

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



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

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

**AGENDA**

May 17, 2022, 6:00 PM

(Via Zoom Webinar; and City Council Chambers is now also Open 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#

Speakers may provide public comments on any matter within the subject matter jurisdiction of the Commission, including items on the agenda. Each speaker will be limited to five minutes. Unless a majority of the Commission objects, the Chair may provide speakers more or less time to speak. 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(a)(2), 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. ROLL CALL**

Commissioner(s): Barrera, Rodriguez, Tang, Vice Chair Diaz, and Chair Ortiz

**2. PLEDGE OF ALLEGIANCE**

**3. 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”.

**4. 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.

**5. CONSENT CALENDAR**

**5.a. MINUTES FOR MARCH 15, 2022**

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

**6. GENERAL BUSINESS/ PUBLIC HEARING**

**6.a. CITY OF SOUTH EL MONTE COMPREHENSIVE ZONING CODE UPDATE**

Presentation by Consultants, WSP and Arellano Associates

**7. DIRECTOR UPDATE**

**8. COMMISSIONER COMMENTS**

**9. ADJOURNMENT**

June 21, 2022 at 6:00 p.m.

**CITY OF SOUTH EL MONTE**  
**PLANNING COMMISSION - MINUTES**  
Tuesday, March 15, 2022, 6:00 P.M.

1. **CALL TO ORDER** - Chair Rodriguez called the meeting to order at 6:10 p.m.
2. **ROLL CALL - PRESENT:** Commissioner(s): Barrera, Tang, Vice Chair Ortiz and Chair Rodriguez.

EXCUSED ABSENCE: Commissioner (s): Diaz

STAFF PRESENT: Christy Lopez, Assistant City Attorney, Colby Cataldi, Community Development Director; Ian McAleese, Assistant Planner (via Zoom); and Angie Hernandez, Planning Commission Secretary.

Zoom was provided for the Public to participate during public comment via teleconference.

3. **FLAG SALUTE** – Vice Chair Ortiz led the Pledge of Allegiance.

4. **APPROVAL OF AGENDA**

A motion was made by Vice Chair Ortiz, seconded by Commissioner by Barrera, to approve the agenda. Motion carried 4-0, by the following vote:

AYES: Commissioner(s): Barrera, Tang, Vice Chair Ortiz, and Chair Rodriguez

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): Diaz

5. **PUBLIC COMMENT** - Chair Rodriguez opened public comment, being none, closed public comment.

6. **CONSENT CALENDAR**

A motion was made by Vice Chair Ortiz, seconded by Commissioner Tang, to approve the Consent Calendar. Motion carried 4-0, by the following vote:

AYES: Commissioner(s): Barrera, Tang, Vice Chair Ortiz, and Chair Rodriguez

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): Diaz

6.a. Approved Minutes for Regular Planning Commission meeting held on March 15, 2022

7. **PUBLIC HEARING**

**7.a. Consideration of Resolution No. 21-11 approving a Conditional Use Permit (CUP) (No. 21-11) to upgrade from a type 41(on-sale beer and wine with a bona fide eating place) to a type 47 (on-sale general (e.g. beer, wine and spirits) with a bona fide eating place, expand the license to the proposed addition to the existing restaurant (Marico’s San Isidro) and allow live entertainment at 2327 Rosemead Blvd**

Assistant City Planner Ian McAleese presented the staff report. Community Development Director Colby Cataldi provided additional information regarding the project, and Eduardo Guzman, applicant’s design consultant was available for questions.

Chair Rodriguez opened the public comment.

1. Richard Angel, South El Monte resident, requested site plans and visuals of the existing and proposed project.
2. Unknown speaker (via zoom), spoke in opposition of proposed parking plan.

There being no further comments, Chair Rodriguez closed public comment.

Discussion ensued among the Commission, Director of Community Development Colby Cataldi, and Mr. Guzman Applicant’s Design Consultant, regarding the hours of operation and reducing the Planning Commission review from twelve months to six months.

Staff was directed to amend the Conditions of Approval in Resolution No 21.11. Conditions were amended and read into the record by Christy M. Lopez, Assistant City Attorney:

Condition #5 to read as follows in its entirety: Sales, service and consumption of beer, wine, and distilled spirits shall be permitted only between the hours of 9:00 a.m. to 9:30 p.m. Monday-Thursday, and Friday through Sunday from 9:00 a.m. until 1:00 a.m. The hours of operation shall be from 9:00 a.m. to 10:00p.m. Monday through Thursday and 9:00 a.m. to 1:30 a.m. Friday through Sunday.

