

**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/88419955622> 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 1995 5622

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](mailto:ahernandez@soelmonte.org) or call (626) 579-6540 X3233 to leave a voicemail message. All comments received by 5:00 p.m. on Tuesday, July 20, 2021 will be added to the Planning Commission agenda as part of the public comment.

**July 20, 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  
IAN MCALEESE, ASSISTANT PLANNER  
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 June 15, 2021**

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

**7. GENERAL BUSINESS**

**7.a. Housing Element Update**

Presentation by Dudek, Housing Element Consultant

**7.b. 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**

RECOMMENDATION: THEREFORE, STAFF RECOMMENDS that the Planning Commission review staff’s report and evaluate whether the business is operating in compliance with the CUP and/or provide direction to staff to have the CUP agendized for Planning Commission public hearing to modify existing conditions.

**8. DIRECTOR UPDATE**

**9. COMMISSIONER COMMENTS**

**10. ADJOURNMENT**

August 17, 2021 at 6:00 p.m.

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

Tuesday, June 15, 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 6:04 p.m.

**2. ROLL CALL**

Present via teleconference - Commissioners: Jeff Ortiz, Larry Rodriguez, Ruby Rose Yepez, and Rudy Bojorquez. Commissioner Leo Barrera was absent.

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 Larry Rodriguez led the Pledge of Allegiance.

**4. APPROVAL OF AGENDA**

A motion was made by Rodriguez, seconded by Ortiz and carried 4-0, to approve the agenda.

Vote: 4-0

Ayes: Commissioners: 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 May 18, 2021**

A motion was made by Yepez, seconded by Rodriguez and carried 4-0 to approve Consent Calendar.

Vote: 4-0

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

Nays: None

## 7. GENERAL BUSINESS

### 7.a. Adoption 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 known as Master Techs Collision Center located 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 06/03/2021.

Assistant Planner McAleese presented the staff report. The property located at 9832 Rush Street South El Monte, CA 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.

Some topics of Commissioners' concerns included the following:

- Is the spray booth sealed or has compliance been met for installation? The spray booth itself was already existing AQMD certification and has met compliance. In the conditions of approval, we have included a condition that states the spray booth must meet AQMD standards at all times. Will car storage – public nuisance of cars be an issue? There is not a condition included in the Conditions of approval that addresses the fencing area, as this parcel is the middle parcel that is about 625 feet in from the street view. Planning Commissioners can include a condition if they choose to address this.
- Residential Homes nearby? No, residential homes nearby. The closest conforming or non-conforming residential properties exist up Potrero Street Northwest on Enloe Street. There are no non-conforming units adjacent to the existing parcel or nearby.
- How will the applicant address the hazardous particle/chemical concern? What is the existing condition of the building itself? Are they meeting all ventilation requirements? The applicant must meet AQMD and City compliance guidelines in order for the appropriate licensing to be met. With each Tenant Improvement application, the City's plan checkers review and ensure all improvements and current conditions meet State required standards. As of right now, all we know is that the spray paint booth meets the AQMD standards, since the application was recently pulled a couple years ago. The building itself, I wouldn't be able to tell you what that looks like right now. Are there any new Tenant Improvements currently being done? Not to the City's understanding, there are no current improvements in

the works. There are existing offices in the building, with no talks of partitions or construction work being installed. We can ask the applicant if they plan on having any tenant improvement done.

Terry Strom, the applicant's representative was present to address any concerns Commissioner's might have. He stated the following comment in addition to answering concerns, I believe the spray booth itself has met South Coast Air Quality Management District certification, that addresses the ventilation concern, which I believe is the purpose of that permit.

Marshall Arambula, the applicant's representative was present to address any concerns Commissioner's might have. He stated all items that require spray paint are sprayed within the spray booth and nowhere else in the building.

A motion was made by Rodriguez, seconded by Yopez and carried 4-0 to approve Resolution No. 20-02 approving a Conditional Use Permit (CUP NO. 20-02), which would allow for a collision repair body shop known as Master Techs Collision Center located at 9832 Rush Street.

Vote: 4-0

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

Nays: None

8. **DIRECTOR UPDATE** – Director advised the commission that the budget sessions continue to move forward. Some of the Planning Commissions' concern around the General Plan and Zoning Code updates are items staff has included in the budget. These items look favorable in the City Counsel's preliminary budget talks, as the conversation continues staff will keep the Commission apprised. Staff is pleased with support from Planning Commission on these two key policy updates that help shape future needs for the City.

