

**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, TELECONFERENCE AND IN-PERSON

Said public hearing will be held before the Planning Commission of the City of South El Monte in the Council Chambers, located at 1415 Santa Anita Avenue, South El Monte, CA, and remotely by dialing 669-900-6833 and using access code # 884 1995 5622 or by logging on to: <https://us02web.zoom.us/j/88419955622> on TUESDAY, October 19, 2021 at 6:00 p.m., at which time proponents and opponents of the items will be heard. Additional information on any item of the agenda , including Staff Reports, and other pertinent documents are available for review with the Planning Division

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, October 19, 2021 will be added to the Planning Commission agenda as part of the public comment.

October 19, 2021, 6:00 P.M.

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



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

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

1. CALL TO ORDER

2. ROLL CALL

Commissioners: Bojorquez, Barrera, Ortiz, Rodriguez and Yopez

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 September 21, 2021

RECOMMENDATION: Staff recommends that the Planning Commission approve the above reference minutes.

7. GENERAL BUSINESS

7.a. Adoption of Resolution No. 21-06 approving a Conditional Use Permit (CUP) (No. 21-06) to allow for the construction of a 51,436 square foot industrial building, consisting of five units at 9517 Rush Street

This item was continued from the September 21, 2021 Planning Commission Meeting.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 21-06, approving Conditional Use Permit (No. 21-06) as conditioned.

Public Notice was posted 09/09/2021

7.b. Consideration of Resolution No. 21-05 recommending City Council approve a General Plan Amendment (GPA) (No. 21-02) to update the density of the Mixed Use category of the Land Use Element to match the Commercial-Residential zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 21-05 recommending that the City Council adopt the General Plan Amendment.

7.c. Consideration of Resolution No. 21-01 approving a Conditional Use Permit (CUP) (No. 21-01) to allow for a Type 42 License, on-sale of beer and wine, for a beverage lounge in conjunction with a concert hall (“VIP Lounge”).

RECOMMENDATION: Staff recommends that the Planning Commission conduct a public hearing to discuss proposed Project to evaluate it's consistency with South El Monte Municipal Code and continue item for future date.

Public Notice was posted 10/07/2021

8. DIRECTOR UPDATE

9. COMMISSIONER COMMENTS

10. ADJOURNMENT

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

**CITY OF SOUTH EL MONTE
PLANNING COMMISSION - MINUTES**
Tuesday, September 21, 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

Chairperson Larry Rodriguez called the meeting to order at 6:06 p.m.

2. ROLL CALL

Present via teleconference - Commissioners: Leo Barrera. Present in Council Chambers: Larry Rodriguez, Ruby Rose Yopez and Rudy Bojorquez.

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

3. PLEDGE OF ALLEGIANCE

Commissioner Jeff Ortiz led the Pledge of Allegiance.

4. APPROVAL OF AGENDA

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

Vote: 5-0

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

Nays: None

5. PUBLIC COMMENT

Chairperson Rodriguez opened the public comment.

Alvaro Padilla had a zoning question regarding property 9517 Rush Street, this item will be discussed when the staff report is presented, at this time we will continue with the agenda. Chairperson Rodriguez closed public comment.

6. CONSENT CALENDAR

6.a. Minutes for August 17, 2021

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

Vote: 5-0

Ayes: Commissioners: Ortiz, Bojorquez, Yopez, Barrera and Chairperson Rodriguez
Nays: None

7. PUBLIC HEARING

7.a. **Adoption of Resolution No. 21-10 recommending City Council approve a General Plan Amendment (GPA) (No. 21-10) to adopt the final draft of the Housing and Safety Elements as required by State Law.**

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 21-10 recommending that the City Council adopt a Negative Declaration and General Plan Amendment.

Assistant Planner McAleese presented the staff report. The last Housing Element that was certified by HCD was the Fifth Cycle 4-year update in 2020. The proposed Housing Element is the Sixth Cycle (8-year update) of the Housing Element as required by State Law. The proposed Housing Element has been revised to incorporate all State mandated requirements over the past few years. HCD has reviewed the Housing Element, issued their comments, City modifications were made, and it is currently awaiting City Council approval to review the final Housing Element submitted by the City.

Visual Presentation by Consultant: Dudek

Highlights of the presentation included the following new programs being implemented in the 2021-2029 6th Cycle period:

- Program 21: ZONING REVISIONS FOR SPECIAL NEEDS HOUSING
- Program 22: LOW BARRIER NAVIGATION CENTERS
- Program 23: OBJECTIVE DESIGN STANDARDS
- Program 24: NO NET LOSS
- Program 27: PRIORITY SERVICE (Water and Sewer System Master Plans)
- Program 28: AFFORDABLE HOUSING STREAMLINING

Some topics of Commissioners' concerns included the following:

- Will Lot Consolidation incentive / entice Developers to build housing units?
There has been a program identified to provide similar incentives to those currently offered in the Density Bonus program for Developers whose projects include more units identified in the required RHNA numbers.
- Will there be any grants/funding for Builders/Developers?
One of the benefits about having your Housing Element certified by HCD is the availability to apply for multiple grants to benefit your community.
- RHNA numbers are so high. Why is there a concentration to Above Moderate income? The numbers are provided by SCAG (Southern California Association of Governments) passed down from HCD. There may be a confusion as to the numbers provided in the slide prefer to existing projects currently through the pipeline, listed at 312 for above

moderate and 195 for lower income. The numbers at this point cannot be changed during this cycle. The cities can challenge during the next cycle (7th Cycle- next round). Programs like the Lot Consolidation allow for developers to easily build lower income units in the city. Although numbers are set by RHNA, the elected body can always request Developers to provide more Very Low- and Low-income units.

- Next comment is around food pantries and urban agriculture-Can you provide more details? Everything presented here is high-level framework for programs. During implementation, these details will be provided. With Goal #8- Access to healthy food, there are two policies that include 1) promote urban agriculture and 2) promote food assistance programs. Some actions include the following: a) allow residents to grow fruits & vegetables in their yards so long as no significant negative impact to adjacent properties. b) identify vacant land and developed land for suitable community gardens and determine interest in availability. c) zoning restrictions that provide access to resident to fresh produce within $\frac{3}{4}$ mile radius in the city. d) encourage the development of Healthy food establishments in high density areas with fast food and liquor stores.
- Increase Housing Vouchers? Collaboration with your local Housing Authority to address your needs
- Heat, safety concern- but what about Greenhouse gases reduction? I recommend some language to allow options for developers but reducing the greenhouse emissions from buildings, also allowing opportunities for transportation to have minimal GHG emissions such as public transportation with cleaner buses. There is an energy efficiency program targeted to solar panel equipment and solar water heating. These energy efficiency requirements are not overly restricted to constrain development. Thank you for your comment.

Alvaro Padilla, resident at 9561 Garvey Avenue-Garvey Trailer Park was asking if the zone at Rush & Rosemead and his trailer park were getting rezoned. Staff, the Director and the consultant all addressed his concerns by advising that this zone was not getting redeveloped and not getting rezoned. He wanted to know what he can do to address his concerns with the new property owner. Staff addressed him to visit city hall to address his options during normal hours.

Victor Manzo, online zoom participant, resident at 9561 Garvey Ave, also addressed concerns about rezoning the Rush & Rosemead trailer park. He made comments concerning any community outreach that will be conducted since the property owner has sold their Trailer Park to someone new and stated concerns about eviction. Staff asked him to visit city hall during normal business hours to discuss his concerns. In addition, the Housing Element consultant stated that there are state restrictions and governing law that must take place for those units to be replaced and cannot be demolished without following state requirements. Many protections for mobile home parks and residential units through state law.

A motion was made by Bojorquez, seconded by Ortiz and carried 5-0 to approve Resolution No. 21-10 recommending City Council to approve General Plan

Amendment (GPA) (No. 21-10) to adopt the final draft of the Housing and Safety Elements as required by State Law.

Vote: 5-0

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

Nays: None

Abstain: None

7.b. Modification of Conditions of Approval for Conditional Use Permit No. 20-03 for Tacos El Chaparrito located at 9611 Garvey Avenue #105, South El Monte CA 91733.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 20-03 approving Modification of Conditional Use Permit (No. 20-03), as conditioned.

Public Notice was sent on 09/9/2021

Assistant City Planner began with a quick overview, In June 2020 planning commission adopted Resolution No. 20-03 that allowed for establishment of a Type 41 on-sale beer & wine license in conjunction with a bona fide eating place Tacos El Chaparrito. Pursuant to the conditions of approval a six-month review was established by the Planning Commission. At the December 2020 planning commission meeting, the applicant had not yet received their Type 41 license. Commission requested the applicant return in June 2021. A public hearing was held in June 2021 at this time, the applicant requested to extend the operating hours beyond originally proposed. Planning Commission requested the applicant return once again in July 2021 to consider the extension of their operating hours. Condition #5 will be modified to read; 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., Sunday through Wednesday, and 8:00 a.m. to 1:00 a.m., Thursday through Saturday.

Some topics of Commissioners' concerns included the following:

- Beer and Wine license only? Yes, only beer and wine license
- Taco Truck operation hours? Applicant can answer when they are brought up to speak on their item.
- Any security plans submitted? No conditions include a security plan.
- Operation of beer & wine at the location only and not from the Taco Truck? Our permits allow for them to use / extend the service only if they are permitted by ABC otherwise, they are not allowed if there is no permit on file with the city.
- Condition included for applicant to return to Planning Commission for a review. Yes, Condition # 37 – addresses a six-month review.
- Cross-running purchases from establishment and food truck do not run together. Correct, ABC licensing has restrictions for selling beer and wine from the establishment only.

- Can condition be added to conditions of approval if a violation occurs? The intent of the conditions of approval sets forth a set of rules to be followed, if a violation outside of those does occur, the proper method of due process must take place. You must allow for the applicant to state their case and grant them a public hearing. There is no way of revoking or suspending a CUP without a public hearing.
- Any signage no alcohol outside of the tent area? Yes, standard signage is posted for no underage drinking and no drinking beyond this point.
- Marketing? Federal law does not allow for enticing in any way the consumption of alcohol. You are not allowed to advertise it as fun, good for you in any way. State law prohibits signage limits. City has also imposed limitations to signage. Menu solely lists the types of beer being sold.

Diego Benitez, the applicant's representative stated the following comment: Taco truck operates solely stand alone and does not serve beer and wine through the taco truck. The establishment alone serves the alcohol and operates as required by ABC licensing. The applicant has applied thru the city's temporary use permit to operate in the tent, they have complied with this requirement. ABC does not allow the business to serve alcohol without a meal, therefore no alcohol is sold in the tent without a meal.

A motion was made by Barrera, seconded by Yopez and carried 5-0 to approve Resolution No. 20-03 recommending approving Modification of Conditional Use Permit (No. 20-03), as conditioned

Vote: 5-0

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

Nays: None

Abstain: None

7.c. Adoption of Resolution No. 21-06 approving a Conditional Use Permit (CUP No. 21-06) to build a new 51,436 square foot Multi-Unit Industrial building for a property located at 9521 Rush Street, South El Monte CA 91733

This item is continued to ~~October 16, 2021~~ Correction: October 19, 2021

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 21-06, approving Conditional Use Permit (CUP No. 21-06), as conditioned.

Public Notice was sent on 09/9/2021

Chairperson opened public hearing, left the item opened and has continued the item to the next Planning Commission meeting set for October 19, 2021.

A motion was made by Bojorquez, seconded by Ortiz and carried 5-0 to **Continue item #7.c** Adoption of Resolution No. 21-06 approving a Conditional Use Permit (CUP No. 21-06) to build a new 51,436 square foot Multi-Unit

Industrial building for a property located at 9521 Rush Street, South El Monte CA 91733 to the **October 19, 2021 Planning Commission Meeting**.