Condition # 38 to read as follows in its entirety: The business shall return for review before the Planning Commission on or about September 2022. The review shall include, but not be limited to, an evaluation of all operating characteristics following the implementation of these conditions. If additional impacts are identified during said review, the Operator shall be responsible for addressing such issues to the satisfaction of the Planning Commission, including the imposition of additional conditions. After said review, at the request of City Staff or the Planning Commission, the business shall return before the Planning Commission for review not more than one time per year.

Mr. Guzman Applicant’s Design Consultant and Commissioners agreed to the terms read by the Assistant City Attorney Christy Lopez. A motion was made by Vice Chair Ortiz, seconded by Commissioner Barrera to approve Resolution No. 21-11, approving CUP 21-11 at 2327 Rosemead Boulevard for restaurant Mariscos San Isidro as amended above. Motion carried 3-0-1 by the following vote:

AYES: Commissioner(s): Barrera, Tang and Vice Chair Ortiz

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): Diaz

ABSTAIN: Commissioner(s): Chair Rodriguez

**7.b. Continued from the February 15, 2022, Planning Commission Meeting. Consideration of the following: Resolution No. 21-05, recommending that the City Council adopt a Specific Plan (No. 21-05), Resolution No. 21-17, recommending that the City Council adopt a Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, Zone Change (No. 21-17), and General Plan Amendment (No. 21-18), and Resolution Nos. 21-16 and 21-19, conditionally approving a Subdivision (No. 21-16) and Site Plan Review (No. 21-19), 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, General Plan circulation element change to remove Fern Street from extending through, 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.**

Assistant City Planner Ian McAleese presented the staff report. Community Development Director Colby Cataldi provided additional details regarding the project. Haggai Mazler, representing the applicant presented a PowerPoint.

*Ex-Parte* disclosures were announced as follows: A meeting was held to facilitate the understanding of the project and was conducted in three separate meetings. On 2/8/2022 at 1:30 p.m. Commissioner Diaz and Vice Chair Ortiz met with applicant and city staff. On 2/8/2022 at 2:30 p.m. Commissioner Barrera and Chair Rodriguez met with the applicant and city staff. On 2/9/2022 at 5:00 p.m. Commissioner Tang met with the applicant and city staff. No Commissioners were recused from voting.

Chair Rodriguez opened public comment.

1. Ken Rausch Chief Executive Officer of the El Monte/South El Monte Chamber of Commerce spoke in support of the project.
2. Richard Angel, South El Monte resident, inquired about HOA fees for the townhome and single-family units.

There being no further comments, Chair Rodriguez closed public comment.

Discussion ensued among the Commission, Community Development Director Colby Cataldi, and Mr. Mazler, regarding the affordable unit count provided in this project.

Staff was directed to amend the conditions of approval in Resolution No. 21-19.

Recess was taken at 9:02 p.m. and reconvened at 9:32 p.m.

Conditions were amended and read into the record by Assistant City Attorney Christy Lopez:

Condition #21 to read as follows in its entirety: In order for the density bonus to be approved, a minimum of 15 single family units shall be dedicated to the moderate-income category. Said single family dwelling units shall be evenly distributed between 3- and 4-bedroom units. 3 multi-family units shall be dedicated to the low-income category and 3 multi-family units shall be dedicated to the very low-income category, said units shall be spread evenly throughout the 2- and 3-bedroom units. After a total of 6 months, if the multi-family units do not sell, then the Applicant is permitted to elevate the sale of the multi-family unit to the next higher income category, capping at moderate income. Said sales shall be subject to an affordability covenant as required by State law.

Condition # 22 to read as follows in its entirety: A Density Bonus Agreement approved by City Council, and an Affordability Covenant restricting the low-income units for the period prescribed by law must be recorded, before issuance of any building permits. Income levels shall be calculated using the Official State Income Limits for the most current year provided by the California Department of Housing and Community Development.

Condition # 25 to read as follows in its entirety: Applicant shall pay the \$595,512 New Developer Fee upon issuance of building permits to satisfy the existing 1% new developer fee.

Condition # 103 will include the following language added to the last sentence: This recommendation can be satisfied through a perimeter wall, automated gates, and a video surveillance system at the Project entrances and exits.

Mr. Mazler Applicant's representative and Commission agreed to the terms read by the Assistant City Attorney Christy Lopez.