Assistant Planner included an update regarding the Housing Element Update. The City will be hosting its required Public Outreach session as part of the Housing Element Update that includes a Housing Survey that will be held on June 29, 2021 from 5:00-6:00pm. The survey will be open for comments from June 29, 2021 through July 23, 2021. We will be advertising that soon with meeting logistics, and want to get as many participants as possible to help shape the City's needs through the Housing Element via this survey.

## 9. **COMMISSIONERS' COMMENTS**

Chairperson Bojorquez – Nothing to report.

Commissioner Rodriguez – Nothing to report.

Commissioner Ortiz – Nothing to report.

Commissioner Yopez – Attended, the last City Council meeting where the proposed budget was discussed. Continued to assist City staff with calling seniors to advise of the City's COOLING CENTER currently being held for JUNE 18 and 19 as the whether conditions are expected to rise this weekend.

## 9. ADJOURNMENT

A motion was made by Rodriguez, second by Ortiz and carried 4-0, to adjourn the meeting at 6:25 p.m.

Vote: 4-0

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

Nays: None



# Planning Commission Agenda Report

Agenda  
Item No.  
7.a.

**DATE:** July 20, 2021

**TO:** Honorable Chairman and Members of the Planning Commission

**APPROVED BY:** Colby Cataldi, Community Development Director

**PREPARED BY:** Ian McAleese, Assistant Planner

**SUBJECT:** Review of Tacos El Chaparrito and Conditions of Approval for Conditional Use Permit No. 20-03

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**BACKGROUND:** At its June 16, 2020 meeting, the Planning Commission adopted Resolution No. 20-03 that allowed for establishment of a Type 41 on-sale beer and wine in conjunction with a bona fide eating place (“Project”). CUP No. 20-03 detailed all conditions applicable to the restaurant, Tacos El Chaparrito (“Applicant”), located at 9611 Garvey Avenue #105 (“Property”). The requirement for a six-month review was established to allow for Planning Commission to review how the business has operated after the establishment of a use that has the possibility to negatively impact surrounding uses.

At the December 15, 2020 Planning Commission meeting, staff brought to the Commission’s attention that the Applicant had yet to receive their Type 41 license at the time. It was recommended that Planning Commission bring back the project for review after the Applicant received their license to review how they were operating.

**RECOMMENDATION:** Staff recommends that the Planning Commission review staff’s report and evaluate whether the business is operating in compliance with the CUP and/or provide direction to staff to have the CUP agendized for Planning Commission public hearing to modify existing conditions.

**ANALYSIS:** The business received their license from ABC on May 18, 2021 and has been operating for the past two months with their approved license. Staff has not received any complaints from residents, patrons, or the general public in regard to their operating, and neither has Code Enforcement received any complaints. The LA County Sheriff Department has reported that no calls for service have originated from the Property regarding their operations, other than one call from the Applicant to report graffiti on their building.

Staff has reviewed the conditions of approval and found that not all of the Applicant’s staff have completed their Licensee Education on Alcohol and Drugs (LEAD) training as required by Condition #21. As of March 2020, Alcoholic Beverage Control (ABC) has not been offering LEAD training because of the COVID pandemic and is now beginning to offer the program again. Conducting discussions with ABC, it was explained that as of next year the LEAD program will only cover off-sale licenses, and a new program with the name Responsible Beverage Service (RBS) will cover on-sale licenses. The Applicant should have their staff take the newly offered

RBS program instead of the LEAD program since ABC has stated that on-sale license holders will need to complete the new certification by July of 2022. Once the Applicant has completed the RBS training, they should submit the Certification for all employees to the Community Development Director to be in compliance with their CUP.

The Applicant has submitted a letter requesting an extension of operating hours from closing at 10:00 pm to 1:00 am seven days a week. During the public hearing on June 16, 2020, the Applicant requested extended operating hours beyond what were originally proposed. The Commission decided that when the Project came back for review, they would determine if the extended operating hours would not negatively impact the Property or adjacent areas. As reported by the Sheriff Department and Code Enforcement, the business has not had any complaints within the last year of operating including the past two months operating with their beer and wine license.

**CONCLUSION:** As long as all employees of the business get certified in the new RBS program and continues to act in good faith, adhering to the conditions set forth in Resolution No. 20-03, then it should not negatively impact the area. If the Planning Commission review concludes that the business is operating in compliance with the conditions, the next step will be to either receive and file the information and take no action or recommend staff schedule the Project to come back before Planning Commission for modification of conditions to allow for extended hours of operation. In the event the Commission finds that the business is not operating in accordance with all conditions, then it can direct staff to schedule a public hearing before the Planning Commission for additional modification or revocation.