Vote: 5-0

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

Nays: None

Abstain: None

8. **DIRECTOR UPDATE** – Director advised the commission that they should be receiving information regarding city events and participation. Based on direct instruction from the Commission.

9. **COMMISSIONERS' COMMENTS**

Commissioner Yepez – Was able to attend the last concerts in the park event. Wanted to give a special thanks to City Council members who approved the pool to stay open longer, as her kids have enjoyed the extra time. Public Service announcement: Participating in a public event called Green Apple Day of Service being held on October 9, 2021, if you'd like to participate, please do so.

Commissioner Ortiz – Attended the concerts in the park event as well, enjoyed the music and atmosphere. Gave a special Thank you to city and staff for a safe and healthy in-person event.

Commissioner Bojorquez – Thanked city staff for the events information. Attended the last concerts in the park and the last city council meeting. Encouraged all Commissioners to attend City Council meetings.

Commissioner Barrera – Wednesday September 22 at 5:00pm - John Dewitt Fuels – Fire Extinguisher Safety Demonstration will be held at the El Monte/South El Monte Chambers facility. Reminder on October 13, 2021, at the Senior Center parking structure from 8:00am-2:00pm the LA County Sherriff will be hosting a Catalytic Converter etching event.

Chairperson Rodriguez– Attended the last City Council meeting, great to see the other commissioners supporting city efforts. Saturday September 25 will be Fire Station 90 pancake breakfast event, hope to see you there.

10. **ADJOURNMENT**

A motion was made by Ortiz, second by Bojorquez and carried 5-0, to adjourn the meeting at 7:36 p.m.

Vote: 5-0

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

Nays: None



Planning Commission Agenda Report

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

DATE: October 19, 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. 21-06 approving a Conditional Use Permit (CUP) (No. 21-06) to allow for the construction of a 51,436 square foot industrial building, consisting of five units at 9517 Rush Street.

PUBLIC NOTICE: Notice of public hearing was posted on September 9, 2021.

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

PROJECT

LOCATION: Address: 9517 Rush Street
 Project Applicant: Holladay Construction
 Property Owner: Ocie F. Brandt, Paula Brandt Holland, and Carol Brandt Moody
 Zone: “M” (Manufacturing)
 Lot Size: 102,300 square feet (2.35 acres)

SURROUNDING ZONING AND LAND USE:

	Zone	General Plan	Land Use
North	“M” (Manufacturing)	Industrial	Contractor yard
South	“M” (Manufacturing)	Industrial	Manufacturing
East	“M” (Manufacturing)	Industrial	Wholesale
West	“C-M” (Commercial-Manufacturing)	Commercial-Manufacturing	Import/Export and mobile home park

BACKGROUND: The property located at 9517 Rush Street (“Property”) is currently made up of four industrial buildings measuring between approximately 2,280 and 10,200 square feet on the north side of the street between Rosemead Boulevard and Chico Avenue in South El Monte (“City”). The Property shares parking and access with 9515 Rush St that contains three industrial

buildings. The Property has historically been utilized for manufacturing, wholesale, and warehouse uses, and currently is utilized as warehouse, office, manufacturing, and wholesale.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 21-06, approving Conditional Use Permit (No. 21-06) as conditioned.

ANALYSIS:

General Plan/Zoning Consistency

The Property is designated as “Industrial” in the City’s General Plan and is zoned “M” (Manufacturing) in the City’s Zoning Code. The demolition of three existing industrial buildings and the construction of a 51,436 square foot multi-tenant industrial building (“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. When considering consistency with the General Plan, staff determined that the Project will help further the City’s goals and objectives found in the General Plan and satisfy all development requirements within the Zoning Code.

Land Use Element

Policy 1.5: *Continue to provide opportunities for establishment and expansion of a broad range of industrial businesses within those areas of the City designated for industrial.* This project will serve the area by creating a large multi-tenant industrial building that can serve a range of businesses.

Goal 3.0: *Accommodate new development that is compatible with and complements existing land uses* by allowing for the establishment of a multi-tenant warehouse facility that fits with the surrounding uses.

Goal 6.0: *Provide for the revitalization of deteriorating land uses and properties* by redeveloping a property that will replace industrial buildings constructed in the 1950s and 1960s.

Economic Development Element

Goal 1.0: *Continue to provide opportunities for a wide range of industries to operate in South El Monte* by building a large industrial building, divided into multiple units of different sizes to serve a large range of businesses within the community.

The establishment of a large multi-tenant building has the potential to be a viable asset to the City’s economy. The Project will also promote a balanced and dynamic economic growth in the area as well as the City as a whole. Considering all of the above, the proposed Project is consistent with both the General Plan and the Zoning Code.

Conditional Use Permit (CUP)

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

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

The parcels directly adjacent to the Property are developed with warehouses, and one parcel is developed with a mobile home park. 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.

Proposed Project

The Applicant is proposing to demolish three existing smaller industrial buildings and replace them with a 51,436 square foot multi-tenant industrial building consisting of five units with three totaling 6,031 square feet, one totaling 12,766 square feet, and one totaling 20,577 square feet. The tenants will most likely be a range of uses similar to those with a history on the property including warehouse, wholesale, and manufacturing. The shared parking lot area for the Project will be restriped and planted with new landscaping, and new trash enclosures for the complex being provided on the west side of the property.

Floor Plan

Each of the tenant spaces consists of a reception area and offices, with the rest of the unit consisting of warehouse space. The building will mainly be utilized as a warehouse with only approximately 10% of each unit consisting of office.

Off-Street Parking

Based on the historical uses that have been located at the property and those uses permitted by right pursuant to the SEMMC include but are not limited to are warehousing, wholesale, and manufacturing, SEMMC Section 17.60.020 states that parking shall be provided at one parking space for every one thousand square feet for warehouse and wholesale or seven hundred fifty square feet for manufacturing. The applicant has proposed to provide enough parking for the most intensive use of manufacturing.

Proposed Use	Size of Unit (sq. ft.)	Required	Proposed
New Unit	51,436	69	71
9527 Rush	12,320	17	19
9519A/B Rush*	12,390	17	19
9515A/B Rush*	11,975	16	17
9515 Rush*	10,568	14	15
		Total Proposed	141
		Total Required	133

* These properties are adjacent to the Project with a shared parking lot.

Landscaping

The proposed Project provides landscaping along the Property's front fifteen feet and scattered throughout the parking area fronting the buildings. This is almost sufficient to satisfy the City's landscaping requirements found in SEMMC Section 17.18.180. This section requires the front five feet of the property and five percent of the parking area to be landscaped. The parking lot area is approximately 63,886 square feet in size, which requires 3,194 square feet of landscaping in the parking lot area. The Applicant has proposed to landscape 3,140 square feet or 4.9 percent of the parking lot area almost meeting required amount. Condition #11 is being added to require the Applicant to work with staff to prepare a detailed landscape and irrigation plan to satisfy the landscaping requirement.

Circulation and Loading

Pursuant to SEMMC Section 17.18.160, the Project is required to provide on-site truck maneuvering and loading areas, if possible. As indicated, the Project will provide sufficient on-site circulation due to the size of the Property. On-site loading is provided by two truck wells for the proposed building. Any necessary street maneuvering will be minimal and therefore unlikely to impact traffic on Rush Street. With on-site maneuvering and ease of entry into the Property it will have little to no impact to this area. Thus, it is anticipated that the Project will continue to be consistent with the City's Zoning Ordinance.

Impacts on Surrounding Uses and Properties

The Property is surrounded by a mixture of industrial and legal nonconforming residential uses. Residential properties are typically sensitive to industrial activities; however, industrial activities already exist in the area. The Project will not significantly increase the amount of these industrial activities and therefore the Project's potential impact on surrounding residential properties would be slight. Staff is also including Condition #15 which limits noise that generates from the Property to ensure minimal impact to the residential land uses.

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

CONCLUSION: Staff has reviewed the Applicant's request and has determined that the proposed Project as conditioned meets all development standards as set forth in SEMMC Chapters 17.18 and 17.60. Approval of the Conditional Use Permit, as conditioned, will not be detrimental to persons or properties in the immediate vicinity nor to the City in general. Staff recommends the Planning Commission adopt Resolution 21-06 to approve Conditional Use Permit No. 21-06 for the proposed 51,436 square foot multi-tenant industrial building.

ATTACHMENTS:

A – Resolution No. 21-06

- B – Relevant Code Sections
- C – Vicinity Map/Aerials
- D – Project Plans

Attachment A

PLANNING COMMISSION

RESOLUTION NO. 21-06

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING AN APPLICATION FOR CONDITIONAL USE PERMIT (NO. 21-06) ALLOWING FOR THE CONSTRUCTION OF A 51,436 SQUARE FOOT MULTI-TENANT INDUSTRIAL BUILDING AT 9517 RUSH STREET

WHEREAS, Holladay Construction (“Applicant”), filed an application for a Conditional Use Permit (“CUP”) to construct a 51,436 square foot multi-tenant industrial building (“Project” or “proposed Project”) located at 9517 Rush Street, South El Monte, CA 91733 (“Property” or “project site”); and

WHEREAS, pursuant to South El Monte Municipal Code (“SEMMC”) Sections 17.18.050(I-J), the Project requires Planning Commission review and approval of a CUP because the Project is being developed on a property one acre or larger in size and the building is 25,000 square feet or more; and

WHEREAS, a public hearing was held before the Planning Commission on October 19, 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 Planning Commission hereby finds that the adoption of Resolution 19-15 is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects). Class 32 consists of projects characterized as in-fill development. The Planning Commission finds that the Project is exempt from the provisions of CEQA. The documents and other material, which constitute the record on which this decision is based, are located in the Department of Community Development and are in the custody of the Director of Community Development.

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

A. With regard to the application for a CUP, SEMMC Section 17.68.040 requires that the Planning Commission find that the proposed 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. The construction and operation of the multi-tenant industrial building, as conditioned, is consistent with surrounding uses and therefore 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 October 19, 2021, which is hereby incorporated into this Resolution 21-06 by reference, the Planning Commission hereby finds:

A. As conditioned, the Project meets all of the requirements of SEMMC Chapter 17.18 and will not be detrimental to the public health, safety or welfare, nor will it adversely affect property values or the present or future development of the surrounding areas. The conditions that are included in this resolution, as well as the fact that many of the surrounding parcels are industrial uses, ensures that this will hold true in the future.

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

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

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

Land Use Element

- (1) Policy 1.5: *Continue to provide opportunities for establishment and expansion of a broad range of industrial businesses within those areas of the City designated for industrial.* This project will serve the area by creating a large multi-tenant industrial building that can serve a range of businesses;
- (2) Goal 3.0: *Accommodate new development that is compatible with and complements existing land uses* by allowing for the establishment of a multi-tenant warehouse facility that fits with the surrounding uses;
- (3) Goal 6.0: *Provide for the revitalization of deteriorating land uses and properties* by redeveloping a property that will replace industrial buildings constructed in the 1950s and 1960s; and

Economic Development Element

- (4) Goal 1.0: *Continue to provide opportunities for a wide range of industries to operate in South El Monte* by building a large industrial building, divided

into multiple units of different sizes to serve a large range of businesses within the community.

SECTION 4: Based on the aforementioned findings, the Planning Commission hereby approves CUP (No 21-06) to construct a 51,436 square foot multi-tenant industrial building, subject to the following conditions:

General Conditions

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

Planning Conditions

5. Any graffiti painted or marked upon the Property or on any adjacent area under the control of the Applicant shall be removed or painted over by the Applicant within 24 hours of discovery or notice from the City.
6. The Property shall be maintained in a safe and clean condition and the Applicant shall ensure that no trash or litter originating from the site is deposited on neighboring properties or the public right-of-way. At the end of each business day, the Applicant shall pick up any and all litter including but not limited to large discarded items that may have collected in the Property's parking area and public right-of-way.
7. The Applicant shall maintain all required permits and licenses in good standing.
8. The Applicant understands that any violation of these conditions shall be grounds for the suspension, modification, or revocation of the Conditional Use Permit.

