

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

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

On September 16, 2021, Governor Newsom signed AB 361, which modified the Brown Act to allow for teleconferencing participation at local legislative body public meetings during a proclaimed state of emergency. Pursuant to Government Code Section 54953(e) as amended by AB 361, City Commissions are authorized to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically available to all members of the public seeking to observe and to address the local legislative body. Public participation will be allowed via the information below.

THIS IS A PLANNING COMMISSION MEETING BY VIDEO AND TELECONFERENCE ONLY

Said public hearing will be held before the Planning Commission of the City of South El Monte 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, January 18, 2022 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, January 18, 2022 will be added to the Planning Commission agenda as part of the public comment.

January 18, 2022, 6:00 P.M.

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



**LEO BARRERA, CHAIRPERSON
LARRY RODRIGUEZ, VICE-CHAIRPERSON
JEFF ORTIZ, COMMISSIONER
VINCE DIAZ, COMMISSIONER
KENNETH TANG, 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 December 21, 2021

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

7. GENERAL BUSINESS

7.a. Consideration of Time Extension Request for Conditional Use Permit (CUP) No. 19-15 to allow for the construction of a 33,781 square foot warehouse and office at 926 Durfee Avenue and the Subdivision (No. 19-27) of five lots into one.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 22-01, approving the Time Extension No. 22-01 for Conditional Use Permit (No. 19-15) and Subdivision (No. 19-27).

Original Public Notice was posted 01/09/2020

7.b. Consideration of Resolution No. 21-01 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”) located at 1221 Peck Road, South El Monte CA 91733.

This item was continued from the December 21, 2021 Planning Commission meeting.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 21-01 approving CUP (No. 21-01).

Public Notice was posted 10/07/2021

8. DIRECTOR UPDATE

9. COMMISSIONER COMMENTS

10. ADJOURNMENT

February 15, 2022 at 6:00 p.m.

**CITY OF SOUTH EL MONTE
PLANNING COMMISSION - MINUTES
Tuesday, December 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 Ruby Yepez called the meeting to order at 6:02 p.m.

2. ROLL CALL

Present via teleconference - Commissioners: Leo Barrera. Present in-person/
Council Chambers: Rudy Bojorquez, Larry Rodriguez, Ruby Rose Yepez and Jeff
Ortiz.

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 Rudy Bojorquez led the Pledge of Allegiance.

4. APPROVAL OF AGENDA

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

Vote: 5-0

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

Nays: None

5. PUBLIC COMMENT

Chairperson Yepez opened the public comment.

Having seen no public comment, Chairperson Yepez closed public comment.

6. CONSENT CALENDAR

6.a. Minutes for November 16, 2021

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

Vote: 5-0

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

Nays: None

7. PUBLIC HEARING

- 7.a. **Consideration of Resolution No. 21-01 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”) located at 1221 Peck Road, South El Monte CA 91733.**

This item was continued from the October 19, 2021 Planning Commission meeting.

RECOMMENDATION: Staff recommends that the Planning Commission continue Resolution No. 21-01 for the Conditional Use Permit CUP (NO. 21-01) to the next Planning Commission meeting scheduled for January 18, 2022

Public Notice was posted 10/07/2021

Community Development Director stated the applicant and city staff have been working diligently to resolve the concerns Commissioners had and therefore agreed to continue this item until the next schedule Planning Commission meeting on January 18, 2022.

Assistant Planner stated he and the Director made a site visit to address the conditions the Commissioners expressed concern with, that included the fence around the perimeter and the parking. City staff has reached out to Caltrans to set up a meeting in an effort to resolve the fence replacement options. City staff and applicant are addressing the parking requirements to meet City guidelines, as so the applicant plans to modify his application to meet this request. For this reason, city staff is recommending this item continue and an update will be available by the next planning Commission meeting on January 18, 2022.

Some topics of Commissioners' concerns included the following:

- Any update on the request for Traffic Study? The applicant stated in the last meeting, that both time and cost are factors that hinder his application approval. Therefore, he will not be providing a traffic study. In response, the applicant will be modifying his application to a different use where a traffic study will likely not be needed and a reduction in traffic will significantly be minimized. Conditions of approval will be evaluated closely to address the traffic concerns Planning Commissioners observed.
- Clarify the hours of operation? Banquet Hall would operate days and evenings while the Beverage Lounge would have the option to serve alcohol on Thursdays through Sundays from 5pm-1:30am
- Clarify the Lounge is not allowed to operate without a banquet hall reservation, correct? Yes, the conditions of approval state beverage lounge shall be a secondary use therefore cannot operate unless the banquet hall is in use or reserved.

Chairperson Yepez opened the public comment, having seen none, closed public comment.

A motion was made by Bojorquez, seconded by Ortiz, and carried 5-0 to **CONTINUE** to the **January 18, 2022 Planning Commission meeting** regarding Resolution 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”) located at 1221 Peck Road, South El Monte CA 91733

Vote: 5-0

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

Nays: None

Abstain: None

7.b. Consideration of Resolution Nos. 20-09, 20-12, and 20-13 approving a Conditional Use Permit (CUP) (No. 20-09) to allow for the construction of 73 residential apartments with 8 retail units at 2727 Rosemead Boulevard and 9340-9352 Mabel Avenue, a Subdivision (No. 20-12) to merge six parcels into one, and Zone Change (ZC) (No. 20-13) and General Plan Amendment (GPA) (No. 20-14) to change the existing zoning from Commercial-Manufacturing “C-M” to Commercial-Residential “C-R” and change the General Plan designation from Commercial-Manufacturing to Mixed Use.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 20-13, recommending that the City Council adopt a Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, Zone Change (No. 20-13), and General Plan Amendment (No. 20-14). Also adopt Resolution No. 20-09, conditionally approving a Conditional Use Permit (No. 20-09), adopt Resolution No. 20-12, and conditionally approving a Subdivision (No. 20-12), pursuant to the adoption of Resolution No. 20-13.

Public Notice was posted 12/09/2021

Assistant City Planner began with a quick overview, the six properties that make up the subject site located at 2727 Rosemead Boulevard and 9340-9352 Mabel Avenue (“Property”) measures approximately 75,518 square feet (1.73 acres) and is located near the northern boundary of the City of South El Monte (“City”). The three properties along Mabel Ave were originally developed with multi-family homes in the 1940s and 9340-9344 Mabel Ave were demolished in the year 1982, with 9352 Mabel Ave being demolished in 2000. The other three properties along Rosemead Blvd have been undeveloped and utilized as storage of vehicles or an impound yard for the better part of 70 years. Since the year 2000 all six parcels have been utilized as an impound or storage yard until the property was sold in 2019. The applicant is proposing the development of 106,137 square foot commercial and residential mixed-use building. The building height is 60 feet and five-stories with a residential parking level above ground level commercial and guest parking, with three stories of residential units and a recreation area (“Proposed Project” or “Project”). The Proposed Project will include 73 for-rent units, 67 will be market rate and 6 will be affordable units (2 very low income and 4 low-income units). Density bonus activation requires a minimum of 6 affordable units which grants the applicant an incentive in the form of a reduction in the amount of residential parking spaces required to 200 residential parking spaces. Initial Study/Mitigated Negative Declaration was prepared and is part of the file.

As part of the record, the city received a letter from the Sheriff's department commenting on the effects a new residential development would have on their patrolling resources and staff. In response, based on the 2020 census statistics, South El Monte's current population is 19,567 served by 8 patrol officers, which equals to 2,445 people per officer. This residential project would equate to an approximate increase of approximately 319 new residents, which does not activate the need for a new officer based on population. City staff will be responding to this letter as stated.

Some topics of Commissioners' concerns included the following:

- Is this project near a residential area? Yes, residential are adjacent to this project and have been notified through the Public Notices that were mailed out on 12/09/2021. Any response to the notice? Not by email or phone call, but public comment is still open for discussion. Will any resident be displaced? No, no tenants currently exist on any of the mentioned lots.
- Does this project fall within the current Rosemead Corridor plans? Yes, this project does fall within the parameters of the current plan for this zone and falls within the guidelines of the general plan, the zoning plan and the overall objectives for this corridor.
- What is the current speed limit in this area? How do we slow down the traffic in this area? I believe the speed limit is approximately between 45-55 miles per hour. As part of another project the city has, there is discussion around reducing the current 6 lanes to 4 lanes and this reduction would include pedestrian crosswalks and are set for improvements that would be forthcoming.

A 5-minute recess was conducted to correct audio issues. Time returned was 6:44pm

- Are there any other mixed-use projects in the city? Michael Hunt Drive and Peck Road, the senior apartments is the only other mixed-use project in the city. This project has above ground parking as well. Due to the Density bonus activation, will the residential units be allowed to use the commercial parking if an over-flow occurs off-hours? 23 extra stalls currently exist in the plan, but if the need does occur the opportunity for the use of the business parking stalls can be a condition listed in the CC&R's (Condominiums Conditions & Restrictions). Are there any additional Fire-retardant measures for this mixed-use project ? This project follows Fire Department requirements and currently has a (1) one-hour
- How are affordable units determined? The density bonus incentive is the motivating factor in determining how many affordable units an applicant wishes to provide. In this case, each affordable unit eliminates a space and half of required parking. Any consideration to South El Monte residents? We can ask the applicant when he approaches the commission.
- HOA? No HOA required for rental units, but a CC&R's (Condominiums Conditions & Restrictions) will be filed and review by the city.

- Are the units restricted to senior citizens? No, all ages can rent these units. How many units of each type will you provide? There will be twenty-eight (28) One-bedroom units, thirty-nine (39) two-bedroom units, six (6) three-bedroom units
- Recreation room purpose? Will you work with an outside organization to manage this area? No, this space is meant for light exercise with the ability to conduct gatherings such as a birthday or a dinner party.
- Utility services affordable for residents? Applicant follows State requirements on this matter.
- Timeline of this project? If City Council approved, we anticipate submitting all (mechanical, plumbing, building, grading) plans by June of 2022, with estimate approvals within 4-5 months and hopefully start construction by Spring 2023, and estimate approximately 16-18 months for completion by Summer of 2024.

Chairperson Yopez opened the public comment.

The applicant's representative, David Gutierrez from Platinum Connections was available to answer any commissioner questions or concerns. In addition, the applicant's architect, Simon Lee and the Environmental Consultant from Kimley-Horn, Dana Privett, was also available to answer commissioner questions. No visual presentation was made as the flash drive was lost. The commission packet included copies of the plans that were reviewed in detail by the project's architect.

Having seen/heard no additional public comment, Chairperson Yopez, closed public comment.

Commissioner Yopez raised concerns regarding clean air filtration systems, noise cancellation, EV dual charging stations and enforcing a point-system granting preferential privilege to South El Monte residents and employees by requesting the applicant include systematic measures to address these concerns.

Based on this request, the commission took a thirty-nine (39) minute recess to revise the Conditional Use Permit's conditions of approval language. Time returned was 8:29pm.

As amended by the Assistant City Attorney on the record:

New Condition number 86. The Proposed Project would install air filtration systems with efficiencies equal to or exceeding a Minimum Efficiency Reporting Value (MERV) 13 (or equivalent system) as defined by the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2. The filters would be installed in residential units prior to occupancy, and maintenance with filters of the same value would be included in the Project's operation and maintenance manual.

87. As required by state law, all infrastructure related to EV charging stations shall be built at the same time as development of the proposed project and the Applicant shall take all steps necessary to install electric vehicle charging station(s), with at least one dual port parking stalls in the commercial and residential parking areas (for a total of four spaces with two spaces in the commercial residential parking areas respectively).

88. Residential multi-family projects are required to meet or exceed the 45 dBA CNEL interior noise level standard of Title 24, Part 2, of the California Building Code. Upon occupancy, Applicant shall submit confirmation that the State noise standards are met. Cost for an acoustical compliance report shall be incurred by the Applicant.

89. To the extent legally allowable, the Applicant shall give preference to the following potential residents when evaluating which applicant is awarded the affordable unit as follows: at least one person applying for an affordable unit currently resides or is employed in the City of South El Monte.

A motion was made by Bojorquez, seconded by Barrera and carried 5-0 as amended by Assistant City Attorney on the record to adopt Resolution No. 20-13, recommending that the City Council adopt a Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, Zone Change (No. 20-13), and General Plan Amendment (No. 20-14). Also adopt Resolution No. 20-09, conditionally approving a Conditional Use Permit (No. 20-09), adopt Resolution No. 20-12, and conditionally approving a Subdivision (No. 20-12), pursuant to the adoption of Resolution No. 20-13.

Vote: 5-0

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

Nays: None

Abstain: None

8. **DIRECTOR UPDATE** – Director advised the commission of the two policy updates coming in the new year. The general Plan update and the zoning code update. Zoning code grant spear-headed by SCAG, with an RFP getting drafted and released in the near future. Both the Rosemead Corridor Enhancement Plan and the Rush Street Enhancement Plans are upcoming projects in the pipeline.

9. **COMMISSIONERS' COMMENTS**

Both Commissioners Bojorquez and Ortiz- Commended city staff for the Tree Lighting Ceremony event labeling it a success.

Chairperson Yopez and Commissioners Rodriguez and Barrera– Thanked city staff for all their hard work and wished everyone a Merry Christmas. A special Thank you was also given to the School District.

10. **ADJOURNMENT**

A motion was made by Rodriguez, second by Bojorquez and carried 5-0, to adjourn the meeting at 8:50 p.m.

Vote: 5-0

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

Nays: None

Abstain: None



Planning Commission Agenda Report

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

DATE: January 18, 2022

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 Time Extension Request for Conditional Use Permit (CUP) No. 19-15 to allow for the construction of a 33,781 square foot warehouse and office at 926 Durfee Avenue and the Subdivision (No. 19-27) of five lots into one.

PUBLIC NOTICE: No Public Hearing Notice was posted for this item.