**ATTACHMENT**

- A – Resolution No. 20-03
- B – Letter from Applicant

# PLANNING COMMISSION

## RESOLUTION NO. 20-03

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING AN APPLICATION FOR CONDITIONAL USE PERMIT (NO. 20-03) ALLOWING FOR A TYPE 41 LICENSE FOR ON-SALE OF BEER AND WINE IN CONJUNCTION WITH A BONA FIDE EATING ESTABLISHMENT AT 9611 GARVEY AVENUE #105, OPERATING AS TACOS EL CHAPARRITO

WHEREAS, Miguel Alvillar Rojas (“Applicant”), filed an application for a Conditional Use Permit (“CUP”) to sell beer and wine as a secondary use to a restaurant (“Project” or “proposed Project”) located at 9611 Garvey Avenue #105, South El Monte, CA 91733 (“Property” or “project site”); and

WHEREAS, pursuant to South El Monte Municipal Code (“SEMMC”) Sections 17.15.020 and 17.51.020, the Project requires Planning Commission review and approval because the Project consists of on-sale beer and wine in conjunction with a restaurant; and

WHEREAS, a public hearing was held before the Planning Commission on June 16, 2020, to consider the application. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission in making its determination.

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

**SECTION 1:** Pursuant to Section 15301 (Class 1) of the California Environmental Quality Act (CEQA), the proposed Project is categorically exempt from environmental review and a Notice of Exemption has been prepared. The proposed Project qualifies for a Class 1 Categorical Exemption for the Project because the proposed Project is to be operated within existing facilities. The criteria for a Class 1 Categorical Exemption is the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The Planning Commission finds that the proposed Project meets this criteria and is exempt from the provisions of CEQA. The documents and other material, which constitute the record on which this decision is based, are located in the Department of Community Development and are in the custody of the Director of Community Development.

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

A. With regard to the application for a CUP, SEMMC Section 17.68.040 requires that the Planning Commission find that the proposed Project shall not be detrimental to persons or

properties in the immediate vicinity nor to the City in general. State law requires that the Project be compatible with surrounding uses.

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

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

D. The operation of the restaurant with the service of beer and wine should not become a nuisance to surrounding properties.

**SECTION 3:** Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated June 16, 2020, which is hereby incorporated into this Resolution 20-03 by reference, the Planning Commission hereby finds:

A. *As conditioned, the Project meets the requirements of SEMMC Chapters 17.15 and 17.51 and will not be detrimental to the public health, safety or welfare, nor will it adversely affect property values or the present or future development of the surrounding areas.* This is because the Project fits with the surrounding uses.

B. *Pursuant to SEMMC Section 17.68.040, the approval of the CUP will not be detrimental to persons or properties in the immediate vicinity nor to the City in general.* This is so because the Project will be operating within reasonable hours and will be required to operate in a way that does not negatively impact the area.

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

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

Land Use Element

- (1) Goal 1.0: *Maintain a balanced mix and distribution of land uses throughout South El Monte* by allowing for the establishment of a family restaurant with beer and wine sales as a secondary use;
- (2) Policy 1.4: *Maintain a balanced mix and distribution of land uses throughout South El Monte” and “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. This will serve the area by providing a sit-down restaurant that will cater to residents as well as bring in the surrounding population; and*

Economic Development Element

- (3) Goal 1.0: *Continue to provide opportunities for a wide range of industries to operate in South El Monte by allowing the proposed beer and wine sales in conjunction with a restaurant that is not common for the center.*

**SECTION 4:** Based on the aforementioned findings, the Planning Commission hereby **approves** CUP (No 20-03) to operate a restaurant with on-sale beer and wine as a secondary use, 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 is not utilized or where some form of construction pursuant to issuance of a building permit has not commenced within one year from the date of this approval.
4. Applicant and its employees, agents and contractors shall comply with all Municipal Code provisions.