9. The construction site shall always be kept in a clean manner prior, during and after construction.
10. The Applicant shall develop the Property as shown in the site plan approved by the Planning Commission and as modified consistent with these conditions and said modifications are approved by the City.
11. The Applicant shall provide a detailed landscape and irrigation plan, prepared by a registered Landscape Architect to the Community Development Director for review and approval prior to submitting the plans to the Building Division.
12. The Applicant shall install drought tolerant landscaping in strict compliance with a landscape plan prepared by a Landscape Architect drawn at a minimum scale of 1"=10' which will include all proposed softscape elements (included areas of ornamental plantings and turf areas), with the perimeter planting design for the exterior of building. The Applicant shall incorporate the following into the landscape plan:
 - a. Enclose all planters within parking lot areas with raised six-inch P.C.C. curbs, except at sidewalks.
 - b. Provide an automated underground irrigation system for all landscaped areas.
 - c. Provide adequate landscaping to screen all ground mounted mechanical equipment
13. All exterior doors shall be lit with a minimum of one-foot candle power of intensity and constructed of tamper-resistant fixtures.
14. The Applicant shall have no outside storage of material or equipment during or after hours in the required parking lot areas or near the front entrance of the Property visible from Durfee Ave.
15. The noise level shall not exceed at any time the level of noise permitted under SEMMC Section 8.20.020 to ensure that the Property does not become a nuisance to the City or adjacent properties.

Building Conditions

16. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
17. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
18. The building shall be addressed as 9521 Rush Street Unit A, B, C, D, E, and an application to assign unit numbers shall be filed with City prior to plan check submittal.
19. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

20. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
21. The Applicant shall retain the soils engineer to prepare the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.
22. A **geotechnical and soils investigation report** is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
 - a) Observation of cleared areas and benches prepared to receive fill;
 - b) Observation of the removal of all unsuitable soils and other materials;
 - c) The approval of soils to be used as fill material;
 - d) Inspection of compaction and placement of fill;
 - e) The testing of compacted fills; and
 - f) The inspection of review of drainage devices.
23. A grading and drainage plan shall be approved by Engineering Division prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
24. Prior to submitting grading plans to Engineering Department, LID review shall be completed and approved by City. Grading plans shall be submitted including the proof of approval of LID or exemption of LID
25. All State of California disability access regulations for accessibility shall be complied with.
26. Foundation inspection will not be made until setbacks on all sides of the proposed building has been surveyed and the location of the footings has been determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. **THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.**
27. An office mezzanine shall be open and unobstructed to the warehouse when its occupant load is greater than 10, having only one exit access stairs per Section 505.2.3 of the California Building Code.
28. Electrical plan check is required.
29. Mechanical plan check is required.
30. Plumbing plan check is required.
31. Project shall comply with the CalGreen Non-Residential mandatory requirements.
32. Demolition permit is required for any existing buildings which are to be demolished.

33. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
34. Separate permit is required for Fire Sprinklers
35. City records indicate the proposed site is a combination of lots under common ownership. A parcel merger by document shall be processed prior to issuance of the building permit.
36. Building permits shall not be issued until the parcel merger documents have been prepared to the satisfaction of the Building Official and recorded with the County.

Engineering Conditions

37. The second sheet of building plans, grading plans and/or offsite improvement plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
38. Reconstruct the driveway approach in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee.
39. Remove and replace broken and off grade sidewalk in accordance with SPPWC standard plan 113-2, and as directed by the City Engineer or his/her designee.
40. Remove and replace broken and off grade curb and gutter in accordance with SPPWC Standard Plan 120-2, and as directed by the City Engineer or his/her designee.
41. The approved building address(es) shall be painted on the curb to the City's standards as required by the Public Works Inspector prior to final inspection.
42. Relocate water meter from the sidewalk as directed by the City Engineer or his/her designee.
43. Rehabilitate existing asphalt concrete (AC) street pavement along the length of the property frontage to the centerline of the street as indicated below, and as directed by the City Engineer or his/her designee.
44. Underground all utility services to the property.
45. Sewer Study shall be reviewed and approved by the City Engineer or his/her designee, prior to the issuance of permits. If sewer is found to be inadequate, sewer improvement plans shall be submitted to the City for approval and required improvements shall be made at the sole cost to the Applicant.
46. Project shall be reviewed and approved by the City Traffic Engineer.

Fire Department Conditions

47. Review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit may be required for this project prior to building permit issuance. Please contact the Fire Prevention Engineering Section at 323 890-4125 for information on EPICLA submittals.

Lot Merger Conditions

48. The following documents shall be submitted for review by the City Engineer:
- Current Title Report and legal descriptions.
 - Copy of the current owner's recorded deed.
 - Copy of Assessor's Parcel Map.
 - Documentation of recorded access to the subject property (unless abutting a public street), if not recorded with the current's deed.
 - Certificate of Compliance for Lot Line Adjustment/Lot Merger Form
 - Certificate of Compliance
 - Exhibit "A" Legal Description Prior to Lot Line Adjustment/Lot Merger
 - Exhibit "B" Legal Description After Lot Line Adjustment/Lot Merger
 - Exhibit "C" Owner's Certification (Signed and notarized)
 - Exhibit "D" Plat of Property Showing the Lot Line Adjustment/Lot Merger
 - Traverse calculations and closures of parcel(s).
 - Copy of underlying record map, parcel map or record of survey.
 - Proposed grant deed and new legal descriptions, if necessary for conforming parcels. (Conforming Deeds)
 - Submit sufficient evidence that affected parcels are legal, separate parcels.
 - Legal descriptions and exhibits shall be prepared by a Registered Civil Engineer of Licensed Land Surveyor.
 - The plat must show and include the following information:
 - North point and scale.
 - Abbreviated legal description (for entire project site only).
 - All parcels alphabetically labeled "Parcel A", "Parcel B", etc.
 - Current Assessor's Parcel Number (APN) of each existing parcel.
 - Owner's Name of parcel.
 - Existing boundary line to be adjusted shown as a short dashed line and labeled "Existing Boundary." Show other existing boundaries as solid lines.
 - Proposed boundary line shown as a solid line and labeled: "Proposed Boundary."
 - Boundary dimensions of each parcel.
 - Name, width and location of all existing and/or proposed street and road easements on or adjacent to the site. Also, identify legal access to the site.
 - Net area of each parcel.
 - Name address, telephone number and signature of the person who prepared the plat.
 - Any other items required by the Planning Department for a Lot Line Adjustment/Lot Merger Application including those requirements at Chapter 16.28 of the SEMMC.

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

ADOPTED this 19th day of October, 2021.

Planning Chairperson

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. 21-06 was duly passed and adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 19th day of October 2021.

AYES:
NOES:
ABSENT:
ABSTAIN:

Secretary, Angie Hernandez

Attachment B

South El Monte, California Municipal Code

Title 17 ZONING

Chapter 17.68 CONDITIONAL USE PERMITS

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, 1995; Ord. 822 §1, 1989)

Contact:

City Clerk: 626-579-6540, ext. 3280

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South El Monte, California Municipal Code

Title 17 ZONING

Chapter 17.60 OFF-STREET PARKING AND LOADING

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	2 standard spaces within a garage.
Duplex (two-family) or triplex (three-family) dwelling	2 standard spaces per dwelling unit within a garage.
Multiple dwelling	2 standard spaces per dwelling unit with a garage, plus 1 guest parking for every 4 units.
Mobile home park	2 standard spaces for each mobile home site or space. The parking may be tandem. 1 additional space per each 5 mobile home sites or spaces shall be provided for guests.
Senior housing and very low/low income	0.5 spaces per unit.
Commercial:	
General retail or services	1 space for each 300 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	1 space for each 300 square feet of gross floor area. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code .
Restaurants, cafés and similar establishments dispensing food and beverages (including drive-ins, drive-through and take out establishments with designated seating areas)	1 space for each 4 fixed seats or for each 4 persons of occupant load in the dining area. There shall also be provided additional 10% 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)	1 space for each 250 feet of gross floor area provided, a minimum of 5 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	1 space for each guest room, suite or dwelling unit, and 2 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 .

Land Use	Required Parking
Assemblies such as theaters, auditoriums, arenas, stadiums and similar places of assembly including churches and private schools	1 space for each 3 permanent seats, or if movable or temporary seats are used, 1 space for each 3 persons of occupant load. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.
Industrial:	
General manufacturing	1 space for each 750 square feet of gross floor area up to 10,000 square feet and 1 for each 750 square feet of gross floor area over 10,000 square feet plus 1 loading area for each 5,000 square feet of gross floor area. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.
Research and scientific manufacturing	1 space per 750 square feet of gross floor area plus 1 space for each vehicle owned or leased by any occupant and operated from the site. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.
Warehousing	1 space per 1,000 square feet of gross floor area plus 1 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	1 space for each 300 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 30-foot wide parking/driving lanes adjacent to the storage buildings and a minimum of 10 spaces adjacent to the leasing office.
Vehicle-related use:	
Auto repair	1 space per 300 square feet of gross floor area.
Auto sales/leasing	1 space per 750 square feet of lot size plus one space per 2,500 square feet of outdoor display and storage area.
RVs and related	1 space per 750 square feet of gross floor area plus one space per 2,500 square feet of outdoor display and storage area.

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

Contact:

City Clerk: 626-579-6540, ext. 3280

South El Monte, California Municipal Code

Title 17 ZONING

Chapter 17.18 MANUFACTURING ZONE (M)

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, 1989)

South El Monte, California Municipal Code

Title 17 ZONING

Chapter 17.18 MANUFACTURING ZONE (M)

17.18.160 Loading docks and truck maneuvering.

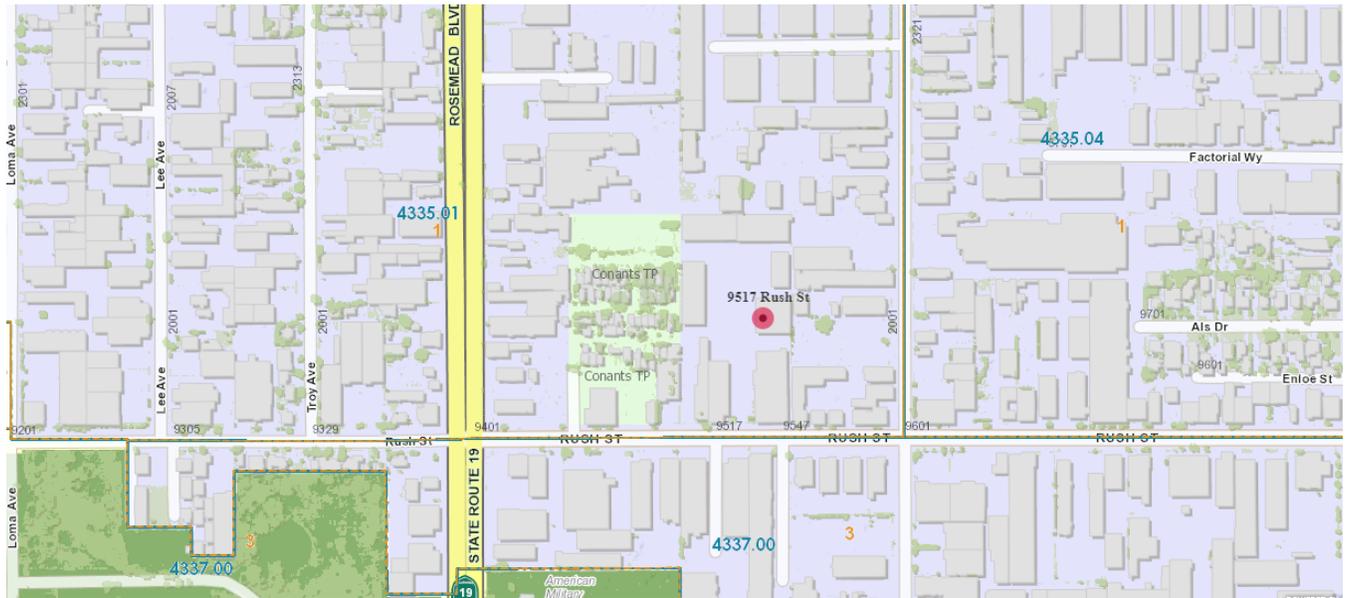
- A. All loading docks and doors facing a public or private street shall be located in such a way that all truck maneuvering shall take place on site whenever possible.
- B. All drive approaches shall be so designed as to preclude direct access to a loading door or loading dock from a public or private street wherever possible. (Ord. 822 §1, 1989)