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

PROJECT

LOCATION: Address: 926 Durfee Avenue
 Project Applicant: CEG Construction
 Property Owner: Precise Focus LLC/Hsin-Chin Fu
 Zone: “C-M” (Commercial-Manufacturing)
 Lot Size: 66,127 square feet (1.52 acres)

SURROUNDING ZONING AND LAND USE:

	Zone	General Plan	Land Use
North	“P-F” (Public Facilities)	Public Facilities & Parks	South El Monte High School
South	Out of City	Out of City	Whittier Narrows Natural Area
East	“C-M” (Commercial-Manufacturing)	Commercial-Manufacturing	Wholesale/Warehousing
West	“C-M” (Commercial-Manufacturing)	Commercial-Manufacturing	Wholesale

BACKGROUND: The original applicant, JWDA-MS Architects/CalLand Engineering (“original Applicant”), previously obtained approval from the Planning Commission to allow for a lot merge

of five parcels into one in order to allow for the construction of a new 33,781 square foot warehouse and office (“Project”) at 926 Durfee Avenue in the City of South El Monte, CA 91733 (“Property”). The Applicant submitted the extension request on October 6, 2021 to request a one year extension of their Project.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 22-01, approving the Time Extension No. 22-01 for Conditional Use Permit (No. 19-15) and Subdivision (No. 19-27).

ANALYSIS:

CEG Construction (“Applicant”) has requested a Time Extension for a CUP that was approved by Planning Commission on January 21, 2020. Per South El Monte Municipal Code (“SEMMC”) Section 17.68.100, it states that a CUP shall automatically become null and void if not utilized within 24 months from the date of approval. Tentative Tract Map No. 82888 also is also valid for 24 months and can be extended for an additional 12 months.

Currently the Applicant has submitted for their grading permit and building permit and are awaiting comments and corrections. Once the plans are approved, the Applicant will be moving forward with construction of the Project.

Disapproval of the current request, would create an undue hardship onto the property owner, in that the Applicant has invested time and money to prepare the necessary construction plans and tentative map to develop the site with a 33,781 sq. ft. industrial building. Approval of this request will not be detrimental to the health, safety and general welfare of the public, in that the approval will allow the development of a 1.52 acre parcel of land that has been vacant for more many years.

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.

ATTACHMENTS:

- A – Resolution No. 22-01
- B – Request from Applicant
- C – Approved Resolutions (Nos. 19-15 and 19-27)
- D – Copy of Original Staff Report

Attachment A

PLANNING COMMISSION

RESOLUTION NO. 22-01

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING A TIME EXTENSION (TX 22-01) FOR CONDITIONAL USE PERMIT (CUP 19-15) TO CONSTRUCT A NEW 33,781 SQ. FT. INDUSTRIAL BUILDING AND SUBDIVISION (LM 19-27) OF FIVE LOTS INTO ONE (TENTATIVE TRACT MAP 74493) ON PROPERTY LOCATED AT 926 DURFEE AVENUE

THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE DOES HEREBY FIND AND RESOLVE:

SECTION 1. JWDA-MS Architects/CalLand Engineering (“original Applicant”) was approved for a Conditional Use Permit (CUP 19-15), to construct a new 33,781 sq. ft. industrial building and Subdivision (LM 19-27) of five lots into one (Tentative Tract Map 82888) (“Project”) at 926 Durfee Avenue (“Property”) on January 21, 2020 and submitted the request for extension on October 6, 2021.

SECTION 2. Pursuant to the South El Monte Municipal Code Section 17.68.100, a proposed project’s CUP approval shall automatically become null and void if not utilized within 24 months from date of approval. Staff determines that the termination of approval will cause an undue hardship on the Applicant since they are currently in the process of plan check and will be starting construction later this year. Denying the extension will delay the project for a large amount of time and push back the construction.

SECTION 3. The Planning Commission hereby approves Time Extension (TX 22-01) for Conditional Use Permit (CUP 19-15) and Subdivision (LM 19-27) for a 33,781 square foot building and Tentative Tract Map 82888 for twelve months.

ADOPTED this 18th day of January, 2022.

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. 22-01 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 18th day of January 2022.

AYES:
NOES:
ABSENT:
ABSTAIN:

Secretary

Attachment B

■ ■ ■ C.E.G. CONSTRUCTION

9/22/21

To the Community Development Director of South El Monte,

We are sending this letter to formally request an extension of our entitlements for our project at 926 Durfee Ave, South El Monte, CA 91733.

Our reason for requesting this extension is that we are still in the process of finishing our construction documents. This property underwent an abnormal change of ownership event which has resulted in delays in the delivery of the architectural and engineering plans.

Our adjusted schedule is as follows:

Grading – Submitted

Building – 2 weeks until submittal

Done with submittal – 1 month from now

Full approval – 3 months from now

We thank you for your consideration and are eager to work with you to roll out South El Monte's newest industrial facility in the coming months.

Regards,

EXT - 10/12/2021
CUP.
19-15

CEG Construction and OC Design & Engineering

Attachment C

PLANNING COMMISSION

RESOLUTION NO. 19-15

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING AN APPLICATION FOR CONDITIONAL USE PERMIT (NO. 19-15) ALLOWING FOR THE CONSTRUCTION OF A 33,781 SQUARE FOOT WAREHOUSE AND OFFICE BUILDING AT 926 DURFEE AVENUE

WHEREAS, JWDA-MS Architects (“Applicant”), filed an application for a Conditional Use Permit (“CUP”) to construct a 33,781 square foot warehouse and office building (“Project” or “proposed Project”) located at 926 Durfee Avenue, South El Monte, CA 91733 (“Property” or “project site”); and

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

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

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

SECTION 1: The Planning Commission hereby finds that the adoption of Resolution 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 “Commercial-Manufacturing.” The Zoning Code designation is “C-M” (Commercial-Manufacturing).

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

D. The construction and operation of the warehouse and office 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 January 21, 2020, which is hereby incorporated into this Resolution 19-15 by reference, the Planning Commission hereby finds:

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

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

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

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

Land Use Element

- (1) Policy 1.5: *Continue to provide opportunities for establishment and expansion of a broad range of industrial businesses within those areas of the City designated for industrial.* This Project will serve the area by creating a regional headquarters for a company that is rapidly expanding operations within the area;
- (2) Goal 3.0: *Accommodate new development that is compatible with and complements existing land uses* by allowing for the establishment of a warehouse and office facility that fits with the surrounding uses;
- (3) Goal 6.0: *Provide for the revitalization of deteriorating land uses and properties* by developing a property that has lain vacant for many years and has been underdeveloped; and

Economic Development Element

- (4) Goal 1.0: *Continue to provide opportunities for a wide range of industries to operate in South El Monte* by allowing the proposed use to utilize the City as its headquarters.

SECTION 4: Based on the aforementioned findings, the Planning Commission hereby **approves** CUP (No 19-15) to construct a 33,781 square foot warehouse and office 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 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. Any graffiti painted or marked upon the Property or on any adjacent area under the control of the Applicant shall be removed or painted over within 24 hours of discovery or notice from the City.
6. The Property shall be maintained in a safe and clean condition and the Applicant shall ensure that no trash or litter originating from the site is deposited on neighboring properties or the public right-of-way. At the end of each business day, the Applicant shall pick up any and all litter including but not limited to large discarded items that may have collected in the Property's parking area and public right-of-way.
7. The Applicant shall maintain all required permits and licenses in good standing.
8. The Applicant understands that any violation of the foregoing conditions shall be grounds for the suspension or revocation of the CUP.
9. The construction site shall always be kept in a clean manner prior, during and after

construction.

10. The Applicant shall develop the Property as shown in the site plan and landscaping plan approved by the Planning Commission.
11. The Applicant shall provide a detailed landscape and irrigation plan, prepared by a registered Landscape Architect to the Community Development Director for review and approval prior to submitting the plans to the Building Division.
12. The Applicant shall install drought tolerant landscaping in strict compliance with a landscape plan prepared by a Landscape Architect drawn at a minimum scale of 1"=10' which will include all proposed softscape elements (included areas of ornamental plantings and turf areas), with the perimeter planting design for the exterior of building. The Applicant shall incorporate the following into the landscape plan:
 - a. Enclose all planters within parking lot areas with raised six-inch P.C.C. curbs, except at sidewalks.
 - b. Provide an automated underground irrigation system for all landscaped areas.
 - c. Provide adequate landscaping to screen all ground mounted mechanical equipment
13. All exterior doors shall be lit with a minimum of one-foot candle power of intensity and constructed of tamper-resistant fixtures.
14. The Applicant shall have no outside storage of material or equipment during or after hours in the required parking lot areas or near the front entrance of the Property visible from Durfee Ave.
15. Deliveries shall not take place within one hour of school beginning or ending session.

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. School Developmental Fees shall be paid to School District prior to the issuance of the building permit.
18. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
19. The building shall be addressed as 926 Durfee Avenue and an application to assign address shall be filed with City prior to plan check submittal.
20. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

21. Structural calculations prepared under the direction of an architect, civil engineer, or structural engineer shall be provided.
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. The Applicant shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.
24. A grading and drainage plan shall be approved by Public Works Department Engineering Division prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
25. Prior submitting grading plans to Engineering Department LID review shall be completed and approved.
26. All State of California disability access regulations for accessibility and adaptability shall be complied with.
27. The building permit will not be issued until the Property has been surveyed and the boundaries marked by a land surveyor licensed by the State of California.
28. Foundation inspection will not be made until the excavation has been surveyed and the depth of the footings has been determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. **THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.**
29. An electrical plan check is required.
30. A mechanical plan check is required.
31. A plumbing plan check is required.
32. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
33. Project shall comply with the CalGreen Non-Residential mandatory requirements.

34. Demolition permits are required for any existing buildings which are to be demolished.
35. Fire-resistance rating requirements for exterior walls shall be based on fire separation distance of 5 to 10 feet and shall comply with Table 602 of the Building Code.
36. The maximum area of exterior wall openings and the degree of open protection based on fire separation distance of 5 to 10 feet shall comply with Table 705.8 of the Building Code.
37. When required by Fire Department, 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 indicating this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
38. City records indicate the proposed site is a combination of lots under common ownership. A parcel merger shall be processed prior to issuance of the building permit.
39. A building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official.
40. Energy calculations are required for the portion of the building designated for office use. Solar ready buildings requirement shall apply to habitable story at the office. Indoor lighting requirements shall apply to both conditioned and unconditioned spaces.
41. Minimum daylight requirement for large enclosed spaces per Section 140.3(c) of the California Energy Code shall be complied with.
42. Designated parking for clean air vehicles and electric vehicle charging requirements shall comply with Section 5.106.5.2 and 5.106.5.3 of the Green Code respectively.
43. The building height, number of stories and area shall not exceed the limits specified in Building Code Table 504.3, Table 504.4 and Table 506.2 respectively based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter.
44. Each portion of a building shall be individually classified in accordance with Building Code Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or 508.4, or a combination of these sections.
45. Individual occupancies shall be separated from adjacent occupancies in accordance with Building Code Table 508.4.
46. Mezzanine and equipment platform construction shall comply with Building Code Section 505.

Engineering Conditions

47. Install new driveway approach in accordance with Standard Plans for Public Works Construction (SPPWC) Standard Plan 110-2, and as directed by the City Engineer or

- his/her designee. No portion of the driveway and/or parkway drain shall encroach to the frontage of the adjacent property.
48. Close existing driveway apron and install necessary improvements (parkway, landscape, sidewalk, curb and gutter, any others as applicable) to match required adjacent sections, and as directed by the City Engineer or his/her designee.
 49. Remove and replace broken and off grade sidewalks in accordance with SPPWC standard plan 113-2, and as directed by the City Engineer or his/her designee.
 50. Remove and replace broken and off grade curbs and gutters in accordance with SPPWC Standard Plan 120-2, and as directed by the City Engineer or his/her designee.
 51. Should there be any cuts into the street from asphalt improvements completed in 2017, pave 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.
 52. Remove and reconstruct existing pavement. Install new street section to match existing adjacent street section, but shall not be less than 4" AC, 4" Crushed Aggregate Base (CAB) on 95% compacted base.
 53. Underground all utility services to the Property.
 54. Project shall be reviewed and approved by the City Traffic Engineer, prior to the issuance of permits.
 55. Truck Turning Templates showing how trucks will turn in and out of the driveway. This will need to be submitted to Traffic Engineering for review and approval.
 56. On-site Truck Turning Templates showing how trucks will enter from driveway and back into proposed loading docks. This will need to be submitted to Traffic Engineering for review and approval.
 57. Description of gates entrance. Will gate remain open during business hours so trucks do not queue or wait on-street for gate to be opened?
 58. Trucks will not be allowed to queue on Durfee Avenue waiting to enter driveway.
 59. Trucks will also not be allowed to back into the project's driveway without a project provided flagger warning or monitoring approaching traffic during the maneuver.
 60. Currently there is no on-street parking in front of the proposed site. If this changes than a clear line of sight calculation focusing on any needed red curb, following American Association of State Highway and Transportation Official (AASHTO) guidelines at the driveway will need to be submitted for review.
 61. Each side of project driveway should have clear corner sight distance with low vegetation or walls that do not obscure the view of exiting vehicles or trucks.

or walls that do not obscure the view of exiting vehicles or trucks.

Fire Department Conditions

62. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires all weather access.
63. Fire Department apparatus access shall be extended to within 150 feet of all portions of the exterior walls of any future buildings or structures.
64. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.
65. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
66. Commercial buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed in groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code 505.3 and in accordance with Fire Code 505.1.
67. A minimum 5-foot-wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes pursuant to Fire Code 504.1
68. All hydrants shall measure 6"x 4"x 2-1/2" and be made of brass or bronze, conforming to current American Water Works Association (AWWA) standard C503 or approved equal.
69. The required fire flow for the public fire hydrants on this residential development is 2000 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
70. Additional water system requirements may be determined after the review of the required Form 196.
71. All required public fire hydrants shall be installed, tested, and accepted prior beginning of construction pursuant to Fire Code 501.4

Other Conditions

72. The applicant shall coordinate any road disruptions and closures with Whittier Narrow Nature Center and South El Monte High School during project construction to minimize impacts to local traffic.

