidewalk, driveway, curb & gutter, etc.):
 - a. street paving shall be along the length of the property frontage to the centerline of the street as directed by the City Engineer or his/her designee.
 - b. sidewalk reconstruction shall be in accordance with SPPWC Standard Plan 113-2, and as directed by the City Engineer and/or his/her designee.
 - c. driveway apron reconstruction shall be in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee.
 - d. curb and gutter reconstruction shall be in accordance with SPPWC Standard Plan 111-5 and as directed by the City Engineer or his/her designee.

Fire Department Conditions

26. 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. The following information is required to be on the site plan:
 - a. Fire Department access shall comply with Section 503 of the Los Angeles County Fire Code.
 - b. Cross-hatch any on-site Fire Department access to within 150 of all portions of the exterior walls.
 - c. Show any existing fire hydrants within 300 feet of the lot frontage.
 - d. Submit through EPICLA a fire flow availability form, Form 196 along with plans.

- e. All fire hydrants shall measure 6” x 4” x 2 1/2”, conforming to AWWA Standard C503-75 or approved equal.
- f. Chapter 5, Section 507 and Table(s) B and C of the Los Angeles County Fire Code is applied to determine water requirements for firefighting purposes.

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

ADOPTED this 15th day of June, 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. 21-02 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 15th day of June 2021.

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

Secretary, Angie Hernandez

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 occur or from 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 lar

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 curbline 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, 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 §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)

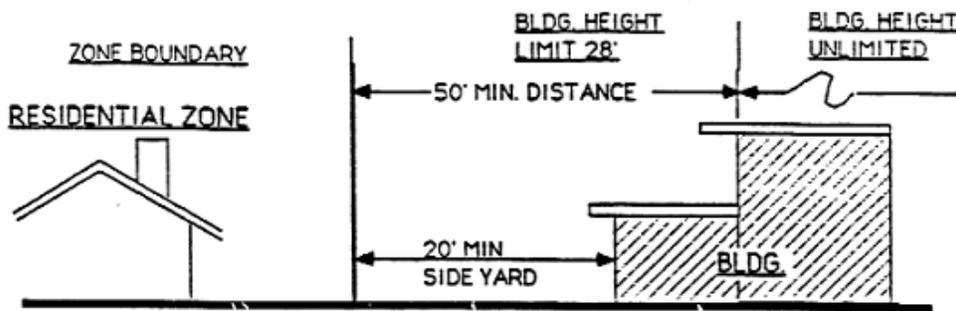
17.18.210 - Refuse enclosures.

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

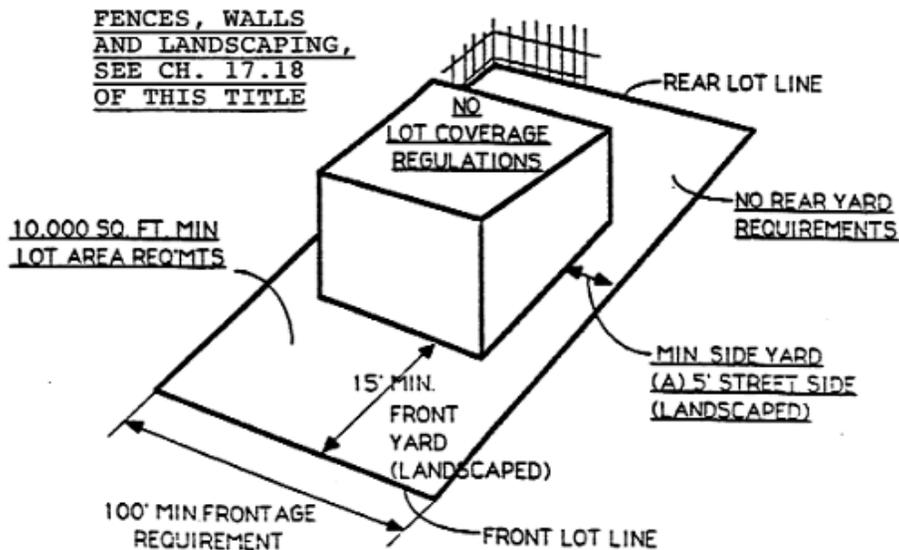
Each enclosure shall have minimum interior dimensions of five feet by seven feet and shall be constructed of wood, masonry, block, or a combination of such materials and shall be designed to be compatible with the principal structure or structures on the site. The number, placement and design of such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

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| <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> |
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| Land Use | Required Parking |
|---------------------------------------|---|
| Industrial:* | |
| General manufacturing | <p>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.</p> |
| Research and scientific manufacturing | <p>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.</p> |