**Planning Conditions**

5. Sales, service and consumption of beer and wine shall be permitted only between the hours of 8:00 a.m. to 10:00 p.m., seven days a week.
6. The quarterly gross sales of beer and wine shall not exceed the gross sales of food during the same period. The Applicant shall at all times maintain records which reflect separately the gross sales of food and the gross sales of beer and wine of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available

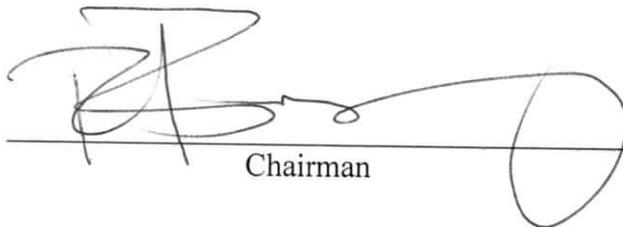
- to any peace officer, Business License staff member, or Planning Division staff member on demand.
7. There shall be no live entertainment, amplified music, dancing, or any other activity in the Project unless a Modification to the Conditional Use Permit is approved.
  8. No pool or billiard tables may be maintained on the Property.
  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.
  10. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of beer and wine. Interior displays of beer and wine or signs clearly visible to the exterior shall constitute a violation of this condition.
  11. The subject beer and wine license (Type 41 License) shall not be exchanged for a public premises license (Type 48 License), nor operated as a public premise without the approval of a Modification to Conditional Use Permit.
  12. The Property shall be maintained in a safe and clean condition and the Applicant shall ensure that no trash or litter originating from the site is deposited on neighboring properties or the public right-of-way. At the end of each business day, the Applicant shall pick up any and all litter including but not limited to large discarded items that may have collected in the Property's parking area and public right-of-way.
  13. No beer and wine shall be consumed off the premises or Property.
  14. There shall be no bar or lounge area on the Property maintained for the purpose of sale, service, or consumption of beer and wine directly to patrons. Beer and wine shall be served by a waiter/waitress. The sale of beer and wine shall be an ancillary service to the primary restaurant use.
  15. The Applicant shall not permit any loitering on any property adjacent to the Property under control of the Applicant.
  16. At no time shall there be a fee for entrance/admittance into the premises.
  17. At all times when the premises is open for business, the sale and service of beer and wine shall be made only in conjunction with the sale and service of food.
  18. There shall be no coin operated games maintained on the premises at any time.
  19. Food service, with an available menu, shall be available until closing time on each day of operation.

20. The windows of the premises shall not be tinted or covered in any way, which obstructs a clear view of the interior of the premises from the exterior.
21. The employees who sell or serve beer and wine shall be required to complete a training program in beer and wine compliance, crime prevention techniques, and handling of violence. For new employees of Applicants, such training known as LEAD training offered by the State Department of Beer and Wine Control must be completed within 30 days of the date of hire. Those already employed shall complete training within 30 days from the date the ABC license is issued.
22. 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.
23. 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.
24. The Applicant shall maintain all required permits and licenses in good standing.
25. At no time shall there be a minimum drink requirement.
26. The sale of beer and wine for consumption off the premises is prohibited. Signs shall be posted at all exits of the premises, which prohibit alcohol beverages from leaving the confines of the premises.
27. Patrons shall not be allowed to bring into the location any alcoholic beverages to be consumed within the establishment.
28. There shall be no pay telephones installed within the enclosed portion of the premises equipped to receive incoming calls. There shall be no new pay phones of any kind installed on the exterior of the premises.
29. The maximum occupancy of the premises shall be prominently posted and monitored at all times.
30. The front of the exterior of the premises, as well as all adjacent parking areas under control of the Applicant, shall be illuminated at all times while the premises is open for business. This shall be done in such a fashion that persons standing outdoors at night are identifiable by law enforcement personnel while balancing the lighting so as not to unreasonably illuminate the window area of nearby businesses.
31. All crimes occurring inside or outside of the location shall be reported to the Sherriff Department at the time of the occurrence.
32. At any time when the licensee is absent from the premises, a responsible party shall be designated who can facilitate any Sherriff inquiries.

- 33. In January of each year, the business shall provide a list of no less than three employees who are available 24 hours a day to the Sheriff's Department Records Bureau. The list of names will be used to facilitate a Sheriff's response to the location in the event of an emergency or other problem that requires entry into the location during non-business hours.
- 34. A copy of this approved resolution shall be kept on the premises at all times and presented to any Sheriff, or Business License or Planning Staff person.
- 35. The Applicant understands that any violation of the foregoing conditions shall be grounds for the suspension or revocation of the Conditional Use Permit.
- 36. There shall be no exterior restaurant speakers and no live entertainment outside the restaurant (including the parking lot) unless a Temporary Use Permit (TUP) is obtained from the City.
- 37. The City shall be entitled to review the conditions of the premises and business operations approved herein in six months from the date of the City's approval.