- 73. The applicant shall stagger worker arrival and departure times to minimize impacts of additional traffic in the project area to avoid as best practicable local traffic peak rush hours.
- 74. The applicant shall ensure truck traffic, entering or exiting the property will not cause traffic or circulation problems on Durfee Avenue, particularly during the morning and evening peak hours of traffic. Lane closures shall be minimized during peak traffic hours.
- 75. All vehicular traffic shall enter and or exit the property by making a right on Durfee Avenue.
- 76. All equipment shall be subject to noise reduction measures, as applicable. These measures may include, but are not limited to, properly operating and maintaining mufflers, correct placement of equipment engine covers, and ensuring that small loading equipment is equipped with rubber tires. Equipment shall be maintained in accordance with manufacturer's recommendations. All machinery shall be equipped with the best available exhaust mufflers and "Hush Kits", as applicable.

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

ADOPTED this 21st day of January, 2020.



Chairman, Rudy Bojorquez

ATTEST:

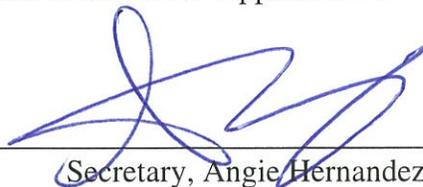


Secretary, Angie Hernandez

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

I, Angie Hernandez, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 19-15 was duly passed and adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 21st day of January 2020.

AYES: Bojorquez, Garrett, Ortiz, Rodriguez and Barrera/ Approved 5-0
NOES: None.
ABSENT: None.
ABSTAIN: None.



Secretary, Angie Hernandez

PLANNING COMMISSION

RESOLUTION NO. 19-27

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE TEXT AMENDMENT (NO. 19-27) AMENDING SOUTH EL MONTE MUNICIPAL CODE CHAPTER 17.22 “OVERLAY ZONE DISTRICTS” TO SET A MINIMUM OF 50 PERCENT OF THE TOTAL FLOOR AREA PROPOSED FOR MIXED-USE PROJECTS IN THE SANTA ANITA CORRIDOR OVERLAY ZONE

WHEREAS, the City is in the process of certifying the 5th Cycle Housing Element by the California Housing and Community Development Department (HCD).

WHEREAS, this code amendment will implement the second part of a two-part code amendment in order to be in compliance with the proposed Housing Element.

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

Section 1. The City initiated a Zone Text Amendment to amend the South El Monte Municipal Code (“SEMMC”) Chapter 17.22 “Overlay Zone Districts” to create the Santa Anita Corridor Overlay Zone and require a minimum of 50 percent of the total floor area proposed for all new mixed-use projects to be devoted to residential uses in order to comply with the requirements as set forth by the HCD.

Section 2. **CEQA.** The City, as the Lead Agency, determined that the proposed text 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 and clarifications to existing zoning regulations and procedures 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 the proposed zone text amendment will not have a significant effect on the environment.

Section 3. Pursuant to Municipal Code Section 17.66.040, on March 11, 2020, the Planning Commission held a duly noticed public hearing to consider the proposed amendment. The Planning Commission considered all relevant evidence, including public testimony and the staff report presented at the hearing.

Section 4. The Planning Commission finds that the proposed Zone Text Amendment (No. 19-27) is in the public interest. Based upon the evidence presented at the hearing, the Planning Commission finds as follows:

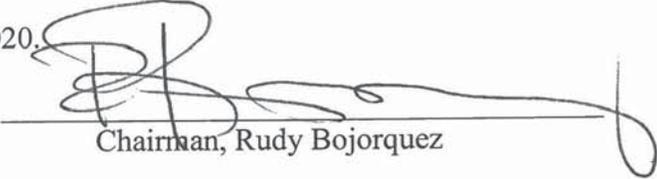
a) Substantial proof exists that the proposed change will promote the public health, safety, convenience and general welfare of the citizens of the city because it will encourage the development of quality residential projects in the C-R zone.

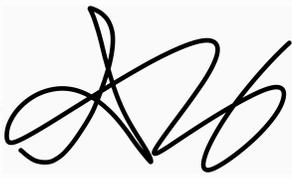
b) The proposed text amendment is consistent with the General Plan and in conformance with the purpose of Chapter 17.66 and all applicable sections of the Zoning Ordinance. The proposed changes will address requirements the tentative Housing Element sets forth that will bring the City into compliant with State requirements.

c) The proposed Zone Text Amendment amends Chapter 17.22 (Overlay Zone Districts) of the SEMMC to require a minimum of 50 percent of the total floor area proposed for all new mixed-use projects will be devoted to residential uses.

Section 5. The Planning Commission hereby recommends that the City Council approve Zone Text Amendment (No. 19-27), to require a minimum of 50 percent of the total floor area proposed for all new mixed-use projects will be devoted to residential uses as detailed in the proposed Ordinance.

ADOPTED this 11th day of March 2020.


Chairman, Rudy Bojorquez

ATTEST: 
Secretary, Angie Hernandez

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

I, Angie Hernandez, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 19-27 as 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 11th day of March 2020.

AYES: Barrera, Rodriguez, Ortiz, Yopez, and Bojorquez; Approved 5/0
NOES: None.
ABSENT: None.
ABSTAIN: None.


Secretary, Angie Hernandez

Attachment D



Planning Commission Agenda Report

**Agenda
Item No.
7.d.**

DATE: January 21, 2020

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Rachel Barbosa, Interim City Manager

REVIEWED BY: Rene Salas, Public Works Director

PREPARED BY: Ian McAleese, Assistant Planner

SUBJECT: Adoption of Resolution No. 19-15 approving a Conditional Use Permit (CUP) (No. 19-15) to allow for the construction of a 33,781 square foot warehouse and office at 926 Durfee Avenue and the Subdivision (No. 19-27) of five lots into one.

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

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

PROJECT

LOCATION: Address: 926 Durfee Avenue
 Project Applicant: JWDA-MS Architects; CalLand Engineering
 Property Owner: Precise Focus LLC/Hsin-Chin Fu
 Zone: “C-M” (Commercial-Manufacturing)
 Lot Size: 66,127 square feet (1.52 acres)

SURROUNDING ZONING AND LAND USE:

	Zone	General Plan	Land Use
North	“P-F” (Public Facilities)	Public Facilities & Parks	South El Monte High School
South	Out of City	Out of City	Whittier Narrows Natural Area
East	“C-M” (Commercial-Manufacturing)	Commercial-Manufacturing	Wholesale/Warehousing
West	“C-M” (Commercial-Manufacturing)	Commercial-Manufacturing	Wholesale

BACKGROUND: The property located at 926 Durfee Avenue (“Property”) is currently made up of five separate parcels measuring between 10,960 to 13,575 square feet at the southernmost boundary of the City of South El Monte (“City”). A 1,997 square foot building was originally standing on the Property until demolition towards the end of 2019. In years past, the building and Property were utilized as a real estate office, Christmas tree lot, truck driving school, and contractor yard with the Property remaining vacant for the past several years. The proposed warehouse and office will be utilized for the North American Headquarters of Easy Way Group and Meet Fresh which are currently headquartered in City of Industry. There are plans for a large expansion of Meet Fresh stores within California and the US, so this new headquarters will facilitate that planned expansion.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 19-15, approving Conditional Use Permit (No. 19-15), and adopt Resolution No. 19-27, approving Subdivision (No. 19-27), as conditioned.

ANALYSIS:

General Plan/Zoning Consistency

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

Land Use Element

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

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

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

Economic Development Element

Goal 1.0: *Continue to provide opportunities for a wide range of industries to operate in South El Monte* by allowing the proposed use to utilize the City as its headquarters.

The establishment of a North American headquarters for Easy Way Group and Meet Fresh has the potential to be a viable asset to the City’s economy. The proposed 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. Staff believes the approval of the CUP will not be detrimental to persons or properties in the immediate vicinity nor to the City in general because of the conditions that are included in the resolution, as well as many of the surrounding parcels being utilized as industrial.

Proposed Project

The Applicant is proposing to build a 33,781 square foot warehouse and office building as well as combine five parcels into one. The operations on the Property will entail receiving processed desserts (from Taiwan) for quality control and distribution to their stores throughout the state along with running the corporate operations for the area. Once the project is complete, 15 employees will relocate from the previous headquarters. Notably, the business is expecting to grow to include between 25-28 full-time employees over time. The business will operate Monday through Friday from 8:00 a.m. to 6:00 p.m., with truck deliveries taking place during operating hours.

Floor Plan

The building will mainly be utilized as a warehouse with 29,937 square feet being dedicated to this use. The side of the building that faces the street will be comprised of a two story office with a mezzanine and total of 7,172 square feet.

Off-Street Parking

As the majority use of the building is warehousing, SEMMC Section 17.60.020 states that parking shall be provided at one parking space for every one thousand square feet. The building’s interior square footage of 37,109 square feet requires the following number of parking spaces:

Proposed Use	Size of Area	Required	Proposed
Warehouse	37,109 sq. ft.	38	41
		Total Proposed	41
		Total Required	38

Landscaping

The proposed Project provides landscaping along the Property's front twelve feet, scattered throughout the parking area, and as a buffer to the Whittier Narrows Nature Area at the rear of the Property. This is sufficient to satisfy the City's landscaping requirements found in SEMMC Section 17.16.180. This section requires the front five feet of the property and five percent of the parking area to be landscaped. The parking lot area is approximately 21,632 square feet in size, which requires 1,082 square feet of landscaping in the parking lot area. The Applicant has proposed to landscape 2,070 square feet or 9.6 percent of the parking lot area exceeding the required amount, and providing a total of 8,950 square feet of landscaping throughout the property.

Circulation and Loading

Pursuant to SEMMC Section 17.16.160, the Project is required to provide on-site truck maneuvering and loading areas, if possible. As indicated, the Project will provide sufficient on-site circulation due to the size of the Property. On-site loading is provided by five covered loading docks spaces. Any necessary street maneuvering will be unlikely to impact traffic on Durfee Avenue. 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 nonconforming residential uses with South El Monte High School down the street. 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.

Additionally, the southern side of Durfee Avenue is zoned "C-M" (Commercial-Manufacturing) and consequently the residential properties are all classified as nonconforming. South El Monte High School begins session in the morning around 7:50 a.m. and releases at 2:50 p.m. which will generate large amounts of traffic on Durfee Avenue. Truck traffic generated by the Project could possibly impact this stretch of Durfee Avenue, but should be mitigated by conditions included in the resolution which disallow trucks from queuing on Durfee Avenue waiting to enter the driveway and not allowing trucks to back into the Project's driveway without proper flagging and traffic monitoring.

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 meets all of the development standards as set forth in SEMMC Chapters 17.16 and 17.60. Approval of the Conditional Use Permit, as conditioned, will not be detrimental to persons or

properties in the immediate vicinity nor to the City in general. Staff recommends the Planning Commission adopt Resolution 19-15 to approve Conditional Use Permit No. 19-15 and Resolution 19-27 to approve Subdivision No. 19-27 for the proposed 33,781 square foot building and combination of five lots into one lot.

ATTACHMENTS:

A – Draft Resolution Nos. 19-15 and 19-27

B – Relevant Code Sections

C – Vicinity Map/Aerials

D –Project Plans



Planning Commission Agenda Report

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

DATE: January 18, 2022

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 banquet 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 banquet 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, which consists of over twenty vehicles parked on-site overnight.

RECOMMENDATION: Staff RECOMMENDS that the Planning Commission adopt Resolution No. 21-01 approving CUP (No. 21-01).

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. 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

Goal 1.0: *Maintain a balanced mix and distribution of land uses throughout South El Monte* by allowing for the establishment of a use that does not currently exist within the City that can serve residents and businesses within the community.

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 an event hall that can serve private parties or businesses for large events in the City.

Economic Development Element

Goal 1.0: *Continue to provide opportunities for a wide range of industries to operate in South El Monte* by allowing the banquet hall and beverage lounge which is uncommon for the area.

As per South El Monte Municipal Code (“SEMMC”) Section 17.14.040, beverage lounges and live entertainment are both uses that require a conditional use permit, with SEMMC Chapter 17.51 also dictating location and operational regulations for beverage lounges. If the primary function of the business is a banquet hall, and the on-sale of beer and wine for the beverage lounge is operating

as supplementary use to the banquet 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 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 on the other side of SR-60. 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, so the beverage lounge is required to be operated only as a secondary use to not violate the Zoning Code.

Proposed Project

The Project consists of utilizing an existing meeting room as a banquet hall and utilizing the other first-floor area as a beverage lounge. The proposed lounge area would 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 banquet 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 banquet hall and be only in operations while the hall is being utilized for events.

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 banquet 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 one 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.	80
Office	2,284 sq. ft.	8
	Total Proposed	71+53 valet (144)
	Total Required	98

With the occupancy load of the banquet hall being calculated to be 241 for tables with chairs, this would require a total of 80 parking spaces. The existing parking spaces will not meet the amount of parking required for all three uses on the Property, so the Applicant is proposing to implement a valet plan to provide enough parking for the Project. Three parking agreements have been entered into which require the transportation and security vehicles that belong to the two existing businesses to vacate the site when the banquet hall is in use to maximize customer parking.

The three remote parking areas are located at 2140 Durfee Ave, 968 Durfee Ave, and 1220 Peck Rd. The property at 2140 Durfee Ave is utilized as a transportation business similar to the one that currently exists at 1221 Peck Rd, and the agreement allows for transportation vehicles to be parked in the customer parking area from 5:00 pm to 2:00 am on Thursdays through Sundays. This will allow for some of the transportation and security vehicles to be parked off-site and free up on-site parking. The property at 968 Durfee Ave currently has no business licenses registered and would be leasing out their parking area for storage of the rest of the transportation and security vehicles. The property at 1220 Peck Rd is currently developed as a Mobil gas station and operates 24/7 which means their parking area cannot be utilized since it is required for their own operation.

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 security cameras directed towards ingress/egress of parking lot and venue, and areas where drinking is taking place, paint the building address on the roof for ease of identifying from the air, and provide access to law enforcement with respect to the Property, parking lot, and inside the building while the business is open. Condition Nos. 34-39 cover these conditions from the Sheriff’s Department.

January 18 Update

At the November 16, 2021 Planning Commission meeting, the Commission directed staff to work with the Applicant to resolve the issue of inadequate parking for the banquet hall as well as the substandard perimeter fencing. Planning Commission also requested a traffic study to be conducted in order to prove that the large increase in parking requirements would not negatively impact the area. Staff has been working with the Applicant to resolve the issues that the Project had at submittal in the last two months. It has been determined by staff that with the large decrease

in parking requirements, a traffic study should not be required since the Property should not become inundated with extra traffic.