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| 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

| N | P | S | A | C | P' | S' |
|-----|---------|--------|-----|---------|--------|---------|
| 0° | 28' | 9' | 10' | 24' | - | - |
| 30° | 45'-6" | 16'-9" | 12' | 17'-9" | - | - |
| 40° | 49'-10" | 18'-5" | 13' | 14' | - | - |
| 45° | 52' | 19' | 14' | 12'-9" | 45'-8" | 15'-10" |
| 50° | 53' | 19'-6" | 16' | 11'-10" | - | - |
| 60° | 60'-4" | 20' | 20' | 9'-10" | - | - |
| 70° | 63'-4" | 20'-2" | 23' | 9'-9" | - | - |
| 80° | 62'-8" | 19'-4" | 24' | 9'-3" | - | - |
| 90° | 62' | 18' | 26' | 9' | - | - |

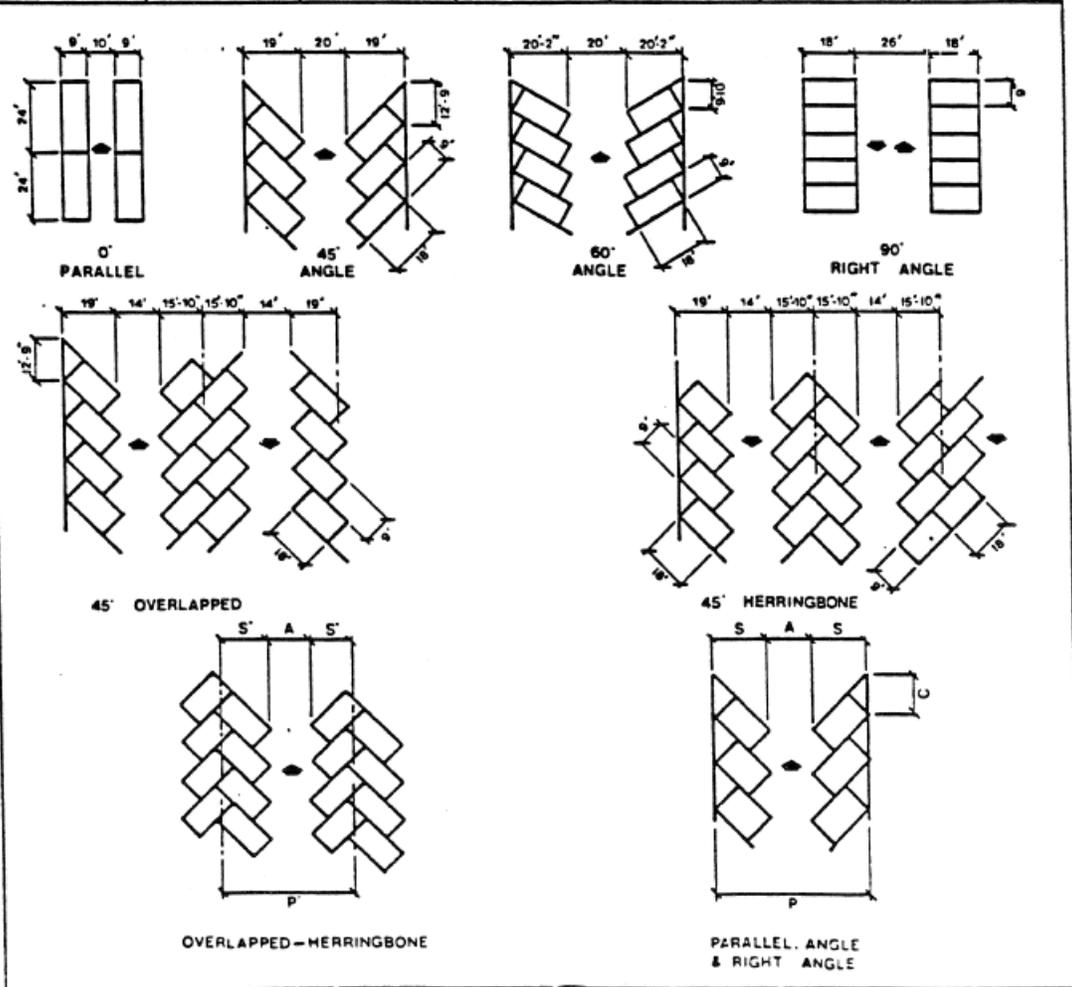
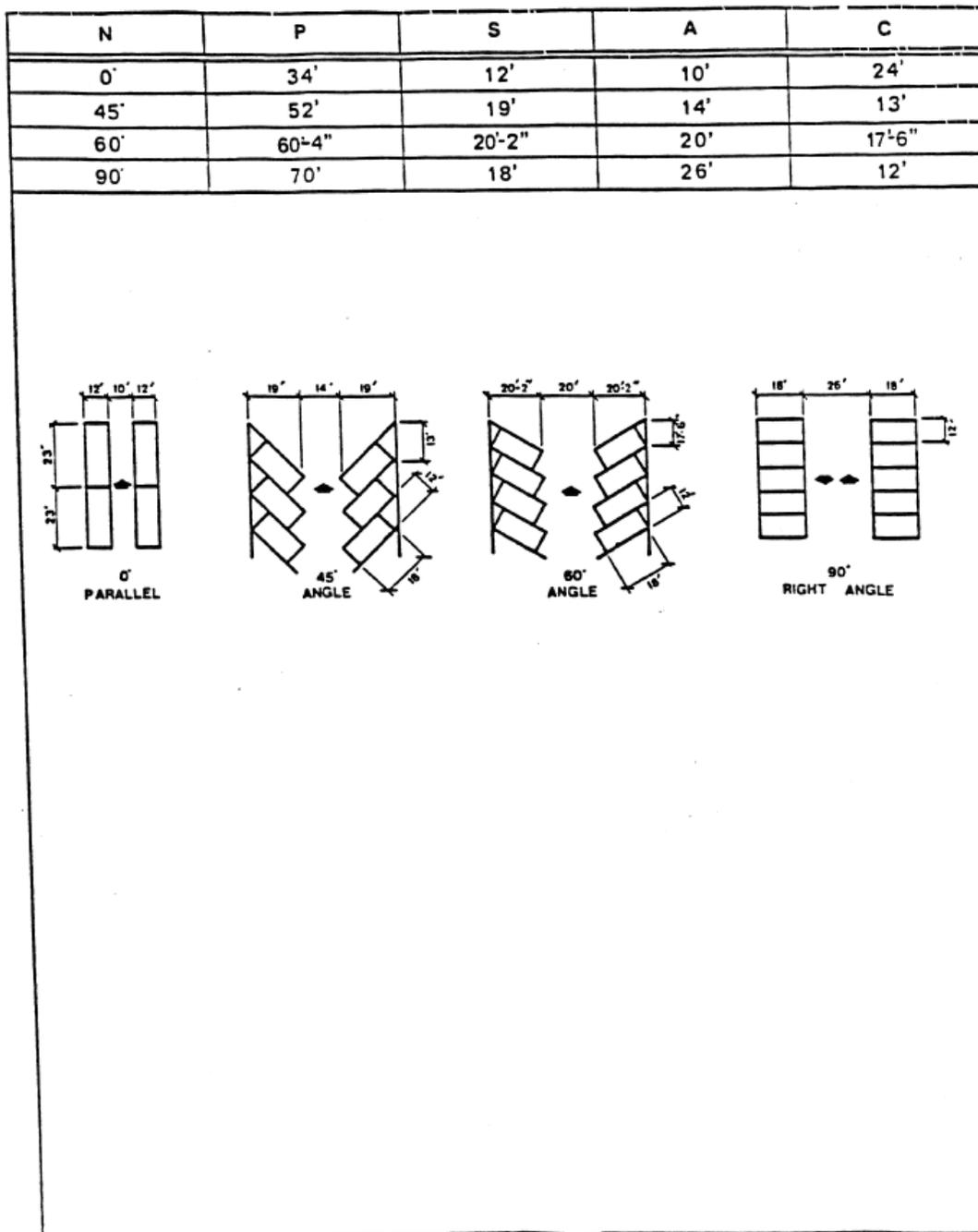