Contact:

City Clerk: 626-579-6540, ext. 3280

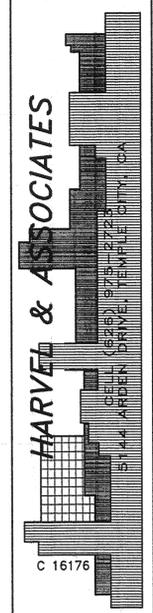
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Attachment C



Attachment D

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C 16176
ENGINEER

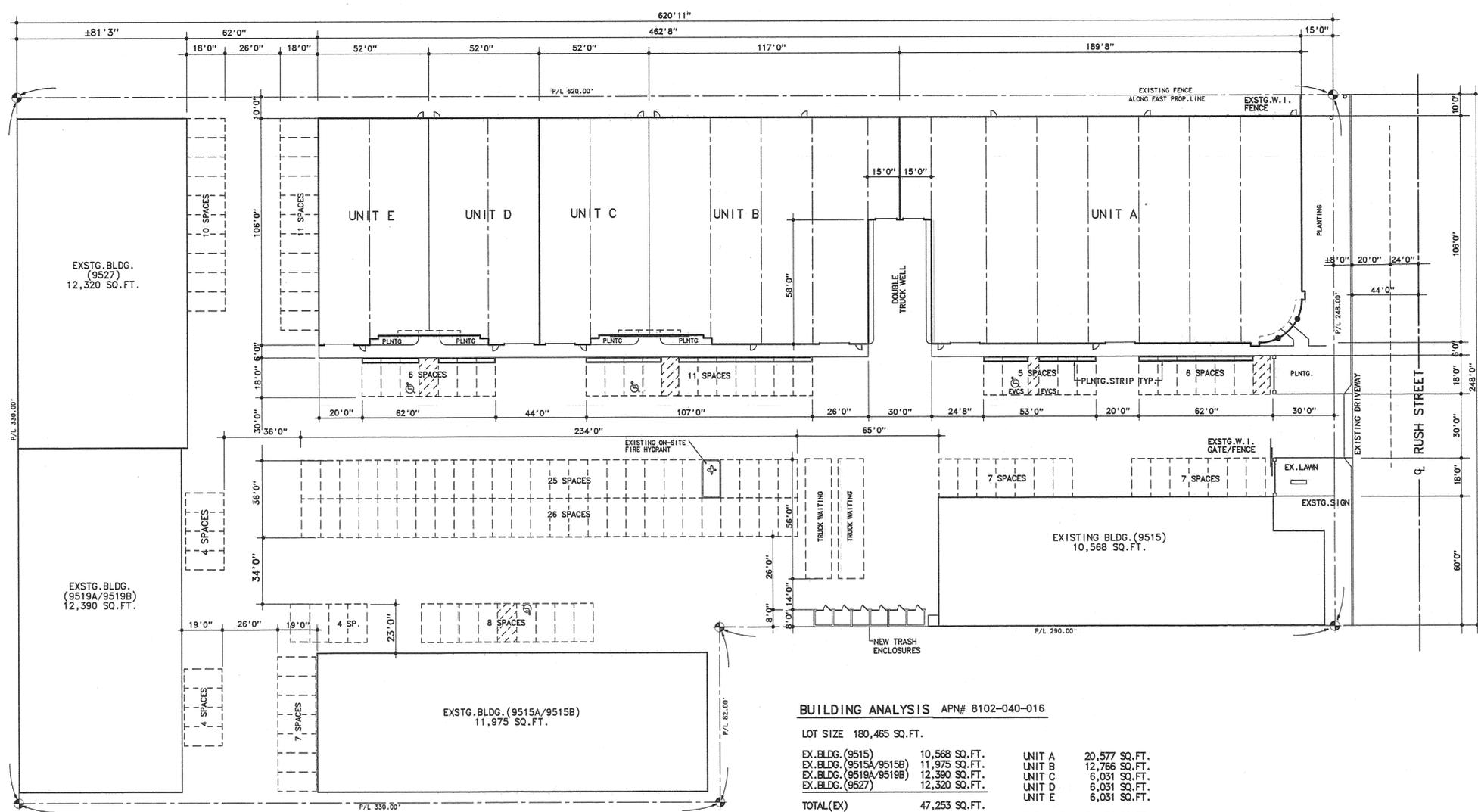
NO.	REVISIONS

SITE PLAN
HOLLADY CONSTRUCTION, LLC
JOB SITE 9521 RUSH STREET
SOUTH EL MONTE, CA

DATE 03/28/21
SCALE 1"=30'-0"
DRAWN BY

JOB NO. 21-2-1

SHEET NO. A-1



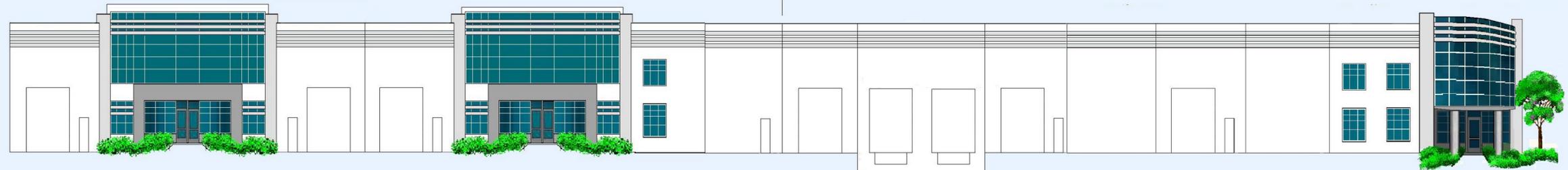
BUILDING ANALYSIS APN# 8102-040-016

LOT SIZE 180,465 SQ.FT.	
EX.BLDG. (9515)	10,568 SQ.FT.
EX.BLDG. (9515A/9515B)	11,975 SQ.FT.
EX.BLDG. (9519A/9519B)	12,320 SQ.FT.
EX.BLDG. (9527)	12,320 SQ.FT.
TOTAL(EX)	47,253 SQ.FT.
PROPOSED BUILDING	
TYPE OF CONSTRUCTION III-B	
OCCUPANCY S-1 (WAREHOUSE)	
SPRINKLERED/ORDINARY HAZARD	
2-STORY MAX.HGT.55 SQ.FT.	
PARKING:	
EXISTING	47,253 SQ.FT.
NEW	51,436 SQ.FT.
TOTAL	98,689 SQ.FT.
98,689 SQ.FT./750 = 131.58 SPACES REQ'D	
141 SPACES SHOWN	
2 TRUCK WAITING SPACES	
56' X 12'	
LANDSCAPING	
TOTAL PARKING AREA:	
63,886 X 5% = 3,194 S.F.	
NEW	2,595 SQ.FT.
EXISTING	545 SQ.FT.
TOTAL	3,140 S.F.
SETBACK	580 S.F.

TOTAL(NEW) 51,436 SQ.FT.	
UNIT A	
1ST FLOOR	19,013 S.F.
2ND FLOOR	1,564 S.F.
TOTAL AREA	20,577 S.F.
UNIT B	
1ST FLOOR	11,337 S.F.
2ND FLOOR	1,429 S.F.
TOTAL AREA	12,766 S.F.
UNIT C	
1ST FLOOR	5,333 S.F.
2ND FLOOR	698 S.F.
TOTAL AREA	6,031 S.F.
UNIT D	
1ST FLOOR	5,333 S.F.
2ND FLOOR	698 S.F.
TOTAL AREA	6,031 S.F.
UNIT E	
1ST FLOOR	5,333 S.F.
2ND FLOOR	698 S.F.
TOTAL AREA	6,031 S.F.

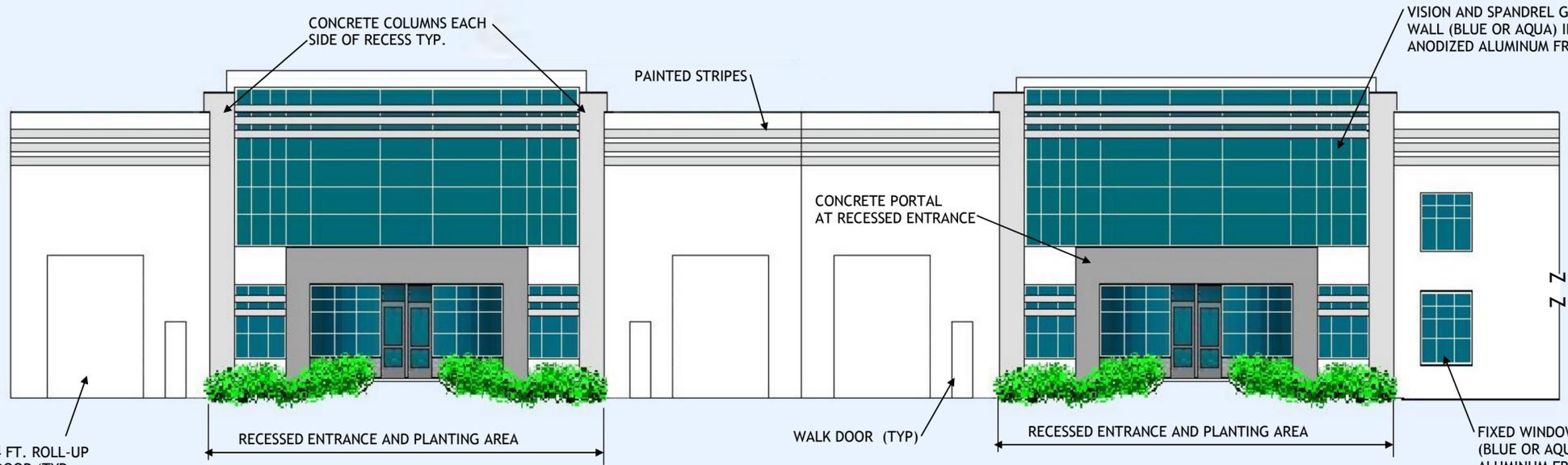
SITE PLAN SCALE 1" = 30'-0"

PROPERTY NOTES:
1. ALL PROPERTY LINES HAVE EXISTING FENCING.