After staff visited the site and worked with the Applicant to determine that the use they were wishing to utilize the Project for was a banquet hall and not a concert hall. With the change of use to a banquet hall, the occupancy for the meeting hall decreases drastically which in turn requires far less parking. The remaining issue with the fencing will be addressed in Condition No. 38 which will require the Applicant to work with Caltrans to replace the existing fence, or create a landscaped barrier inside of the Property to provide an adequate buffer.

CONCLUSION: Staff has reviewed the proposed Project and finds it meets the development standards with included conditions of approval to be consistent with the General Plan and Zoning Code. It is staff's recommendation that Planning Commission adopt Resolution No. 21-01 approving the requested conditional use permit for the beverage lounge in conjunction with a banquet hall.

ATTACHMENTS:

- A – Resolution No. 21-01
- B – Relevant Code Sections
- C – Vicinity Maps/Aerials
- D – Project Plans

Attachment A

PLANNING COMMISSION

RESOLUTION NO. 21-01

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION DENYING AN APPLICATION FOR CONDITIONAL USE PERMIT (NO. 21-01) FOR A TYPE 42 LICENSE FOR ON-SALE OF BEER AND WINE FOR A BEVERAGE LOUNGE AND OPERATION OF A BANQUET HALL AT 1221 PECK ROAD AND OPERATING AS VIP LOUNGE

WHEREAS, Issam Ayad (“Applicant”), filed an application for a Conditional Use Permit (“CUP”) to sell beer and wine in a beverage lounge as a secondary use to a banquet hall (“Project” or “proposed Project”) located at 1221 Peck Road, South El Monte, CA 91733 (“Property” or “project site”); and

WHEREAS, pursuant to South El Monte Municipal Code (“SEMMC”) Sections 17.14.040(E) and 17.51.020, the Project requires Planning Commission review and approval because the Project consists of on-sale beer and wine for a beverage lounge as well as for a banquet hall; and

WHEREAS, a public hearing was held before the Planning Commission on October 19, 2021, to consider the application and was continued to the next month. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission including requests and questions to the Applicant who was absent at the meeting; and

WHEREAS, the Applicant responded with an explanation that the originally proposed concert hall will be utilized as a banquet hall and used mainly for private events and that the beverage lounge will serve these private events. The Applicant also stated that they did not want to conduct a traffic study, nor replace the chain link fence on the property and provide additional landscape screening; and

WHEREAS, a public hearing was held before the Planning Commission on November 16, 2021, to consider the application and was continued to the next month. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission in making its determination. Planning Commission asked the Applicant if they would be willing to work with staff to address the issues brought up, and continued the matter after affirmation; and

WHEREAS, a public hearing was held before the Planning Commission on December 21, 2021, to consider the application and was continued to the next month. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission in making its determination. Staff requested the item be continued an additional month to allow for staff to work with the Applicant on resolving issues with the Project; and

WHEREAS, a public hearing was held before the Planning Commission on January 18, 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: 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 use shall not be detrimental to persons or properties in the immediate vicinity nor to the City in general. State law requires that the Project be compatible with surrounding uses.

B. The General Plan Land Use designation for the Property is "Commercial." The Zoning Code designation is "C" (Commercial).

C. The proposed Project promotes the City's goals and objectives stated in the General Plan. No goal or policy will be impaired with the conditions included in this resolution.

D. The operation of the beverage lounge and banquet hall should not become a nuisance to surrounding properties with the proposed conditions.

SECTION 3: Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated November 16, 2021, December 21, 2021, and January 18, 2022 which is hereby incorporated into this Resolution 21-01 by reference, the Planning Commission hereby finds:

A. 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.

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 or to the City in general as conditioned. This is so because the conditions included will prevent the Project from becoming a detriment through operational limits and physical barriers as expressed in Condition Nos. 5-6, 38, and 40.

C. The proposed Project as conditioned 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) Goal 1.0: *Maintain a balanced mix and distribution of land uses throughout South El Monte* by allowing for the establishment of a use that does not currently exist within the City that can serve residents and businesses within the community; and
- (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 an banquet hall that can serve private parties or businesses for large events in the City; 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 banquet hall and beverage lounge which is uncommon for the area.

SECTION 4: Based on the aforementioned findings, the Planning Commission hereby **approves** CUP (No 21-01) to operate a beverage lounge in conjunction with a banquet hall 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 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. Sales, service and consumption of beer and wine shall be permitted only between the hours of 5:00 p.m. to 1:00 a.m., Thursday through Sunday and only while the banquet hall is hosting a bona fide event.
6. The sales, service, and consumption of beer and wine shall only be permitted within the beverage lounge area, defined by the 2,284 square foot area located on the east side of the building.
7. There shall be no live entertainment, amplified music, dancing, or any other activity within the beverage lounge area.
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. The subject beer and wine license (Type 42 License) shall not be exchanged for a public premises license (Type 48 License), nor operated as a public premise without the approval of a new Conditional Use Permit.
11. 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.
12. The Applicant shall not permit any loitering including any loitering on any property adjacent to the Property under control of the Applicant.
13. At no time shall there be a fee for entrance/admittance into the premises.
14. There shall be no coin operated games maintained on the premises at any time.

15. 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 Responsible Beverage Service (RBS) training offered by the Alcohol Beverage Control (ABC) must be completed within 30 days of the date of hire and prior to service of any alcohol. Those already employed shall complete training within 30 days from the date the ABC license is issued and shall not serve alcohol until such has been completed.
16. 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.
17. The Applicant and all operators shall each take all necessary steps to ensure the orderly conduct of employees, patrons, and visitors when they are present on the Property.
18. The Applicant shall maintain all required permits and licenses in good standing.
19. At no time shall there be a minimum drink requirement.
20. The sale of beer and wine for consumption off the premises is prohibited. Signs shall be posted at all exits of the beverage lounge, which prohibit alcohol beverages from leaving the confines of the beverage lounge.
21. Patrons shall not be allowed to bring into the location any alcoholic beverages to be consumed within the establishment.
22. The maximum occupancy of the premises shall be prominently posted and monitored at all times.
23. The front of the exterior of the premises, as well as all 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 spill into and illuminate the window area of nearby businesses.
24. All crimes occurring inside or outside of the location shall be reported to the Sheriff Department at the time of the occurrence.
25. At any time when the licensee is absent from the premises, a responsible party shall be designated who can facilitate any Sheriff inquiries.
26. 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.
27. 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.

28. The Applicant understands that any violation of these conditions or any operation that constitutes a nuisance shall be grounds for the suspension or revocation of the Conditional Use Permit.
29. There shall be no exterior speakers and no live entertainment outside the building (including the parking lot) unless a Temporary Use Permit (TUP) is obtained from the City.
30. The Applicant shall work with Caltrans to replace the perimeter fencing according to Director of Community Development approval, or if perimeter fencing is untenable, then a landscaped barrier approved by the Community Development Director within twelve months of approval.
31. The City shall be entitled to review the conditions of the premises and business operations approved herein in approximately six months from the date of the City's approval, and once a year after that.
32. The parking agreements must be maintained, and any change in parking agreements shall be brought before the Director of Community Development for approval before execution.
33. While the banquet hall is in use, the transportation vehicles need to vacate the site, and the valet parking plan shall be in effect.

Sheriff Department Conditions

34. Applicant shall ensure the Property can be accessed by Sheriff's Department when the business is closed and the gate is locked within two minutes of notification.
35. The gate shall remain open at all times when the business is in operation.
36. A pedestrian gate shall be installed on the west end of the Property to allow for emergency egress in case of emergencies.
37. Security cameras shall be constantly in working order and directed towards ingress/egress of parking lot and venue along with areas where drinking is taking place. Recordings shall be retained for 60 days and allow to be reviewed by the Sheriff's Department.
38. The building address shall be painted on the roof for ease of identification from the air.
39. Allow access to Sheriff's Department to the Property, building, and parking lot while the business is open.

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

ADOPTED this 18th day of January, 2022.

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. 21-01 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 18th day of January 2022.

AYES:
NOES:
ABSENT:
ABSTAIN:

Secretary

Attachment B

South El Monte, California Municipal Code

Title 17 ZONING

Chapter 17.14 COMMERCIAL ZONE (C)

17.14.010 Intent and purpose.

17.14.020 Permitted uses.

17.14.030 Principal permitted uses.

17.14.035 Residential uses.

17.14.040 Conditional uses.

17.14.045 Secondary uses.

17.14.050 Prohibited uses.

17.14.060 Property development standards.

17.14.070 Minimum lot area.

17.14.080 Maximum building coverage.

17.14.090 Minimum lot width.

17.14.100 Minimum lot depth.

17.14.110 Maximum building height.

17.14.120 Minimum yard requirements.

17.14.130 Accessory buildings and structures.

17.14.140 Access.

17.14.150 Off-street parking and loading.

17.14.160 Loading docks and truck maneuvering.

17.14.170 Vehicle maintenance or repair.

17.14.180 Landscaping.

17.14.190 Fences and walls.

17.14.200 Outdoor storage and operations.

17.14.205 Outdoor display of merchandise for sale.

17.14.210 Exterior lighting facilities.

17.14.220 Refuse enclosures.

17.14.230 Summary C zone.

17.14.010 Intent and purpose.

The intent and purpose of the commercial zone (C) is to provide areas throughout the city in which commercial facilities designed to serve a broad area with a wide range of commercial services may be located. Such zone districts will generally be located along arterial and collector streets and will buffer residential areas from traffic, noise and pollutants. It is the objective of this chapter to achieve development which will be compatible with surrounding uses. (Ord. 822 §1, 1989)

17.14.020 Permitted uses.

No building or structure shall be erected, reconstructed, structurally altered or enlarged, nor shall any building, structure or land be used for any purpose except as provided in this chapter. The following uses shall be permitted in the commercial zone (C). (Ord. 822 §1, 1989)

17.14.030 Principal permitted uses.

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

- A. Automobile service stations (minor repairs only) located in excess of five hundred feet of SR-60;
- B. Auto upholstery and auto glass installation located in excess of five hundred feet of SR-60; provided that all activities are to take place within a completely enclosed building with no openings other than required emergency fire exits, facing or adjacent to any residentially zoned property. Such enclosed building shall be of masonry or concrete construction with a ceiling of sound attenuating material installed where such building is located within two hundred feet of any residential zone district;
- C. Health clubs, spas or commercial athletic recreation facilities (handball, racquetball). No alcoholic beverages may be sold or consumed on the premises;

- D. Automotive sales, leasing or rental located in excess of five hundred feet of SR-60;
- E. Carwashes (automatic or manually operated) and auto detail shops located in excess of five hundred feet of SR-60;
- F. Public utility facilities;
- G. Retail businesses;
- H. Business and professional offices;
- I. Business services, including, but not limited to, blueprinting, photostating, stationery stores, office supplies and equipment, janitorial services and commercial printing and duplicating;
- J. Personal services, including, but not limited to, barber and beauty shops, shoe repair, laundry and dry-cleaning pickup points, tailor shops and clothing alterations, radio and TV sales, service and repair;
- K. Banks, savings and loans and other similar financial institutions, including check cashing services;
- L. Retail bakeries, all goods sold at retail, on site;
- M. Restaurants, cafés, cafeterias, and similar eating establishments;
- N. Medical and dental clinics and offices and medical and dental laboratories and associated uses such as ambulance services and pharmacies;
- O. Fortunetelling;
- P. On-site advertising in accordance with Chapter 17.62 of these regulations;
- Q. Accessory buildings and uses normally associated with any permitted use;
- R. Adult businesses pursuant to the provisions of Chapter 5.25 of the South El Monte Municipal Code. (Ord. 1239 §4, 2019; Ord. 1152 §1, 2011; Ord. 1012 §4, 1999; Ord. 963 §3, 1995; Ord. 822 §1, 1989)

17.14.035 Residential uses.

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

- D. The development standards set forth in Chapter [17.10](#) of this Code shall apply to each two-family dwelling and three-family dwelling permitted by this section.
- E. The development standards set forth in the applicable sections of Chapter [17.12](#) pertaining to multiple-family dwellings shall apply to all multiple-family dwellings permitted by this section, except townhouses and condominiums.
- F. The development standards set forth in Chapter [17.44](#) of this Code shall apply to each townhouse and condominium permitted by this section.
- G. The development standards set forth in the applicable sections of Chapter [17.42](#) that are applicable to mobile home sites and structures shall apply to each mobile home and trailer permitted by this section. (Ord. 984 §2, 1996)

17.14.040 Conditional uses.

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

- A. Bars, taverns, nightclubs (including entertainment) and off-sale of alcoholic beverages;
- B. Billiard halls, pool halls, amusement arcades, bowling establishments, miniature golf courses, indoor theaters and similar uses;
- C. Hotels and motels;
- D. Massage establishment;
- E. On-sale of alcoholic beverages in association with restaurants, cafés, cafeterias and similar eating establishments;
- F. Beverage lounge as defined in these regulations;
- G. Entertainment, live;
- H. Certain commercial activity in conjunction with, or on the site of an automobile service station, subject to the provisions of Chapter [17.30](#);
- I. Off-sale of beer and wine on the site of an automobile service station, subject to the provisions of Chapter [17.52](#);
- J. Automotive repair facilities, including body and fender shops, auto paint shops, engine rebuild, overhaul or repair. Automobile service stations (minor repair only), auto upholstery and auto glass installation, carwashes, auto detailing, automotive sales, leasing, and rental located within five hundred feet of SR-60;
- K. Any use proposed for any property that is one acre or larger in size;
- L. Any use proposed for any building or structure that is twenty-five thousand square feet of gross floor area or larger;

M. Any proposed use or resumption, reestablishment, reopening, or replacement of a use that is proposed for any building or structure that is twenty-five thousand square feet of gross floor area or larger where the building or structure has been vacant for more than ninety days, or the use has been abandoned or discontinued for more than ninety days;