Figure 17.60--HANDICAPPED SPACES



Chapter 17.68 - CONDITIONAL USE PERMITS

17.68.010 - Purpose.

The purpose of the conditional use permit is to afford the commission the opportunity to review proposed uses, structures, or facilities which could have an adverse effect upon the surrounding area and to place such reasonable conditions upon these uses and developments as to make them more compatible with their surroundings. These conditions may supercede the development standards required elsewhere, but will not permit uses not otherwise permitted.

A conditional use permit shall be required for any use within a zone district which is designated as a conditional use by the district regulations or for such other uses which, by their scope, scale, or nature, would not specifically be permitted uses within any designated zone district, but which would be recognized as uses that would be beneficial to the community as a whole.

(Ord. 963 §39(part), 1995; Ord. 822 §1(part), 1989)

17.68.020 - Application and fee.

When it is determined that a conditional use permit is required, application shall be made upon forms prescribed by the commission and shall be accompanied by such exhibits, maps or documents deemed necessary to provide the commission with complete information regarding the request. At the time the application is submitted, a fee, established by written resolution of the city council, shall be paid. No part of the required fee shall be refundable unless the application is withdrawn prior to the publication of the notice of public hearing.

(Ord. 963 §39(part), 1995; Ord. 822 §1(part), 1989)

17.68.030 - Public hearing.

