

LEO BARRERA, CHAIRPERSON  
LARRY RODRIGUEZ, VICE-  
CHAIRPERSON  
JEFF ORTIZ, COMMISSIONER  
VINCE DIAZ, COMMISSIONER  
KENNETH TANG, COMMISSIONER



COLBY CATALDI, COMMUNITY  
DEVELOPMENT DIRECTOR  
ANGIE HERNANDEZ, COMMISSION  
SECRETARY  
CHRISTY MARIE LOPEZ,  
ASSISTANT CITY ATTORNEY

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

**AGENDA**

**February 15, 2022, 6:00 PM**

**(Via Zoom Webinar Only; Due to Covid-19 Pandemic and AB 361, City Council Chambers is Temporarily Closed to the Public)**

**\*\*\*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 Council is 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.

**TO VIEW LIVE MEETING, USE ZOOM LINK BELOW**  
Join Zoom Meeting (View and/or Participate ONLY during PUBLIC COMMENT)

Link: <https://us02web.zoom.us/j/87633079092>

Webinar ID: 876 3307 9092

Or Call In: 1 669 900 6833, when prompted, enter 87633079092#

Each speaker will be limited to five minutes. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from one meeting to another. This is the only opportunity for public input except for scheduled public hearing items.

All comments or queries shall be addressed to the Commission as a body and not to any specific member thereof. Pursuant to Government Code Section 54954.2.(3), the Ralph M. Brown Act, no action or discussion by the Commission shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

**GENERAL COMMENT**

Members of the public wishing to submit a general comment or a comment on an agenda item, can email [ahernandez@soelmonte.org](mailto:ahernandez@soelmonte.org) or call (626) 579-6540 ext. 3233 to leave a voicemail message. All comments received an hour before the scheduled meeting will be read during public comment and made part of the record.

## MEETINGS

The Planning Commission holds regular meetings on the Third Tuesday of every month. Regular meetings start at 6 p.m. in the Council Chambers at City Hall, 1415 Santa Anita Avenue, South El Monte, California.

## POSTING LOCATIONS OF AGENDA AND/OR CANCELLATION NOTICES

Regular meeting agendas will be posted at least 72 hours before the meeting (GC 54954(a)(1)).

Agenda and Cancellation Notices can be viewed online and are also posted at the following three (3) locations: City Hall located at 1415 Santa Anita Avenue, Senior Center located at 1556 Central Avenue and the Community Center located at 1530 Central Avenue, South El Monte, California.

## VIEWING OF AGENDA PACKETS

Full agenda packet can be viewed either at <https://www.cityofsouthelmonte.org/373/Agendas-Minutes> or in the Community Development's Office at City Hall during normal business hours Monday through Thursday 7:00 a.m. to 5:30 p.m. Closed on Fridays and major holidays.

## ISSUES RELATED TO AGENDA

For issues related to the agenda, including a disability-related accommodation necessary to participate in this meeting, please contact:

Angie Hernandez, Community Development Executive Assistant  
Ph (626) 579-6540 ext. 3222

AGENDA BEGINS ON THE FOLLOWING PAGE

**1. CALL TO ORDER**

**2. ROLL CALL**

Commissioners: Barrera, Ortiz, Rodriguez, Diaz and Tang

**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 January 18, 2022**

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

**7. GENERAL BUSINESS/ PUBLIC HEARING**

**7.a. Brown Act Presentation provided by Assistant City Attorney**

The presentation is designed to give an overview of the Brown Act and should be read as a general guide.

**7.b. Consideration of a Continuance of the Public Hearing regarding Resolution Nos. 21-05, 21-16, and 21-17 approving a General Plan Amendment (GPA) (No. 21-18), Zone Change (ZC) (No. 21-17), Specific Plan (SP) (No. 21-05), Site Plan Review (SPR) (No. 21-19) and Subdivision (No. 21-16) to allow for the construction of 207 residential homes (169 single family and 38 multi-family units), creation of a Specific Plan, the change in zone from Commercial-Manufacturing to Multi-Family Residential, General Plan land use designation changed from Commercial-Manufacturing to Medium Density Residential, and combination of four lots into two with the creation of 207 condominiums at 2540 Rosemead Boulevard, 2559 and 2603 Chico Avenue, and APN 8102-037-022.**

*Public Hearing Item continued to the March 15, 2022 meeting*

**8. DIRECTOR UPDATE**

**9. COMMISSIONER COMMENTS**

**10. ADJOURNMENT**

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

**CITY OF SOUTH EL MONTE  
PLANNING COMMISSION - MINUTES  
Tuesday, January 18, 2021, 6:00 P.M.**

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

**1. CALL TO ORDER**

Chairperson Leo Barrera called the meeting to order at 6:00 p.m.