N. Any other use not specifically permitted or prohibited, which is determined to be compatible with the permitted uses of the commercial zone. (Ord. 1239 §5, 2019; Ord. 1195 §10, 2015; Ord. 1152 §2, 2011; Ord. 1151 §1, 2011; Ord. 1012 §5, 1999; Ord. 1010 §6, 1999; Ord. 1009 §§9, 10, 1999; Ord. 985 §2, 1997; Ord. 963 §5, 1995; Ord. 918 §§2, 5, 1992; Ord. 822 §1, 1989)

17.14.045 Secondary uses.

The following secondary uses are permitted within the commercial zone:

A. Gateway signs, subject to the provisions of Section [17.62.130\(A\)\(6\)](#). (Ord. 940 §2, 1993)

17.14.050 Prohibited uses.

The following are prohibited uses in the commercial zone:

A. Residential uses and structures except as specifically permitted by Section [17.14.035](#);

B. Wholesale businesses, including warehousing and distribution;

C. Manufacturing uses, except where manufacturing occupies less than five percent of the gross floor area and all goods manufactured are sold at retail, on site;

D. Any use when such use is determined to be hazardous in nature, either by virtue of activity or product, or through the emission of noise, pollutants or hazardous effluent;

E. Agricultural uses, including, but not limited to, kennels, catteries, stables and aviaries;

F. The following uses when adjacent to or across a public or private street from a residential zone district:

1. Ambulance services,

2. Any use listed as a conditional use in Section [17.14.040](#), except that hotels, public utility facilities and on-sale of alcoholic beverages in association with restaurants, cafés, cafeterias, and similar eating establishments shall be permitted with a conditional use permit;

G. Off-sale of alcoholic beverages other than beer or wine within five hundred linear feet of any church, school, or park;

H. Metal buildings as defined in Chapter [17.56](#) of these regulations. (Ord. 984 §3, 1996; Ord. 822 §1, 1989)

17.14.060 Property development standards.

The following standards shall apply to uses within the commercial zone (C) provided that automobile service stations, public utility facilities, public and quasi-public buildings and facilities and drive-through and walkup restaurants, and buildings constructed adjacent to or directly across a public or private street from a residentially zoned district shall be subject to development standards contained in Chapters 17.24 through 17.58 of these regulations; and provided further, that any lot or parcel which is substandard in width, depth, or area and was legally recorded as a separate lot as of July 1, 1988, may be used for any use permitted by the commercial zone district regulations. Notwithstanding the above, residential uses and structures permitted by Section 17.14.035 shall be subject to development standards contained therein. (Ord. 984 §4, 1996; Ord. 822 §1, 1989)

17.14.070 Minimum lot area.

There are no minimum lot area requirements. (Ord. 822 §1, 1989)

17.14.080 Maximum building coverage.

Refer to Figure 17.14.080 to determine allowable building coverages.

Figure 17.14.080

FORMULA FOR COMPUTING ALLOWABLE BUILDING AREA

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

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

A = Building lot area (less required setbacks)

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

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

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

E = Building area

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

G = Parking spaces required

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

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

17.14.090 Minimum lot width.

There are no minimum lot width requirements. (Ord. 822 §1, 1989)

17.14.100 Minimum lot depth.

There are no minimum lot depth requirements. (Ord. 822 §1, 1989)

17.14.110 Maximum building height.

There are no maximum building height requirements except that any building constructed adjacent to a residentially zoned property shall have a maximum allowable height of twenty-eight feet. (Ord. 822 §1, 1989)

17.14.120 Minimum yard requirements.

- A. Front Yard. No requirements except that a ten-foot front yard shall be required when a C zoned lot is abutting or directly across from a residentially zoned property.
- B. Side Yard.
 - 1. Interior or Key Lot. None required except that a ten-foot side yard shall be required when a C zoned lot is abutting or directly across from a residentially zoned property.
 - 2. Corner or Reversed Corner Lot. None required except that a ten-foot side yard shall be required when a C zoned lot abuts a residentially zoned property.
- C. Rear Yard. None required except that a ten-foot rear yard shall be required when a C zoned lot abuts a residentially zoned property.
- D. Through Lot. A through lot shall maintain the required front yard setback on each frontage required by the zone in which the lot is located. (Ord. 822 §1, 1989)

17.14.130 Accessory buildings and structures.

Accessory buildings and structures shall conform to the standards contained in Chapters [17.24](#) through [17.58](#). (Ord. 822 §1, 1989)

17.14.140 Access.

No building permit shall be issued for any lot or parcel of land unless said lot or parcel has frontage on a dedicated and improved public street or on a private street conforming to street standards established by the city. (Ord. 822 §1, 1989)

17.14.150 Off-street parking and loading.

- A. Off-street parking and loading shall be provided in accordance with Chapter [17.60](#).
- B. No parking, whether the provision of required parking spaces or other parking, including the storage of trucks or other similar types of equipment shall be permitted on unpaved areas. (Ord. 822 §1, 1989)

17.14.160 Loading docks and truck maneuvering.

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

17.14.170 Vehicle maintenance or repair.

No vehicle maintenance or repair, other than that permitted by Section 17.14.040 shall take place on any lot in the commercial zone (C). (Ord. 822 §1, 1989)

17.14.180 Landscaping.

A minimum of five percent of the total area devoted to parking shall be landscaped as well as all other areas not designated for parking, structures, or pedestrian walkways. Landscaping shall consist of grass, ground cover, or other plant materials and shall include an accepted automatic irrigation system (sprinklers, bubblers, or diffuser heads) or hose bibs not over fifty feet from any portion of a planted area and all landscaping shall be contained within six-inch concrete or eight-inch masonry curbing. Provision of landscaping within parking areas shall be in accordance with Chapter 17.60. (Ord. 822 §1, 1989)

17.14.190 Fences and walls.

A. A solid masonry wall eight feet in height shall be constructed and maintained along any side or rear property line which adjoins a residential zone, school, church or park, except that the wall shall not exceed forty-two inches in height when it adjoins the front setback of the adjacent residential property, except that the fence may be increased to a height of six feet if the increase in height consists of wrought iron, chain link or other “see-through” material and the design is approved by the director of planning and community development.

B. Any fence or wall located in the front of any building must be located to the rear of the required setback. No fence or wall in the front of any building may exceed forty-two inches in height if constructed of solid or sight obscuring materials, but may be increased to a total height of six feet if wrought iron, chain link or other “see-through” materials are used and the design is approved by the director of planning and community development.

C. Corner or Reversed Corner Lot. On property at any corner formed by intersecting streets it shall be prohibited to construct, install or maintain any fence, hedge or wall or any other obstruction to view higher than forty inches above the reference point located at either:

1. The point of intersection with the prolongation of the curblines; or
2. The point of intersection of the prolongation of the edge of the paved roadway when curblines do not exist.

Within the triangular area between the curb or edge of the paved roadway lines and a diagonal line joining points on the curb or edge of paved roadway lines forty feet from the point of their intersection, or in the case of rounded corners, the triangular area included between the reference point and the curblines or edge of paved roadway line forty feet from the point of their intersection (see Figure 17.08.200). (Ord. 822 §1, 1989)

17.14.200 Outdoor storage and operations.

Except as permitted by Section 17.14.205, all business operations in the commercial zone must be conducted entirely within a completely enclosed building. However, automobile and light truck sales, automobile service stations, outdoor dining, and other businesses which, by their nature, require operations outside of a building may be conducted outside of a building. Also, certain ancillary operations, such as the immediate loading and unloading of merchandise and supplies, routine property and building maintenance and permitted advertising may be conducted out of doors. Non-spoilable trash and/or recyclable material may be temporarily stored in approved and permitted trash enclosure area(s) for not more than seven days. (Ord. 1057 §1, 2004; Ord. 822 §1, 1989)

17.14.205 Outdoor display of merchandise for sale.

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

- A. The merchandise must be displayed on the same lot as the principal location of the business.
- B. The area occupied by the outside display of merchandise shall not exceed an area greater than the gross square footage of the principal building on the lot multiplied by a factor of 0.025. The maximum permissible area occupied by outdoor display of merchandise shall be five hundred square feet.
- C. The displayed merchandise must be grouped into a single area and visible from the public street. The displayed merchandise shall not block, or diminish the public view of, or physical access to, any other business or use.
- D. The merchandise may not be displayed on, or over, any public right-of-way and may not be located within ten linear feet of any public right-of-way.
- E. The displayed merchandise may not be located in, or encroach into, any required yard or setback, or unpaved area.
- F. The displayed merchandise must not be located in, or encroach into, any designated driveway, required parking space, or designated fire lane.
- G. The displayed merchandise may not block any doorway, designated private pedestrian walkway or access for the handicapped.
- H. The merchandise may not be displayed on top of any portion of any building, hung from, or affixed to building walls, rafters or eaves. Nor may any merchandise be hung from, or affixed to, any fence or wall or inflatable device.
- I. The outdoor display of merchandise shall be subject to all applicable health, safety and fire codes.

J. The outdoor display of merchandise for sale, is in and of itself, a form of advertising and no additional signage shall be permitted for the displayed merchandise except price signs measuring no larger than three inches by five inches may be affixed to the items displayed for sale.

K. The outdoor display of merchandise shall be subject to an outdoor display site plan review and approval by the planning commission and said approval shall be subject to conditions, if any, that may be imposed by the planning commission as needed to mitigate any potential negative effects created by the proposed outdoor display, and the planning commission shall deny the application if the planning commission finds that the outdoor display would be detrimental to persons or properties in the immediate vicinity of the subject property or to the city in general. The planning commission may revoke any approval for cause.

L. Application for an outdoor display site plan approval shall be made on application forms supplied by the city and pursuant to the instructions provided by the city. At the time of submittal, applicant shall pay an application fee in the same amount as the application fees established for development site plan review. (Ord. 1057 §2, 2004)

17.14.210 Exterior lighting facilities.

Exterior lighting facilities shall be arranged in a manner that will not provide a direct glare or create hazardous interference with highways and neighboring properties. (Ord. 822 §1, 1989)

17.14.220 Refuse enclosures.

There shall be sufficient refuse enclosures provided to serve each development. Each enclosure shall have minimum interior dimensions of five feet by seven feet and shall be constructed of wood, masonry, block, or a combination of such materials and shall be designed to be compatible with the principal structure or structures on the site. The number, placement and design of such enclosures shall be determined during review of the proposed development. (Ord. 822 §1, 1989)

17.14.230 Summary C zone.

- A. For property development standards, see Chs. 17.24—17.58 of this title.
- B. Building, height limitations, see Figure [17.14.080](#).
- C. Parking requirements, see Ch. 17.60 of this title.
- D. Yard requirements, see Section [17.14.120](#) of this chapter. Required only for abutting a residential zone. (Ord. 822 §1, 1989)

Contact:

South El Monte, California Municipal Code

Title 17 ZONING

Chapter 17.51 ON-SALE OF BEER AND WINE

17.51.010 Purpose and applicability.

17.51.020 Conditional use permit—Required.

17.51.030 Conditional use permit—Distance requirements.

17.51.040 Operational and performance standards.

17.51.050 Conditional use permit—On-sale beer and wine—Expiration.

17.51.060 Modification or revocation.

17.51.070 Design standards.

17.51.010 Purpose and applicability.

The purpose of this chapter is to protect the public health, safety and welfare by providing reasonable, uniform operational and performance standards for establishments selling or serving beer and wine for on-site consumption (“on-sale beer and wine”).

A. The provisions of this chapter shall not apply to establishments lawfully existing on the effective date of these regulations provided the establishment retains the same type of California Alcohol Beverages Control (“ABC”) license within a license classification; continues to legally operate without substantial change in mode or character of operation; and does not expand the square footage of area used for sales or services.

B. Nothing in this chapter shall prohibit or limit the transfer of a valid, existing on-sale permit to a new owner at the same location. (Ord. 1084 §1, 2006; Ord. 1009 §11, 1999)

17.51.020 Conditional use permit—Required.

A conditional use permit shall be required for on-sale beer and wine in addition to any other entitlement required for any use on the subject property. An applicant shall file an application for consideration by the planning commission for approval, conditional approval or denial pursuant to the procedures specified in Chapter 17.68 (Conditional Use Permits) of this Code. Any decision of the city to approve, conditionally approve, or deny the application shall be based upon written findings supported by substantial evidence in view of the whole record. (Ord. 1084 §1, 2006; Ord. 1009 §11, 1999)

17.51.030 Conditional use permit—Distance requirements.

No conditional use permit for on-sale beer and wine shall be issued for adult businesses, full service bars, taverns, beverage lounges, nightclubs or any use where the sale or service of alcoholic beverages is the primary use, where the property upon which such use is proposed is located within five hundred feet of any establishment with an ABC license for on-sale of alcoholic beverages of any type, religious institution, school, park, or area zoned for residential uses. The distance specified in this section shall be measured in a straight line, without regard for intervening structures and the boundaries of the city, from the nearest property line of the property upon which the use is proposed to the nearest property line of the existing on-sale use, religious institution, school, park or property zoned for residential uses. (Ord. 1084 §1, 2006; Res. 04-56, 2004; Ord. 1009 §11, 1999)

17.51.040 Operational and performance standards.

On-sale wine and beer establishments shall be operated in a manner that does not interfere with the normal use and enjoyment of adjoining properties. In addition to any conditions imposed by the city, all such uses shall be subject to the following operational and performance standards:

- A. Noise levels measured at the property line shall not exceed the levels prescribed by the city's noise regulations as set forth in Chapter [8.20](#) of this Code.
- B. The property shall be maintained in a safe and clean condition and the owner shall ensure that no trash or litter originating from the site is deposited on neighboring properties or the public right-of-way.
- C. Hours of operation, including deliveries to the site, shall be compatible with the needs and character of the surrounding neighborhood. For the purpose of this chapter, the usual hours of operation shall be as permitted by the establishment's ABC license unless the city imposes shorter hours of operation as a condition to the conditional use permit to protect the public health, safety and welfare.
- D. The owner and operator shall each take all necessary steps to assure the orderly conduct of employees, patrons and visitors when they are present on the property.
- E. There shall be no loitering on the property. Signs shall be posted on the exterior wall of the premises and in the parking lot stating that loitering and consumption of alcohol are each prohibited.
- F. Video or other coin-operated games may only be permitted subject to the provisions of Section 7.90.430 of the county business license ordinance.
- G. There shall be no outside vending machines other than newspaper racks or public telephones.
- H. There shall be no adult merchandise, as that term is defined in Section [5.25.020](#) of this Code, visible anywhere on the property and no such merchandise shall be sold to minors.
- I. The permittee shall maintain all required permits and licenses in good standing.