Upon receipt of the required application and fee, the commission shall set a hearing date which shall be advertised as provided in Chapter 17.74 of these regulations.

(Ord. 963 §39(part), 1995; Ord. 822 §1(part), 1989)

17.68.040 - Required findings.

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. If it fails to make these findings, the request shall be denied.

(Ord. 963 §39(part), 1995; Ord. 822 §1(part), 1989)

17.68.045 - Consistency with hazardous waste management plan.

Any decision on a proposed zoning amendment shall be consistent with the portions of the county of Los Angeles hazardous waste management plan as approved November 30, 1989, relating to siting of and siting criteria for hazardous waste facilities.

(Ord. 963 §39(part), 1995; Ord. 888-U §2, 1990; Ord. 887 §2, 1990)

17.68.050 - Commission actions.

The commission may grant, conditionally grant, or deny a conditional use permit based on the required findings, on evidence presented by the staff report, the public hearing, or upon its own study and knowledge of the situation.

(Ord. 963 §39(part), 1995; Ord. 822 §1(part), 1989)

17.68.060 - Conditions of approval.

The commission may attach such reasonable conditions of approval as it deems are necessary to ensure that the proposed use will be compatible with the surrounding area and with the goals of the city. Such conditions may include, but are not limited to, setbacks, building height, parking, landscaping, and architecture. All conditions shall be binding upon the applicants, their successors and assigns and shall run with the land; shall limit and control the issuance and validity of certificate of occupancy, and shall restrict and limit the construction, location, use and maintenance of all land and structures within the parcel, lot or development.

(Ord. 963 §39(part), 1995; Ord. 822 §1(part), 1989)

17.68.070 - Violation of conditions.

Should any violation of conditions of approval occur, the planning commission may after appropriate public notice, reopen the public hearing on the conditional use permit and may impose additional conditions to rectify any violations or may, if such is shown to be warranted, revoke the conditional use permit for cause.

(Ord. 963 §39(part), 1995; Ord. 822 §1(part), 1989)

17.68.080 - Notice of decision.

Not later than ten days following the commission's decision to grant or deny the conditional use permit, the applicant shall be notified in writing of the commission's decision.

(Ord. 963 §39(part), 1995; Ord. 822 §1(part), 1989)

17.68.090 - Effective date and appeal.

If approved, the conditional use permit shall become effective within fourteen days following the commission's approval. The applicant or any other person aggrieved by the commission's decision may appeal to the city council in accordance with Chapter 17.74 of these regulations.

(Ord. 963 §39(part), 1995; Ord. 822 §1(part), 1989)

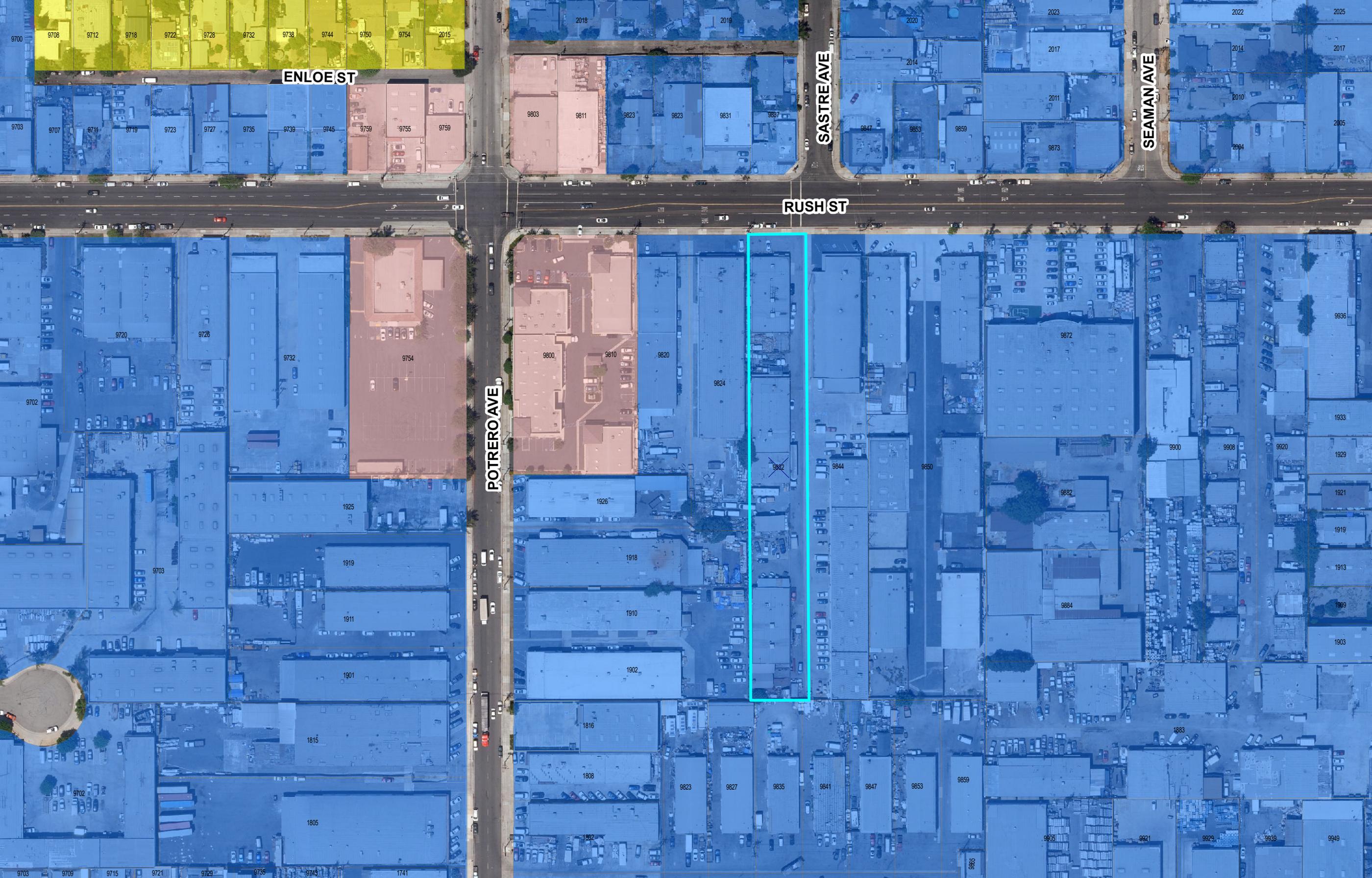
17.68.100 - Expiration and extensions.