**2. ROLL CALL**

Present via teleconference - Commissioners: Leo Barrera, Larry Rodriguez, Jeff Ortiz, Vincent Diaz and Kenneth Tang.

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

For the record: the following correction was made to the Agenda for January 18, 2022. Item #2 Roll Call listed the names of Commissioners Bojorquez and Yopez and should have read Diaz and Tang.

**3. PLEDGE OF ALLEGIANCE**

Commissioner Leo Barrera led the Pledge of Allegiance.

**4. APPROVAL OF AGENDA**

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

Vote: 5-0

Ayes: Commissioners: Barrera, Ortiz, Rodriguez, Diaz and Tang

Nays: None

**5. PUBLIC COMMENT**

Chairperson Barrera opened the public comment.

Mayor Pro Tem Angel addressed the two newly appointed commissioners Diaz and Tang and welcomed them on-board and wished them a great term. He welcomed back the re-appointed Commissioners.

Having seen no additional public comment, Chairperson Barrera closed public comment.

## 6. CONSENT CALENDAR

### 6.a. Minutes for December 21, 2021

A motion was made by Rodriguez, seconded by Barrera and carried 3-0 to approve Consent Calendar. Note: Commissioners Diaz and Tang were excluded from voting on this item as they were not appointed commissioners to approve minutes for the December 21, 2021 Planning Commission meeting.

Vote: 3-0

Ayes: Commissioners: Barrera, Ortiz, Rodriguez

Nays: None

## 7. PUBLIC HEARING

### 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

Assistant Planner explained 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. The main objective behind the extension was to accommodate the delay in the transition of the new ownership. The Applicant has submitted for their grading 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.

The applicant’s lead engineer, Ignacio Crespo, was present to answer Commissioners’ questions regarding the extension.

A motion was made by Rodriguez, seconded by Ortiz, and carried 5-0 to **APPROVE** Resolution No. 22-01, approving the Time Extension No. 22-01 for Conditional Use Permit No. 19-15 and Subdivision 19-27 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.

Vote: 5-0

Ayes: Commissioners: Barrera, Ortiz, Rodriguez, Diaz and Tang

Nays: None

Abstain: None

**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

Assistant City Planner began with a quick overview, 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 nonemergency transportation business, which consists of over twenty vehicles parked on-site overnight. Applicant and city staff have worked together to agree to amend the use of the application to read as a banquet hall rather than a concert hall, this correction changed the parking requirements and now complies with conditional use standards. The property fencing issue is currently being addressed in collaboration with Caltrans, a condition was added to reflect an expiration date of one year for the applicant to work with Caltrans. If at the end of the expiration date, the applicant cannot get a response from Caltrans, the applicant will provide a landscape barrier throughout the perimeter of the lot. After city review, this application now conforms to city development standards. Primary use is listed as a banquet hall, with the secondary use of a beverage lounge and cannot operate unless the banquet hall is being used.

Some topics of Commissioners’ concerns included the following:

- What type of client/events do you plan or expect to have use the facility? Applicant responded by saying, We are in the works of speaking with a program that would allow seniors to use the facility during the day.
- Does the location have access to a full kitchen? No there is no kitchen installed. Catering will be allowed for use of the banquet hall.
- Start date? We have no reservations on the calendar.
- What are the operation hours in the evening? The lounge is closed Monday-Wednesday. It will become available on the days the banquet hall is in use from Thursday-Sunday. While the banquet hall will be available at any day or evening for any use.

- Traffic study? The applicant stated the following, after careful calculation and consideration, the time of use in this area would potentially be on nights and/or weekends. The time of use on nights and weekends does not affect the current traffic module, where currently there is high traffic impact during business and school hours.
- Office Site parking location? An El Monte location was noted. City staff stated they would review the off-site parking plan with the commissioner offline.
- Condition 31 – Would have the applicant return in six months and then once a year after that. Discussion regarding this condition was made and agreed to remain as-is.
- Architect plot for parking. The parking looks tight, has this been addressed? Valet plan includes the absolute maximum of seventy-one existing striped parking spots plus the twenty-seven additional valet parking spots needed to accommodate the use.