J. There shall be no sale or service of any alcoholic beverages in the event there is any lapse or breach in the good standing of any one of the permits or licenses issued for such use, or noncompliance with any conditions imposed thereon. (Ord. 1084 §1, 2006; Ord. 1009 §11, 1999)

17.51.050 Conditional use permit—On-sale beer and wine— Expiration.

The regulations set forth in Section [17.68.100](#) of this title regarding expiration apply to any conditional use permit for on-sale of beer and wine.

A. Notwithstanding Section [17.68.100](#), a permittee may request an extension of any time limit provided in Section [17.68.100](#) by filing a written request with the city's community development department before the conditional use permit expires.

B. A request for an extension of time shall state the reasons why an extension is needed. The planning commission will consider the request at a duly noticed public hearing. Based upon the evidence presented at the public hearing, the planning commission may deny, approve, or conditionally approve the extension for up to one hundred eighty days. (Ord. 1084 §1, 2006; Ord. 1009 §11, 1999)

17.51.060 Modification or revocation.

A conditional use permit for the on-sale of beer and wine shall be subject to modification and/or revocation. If, in the opinion of the director of community development, the establishment is operated in a manner as to interfere with the normal use and enjoyment of the surrounding properties, the body taking final action on the application shall conduct a public hearing pursuant to Section [17.68.070](#) of this Code. (Ord. 1084 §1, 2006; Ord. 1009 §11, 1999)

17.51.070 Design standards.

The design and appearance of any on-sale establishments, if newly constructed or remodeled on the exterior, shall conform to the city architectural design guidelines and all other applicable development standards. When completed, the establishment shall be compatible with surrounding land uses and zone districts and shall enhance the appearance of the neighborhood in which it is located and the city in general. (Ord. 1084 §1, 2006; Ord. 1009 §11, 1999)

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

17.60.010 General provisions.

17.60.020 Parking requirements.

17.60.030 Development standards.

17.60.040 Remote parking.

17.60.050 Loading facilities and truck maneuvering.

17.60.060 Parking and loading facilities—Nonconforming.

17.60.070 Maintenance of parking.

17.60.010 General provisions.

A. Off-street vehicle parking spaces shall be provided at the time of the use of the land, or at the time of the erection of the building or use of the land or building or structure is altered, enlarged converted or increased in capacity by the addition of uses, floor area, dwelling units guest rooms, beds or seats; provided, however, that additional parking spaces shall not be required at the time of the erection of an addition to a single-family residence if the director of community development shall find all of the following:

1. The proposed addition is otherwise in conformity with the provisions of the zoning regulations;
2. The provision of additional off-street parking of the lot is impossible or impractical because of the size or configuration of the lot and improvement; and
3. The public safety and welfare will not be unreasonably jeopardized by waiving the requirements of additional off-street parking.

B. All off-street parking spaces and areas required by these regulations, or otherwise provided, shall comply with all of the conditions, improvements and landscaping requirements set forth in these regulations, and shall be maintained as much as such thereafter in a reasonable and acceptable manner or condition.

C. All vehicle parking spaces and areas required or otherwise provided shall comply with the following conditions:

1. The number of spaces shall be determined by the amount of use of land, dwelling units, floor area guest rooms, beds, or seats provided, and such parking spaces and areas shall be maintained thereafter without reduction in the number of spaces required in connection with such buildings, structures and uses of land.
 2. Each parking space shall be developed in accordance with standards established by written resolutions of the planning commission and Section 17.60.030.
 3. Adequate driveways and aisles shall be provided as set forth in these regulations and in any standards adopted by the planning commission.
 4. All vehicle parking spaces shall be on the same lot with the land use, building or structure except as otherwise provided in Section 17.60.040.
 5. Any carport or private garage which fronts upon a private street shall be located so as to provide for a minimum automobile ingress or egress of not less than twenty feet between the property line and the entrance to the garage or carport.
 6. No vehicle parking spaces shall occupy or be designed in a required front yard, or in a side yard on a side street, except as specifically provided in these regulations or in the zone district regulations for the zone in which the property is located.
 7. No parking spaces or areas shall be so designed as to require vehicles to back into a street except for single-family or duplex buildings.
 8. No more than twenty feet of the width of the front yard in residential zones may be used or improved by paving or otherwise vehicle access. This area may be increased to a maximum of thirty feet if three covered spaces are provided in a single structure.
- D. In all zones, parking plans for off-street parking facilities shall be submitted for approval to the planning division prior to the issuance of building permits or certificates of occupancy. All plans shall clearly indicate the proposed development, including parking location, size, design, lighting, landscaping, curb cuts, ingress and egress.
- E. Parking shall be based upon gross floor area, except for office buildings in excess of one story, the parking ratio shall be based on net floor area, which is gross floor area minus elevator shafts, stairwells, open courtyards and balconies. Fractional spaces may be rounded to the nearest whole parking space.
- F. Whenever a nonresidential structure is enlarged or increased in capacity, or when a change in use creates an increase in the amount of off-street parking or loading area required, additional spaces shall be provided. Furthermore, for all existing uses or structures, including residential, hereafter expanded by fifty percent or more of the existing gross floor area, the required off-street parking for the entire property or development shall conform to the most current parking standards.
- G. All required parking spaces shall be used exclusively for operable, currently licensed motor vehicles of tenants, occupants, or visitors of the property.
- H. No parking area shall be counted as both a required parking stall and a loading space.

- I. Requirements for uses not specifically listed herein shall be determined by the community development director, based upon the requirements for comparable uses and upon particular characteristics of the use. Additional parking over and above that required herein may be required upon determination of the planning commission that the specific type of business or user generates a greater demand for more parking than the requirement herein.
- J. No tandem parking shall be allowed within private residential areas anywhere in the city, it would adversely impact the aesthetic appeal and character of the city.

Figure 17.60.010-A Standards Spaces

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

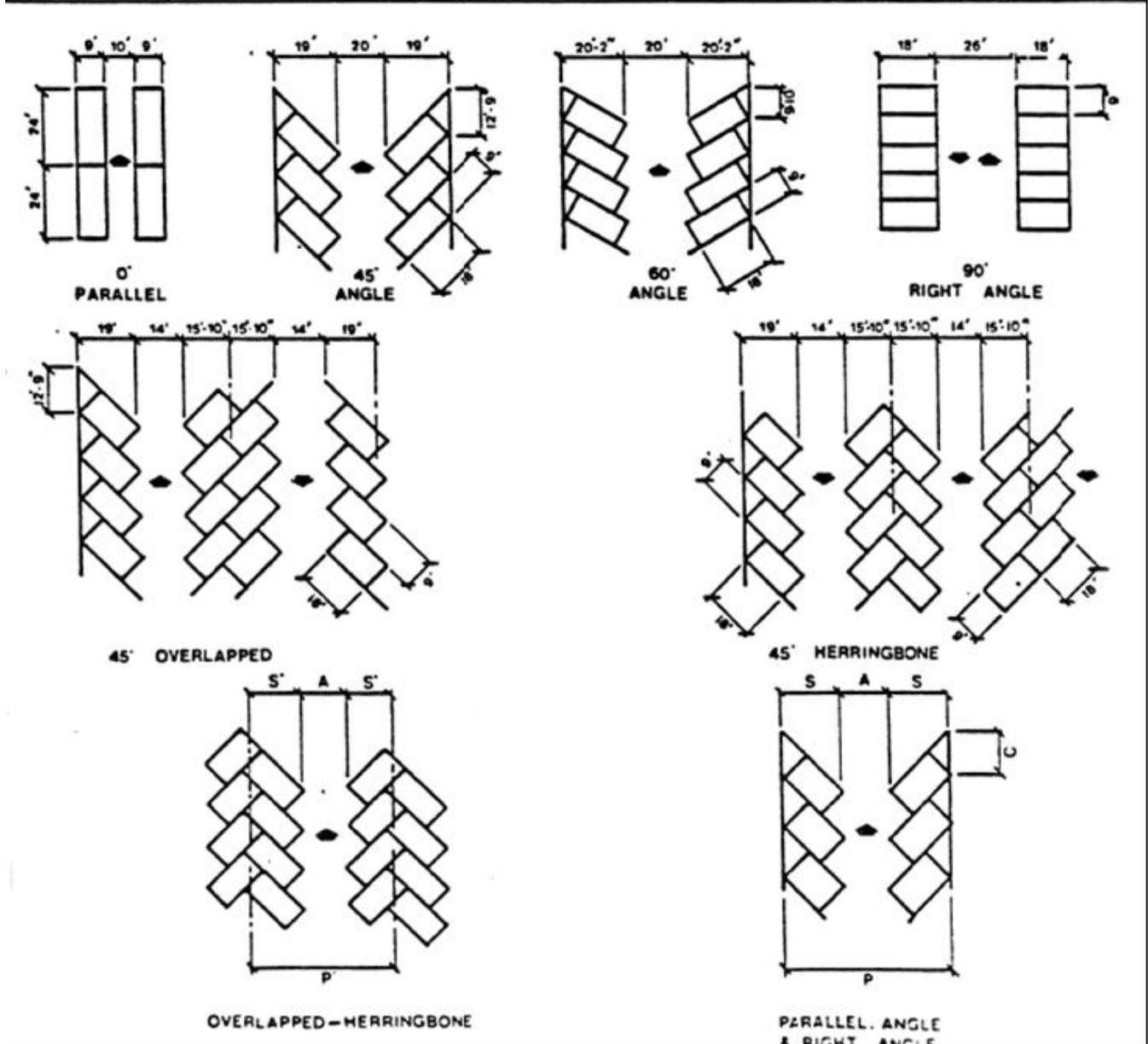


Figure 17.60.010-B Handicapped Spaces

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

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

17.60.020 Parking requirements.

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

Land Use	Required Parking
Residential:	
Single-family dwelling	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 .

Land Use	Required Parking
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 .
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.

Land Use	Required Parking
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)

17.60.030 Development standards.

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

G. Landscaping. All parking areas required, or otherwise provided, except for residential zones, shall be landscaped as follows:

1. A minimum planter strip, as required by regulations of the zone district in which site is located, shall be provided on peripheral sides bounded by a public or private street, except for those areas devoted to crosswalks and traversing driveways.
2. A minimum of five percent of the total parking area must be landscaped; provided, however, that any such planting beds shall have a minimum width of three feet and a minimum area of twenty square feet. These beds shall be drawn to scale and indicated on the plot plan.
3. Any unused space resulting from the design of parking may be used for planting purposes; provided, however, that any such planting beds shall have a minimum width of three feet and a minimum area of twenty square feet. These beds shall be drawn to scale and indicated on the plot plan.
4. In complying with the five percent landscaping requirements, the landscaping shall be distributed throughout the parking area as evenly as possible. When parking areas are not visible from the public right-of-way, the director of community development shall have the option of incorporating the required parking area landscaping into other areas of the site including, but not limited to, the landscape front setback.
5. Planter curbing shall be used for landscaping containment. The height of such curbing shall be not less than six inches of concrete or eight inches in masonry.
6. All landscaping areas shall contain an accepted irrigation system (sprinklers, bubblers, or diffuser heads) or hose bibs located within fifty feet of all parts of a planted area, and the system shall be shown on the plot plan or on a separate drawing. (Ord. 1120 §4, 2008; Ord. 822 §1, 1989)

17.60.040 Remote parking.

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

- A. That the lot or parcel to be utilized for remote parking adjoins the lot or parcel it is to serve; or
- B. That the lot or parcel to be utilized for remote parking is separated only by an alley from the lot or parcel it is to serve; and in both cases;
- C. The lot or parcel utilized for remote parking is in the same ownership as the parcel being served or is held in a long-term (twenty-year) recorded lease providing that the owners or lessees and their heirs, assigns or successors in the interest shall maintain the parking facilities so long as the building or use they are intended to serve be maintained. The covenant shall be prepared for the benefit of and in a form acceptable to the city, shall be recorded with the county recorder of Los Angeles County, and shall provided that the covenant may not be revoked, cancelled or modified without the written consent of the city;

D. That the lot or parcel is located not more than one hundred fifty feet from the lot or parcel to be served, the requirement for a covenant running with the land as shown in subsection C of this section shall apply. (Ord. 1120 §5, 2008; Ord. 822 §1, 1989)

17.60.050 Loading facilities and truck maneuvering.

- A. All loading docks or loading doors facing upon a public or private street shall be located in such a manner that all truck maneuvering shall take place on the site whenever possible.
- B. All drive approaches shall be designed so as to preclude direct access to a loading dock or loading door from the street whenever possible.
- C. All areas used for parking, maneuvering, or vehicle storage shall be paved with asphalt or concrete to city standards.
- D. For every commercial or industrial building erected or established on a lot which abuts an alley, there shall be provided and maintained a twenty-five-foot by ten-foot by fourteen-foot high loading space for each two thousand square feet of gross floor area. Each loading space shall be clearly marked and identified and shall be kept clear and unobstructed at all times. (Ord. 822 §1, 1989)

17.60.060 Parking and loading facilities—Nonconforming.

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

- A. There shall be no further reduction of off-street parking and loading facilities that do not exist on the property as of the effective date of this section; and
- B. The property complies with any applicable regulations requiring handicapped parking. (Ord. 937 §1, 1993)

17.60.070 Maintenance of parking.

- A. Any parking spaces or loading zones that were required when the building was originally constructed or subsequently expanded shall be continually maintained.
- B. All parking areas shall be permanently maintained in a safe and clean condition free of physical obstructions and in good condition. All areas, including landscaping, shall be kept free of trash and weeds. Landscaped planters shall be permanently maintained with healthy nursery stock. Any alteration, enlargement, maintenance or repairs shall be subject to the provisions of this chapter.
- C. Any restriping or other changes made to a parking lot shall be reviewed and approved by the planning division prior to such work being commenced. (Ord. 1120 §6, 2008)

South El Monte, California Municipal Code

Title 17 ZONING

Chapter 17.68 CONDITIONAL USE PERMITS

17.68.010 Purpose.

17.68.020 Application and fee.

17.68.030 Public hearing.

17.68.040 Required findings.

17.68.045 Consistency with hazardous waste management plan.

17.68.050 Commission actions.

17.68.060 Conditions of approval.

17.68.070 Violation of conditions.

17.68.080 Notice of decision.

17.68.090 Effective date and appeal.

17.68.100 Expiration and extensions.

17.68.010 Purpose.

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

B. A conditional use permit shall be required for any use within a zone district which is designated as a conditional use by the district regulations or for such other uses which, by their scope, scale, or nature, would not specifically be permitted uses within any designated zone district, but which would be recognized as uses that would be beneficial to the community as a whole. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.68.020 Application and fee.