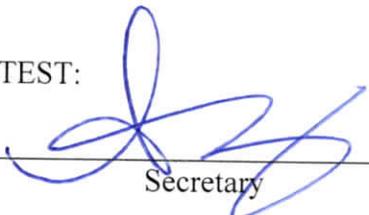
**SECTION 5:** Any interested party may appeal this decision to the City Council pursuant to SEMMC Section 17.74.050.

ADOPTED this 16<sup>th</sup> day of June, 2020.



Chairman

ATTEST:

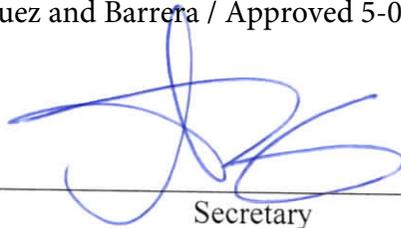


Secretary

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

I, Angie Hernandez, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 20-03 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 16<sup>th</sup> day of June 2020.

AYES:       Bojorquez, Yopez, Ortiz, Rodriguez and Barrera / Approved 5-0  
 NOES:       N/a  
 ABSENT:    N/a  
 ABSTAIN:   N/a



Secretary



Planning Commission, City of South El Monte

RE: Modification of hours permitting the sale of beer.

I, Miguel Alvillar, have operated "Tacos El Chaparrito" since 2009. As a local Mexican restaurant owner, I have been part of the South El Monte business community for the last 12 years. I have participated in multiple City events and done my best to give back to the South El Monte community with what I am able to offer.

On the 18<sup>th</sup> of May, the Alcoholic Beverage Control issued license 41-621090 for the on-sale of beer and wine at an eating place for Tacos El Chaparrito. I recognize and understand the responsibility of having the ability to sell beer and wine at the restaurant.

I hereby petition the Planning Commission of the City of South El Monte to amend Planning Condition number 5 in Resolution 20-03 to allow for extending hours of on-site sale.

"Sales, service and consumption of beer and wine shall be permitted only between the hours of 8:00 a.m. to 1:00 a.m., seven days a week."

During these past few weeks, there have been no issues or complaints and I foresee that there will be none with the extended hours. I will be more vigilant to any potential situation that may arise and impact the area in and around Tacos El Chaparrito.

Sincerely,

Miguel Alvillar Rojas

Owner, Tacos El Chaparrito

**DUDEK**



# South El Monte Housing Element

PLANNING COMMISSION MEETING

JULY 20, 2021

# Meeting Overview

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**01** Introductions

**02** Project Review

**03** Review of Goals & Policies

**04** Next Steps

**05** Planning Commission Discussion

01

# Introductions

# Meet the Team



**COLBY CATALDI**

Community  
Development Director

**IAN MCALEESE**

City Project Manger



**ERIKA VAN SICKEL**

Lead Planner

**ELIZABETH DICKSON**

Housing Planner

02

# Project Review

# Housing Element

A comprehensive strategy  
to achieving the City's  
housing needs



# Housing Element

Stakeholder and Community Engagement



Review 5<sup>th</sup> Cycle and Background Documents



Sites Analysis



Goals, Policies, and Programs

**Goals**

- Values and direction

**Policies**

- Statements that guide decision-making to implement the goals and overarching vision

**Objectives**

- Specified conditions that are measurable steps toward achieving goals

**Programs**

- Procedures, programs, or techniques that carry out the policies

03

# Review of Goals and Policies

# Goals & Policy Examples



**Goal 1: *An adequate supply of a variety of housing types to meet the existing and future needs of City residents.***

Policy: Provide adequate sites to facilitate the development of a diverse range of housing that fulfills its regional housing needs, including low-, moderate- and higher-density single-family attached/detached units and multiple-family units.

Policy: Facilitate the development of housing through the removal of local regulatory constraints, especially for housing that serves lower-income households and those with special needs.

Policy: Facilitate the development of housing by connecting developers with requirements, standards, and other relevant information needed to apply for development permits in the City.

# Goals & Policy Examples



***Goal 2: High quality residential neighborhoods that are enhanced and well-maintained.***

**Policy:** Promote the rehabilitation of substandard and deteriorated housing and pursue additional funds for currently unfunded rehabilitation program.

**Policy:** Increase home ownership rates and stabilize neighborhoods by encouraging low- and moderate-income households to become first-time home buyers.

**Policy:** Alleviate overcrowding by permitting owners to add bedrooms, bath, and additional living areas and encouraging development of ADU's.