A motion was made by Vice Chair Ortiz, seconded by Commissioner Tang to approve the Resolution No. 21-19 as amended with the conditions of approval. Motion carried 4-0 by the following vote:

AYES: Commissioner(s): Barrera, Tang, Vice Chair Ortiz, and Chair Rodriguez.

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): Diaz

8. **DIRECTOR UPDATE** – Nothing to report.

9. **COMMISSIONERS' COMMENTS**

Commissioner Barrera – Nothing to report

Commissioners Tang – Nothing to report

Vice Chair Ortiz – Nothing to report

Chair Rodriguez– Nothing to report.

**10. ADJOURNMENT**

A motion was made by Vice Chair Ortiz, second by Commissioner Barrera to adjourn the meeting at 7:19 p.m. Motion carried 4-0 by the following vote:

AYES: Commissioner(s): Barrera, Tang, Vice Chair Ortiz, and Chair Rodriguez.

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): Diaz



# Planning Commission Agenda Report

**Agenda  
Item No.  
6.a.**

**DATE:** May 17, 2022

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

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

**PREPARED BY:** WSP and Arellano Associates, Lead Consultants

**SUBJECT:** Comprehensive Zoning Code Update Presentation

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**PURPOSE:** Introduction of Lead Consultants and Comprehensive Zoning Code updates to the Commission.

**RECOMMENDATION:** N/A

**ANALYSIS:** N/A

**ATTACHMENTS:** Presentation by WSP and Arellano Associates



**Planning Commission Workshop  
May 17, 2022**

# Agenda

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Introductions

Presentation

Workshop Activity/Q&A

# Project Team



**Colby Cataldi**  
*City Project Manager*

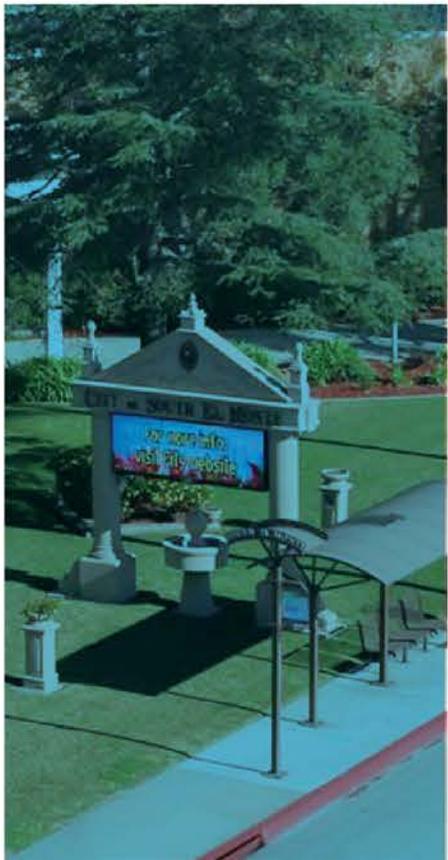
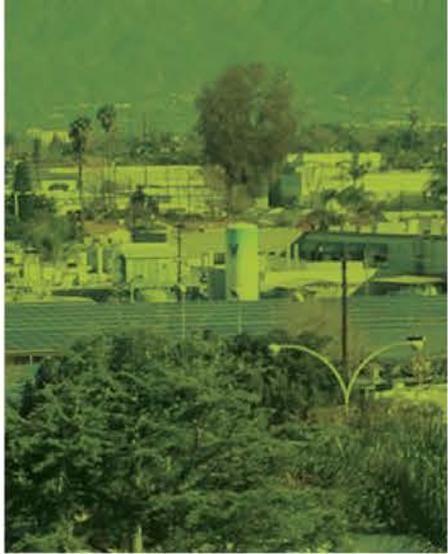