WEST ELEVATION

DOUBLE TRUCK WELL



**WEST ELEVATION (ENLARGED VIEW)
UNITS B thru E**

14 FT. X 14 FT. ROLL-UP
LOADING DOOR (TYP.
GRADE LEVEL DOORS)

RECESSED ENTRANCE AND PLANTING AREA

WALK DOOR (TYP)

RECESSED ENTRANCE AND PLANTING AREA

VISION AND SPANDREL GLASS WINDOW
WALL (BLUE OR AQUA) IN CLEAR
ANODIZED ALUMINUM FRAMES

CONCRETE PORTAL
AT RECESSED ENTRANCE

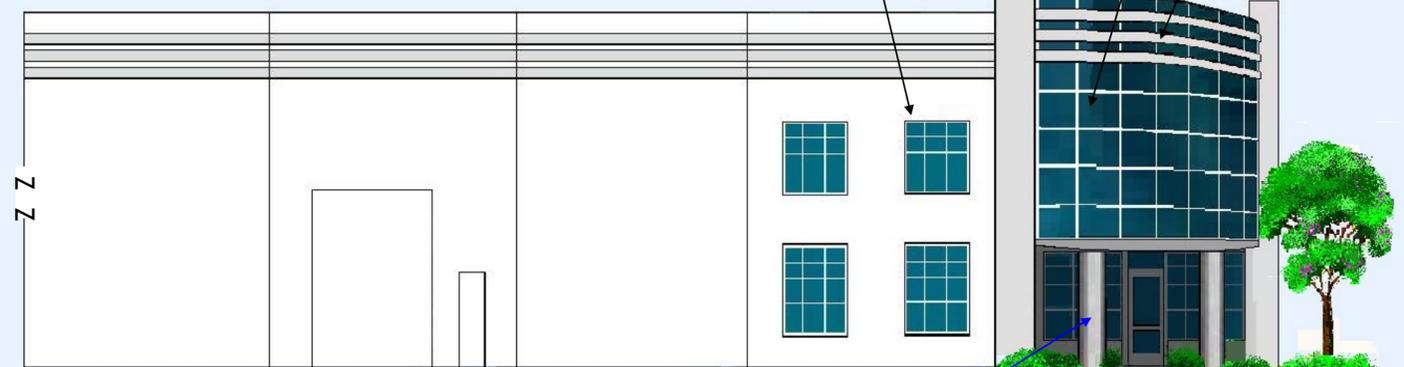
CONCRETE COLUMNS EACH
SIDE OF RECESS TYP.

PAINTED STRIPES

FIXED WINDOW WITH VISION GLASS
(BLUE OR AQUA) IN CLEAR ANODIZED
ALUMINUM FRAMES

VISION AND SPANDREL GLASS WINDOW
WALL (BLUE OR AQUA) IN CLEAR
ANODIZED ALUMINUM FRAMES

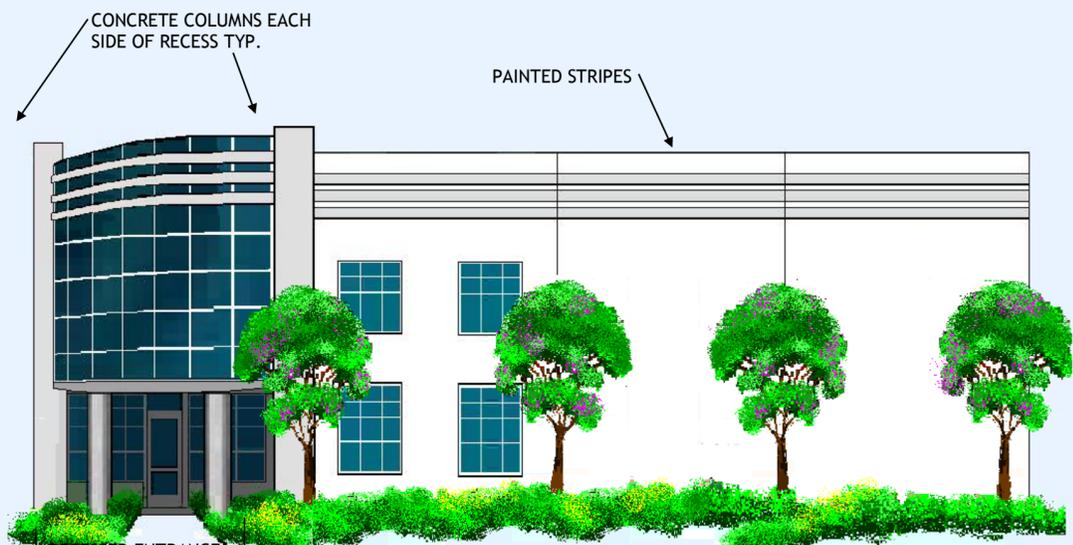
ARCHITECTURAL METAL (ANODIZED AND
POLISHED)



**WEST ELEVATION (ENLARGED VIEW)
UNIT A**

ARCHITECTURAL METAL (ANODIZED
AND POLISHED) OVER 36" DIA.
COLUMNS AT ENTRANCE

RECESSED ENTRANCE



**SOUTH ELEVATION (ENLARGED VIEW)
(STREET ELEVATION UNIT A)**

CONCRETE COLUMNS EACH
SIDE OF RECESS TYP.

PAINTED STRIPES

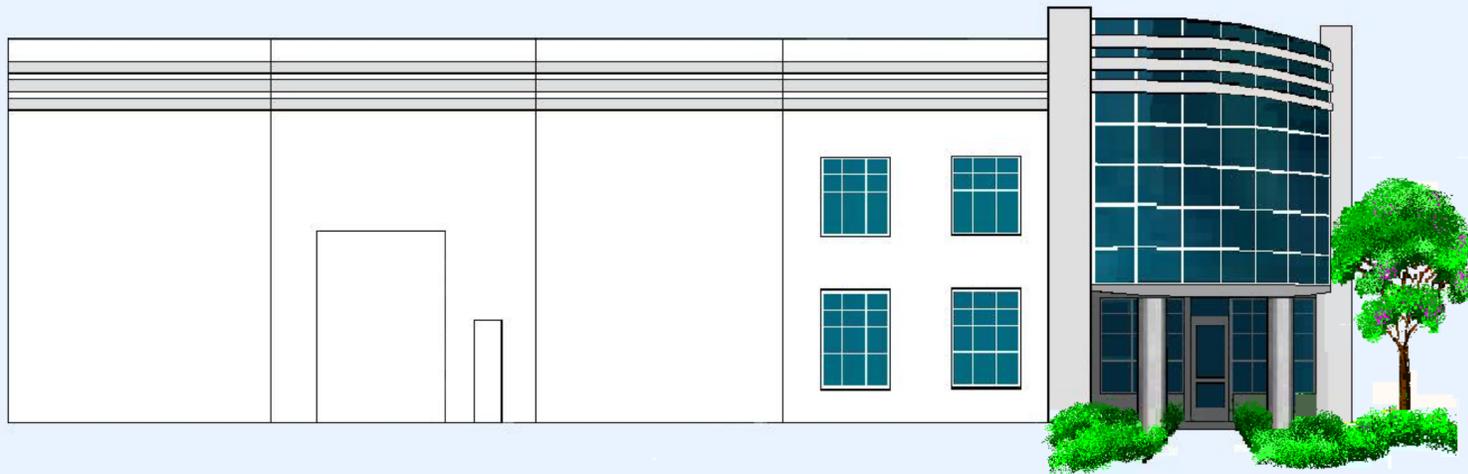
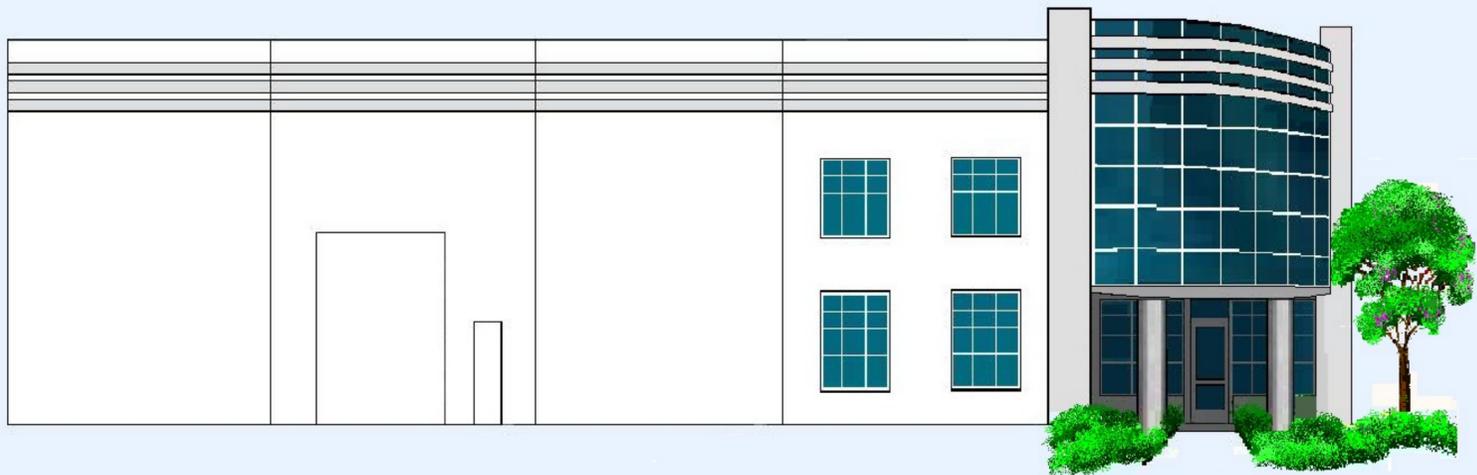
RECESSED ENTRANCE

PROPOSED INDUSTRIAL DEVELOPMENT

FOR

HOLLADY CONSTRUCTION, INC.

9521 Rush Street
South El Monte





COLOR #1

Dunn Edwards ABALONE DEW398 LRV 83
Concrete tilt-up walls, roll-up doors and walk doors.



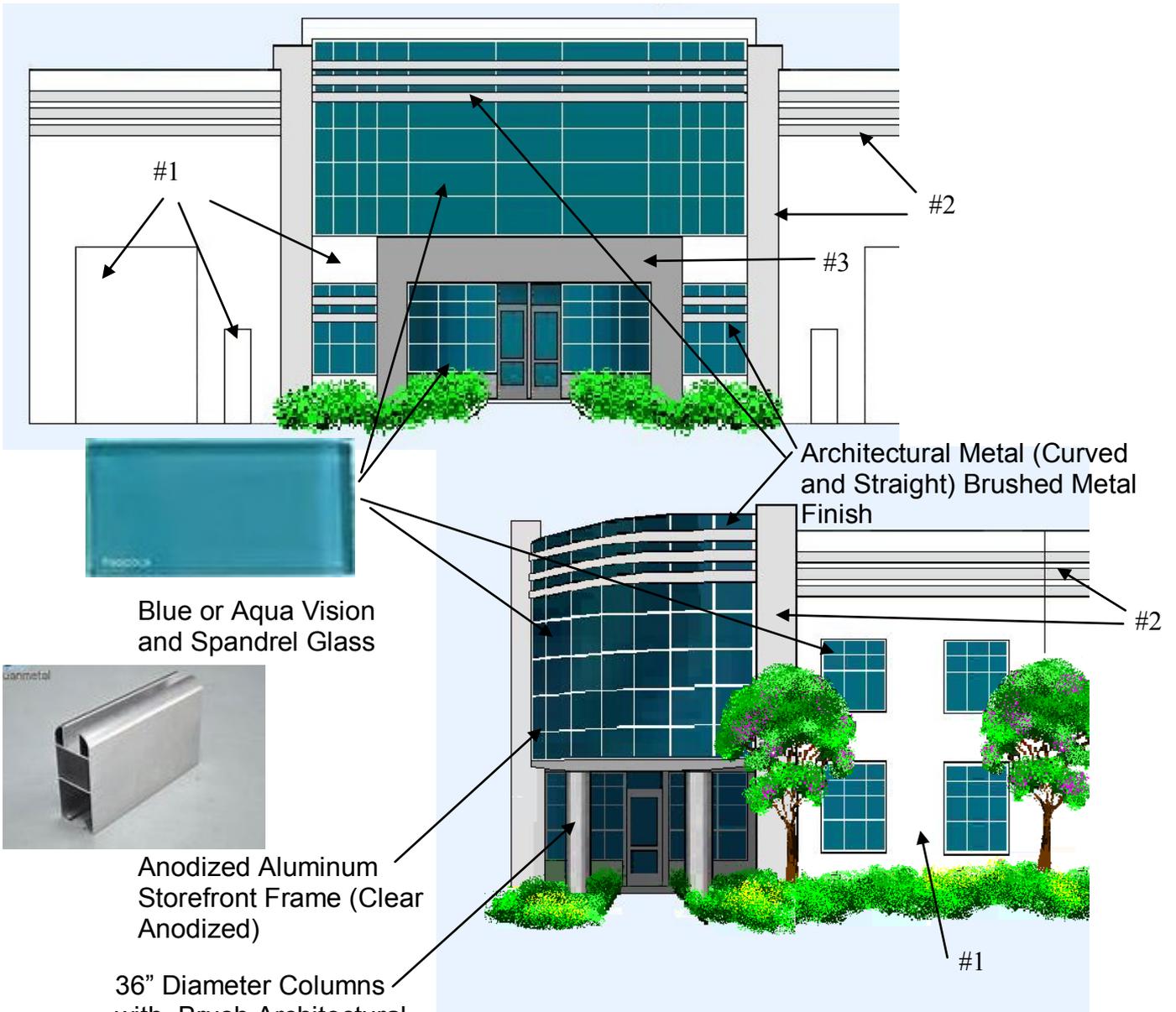
COLOR #2

Dunn Edwards WATERLOO DE6330 LRV 68
Columns and paint strips at top of building.