Chairperson Barrera opened the public comment.

The applicant, Emil Ayad was available to answer any commissioner questions or concerns.

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

A motion was made by Ortiz, seconded by Tang and carried 4-1 to approve 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.

Vote: 4-1

Ayes: Commissioners: Barrera, Ortiz, Diaz and Tang

Nays: None

Abstain: Rodriguez

8. **DIRECTOR UPDATE** – Director welcomed the new Commissioners and the reappointed Commissioners, expressing their value to serving the community. Orientation materials were presented to the new commissioners last week. New upcoming project, KB Homes, will be in the pipeline – please look out for material on that project. Briefings related to this project are forthcoming, highlighting the city benefits, that include infrastructure, housing affordability, etc. About a year ago, the Southern California Association of Government (SCAG) awarded a \$200,000 public policy grant for the Zoning Code overhaul, and SCAG is now looking for consultant offers. Kick-off meeting is scheduled soon for the consultant and city staff to meet and begin the project. Many opportunities for public outreach and participation, please keep an eye out for these upcoming projects. Only the Zoning Code is getting updated with these funds. General Plan update (includes Land Use, Resources, Economic Development and Circulation elements) will primarily be funded by general funds. More affordable units? With each housing project that comes in the city, we encourage the developer to provide as many units as possible and remind them of the density bonus

element. The city does not have an inclusionary housing ordinance, but as a best practice, we ask developer to provide at least 10% of affordable units per the project. General Plan update we plan to include housing strategies to maximize the numbers of affordable units for larger projects.

**9. COMMISSIONERS' COMMENTS**

Chairperson Barrera, Commissioners Ortiz and Rodriguez- welcomed the new commissioners and stated they look forward to working together with them.

Commissioner Tang introduced himself and gave a brief history on his background and stated he is thrilled to part of the community and serve in such an important role in the community.

Commissioner Diaz introduced himself and also gave a brief history on his background. He stated his excitement as well and thanked everyone for the warm welcome.

**10. ADJOURNMENT**

A motion was made by Ortiz, second by Rodriguez and carried 5-0, to adjourn the meeting at 7:02 p.m.

Vote: 5-0

Ayes: Commissioners: Barrera, Ortiz, Rodriguez Diaz and Tang

Nays: None

Abstain: None



# Planning Commission Agenda Report

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

**DATE:** February 15, 2022

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

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

**PREPARED BY:** Christy Marie Lopez, Assistant City Attorney

**SUBJECT:** Brown Act Presentation

---

**PURPOSE:** Required by state law for newly appointed Commissioners

**RECOMMENDATION:**

**ANALYSIS:**

**ATTACHMENTS:** Presentation by City Attorney's Office



# Planning Commission Agenda Report

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

**DATE:** February 15, 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 a Continuance of the Public Hearing regarding Resolution Nos. 21-05, 21-16, and 21-17 approving a General Plan Amendment (GPA) (No. 21-18), Zone Change (ZC) (No. 21-17), Specific Plan (SP) (No. 21-05), Site Plan Review (SPR) (No. 21-19) and Subdivision (No. 21-16) to allow for the construction of 207 residential homes (169 single family and 38 multi-family units), creation of a Specific Plan, the change in zone from Commercial-Manufacturing to Multi-Family Residential, General Plan land use designation changed from Commercial-Manufacturing to Medium Density Residential, and combination of four lots into two with the creation of 207 condominiums at 2540 Rosemead Boulevard, 2559 and 2603 Chico Avenue, and APN 8102-037-022.

**PUBLIC NOTICE:** Notice of public hearing was posted on February 3, 2022.

**ENVIRONMENTAL DETERMINATION:** An Initial Environmental Study was prepared for the project in compliance with the California Environmental Quality Act (CEQA) and was made available for public review and comment January 14, 2022 to February 14, 2022. The study concluded that there will be less than significant impacts with project mitigation. Therefore, a Mitigated Negative Declaration has been prepared.

---

Applicant has requested a continuance of the item to March 15, 2022 Planning Commission meeting.