- A. Unless otherwise specified, the conditional use permit, if not utilized within twenty-four months from the effective date, shall be deemed null and void. The abandonment or nonuse of a conditional use permit for three consecutive months or for six months during any calendar year, shall terminate the conditional use permit.
- B. If the conditional use permit is not utilized within the twenty-four-month timeframe, the applicant may apply for an extension before the expiration of the permit on a form approved by the community development director.

(Ord. 963 §39(part), 1995; Ord. 822 §1(part), 1989)

(Ord. No. 1237, § 6, 7-23-2019)

ATTACHMENT C



ENLOE ST

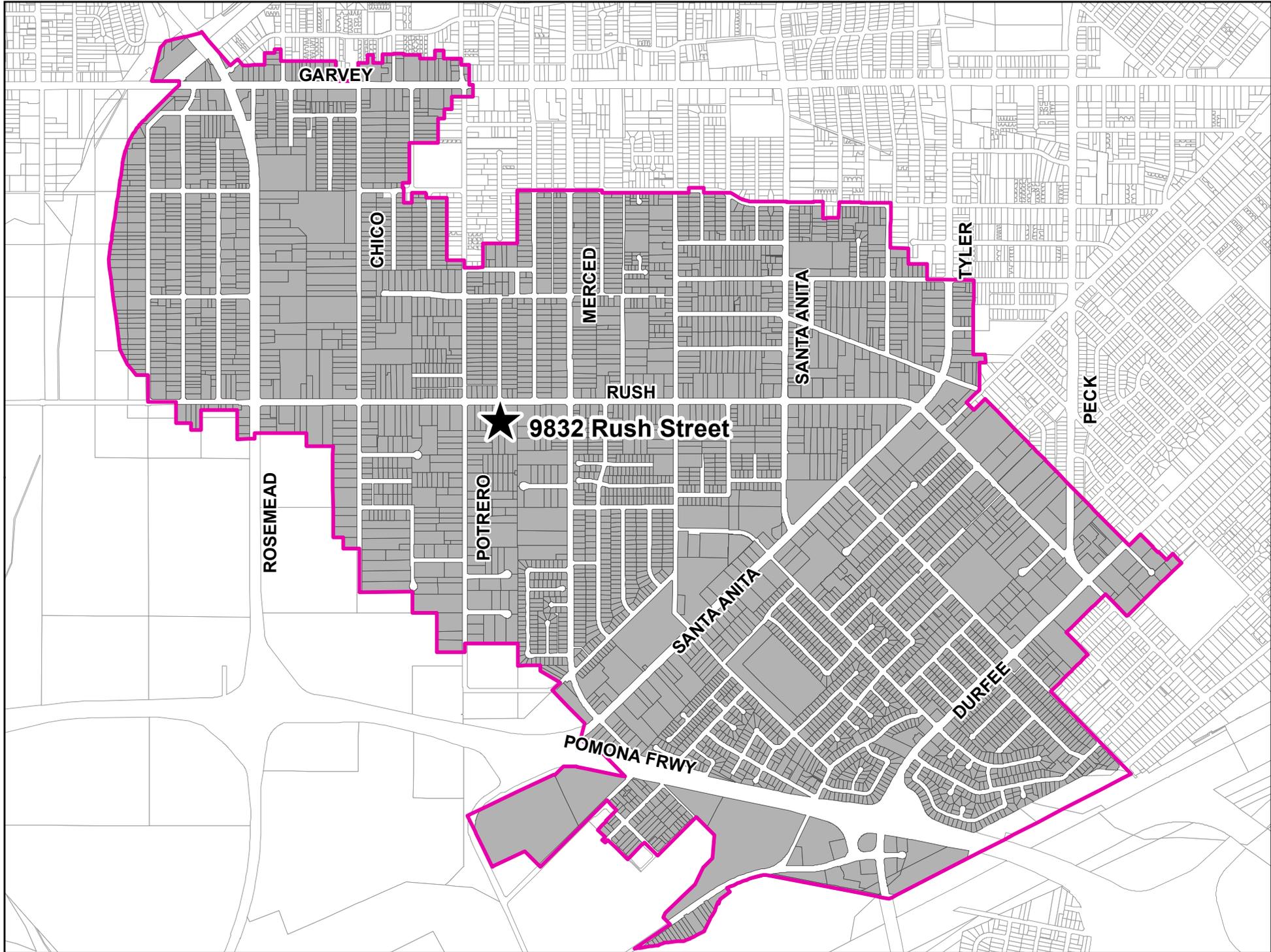
SASTRE AVE

SEAMAN AVE

RUSH ST

POTRERO AVE





GARVEY

CHICO

MERCED

RUSH

SANTA ANITA

TYLER

PECK

ROSEMEAD

POTRERO

SANTA ANITA

DURFEE

POMONA FRWY

★ 9832 Rush Street

FACTORIAL WAY

ENLOE ST

RUSH ST

EL POCHE ST

ALPACA ST

REMER ST

ADELIA AVE

POTRERO AVE