COLOR #3

Dunn Edwards BABY SEAL DE6361 LRV 35
Facade at entrance.





Planning Commission Agenda Report

Agenda
Item No.
7.b.

DATE: October 19, 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. 21-05 recommending City Council approve a General Plan Amendment (GPA) (No. 21-02) to update the density of the Mixed Use category of the Land Use Element to match the Commercial-Residential zone.

PUBLIC NOTICE: Notice of public hearing was posted on October 7, 2021.

ENVIRONMENTAL DETERMINATION: The Planning Commission hereby finds that the adoption of Resolution No. 21-05 is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15308, Class 8, Actions by Regulatory Agencies for Protection of the Environment). Class 8 consists of actions taken by regulatory agencies, as authorized by local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment. In this case, the subject Land Use update is intended to address density in the Mixed Use (C/R) category to reflect the Commercial-Residential Zone (C-R) densities, does not include any project, and therefore has no impact to the environment.

BACKGROUND: The City of South El Monte (“City”) adopted the Commercial-Residential (C-R) zoning code on March 13, 2012 to create a true mixed use type of zoning that would allow for a combination of commercial and housing. This was also imagined to be the higher density zone that would allow for more housing to be developed vertically since the City is running out of horizontal space to develop housing. The densities that were created for this zone range from 35 dwelling units per acre when located adjacent to single family zoning, 87 dwelling units per acre when developed adjacent to multi-family zoning, and 100 dwelling units per acre when not abutting residential zoning. The newly created C-R zone was paired with the Mixed Use (C/R) land use category in the Land Use Element since that category was not in use, and it matched the goals of the C-R zone. The issue developed that the Mixed Use category capped densities at 29 dwelling units per acre, and was not updated to reflect the increased densities of the C-R zone that

was adopted. Because of this, an update to the Mixed Use category is required to reflect the density in the C-R zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 21-05 recommending that the City Council adopt the General Plan Amendment.

ANALYSIS:

General Plan Amendment

The amendment to the Land Use Element will bring the Mixed Use category into same vision of the C-R zone’s higher density. The change will read as follows with deletions marked with strikethrough and additions in bold and underlined;

The Mixed-Use (C/R) category provides opportunities for mixtures of commercial, office, and residential uses in the same building on the same parcel of land, or side by side within the same area. Allowable uses include those identified in the High-Density Residential and Commercial categories. Multi-family residential development is allowed at densities up to ~~29~~ **100** units per acre without a requirement for commercial uses. Commercial development is allowed up to an FAR of 1.0 without a requirement for accompanying residential uses. However, commercial uses are permitted on the ground floor of an otherwise residential building. If a site designated mixed use includes both residential and commercial uses, ~~29~~ **100** units per acre plus ground floor commercial are permitted.

Table LU-1 Land Use Designations will also need to be amended to reflect these changes as follows with deletions marked with strikethrough and additions in bold and underlined;

Land Use Designation	Maximum Permitted Density or Intensity (in dwelling units per net acre or FAR)	Average Density or Intensity (in dwelling units per net acre FAR)
Low Density Residential	up to 8 du/ac	8 du/ac
Medium Density Residential	up to 16 du/ac	16 du/ac
High Density Residential	up to 29 du/ac	29 du/ac
Mixed Use	up to 29 <u>100</u> du/ac; 1.0 FAR	29 <u>100</u> du/ac; 0.35 FAR
Commercial	0.50 FAR	0.20 FAR
Commercial-Manufacturing	0.75 FAR	0.35 FAR
Industrial	1.0 FAR	0.40 FAR
Public Facility	(a)	(a)

Park	(b)	N/A
Streets and other Rights-of-way	N/A	N/A

CONCLUSION: Staff has prepared the corrected amendment to reflect the C-R zone density so that the two documents will no longer contradict each other. Staff recommends that the Planning Commission adopt Resolution No. 21-05 recommending approval of the General Plan Amendment to the City Council.

ATTACHMENTS:

Resolution No. 21-05

Attachment A

PLANNING COMMISSION

RESOLUTION NO. 21-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE RECOMMENDING THAT THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT NO. 21-02 TO UPDATE THE DENSITY OF THE MIXED USE CATEGORY OF THE LAND USE ELEMENT TO MATCH THE COMMERCIAL-RESIDENTIAL ZONE

WHEREAS, the City of South El Monte (“City”) adopted the Commercial-Residential (C-R) zone on March 13, 2012;

WHEREAS, the Mixed Use category of the Land Use Element was not updated to reflect the density of the newly established C-R zone;

WHEREAS, a public hearing was held before the Planning Commission on October 19, 2021 to consider the proposal. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission in making its determination.

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

Section 1. The City initiated a General Plan Amendment to amend the South El Monte General Plan Land Use Element to increase the maximum density in order to match the density set forth in South El Monte Municipal Code (“SEMMC”) Chapter 17.15 “Commercial-Residential”.

Section 2. The City, as the Lead Agency, determined that the proposed general plan amendment is exempt from further review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “CEQA Guidelines”), because it consists of only minor text revisions to existing land use element related thereto, and will not have the effect of substantially changing regulatory standards or findings required therefor in accordance with CEQA, the proposed text amendment is exempt from CEQA pursuant to Section 15061(b)(3) because the activity is governed by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. In this case, there is no project proposed and therefore the proposed general plan amendment will not have a significant effect on the environment.

Section 3. Based upon the foregoing, the Planning Commission hereby recommends that the City Council amend the Land Use Element of the General Plan Table LU-1 to read as follows:

“Table LU-1 Land Use Designations

Land Use Designation	Maximum Permitted Density or Intensity (in dwelling units per net acre or FAR)	Average Density or Intensity (in dwelling units per net acre FAR)
Low Density Residential	up to 8 du/ac	8 du/ac
Medium Density Residential	up to 16 du/ac	16 du/ac
High Density Residential	up to 29 du/ac	29 du/ac
Mixed Use	up to 100 du/ac; 1.0 FAR	100 du/ac; 0.35 FAR
Commercial	0.50 FAR	0.20 FAR
Commercial-Manufacturing	0.75 FAR	0.35 FAR
Industrial	1.0 FAR	0.40 FAR
Public Facility	(a)	(a)
Park	(b)	N/A
Streets and other Rights-of-way	N/A	N/A

“

Section 4. Based upon the foregoing, the Planning Commission hereby recommends that the City Council amend the Land Use Element of the General Plan Mixed Use category to read as follows:

“The Mixed-Use (C/R) category provides opportunities for mixtures of commercial, office, and residential uses in the same building on the same parcel of land, or side by side within the same area. Allowable uses include those identified in the High-Density Residential and Commercial categories. Multi-family residential development is allowed at densities up to 100 units per acre without a requirement for commercial uses. Commercial development is allowed up to an FAR of 1.0 without a requirement for accompanying residential uses. However, commercial uses are permitted on the ground floor of an otherwise residential building. If a site designated mixed use includes both residential and commercial uses, 100 units per acre plus ground floor commercial are permitted.”

Section 5. The Planning Commission of the City of South El Monte hereby recommends

that the City Council approve the General Plan Amendment for update to the Land Use Element.

Section 6. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

PASSED, APPROVED AND ADOPTED this 19th day of October 2021

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. 21-05), 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 19th day of October 2021.

AYES:
NOES:
ABSENT:
ABSTAIN:

Secretary



Planning Commission Agenda Report

**Agenda
Item No.
7.c**

DATE: October 19, 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. 21-01 approving a Conditional Use Permit (CUP) (No. 21-01) to allow for a Type 42 License, on-sale of beer and wine, for a beverage lounge in conjunction with a concert hall (“VIP Lounge”).

PUBLIC NOTICE: Notice was posted on October 7, 2021 for Public Hearing before the Planning Commission.

**ENVIRONMENTAL
REVIEW:**

This project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code, § 21080, subd. (b)(9); Administrative Code, Title 14, Chapter 3, § 15301, Class 1, Existing Facilities). This section specifically applies to small additions, expansions, or alterations to existing structures where there is negligible or no expansion of the use. In this case, the current request is to consider the modification of conditions of approval to an existing building where no new square footage is proposed.

PROJECT

LOCATION: Address: 1221 Peck Road
 Project Applicant: Issam Ayad
 Property Owner: AABC LLC
 Zone: “C” (Commercial)
 Lot Size: 44,757 sq. ft. (1.03 acres)

SURROUNDING ZONING AND LAND USE:

	Zone	General Plan	Land Use
North	“R-1” (Single Family Residential)	Low Density Residential	Single Family Homes
South	“C” (Commercial)	Commercial	Motel
East	“C” (Commercial)	Commercial	Gas Station
West	“C” (Commercial) “C-R” (Commercial-Residential)	Commercial Mixed Use	McDonalds Residential townhomes

BACKGROUND: The applicant, Issam Ayad (“Applicant”), is applying to open a concert hall and beverage lounge with a Type 42 on-sale beer and wine (“Project”) at 1221 Peck Road, South El Monte, California 91733 (“Property”). The Property consists of one parcel having an area of approximately 44,757 square feet (1.03 acres) and one existing 8,184 square foot union hall consisting of a 3,616 square foot meeting room, a 2,284 square foot first floor, and 2,284 second floor office. The property is located on the northwest corner of Peck Rd and Durfee Ave, just south of SR-60 and is zoned “C” (Commercial). The site historically was used as a labor union hall and office and has recently been utilized as an office and storage site for a security company and non-emergency transportation business.

RECOMMENDATION: Staff RECOMMENDS that the Planning Commission conduct a public hearing to discuss proposed Project to evaluate it’s consistency with South El Monte Municipal Code and continue item for future date.

ANALYSIS:

General Plan/Zoning Consistency

The Property is designated as “Commercial” in the City of South El Monte’s (“City”) General Plan and is zoned “C” (Commercial) in the City’s Zoning Code. The Project falls within the scope of the General Plan’s “Commercial” land use designation and is also a conditionally permitted use in the “C” Zone. The Project has the possibility to help further the City’s goals and objectives found in the General Plan and satisfy all development requirements within the Zoning Code with the included conditions of approval.

Land Use Element

Goal 1.0: Maintain a balanced mix and distribution of land uses throughout South El Monte *by allowing for a unique entertainment establishment.*

As per South El Monte Municipal Code (“SEMMC”) Section 17.14.040, beverage lounges and live entertainment are both considered conditional uses, with SEMMC Chapter 17.51 also dictating location and operation standards for beverage lounges. If the primary function of the business is a concert hall, and the on-sale of beer and wine for the beverage lounge is operating as supplementary to the concert hall, then the Project will be consistent with the General Plan and the Zoning Code.