**Megan Thorne**  
*Consultant Project Manager | WSP*

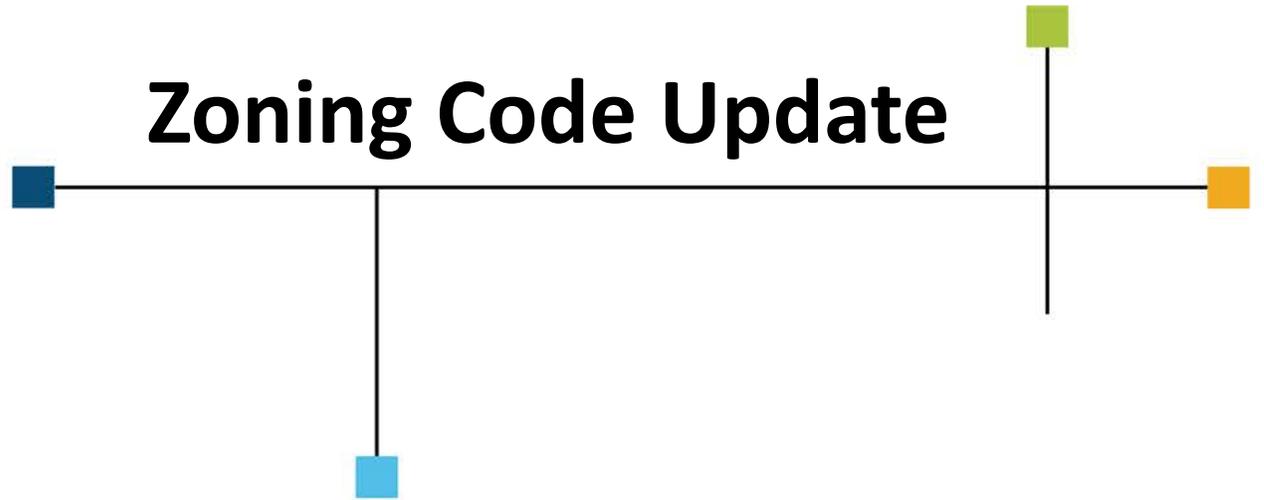


**Jessica Harleaux**  
*Community Engagement Lead | Arellano Associates*





# Zoning Code Update



# Project Funding

Funded and managed by: Southern California Association of Governments (SCAG)

\$47 million in state funding awarded to SCAG for housing planning services

SCAG awarded South El Monte funding to update the zoning code

## Project goals:

Meet the City's  
RHNA

Implement Housing  
Element  
programs/policies

Improve efficiencies  
in housing approval  
processes

# Project Goals

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Meet the City's RHNA

Implement Housing Element programs/policies

Improve efficiencies in housing approval processes

# Why the Update?

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## No new rezoning

- Only zoning changes are already approved in the Housing Element

## Consistency with the General Plan

- Aligning with Housing Element

## Organization and clarity

- Ease of use for public, developers, City staff, City officials

## Compliance with federal and state law

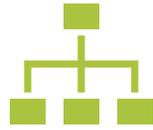
- Allowed uses, development requirements, procedures

