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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**

June 21, 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 [customer@soelmonte.org](mailto:customer@soelmonte.org) or call (626) 242-1666 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 May 17, 2022**

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

**6. GENERAL BUSINESS/ PUBLIC HEARING**

**6.a. Consideration of Resolution No. 21-15 approving a Conditional Use Permit (CUP) (No. 21-14) to establish an automotive service complex to include minor servicing, transmission repair, auto body repair/painting, and vintage automobile restoration on property located at 10031 Rush Street, South El Monte, CA 91733.**

Public Notices were posted 06/09/2022

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 21-15, approving Conditional Use Permit (No. 21-14), as conditioned.

**6.b. Consideration of Resolution No. 22-05 approving a Conditional Use Permit (CUP) (No. 22-05), which would allow for the relocation of an existing brewery operation by San Gabriel Brewing, LLC (Progress) to a new location that would include a beer tasting room, outdoor seating area, on-site food trucks, art vendors, vintage video arcade games, and live entertainment. San Gabriel Brewery is seeking to relocate its brewery, Progress Brewery, to the location at 96245 El Poche Street, South El Monte, CA 91733.**

Public Notices were posted 06/09/2022

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 22-05, approving Conditional Use Permit (No. 22-05), as conditioned.

**7. DIRECTOR UPDATE**

**8. COMMISSIONER COMMENTS**

**9. ADJOURNMENT**

July 19, 2022 at 6:00 p.m.

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

Tuesday, May 17, 2022, 6:00 P.M.

1. **ROLL CALL** - Chair Ortiz called the meeting to order at 6:02 p.m.  
PRESENT: Commissioner(s): Barrera, Rodriguez, Tang, Vice Chair Diaz and Chair Ortiz.

STAFF PRESENT: Christy Lopez, Assistant City Attorney (via Zoom), Colby Cataldi, Community Development Director; Rodrigo Pelayo, Interim Planning Supervisor; and Angie Hernandez, Planning Commission Secretary.

CITY COUNCIL PRESENT: Gloria Olmos, Mayor, Manny Acosta, Mayor Pro Tem.

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

2. **PLEDGE OF ALLEGIANCE** – Vice Chair Diaz led the Pledge of Allegiance.

3. **APPROVAL OF AGENDA**

A motion was made by Commissioner Rodriguez, seconded by Commissioner Barrera, to approve the agenda. Motion carried 5-0, by the following vote:

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

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): None

4. **PUBLIC COMMENT** - Chair Ortiz opened public comment, being none, closed public comment.

5. **CONSENT CALENDAR**

A motion was made by Commissioner Rodriguez, seconded by Vice Chair Diaz, to approve the Consent Calendar. Motion carried 5-0, by the following vote:

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

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): None

- 5.a. Approved Minutes for Regular Planning Commission meeting held on May 17, 2022.

6. **GENERAL BUSINESS/PUBLIC HEARING**

- 6.a. **City of South El Monte Comprehensive Zoning Code Update**

Presentation by the Consultants WSP, Arellano Associates and SCAG staff introduced the project and its upcoming public workshops related to the comprehensive zoning code update. As part of the presentation, there was an open discussion period where the following five questions were asked as part of the workshop.

1. Are there parts of the current zoning code that are difficult to understand?
2. Are there certain topics that require greater flexibility ?
3. Are there certain topics that require less flexibility/ more direction?
4. Are there parts of the code that are outdated ?
5. Are there topics that are missing from the code?

Discussion ensued among the Commission, Director of Community Development Colby Cataldi, city staff and the Consultant staff. The discussion enabled the Consultant staff with initial direction to begin the project.

7. **DIRECTOR UPDATE** – Director of Community Development addressed staffing changes to the Planning department. He gave an update to next month’s Planning Commission meeting.

8. **COMMISSIONERS’ COMMENTS**

Commissioner Barrera – Public Service Announcement: Water Drought is in session!

Commissioner Rodriguez – Invitation to City Council to attend Shively Middle School Graduation event in person on June 3, 2022.

Commissioners Tang – Potential tree planting sites, tree canopies, interest in gathering data for this type of activity.

Vice Chair Diaz – Made a comment regarding drought-resistant landscaping programs offered to residents.

Chair Ortiz– Suggested a design guideline be created for residential drought resistant lawns and complemented city staff for the National Prayer Breakfast event he attended last month.