Conditional Use Permit

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 located south of the Property are developed as a motel and offices, with parcels east of the Property being developed as gas stations. The parcels to the west are developed as a McDonalds and residential townhomes, with single family homes developed on the parcels to the

north. Staff believes the approval of the CUP has the potential of being a detriment to the surrounding vicinity based on the Project being adjacent to sensitive uses, the Property being located within 500 feet of residential. Per SEMMC Section 17.51.030, no CUP shall be issued for uses where the sale of alcoholic beverages is the primary use while located within 500 feet of any sensitive use. As long as the beverage lounge is strictly operated as a secondary use to the concert hall, this will not violate SEMMC Section 17.51.030.

Proposed Project

The Project consists of utilizing an existing meeting room as a concert hall and converting the first-floor office area into a beverage lounge. The proposed lounge area will consist of nine tables with seating for approximately thirty-six people, as well as a catering staging area, storage, a serving area, restrooms, and employee break room. The proposed concert hall is located past a hallway from the beverage lounge and consists of a large open area, a stage, two storage rooms, and an electrical room. The Applicant is proposing to operate the concert hall seven days a week from 9:00 a.m. to 3:00 p.m. as well as from 5:00 p.m. to 1:30 a.m. and the beverage lounge from 5:00 p.m. to 1:30 a.m. on Thursday through Sunday. For the Project to be compliant with SEMMC, the beverage lounge must be operated as a supplementary use to the concert hall and be only in operations while concerts are being performed.

Floor Plan

The total building square footage is 8,184 sq. ft. and the portion of the building that the Applicant will occupy is approximately 5,900 square feet. The concert hall area will be utilizing 3,616 sq. ft. and the beverage lounge will use the remaining first floor area of 2,284 sq. ft. The second-floor area of 2,284 sq. ft. is not part of the project and is utilized as office space.

Off-Street Parking

As mentioned above, the building is approximately 8,184 square feet of floor area. Per SEMMC Section 17.60.020, restaurants and similar establishments require one space for every four fixed seats with an additional 10% of the required parking set aside for employees, assemblies require one space for every three persons of occupancy load, and office requires once space per three hundred square feet. Currently, 71 spaces exist on the Property with three of them being accessible. The building requires the following number of parking spaces:

Proposed Use	Size of Area	Required
Beverage Lounge	2,284 sq. ft.	10
Concert Hall	3,616 sq. ft.	137
Office	2,284 sq. ft.	8
	Total Proposed	71+53 valet (144)
	Total Required	155

With the occupancy load of the concert hall being calculated to be 368 for chairs and 44 for the stage, this would require a total of 137 parking spaces. The proposed parking spaces will not meet the amount of parking required for the one existing use and two proposed uses on the Property

even with the proposed valet plan. Two parking agreements have been entered into to allow for the transportation vehicles to vacate the site when the concert hall is in use, but will not solve the current parking issue.

Sheriff's Department Report

The proposed Project is one of concern for the Sheriff's Department based on the possibility of an increase in calls for service. The issues that came up include providing the contact information of a responsible employee who speaks English who can be contacted at any time, along with access to the Property when the gate is locked within two minutes of call. The gate shall remain open at all times when the business is operating, installation of an emergency pedestrian gate on the west side of the property to allow for egress in case of emergencies, not allowing any outside drink, and no karaoke. Installation and constant upkeep of cameras directed towards ingress/egress of parking lot and areas where drinking is taking place, recording of area along route where shuttles are operating, paint the building address on the roof for ease of identifying from the air, and access to Property, parking lot, and inside the building while the business is open. Finally, if calls for service originate from the Property, then the intent is to prosecute.

CONCLUSION:__Staff has reviewed the proposed Project and finds it does not currently meet the development standards and is working with the applicant to resolve the issues that have been found. It is staff's recommendation that Planning Commission discuss the item and give feedback to be implemented in the Conditions of Approval to bring back before Planning Commission at a future meeting.

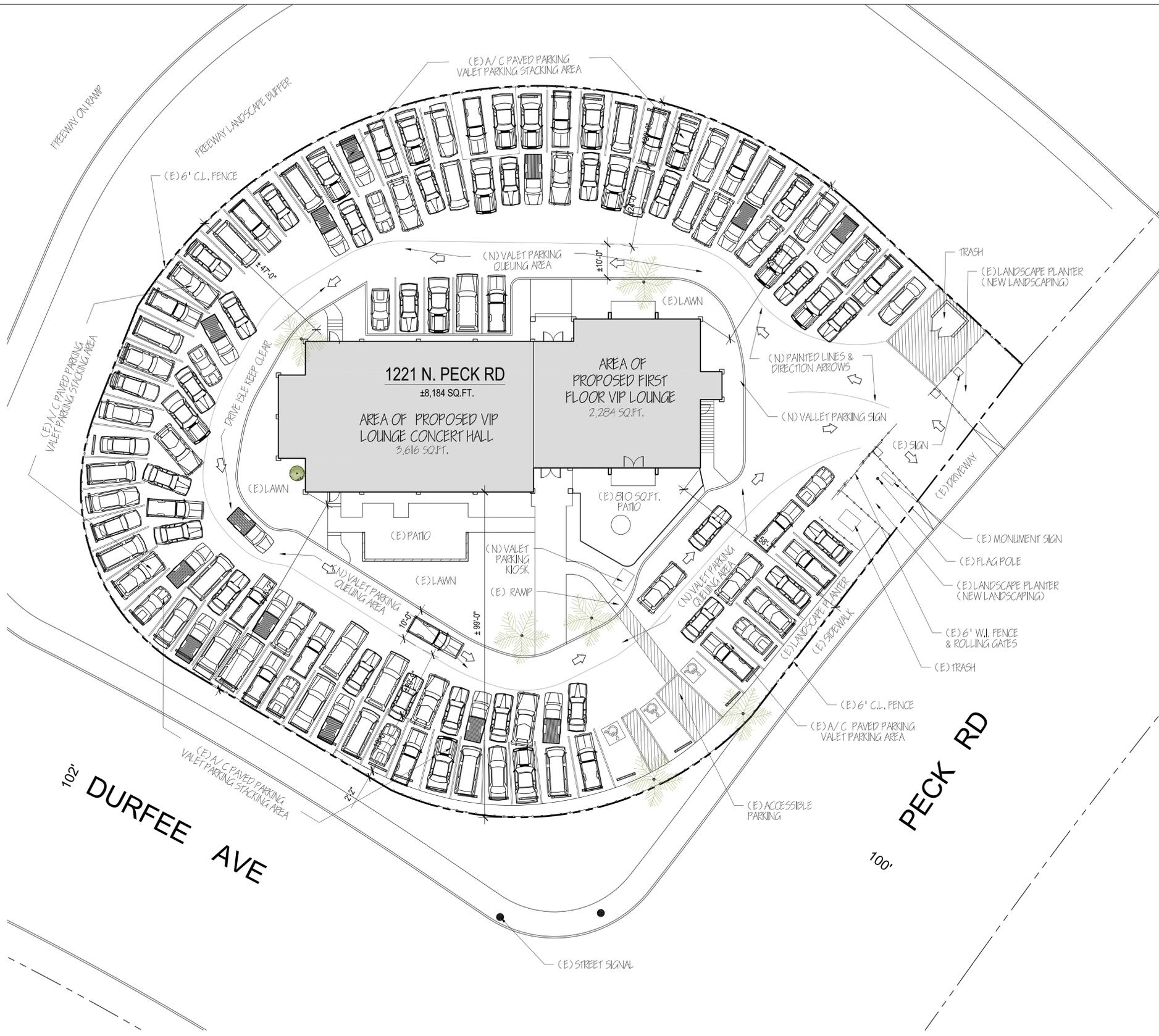
ATTACHMENTS:

A – Project Plans

Attachment A

VIP LOUNGE & CONCERT HALL

LOCATED AT: 1221 PECK RD., SOUTH EL MONTE, CA. 91733



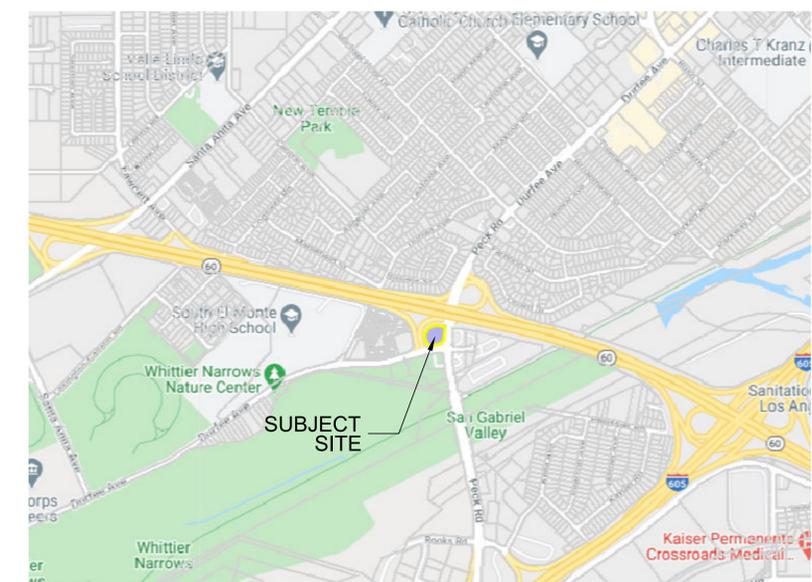
OWNER: AABC LLC
OWNER ADDRESS: 14914 E VALLEY BLVD
 LA PUENTE, CA. 91746
SITE ADDRESS: 1221 N PECK RD.
 SOUTH EL MONTE, CA. 91733
APPLICANT: ISSAM AYAD
 6922 ALDEA AVE
 VAN NUYS, CA. 91406
APN: 8119-008-020
ZONE: I (INDUSTRIAL)
LEGAL DESCRIPTION: 1.08 MORE OR LESS ACS COM S ON W LINE OF PECK RD PER CF2337.74.29 FT FROM NW LINE OF LOT 4 TRACT NO 2377 TH N 80 50'50 W 64.71 FT SW ON A CURVE CONCAVE TO SE SEE ASSESSOR MAPBOOK FOR MISSING PORTION RANCHO POTRERO DE FELIPE LUGO
LOT SIZE: IRREGULAR
LOT AREA: 44,757 SQ.FT.
BUILDING AREA TOTAL:
 (E) FIRST FLOOR PROPOSED CONCERT HALL = 3,616 SQ.FT.
 PROPOSED VIP LOUNGE = 2,284 SQ.FT.
 (E) SECOND FLOOR OFFICES (NOT A PART) = 2,284 SQ.FT.
EXISTING TOTAL BUILDING AREA = 8,184 SQ.FT.

ON SITE PARKING: 124 PARKING STALLS
 - EXISTING 71 STALLS (3 ACCESSIBLE)
 - ± 53 (N) VALET STACK STALLS
 - ± 20 QUEUING VALET SPACES
OFF SITE PARKING: BY SHUTTLE AS NEEDED AT:
 1200 PECK RD - 10 STALLS BETWEEN 5PM TO 2AM
 968 N. DURFEE AVE - 13 STALLS BETWEEN 5PM TO 2AM

PROJECT INFORMATION

CONDITIONAL USE PERMIT FOR NEW VIP LOUNGE & CONCERT HALL WITH ABC TYPE 42 LICENSE WITHIN EXISTING 1ST FLOOR TENANT SPACE. VALET PARKING PROVIDED FOR ALL EVENTS AT ALL TIMES WITH OFFSITE PARKING AND SHUTTLE SERVICE AS NEEDED BY AGREEMENT WITH ADJACENT PROPERTIES.