When it is determined that a conditional use permit is required, application shall be made upon forms prescribed by the commission and shall be accompanied by such exhibits, maps or documents deemed necessary to provide the commission with complete information regarding the request. At the time the application is submitted, a fee, established by written resolution of the city council, shall be paid. No part of the required fee shall be refundable unless the application is withdrawn prior to the publication of the notice of public hearing. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.68.030 Public hearing.

Upon receipt of the required application and fee, the commission shall set a hearing date which shall be advertised as provided in Chapter 17.74 of these regulations. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.68.040 Required findings.

The commission shall find that the proposed use shall not be detrimental to persons or properties in the immediate vicinity nor to the city in general. If it fails to make these findings, the request shall be denied. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.68.045 Consistency with hazardous waste management plan.

Any decision on a proposed zoning amendment shall be consistent with the portions of the county of Los Angeles hazardous waste management plan as approved November 30, 1989, relating to siting of and siting criteria for hazardous waste facilities. (Ord. 963 §39, 1995; Ord. 888-U §2, 1990; Ord. 887 §2, 1990)

17.68.050 Commission actions.

The commission may grant, conditionally grant, or deny a conditional use permit based on the required findings, on evidence presented by the staff report, the public hearing, or upon its own study and knowledge of the situation. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.68.060 Conditions of approval.

The commission may attach such reasonable conditions of approval as it deems are necessary to ensure that the proposed use will be compatible with the surrounding area and with the goals of the city. Such conditions may include, but are not limited to, setbacks, building height, parking, landscaping, and architecture. All conditions shall be binding upon the applicants, their successors and assigns and shall run with the land; shall limit and control the issuance and validity of certificate of occupancy, and shall restrict and limit the construction, location, use and maintenance of all land and structures within the parcel, lot or development. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.68.070 Violation of conditions.

Should any violation of conditions of approval occur, the planning commission may after appropriate public notice, reopen the public hearing on the conditional use permit and may impose additional conditions to rectify any violations or may, if such is shown to be warranted, revoke the conditional use permit for cause. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.68.080 Notice of decision.

Not later than ten days following the commission's decision to grant or deny the conditional use permit, the applicant shall be notified in writing of the commission's decision. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.68.090 Effective date and appeal.

If approved, the conditional use permit shall become effective within fourteen days following the commission's approval. The applicant or any other person aggrieved by the commission's decision may appeal to the city council in accordance with Chapter 17.74 of these regulations. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.68.100 Expiration and extensions.

A. Unless otherwise specified, the conditional use permit, if not utilized within twenty-four months from the effective date, shall be deemed null and void. The abandonment or nonuse of a conditional use permit for three consecutive months or for six months during any calendar year, shall terminate the conditional use permit.

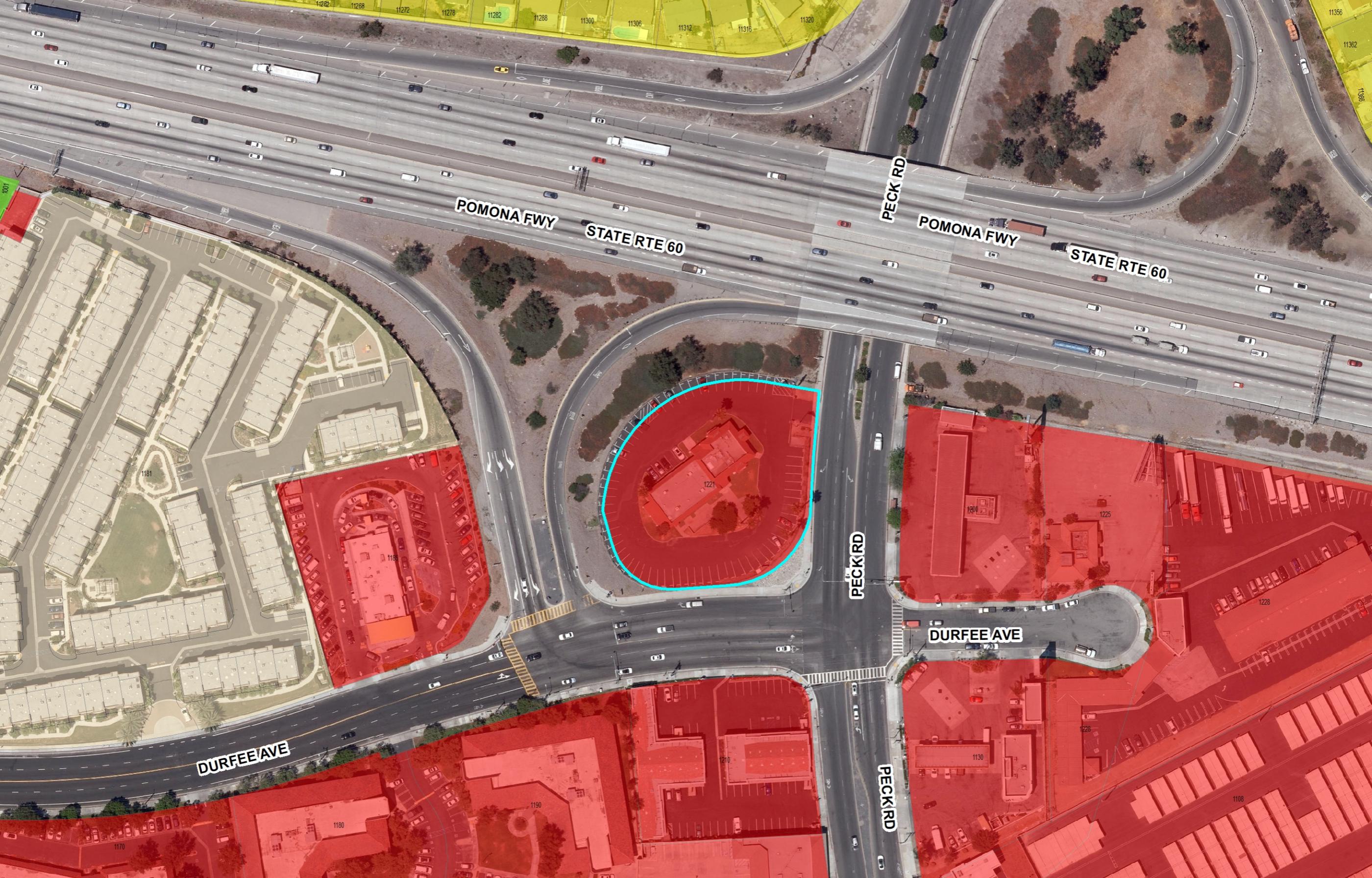
B. If the conditional use permit is not utilized within the twenty-four-month timeframe, the applicant may apply for an extension before the expiration of the permit on a form approved by the community development director. (Ord. 1237 §6, 2019; Ord. 963 §39, 1995; Ord. 822 §1, 1989)

Contact:

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

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Attachment C



POMONA FWY

STATE RTE 60

PECK RD

POMONA FWY

STATE RTE 60

1181

1188

1221

PECK RD

1204

1225

1228

DURFEE AVE

DURFEE AVE

1170

1180

1190

1210

PECK RD

1130

1226

1108

11262

11268

11272

11278

11282

11288

11300

11306

11312

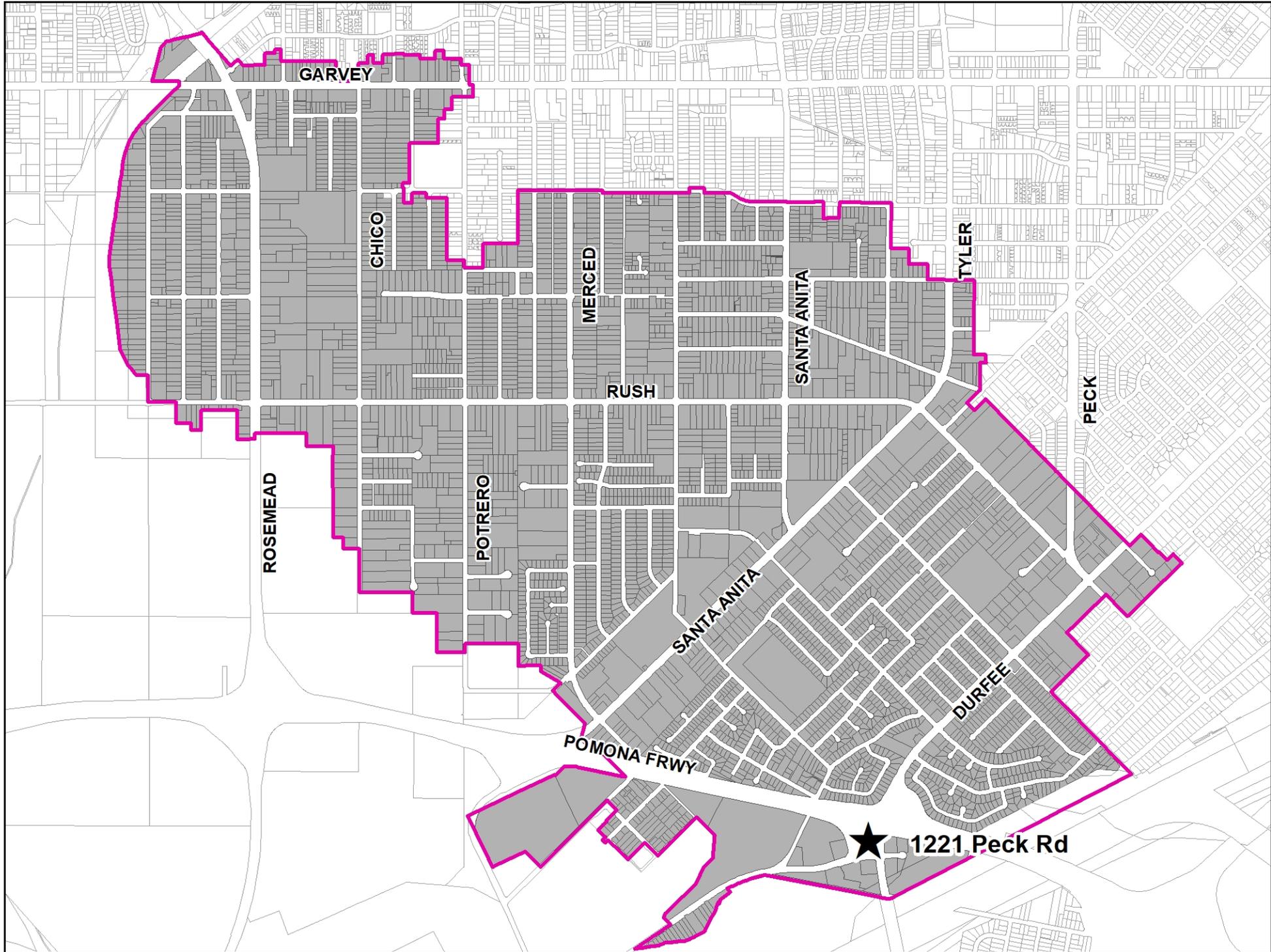
11316

11320

11356

11362

11368



GARVEY

CHICO

MERCED

RUSH

SANTA ANITA

TYLER

PECK

ROSEMEAD

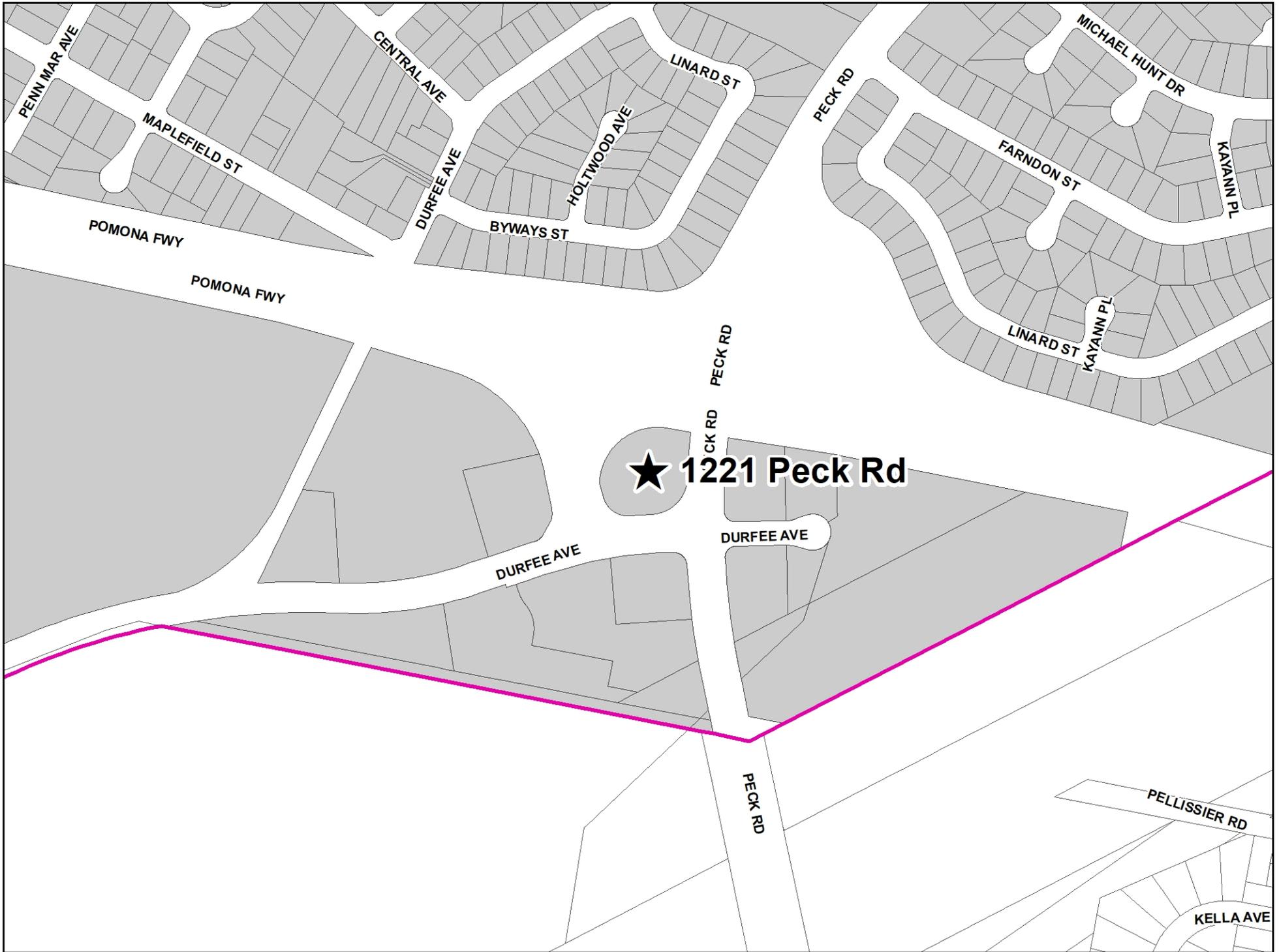
POTRERO

SANTA ANITA

DURFEE

POMONA FRWY

★ 1221 Peck Rd



★ 1221 Peck Rd

PENN MAR AVE

MAPLEFIELD ST

POMONA FWY

POMONA FWY

CENTRAL AVE

DURFEE AVE

HOLTWOOD AVE

LINARD ST

BYWAYS ST

PECK RD

MICHAEL HUNT DR

FARNDON ST

KAYANN PL

LINARD ST

KAYANN PL

PECK RD

CK RD

DURFEE AVE

DURFEE AVE

PECK RD

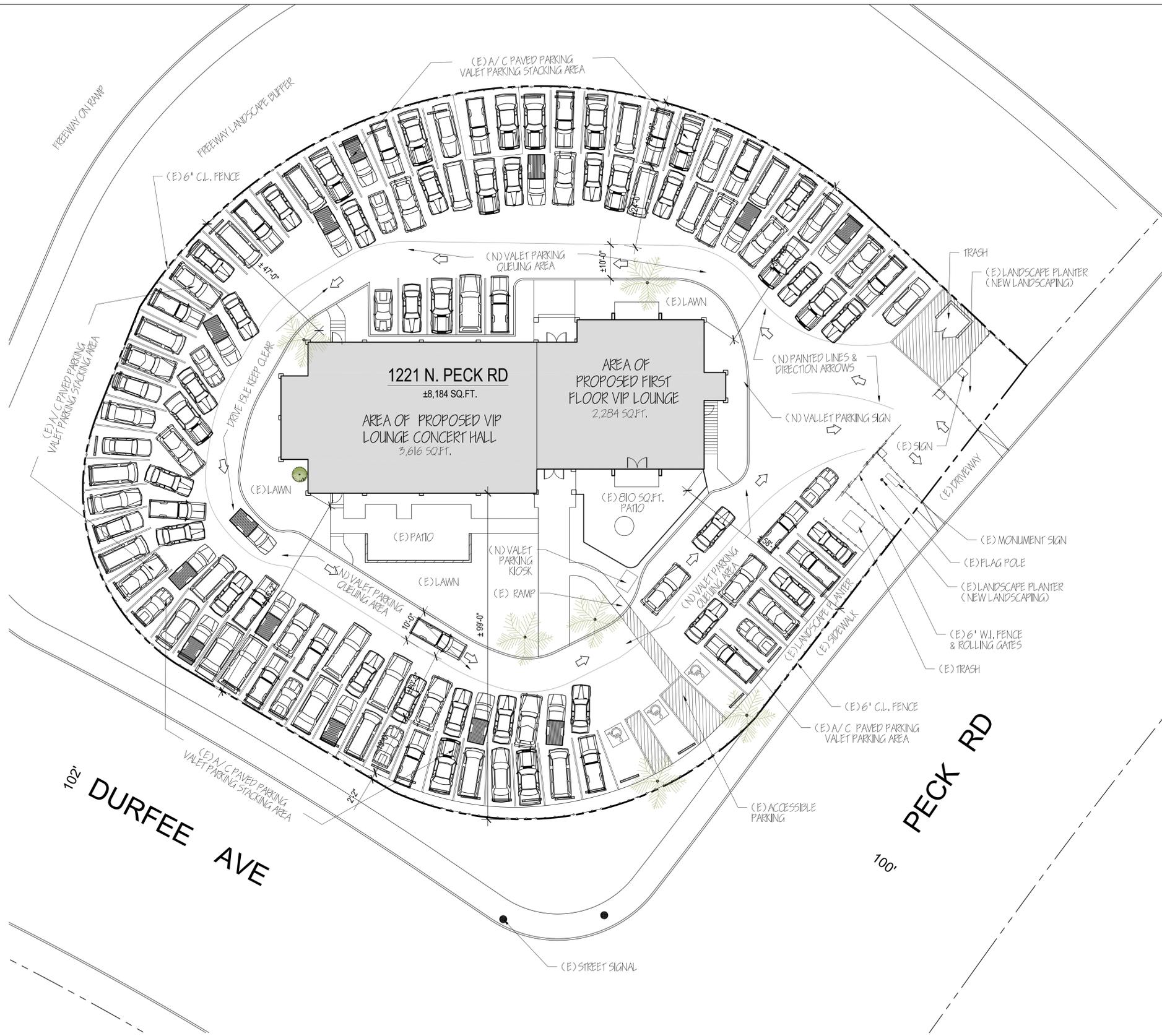
PELLISSIER RD

KELLA AVE

Attachment D

VIP LOUNGE & CONCERT HALL

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



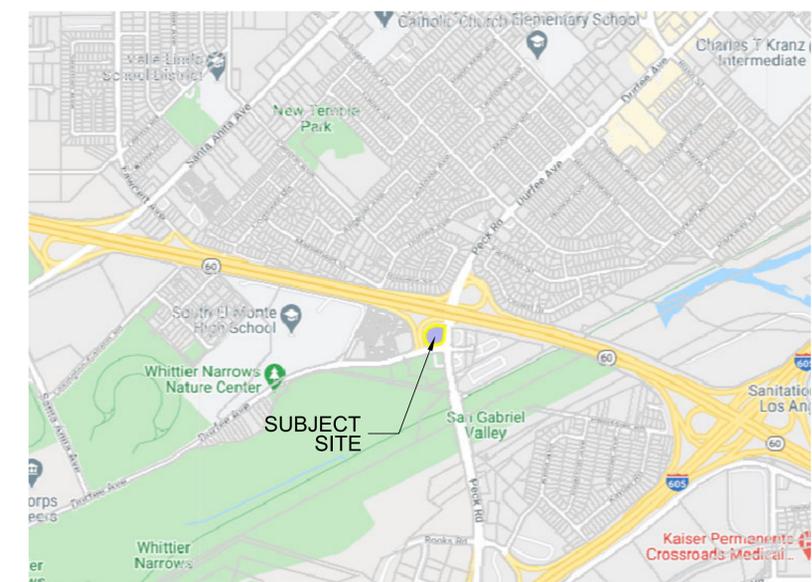
OWNER: AABC LLC
OWNER ADDRESS: 14914 E VALLEY BLVD
 LA PUENTE, CA. 91746
SITE ADDRESS: 1221 N PECK RD.
 SOUTH EL MONTE, CA. 91733
APPLICANT: ISSAM AYAD
 6922 ALDEA AVE
 VAN NUYS, CA. 91406
APN: 8119-008-020
ZONE: I (INDUSTRIAL)
LEGAL DESCRIPTION: 1.08 MORE OR LESS ACS COM S ON W LINE OF PECK RD PER CF2337.74.29 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

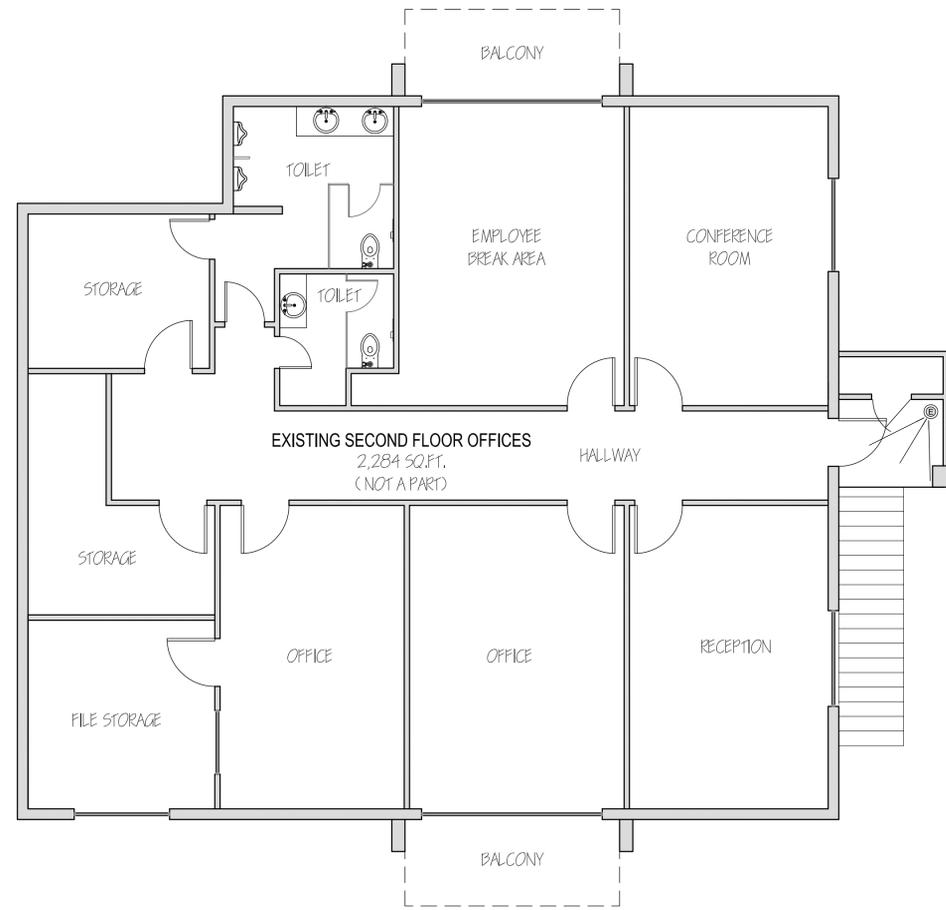
Revisions	By
9 / 28 / 2021	
10 / 11 / 2021	
10 / 14 / 2021	

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 OWNERSHIP / OCCUPANTS LIST - RADIUS MAPS - LAND USE PLANS - MUNICIPAL COMPLIANCE CONSULTING
 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.

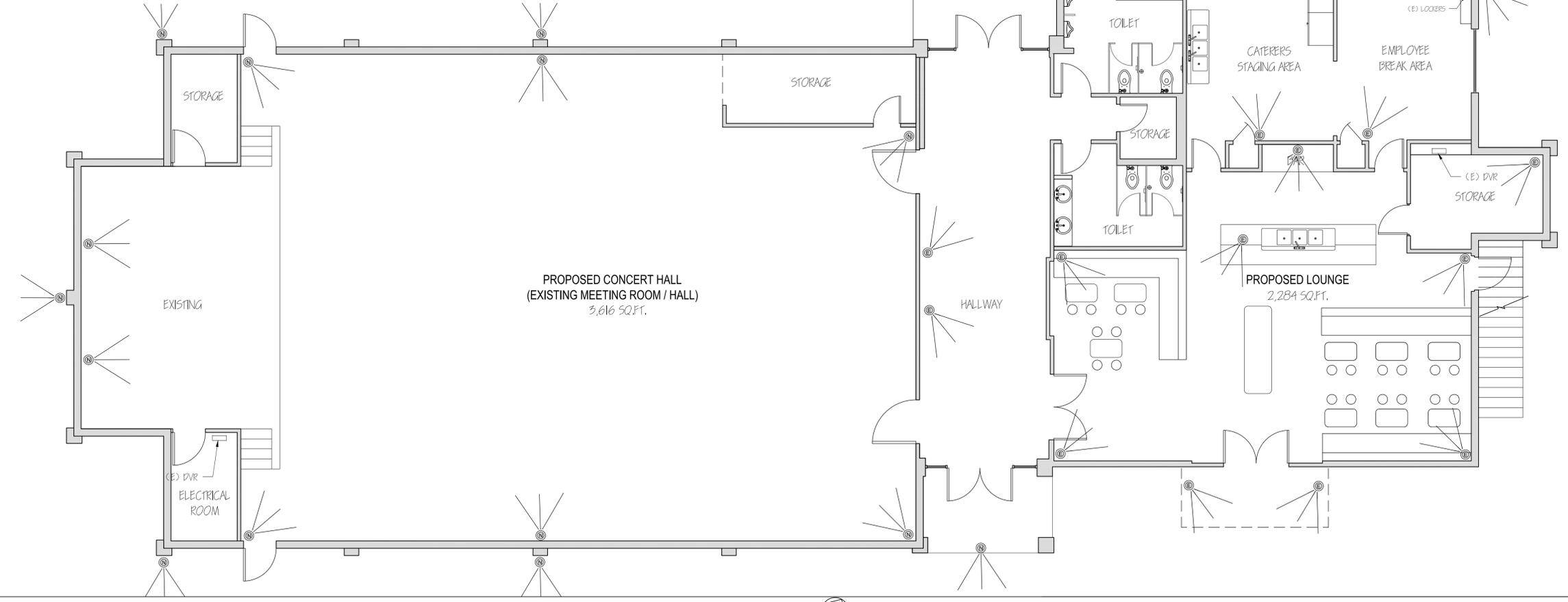
CCTV SURVEILLANCE SYSTEM

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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 morenojoe@sglobal.net
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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