# Goals & Policy Examples



*Goal 3: Compatible land uses that meet the needs of residents, employers and employees.*

Policy: Facilitate the orderly transition of residential uses in appropriate areas near industrial uses.

Policy: Provide new opportunities for housing in the City, such as through intensification in designated neighborhoods and other appropriate areas.

Policy: Encourage development of higher density housing in close proximity to public transportation, services, employment, recreation, and other resources and amenities.

# Goals & Policy Examples



*Goal 4: Equal opportunities for all residents to reside in the housing of their choice.*

Policy: Continue enforcing fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, color, religion, national origin, sex, sexual preference, age, disability, family status, AIDS, or other such characteristics.

Policy: Implement practices that prevent displacement and discrimination through enforcement of existing requirements.

Policy: Connect residents and developers to information related to programs that provide housing support and guidance on Fair Housing resources.

04

# Next Steps

# Housing Element

Complete Draft Housing Element



HCD Submittal and Public Review



Address Comments & Finalize Housing Element



Housing Element Adoption



HCD Certification

05

# Planning Commission Discussion

# Recap of Goals

*Goal 1: An adequate supply of a variety of housing types to meet the existing and future needs of City residents.*

*Goal 2: High quality residential neighborhoods that are enhanced and well-maintained.*

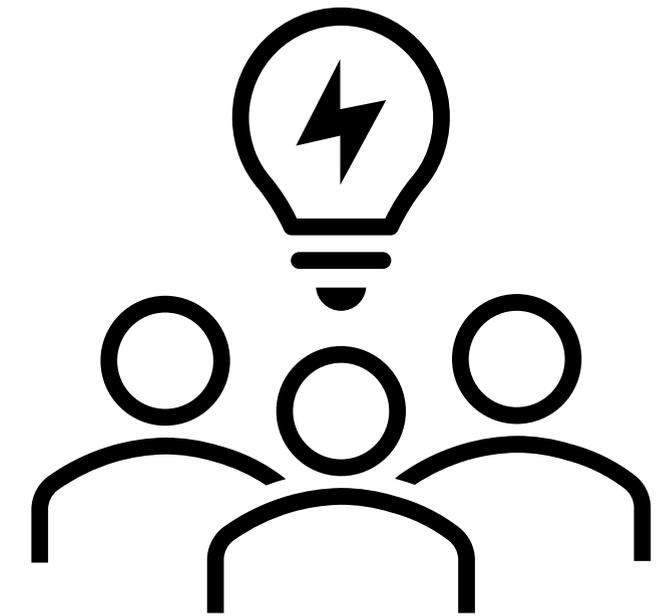
*Goal 3: Compatible land uses that meet the needs of residents, employers and employees.*

*Goal 4: Equal opportunities for all residents to reside in the housing of their choice.*



Are there any specific programs that you are not willing to explore over the next 8-years?

Are there other types of programs that you would like to explore over the next 8-years?

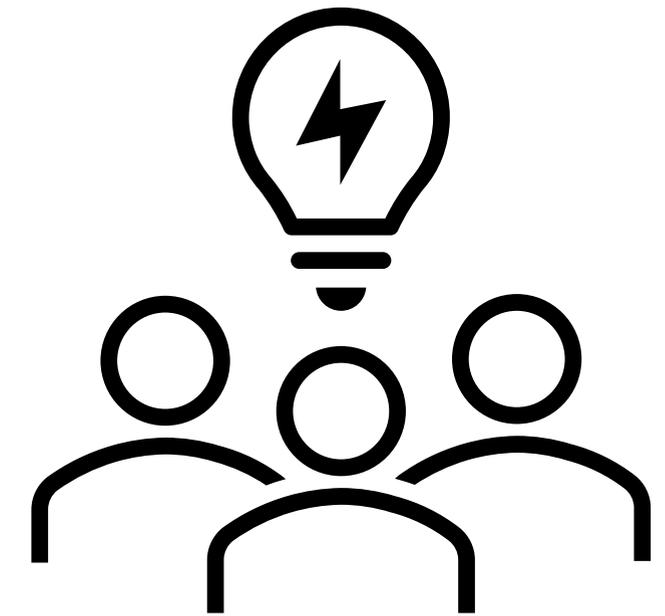


What is the key housing concern that you have for South El Monte?

Has this concern been discussed or mentioned tonight?

Of the goals and policies discussed, what speaks to you the most?

What do you see as the biggest housing challenges ahead?



# Planning Commission

Any last comments or questions before we wrap-up?



**DUDEK**

Thank You