SCOPE OF WORK



VICINITY MAP SCALE: NTS

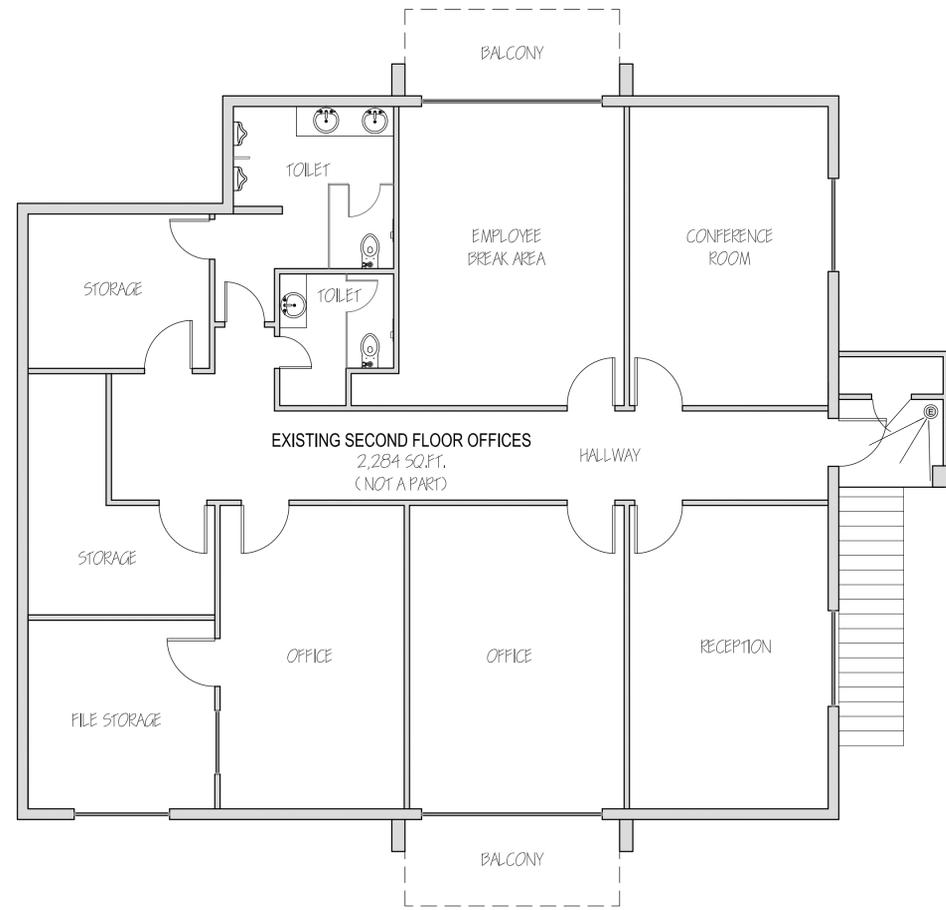
Revisions	By
9 / 28 / 2021	
10 / 11 / 2021	
10 / 14 / 2021	

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 12106 LAMBERT AVE EL MONTE, CA 91732 - FAX (626) 350-1532

SITE PLAN

VIP LOUNGE & CONCERT HALL
 1221 N. PECK RD
 SOUTH EL MONTE, CA. 91733

Date	3 / 16 / 2021
Scale	AS NOTED
Drawn	MORENO
Job	20-417
Sheet	A1



EXISTING SECOND FLOOR PLAN (NOT A PART) SCALE: 3/16" = 1'-0"

SECURITY CAMERA LEGEND

⊙ = EXISTING CAMERA LOCATION

Ⓜ = NEW CAMERA LOCATION

* CAMERAS TO BE 2.1 MP 90° VIEW ALL WEATHER IP CAMERA W/ ALL WIRING THROUGH CONDUIT

SECURITY PLAN

CAP SECURITY WILL PROVIDE ALL ON SITE SECURITY.

CAP'S IS A PROFESSIONAL SECURITY COMPANY AND A SISTER COMPANY TO VIP CONCERT HALL. CAP'S HAS BEEN IN BUSINESS FOR OVER 25 YEARS. OUR MANAGEMENT TEAM AND SECURITY OFFICERS ARE VERY WELL TRAINED AND EXPERIENCED TO WHAT IS REQUIRED TO MAINTAIN A SAFE AND PEACEFUL ENVIRONMENT.

ALL OF OUR SECURITY PERSONAL IS TRAINED AND LICENSED BY THE STATE OF CALIFORNIA. ALL OFFICERS THAT WILL BE ASSIGNED TO VIP PREMISES ARE EXPERIENCED IN EMERGENCY EVACUATION AND CROWD CONTROL.

TO KEEP A SAFE ENVIRONMENT WE WILL BE CHECKING ALL BAGS, BACKPACKS, PURSES AND STROLLERS FOR ALCOHOL AND WEAPONS.

VIP LOUNGE HAS NEW CCTV SYSTEM THAT COVERS INTERIOR AND EXTERIOR. BY INSTALLING ADDITIONAL CAMERAS IT WILL HELP US TO BETTER SECURE AND SERVE OUR COMMUNITY, CLIENTS, AND STAFF.

VIP LOUNGE WILL EXPAND THE EXISTING CAMERA SYSTEM AND INSTALL NEW CAMERAS TO HAVE MORE COVERAGE OF THE ENTIRE INTERIOR AND EXTERIOR OF THE PROPERTY IF NECESSARY.

THE CAMERA SYSTEM WILL BE IN RECORDING MODE 24 / 7 ALL RECORDINGS WILL BE SAVED AND STORED ON THE HARD DRIVE FOR UP TO 30 DAYS.

THE NUMBER OF SECURITY OFFICER NEEDED WILL DEPEND ON THE SIZE OF THE EVENT, EACH EVENT WILL BE DIFFERENT BUT WE WOULD PROPOSE (1) 5.0 FOR EVERY 25 GUEST ATTENDING THE EVENT.

AT NO TIME WILL VIP HAVE LESS THAN (2) SECURITY OFFICERS ON SITE.

ONCE WE ARE READY TO OPEN FOR BUSINESS VIP WILL HAVE A SECURITY OFFICER EVERY NIGHT 7 DAYS A WEEK AS A PREVENTATIVE MEASURE TO PREVENT ANY TYPE OF VANDALISM.

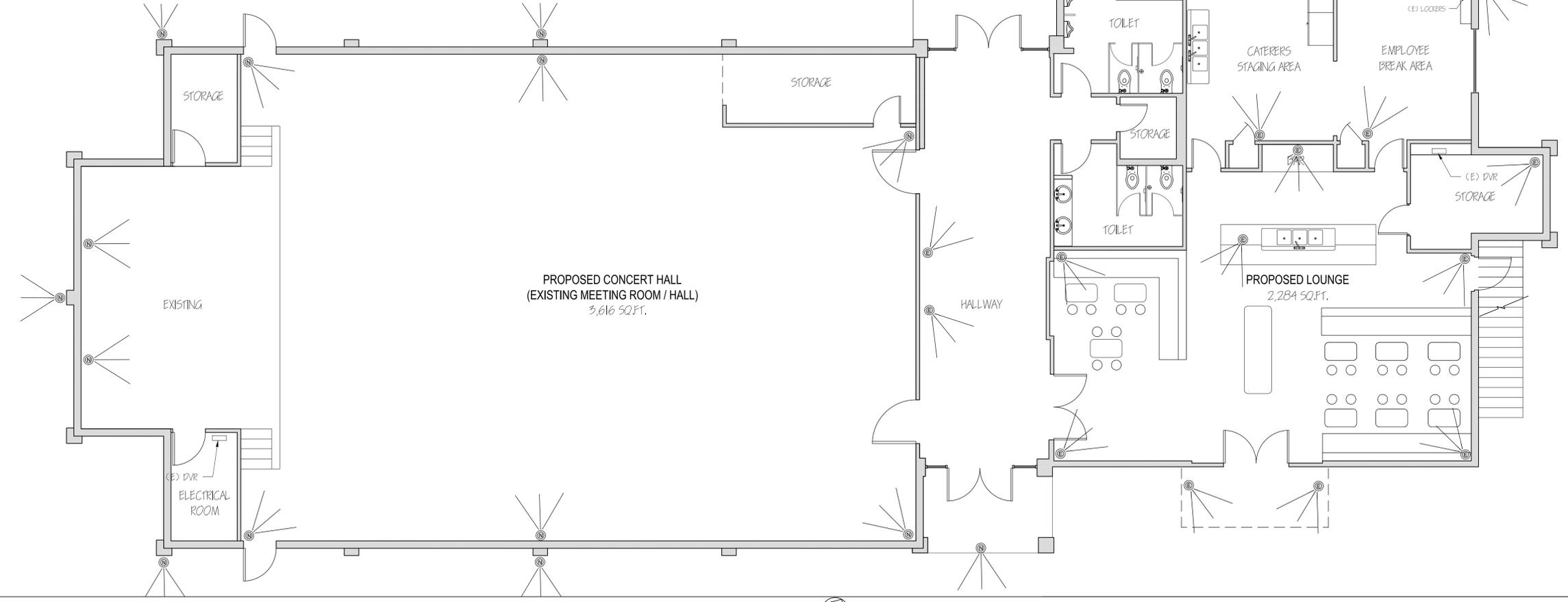
CCTV SURVEILLANCE SYSTEM

BUSINESSES WILL BE MONITORED 24 / 7 BY A WEB-BASED COMMERCIAL GRADE CCTV SURVEILLANCE SYSTEM (NVR). SYSTEM WILL USE HIGH DEFINITION COLOR CAMERAS, REMOTE ZOOM CONTROL, AND WDR (WIDE DYNAMIC RANGE) FOR EFFECTIVE REACTIONS TO ABRUPT LIGHTING CHANGES AT NIGHT. EXTERIOR CAMERAS WILL BE VANDAL / WEATHER RESISTANT AND MOUNT IN A CROSS COVERAGE ARRANGEMENT VIEWING ENTRY / EXIT, AND PARKING AREAS. INTERIOR CAMERAS WILL BE MOUNTED IN A CROSS COVERAGE ARRANGEMENT.

NVR SYSTEM WILL FEATURE CONTINUES RECORDING SCHEDULES OF ALL INTERIOR / EXTERIOR ACTIVITIES 24 / 7, AND FEATURE A MINIMUM OF 30 DAYS OF ONSITE RECORDING STORAGE. SYSTEM WILL BE CAPABLE OF REMOTE WEB SITE ACCESS MONITORING FOR AUTHORIZED PERSONNEL.

EMPLOYEES AND SECURITY PERSONNEL WILL HAVE CONTROL OF VIEWING MONITORS LOCATED INSIDE MAIN OFFICE AREA. SYSTEM WILL USE UNINTERRUPTIBLE BACK-UP POWER SYSTEMS TO INSURE FULL COVERAGE DURING POWER OUTAGES. ALL CCTV EQUIPMENT WILL BE HOUSED IN A SECURE NETWORK RACK LOCATED IN SAFE STORAGE ROOM AND PROFESSIONALLY MONITORED 24 / 7 BY CAP SECURITY. OPERATOR TO INSURE THE REQUIRED PERFORMANCE AND OPERATIONAL STANDARDS ARE STRICTLY ADHERED TO.

SECURITY NOTES & LEGEND SCALE: NONE



EXISTING FLOOR PLAN SCALE: 3/16" = 1'-0"

Revisions	By

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SECURITY & CAMERA PLAN

VIP LOUNGE & CONCERT HALL
 1221 N. PECK RD
 SOUTH EL MONTE, CA. 91733

Date	4 / 19 / 2021
Scale	AS NOTED
Drawn	MORENO
Job	21-141
Sheet	A3