★ 9832 Rush Street

ALPACA ST

REMER ST

SASTRE AVE

SEAMAN AVE

MERCED AVE

EDWARDS AVE

STROZIER AVE

EL POCHE ST

HAYWARD WAY

ALPACA ST

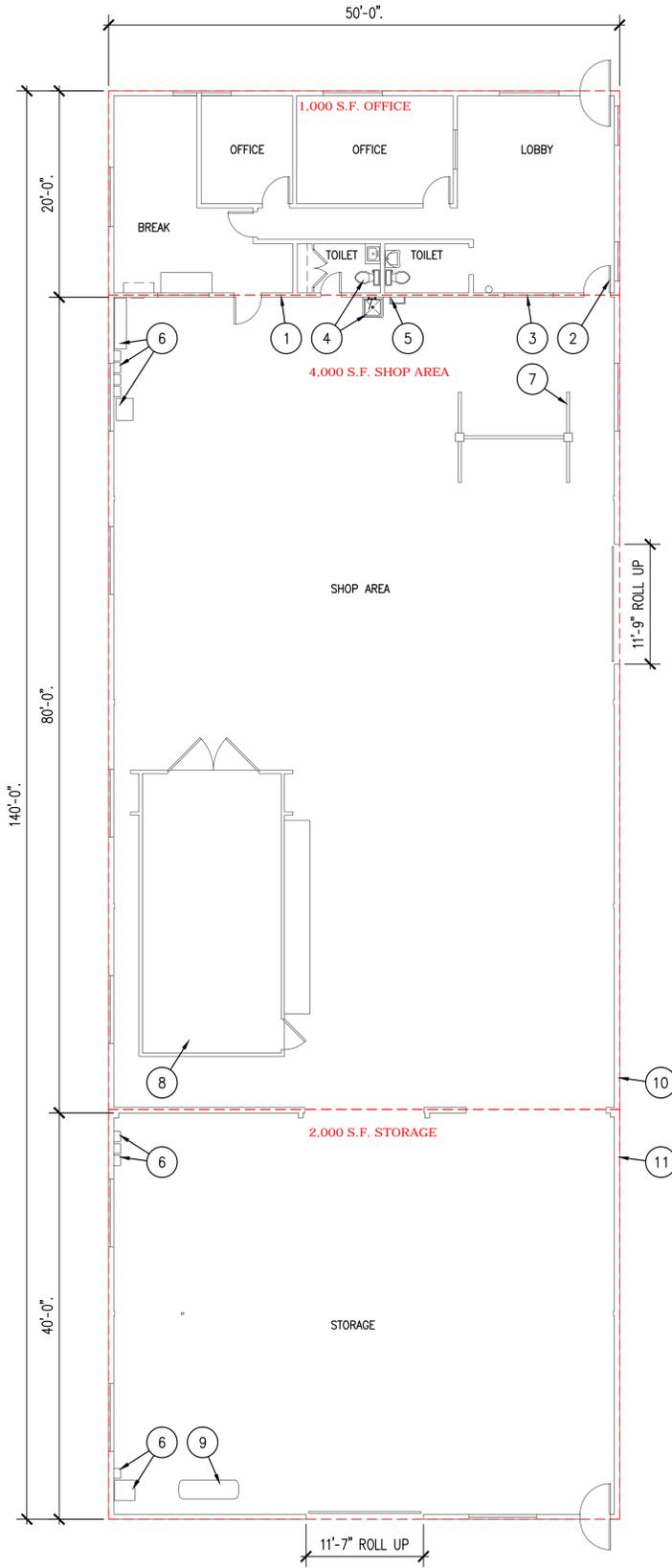
REMER ST

STROZIER AVE

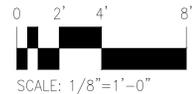
MILLET AVE

ATTACHMENT D

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2 FLOOR PLAN
1/8"=1'-0"



KEY NOTES - FLOOR PLAN:

- 1 EXISTING WALL TO REMAIN, TYPICAL
- 2 EXISTING DOOR TO REMAIN, TYPICAL
- 3 EXISTING WINDOW TO REMAIN, TYPICAL
- 4 EXISTING PLUMBING FIXTURE TO REMAIN, TYPICAL
- 5 EXISTING ACCESS LADDER TO STORAGE AREA ABOVE TO REMAIN
- 6 EXISTING ELECTRICAL EQUIPMENT TO REMAIN, TYPICAL
- 7 EXISTING VEHICLE LIFT TO REMAIN
- 8 EXISTING PAINT BOOTH TO REMAIN
- 9 EXISTING COMPRESSOR TANK TO REMAIN
- 10 PARAPET HEIGHT OF BUILDING 16'-0" (FRONT OF BUILDING)
- 11 PARAPET HEIGHT OF BUILDING 13'-6" (REAR OF BUILDING)

WALL LEGEND:

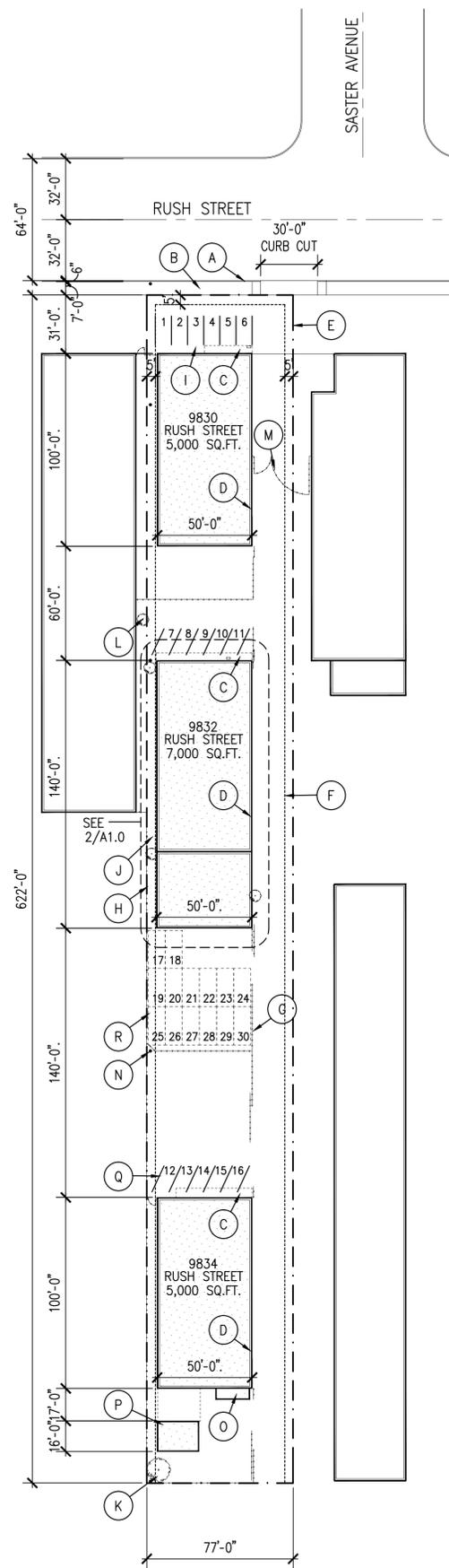
— EXISTING WALL TO REMAIN

NOTES:

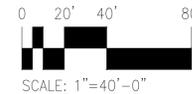
1. ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTER LINE OF WALL U.N.O.
2. FLOOR LEVEL = ϕ 0'-0" UNLESS NOTED OTHERWISE

DIMENSION LEGEND:

DIM DENOTES A DIMENSION FROM THE FINISHED SURFACE TO THE FACE OF AN OBJECT



1 SITE PLAN
1"=40'-0"



KEY NOTES - SITE PLAN:

- A EXISTING 6" CURB TO REMAIN
- B EXISTING 7' WIDE CONCRETE SIDEWALK TO REMAIN
- C EXISTING BUILDING OVERHANG TO REMAIN, TYPICAL (SHOWN DASHED)
- D FOOTPRINT OF EXISTING BUILDING
- E PROPERTY LINE
- F BUILDING SETBACKS (FRONT 5'-0", SIDE 5'-0", REAR 0'-0")
- G EXISTING 8' TALL IRON FENCE TO REMAIN
- H EXISTING 6' TALL CHAIN LINK FENCE
- I EXISTING LANDSCAPE PLANTER AT FRONT OF BUILDING (120 SQ.FT.)
- J EXISTING LANDSCAPED AREA AT SIDE OF BUILDING (820 SQ.FT.)
- K EXISTING 18' TALL MULBERRY TREE (TYPICAL OF 4)
- L EXISTING 24' TALL PALM TREE (TYPICAL OF 1), ON ADJACENT PROPERTY
- M EXISTING GATE TO REMAIN
- N EXISTING TELEPHONE POLE, TYPICAL
- O ACCESSORY BUILDING (STORAGE SHED) 17'x6' (102 SQ.FT.)
- P ACCESSORY BUILDING (STORAGE SHED) 16'x22' (352 SQ.FT.)
- Q PARKING STALL (8'-6"W x 15'-0"L), TYPICAL
- R PARKING STALL (9'-0"W x 20'-0"L), TYPICAL

| | |
|-------------------------|---------------|
| TOTAL LANDSCAPED AREA: | 940 SQ.FT. |
| TOTAL PAVED AREA: | 29,500 SQ.FT. |
| TOTAL BUILDING AREA: | 17,454 SQ.FT. |
| TOTAL PARKING PROVIDED: | 16 SPACES |

| | |
|--------------------------------|--------------|
| AUTO BODY SHOP BUILDING TOTAL: | 7,000 SQ.FT. |
| SHOP AREA: | 4,000 SQ.FT. |
| OFFICE: | 1,000 SQ.FT. |
| STORAGE: | 2,000 SQ.FT. |

| | |
|-----------------------|--------------|
| BUILDING 2 ON PARCEL: | 5,000 SQ.FT. |
|-----------------------|--------------|

| | |
|-----------------------|--------------|
| BUILDING 3 ON PARCEL: | 5,000 SQ.FT. |
|-----------------------|--------------|

CITY OF SOUTH EL MONTE OFF STREET PARKING REQUIREMENTS

| | |
|------------------------|--|
| GENERAL MANUFACTURING: | 1 SPACE PER 750 S.F. OF GROSS FLOOR AREA (UP TO 10,000 S.F.) |
| OFFICE: | 1 SPACE PER 300 S.F. OF GROSS FLOOR AREA |
| WAREHOUSING: | 1 SPACE PER 1,000 S.F. OF GROSS FLOOR AREA |

REQUIRED PARKING:

| | | |
|---------------------------|---|----------|
| SHOP AREA - OPTIONAL AREA | 4,000 S.F. X 1 SPACE/750 S.F. = 5.33 SPACES | 6 SPACES |
| OFFICE: | 1,000 S.F. X 1 SPACE/300 S.F. = 3.33 SPACES | 4 SPACES |
| STORAGE: | 2,000 S.F. X 1 SPACE/1,000 S.F. = 2 SPACES | 2 SPACES |
| 2ND BUILDING ON PARCEL: | 5,000 S.F. X 1 SPACE/1,000 S.F. = 5 SPACES | 5 SPACES |
| 3RD BUILDING ON PARCEL: | 5,000 S.F. X 1 SPACE/1,000 S.F. = 5 SPACES | 5 SPACES |

| | |
|---------------------------------|-----------|
| TOTAL PARKING SPACES REQUIRED: | 22 SPACES |
| TOTAL PARKING SPACES AVAILABLE: | 30 SPACES |
| EXCESS PARKING SPACES: | 8 SPACES |



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APRIL 21, 2021

MASTER TECHS COLLISION CENTER
9832 RUSH STREET
SOUTH EL MONTE, CALIFORNIA 91733

PROJECT NO:
2021012

SHEET TITLE
SITE PLAN

SHEET NO:

A1.0