## Improving housing approval efficiencies

- Streamlining permitting, ministerial approval, revising requirements

# Major Components

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Updated structure



More efficient permit approval



Compliance with federal and  
state law



Streamlined housing development

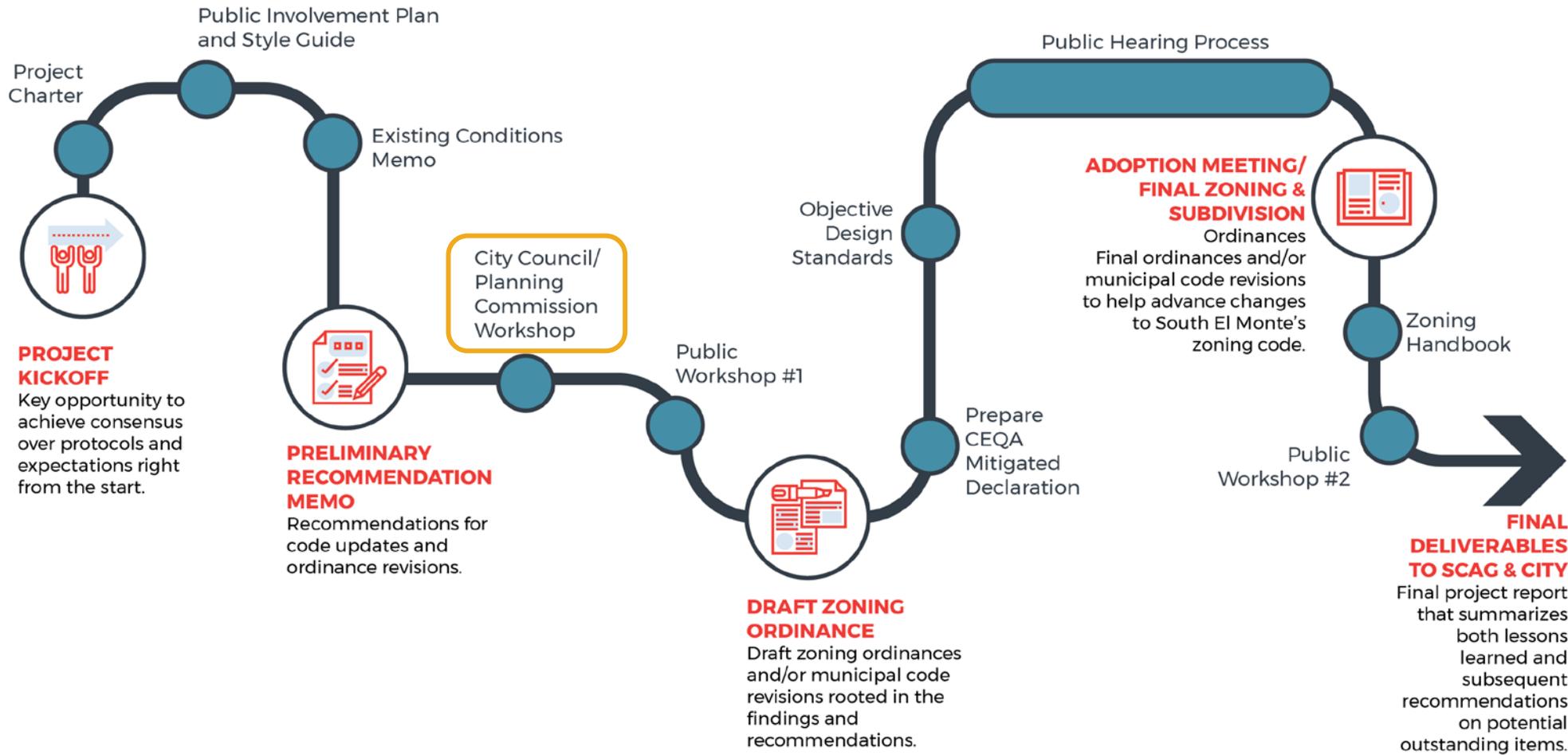


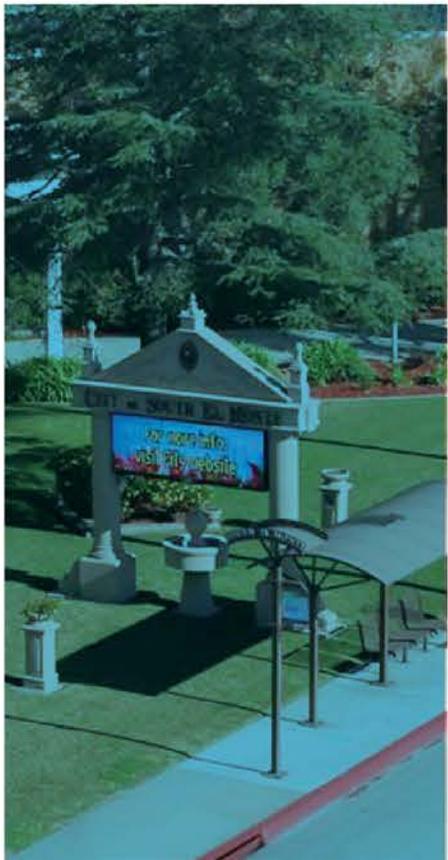
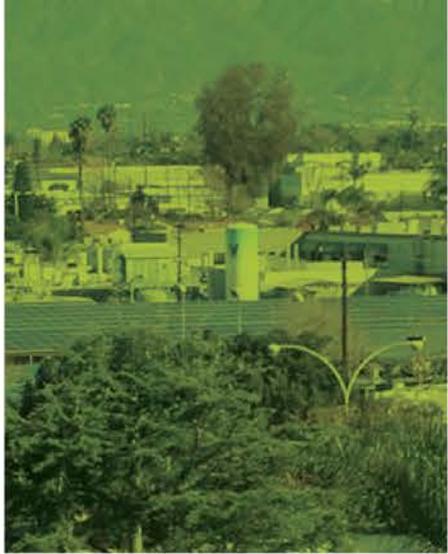
Objective Design Standards



Zoning Handbook

# Project Status and Process





# Workshop Activity/Q&A



# Workshop Activity/Q&A

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- Are there parts of the current zoning code that are difficult to understand?
- Are there certain topics that require greater flexibility?
- Are there certain topics that require less flexibility/more direction?
- Are there parts of the code that are outdated?
- Are there topics that are missing from the code?

# Stay Connected

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**Colby Cataldi**

Community Development Director

[codeupdate@soelmonte.org](mailto:codeupdate@soelmonte.org)



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