9. **ADJOURNMENT**

A motion was made by Commissioner Rodriguez, second by Commissioner Barrera to adjourn the meeting at 7:36 p.m. Motion carried 5-0 by the following vote:

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

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): None



# Planning Commission Agenda Report

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

**DATE:** June 21, 2022

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

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

**PREPARED BY:** Lisa Edwards, Contract Planner

**SUBJECT:** Consideration of Resolution No. 21-15 approving Conditional Use Permit (CUP) (No. 21-14) to legalize an automotive service complex to include minor servicing, transmission repair, auto-body repair/painting, and vintage automobile restoration at 10031 Rush Street.

**PUBLIC NOTICE:** Notice of public hearing was posted on June 9, 2022 and mailed to all property owners within 500 feet of the project site.

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption, Section 15301 Class 1 – Existing Facilities.

## PROJECT

**LOCATION:** Address: 10031 Rush Street  
 Project Applicant/  
 Owner: Foreman Properties, Robert Foreman  
 Zone: “M” (Manufacturing)  
 APN: 8103-020-027  
 Lot Size: 31,820 square feet (0.73 acres)

## SURROUNDING ZONING AND LAND USE:

	Zone	General Plan	Land Use
North	“M” (Manufacturing)	Industrial	Manufacturing/Warehouse
South	“M” (Manufacturing)	Industrial	Wholesaler
East	“M” (Manufacturing)	Industrial	Office/Warehouse
West	“M” (Manufacturing)	Industrial	Residential

**BACKGROUND:** Over the past few years, new automotive repair use tenants have occupied portions of the property performing automotive repair services, which were not intended at the time the property was originally developed. The prior property owner was uncooperative in working with City staff to bring the property into compliance. Fortunately the new property owner, Robert Foreman (“Applicant”), who has operated portions of this property over the last 6+ months

for the purposes of automobile repair, has been very cooperative in taking the steps necessary to bring the industrial property into compliance. The request is to legalize an automotive service complex to include minor servicing, transmission repair, auto-body repair/painting, and vintage automobile restoration located at 10031 Rush Street, South El Monte, California 91733 (“Property”). The Property consists of one 0.73-acre parcel developed with five (5) buildings having a cumulative area of approximately 9,800 square feet. Several auto-related businesses currently exist on the property such as auto body repair and auto electric. Other business include warehousing and machine shops. If Planning Commission elects to approve the CUP, then the tenants located at the property will be able to operate their businesses upon receiving the necessary building permits and completing the physical improvements that work in concert with the land-use approvals.

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution No. 21-15, approving Conditional Use Permit (No. 21-14), as conditioned allowing for an auto repair and body shop services at 10031 Rush Street.

**ANALYSIS:**

Conditional Use Permit (CUP)

According to the South El Monte Municipal Code (“SEMMC”) Section 17.18.050(F) (Conditional Uses), automotive repair facilities, including body and fender shops, auto paint shops, engine rebuild, and overhaul or repair require a CUP. In order to grant a CUP, the Commission must make the following finding 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 directly surrounding the Property are developed as industrial, with the exception of a few non-conforming residences to the west and to the northeast along Edwards Avenue.

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 the conditions of approval in the resolution limit the business hours for the property from 8:00am to 6:00pm Monday through Saturday and the site plan accommodates sufficient parking for the uses per the Zoning Code. Offsite parking impacts have been a prior concern of staff, due to complaints being received, however, with the redesign of the parking areas, staff is satisfied the design will minimize potential offsite parking impacts. Staff does not anticipate any new impacts to surrounding parcels because they are currently zoned manufacturing or are occupied with an industrial/manufacturing use. Condition #38 has been added to bring the Applicant before Planning Commission in one year to conduct a review to verify that the business has been adhering to the imposed conditions. If for any reason, violations of law including violations of the South El Monte Municipal Code (SEMMC) or violations of conditions of approval occur, the Planning Commission can bring the project before then for modification or revocation.

Proposed Project

The Applicant would like to consolidate the property in such a manner that it operates as a single business for the purposes of restoring classic automobiles. Such activities would include oil/tire

changes, transmission service, and auto-body painting/repair. No expansion of the buildings are being proposed and no other new uses are being introduced or added.

The surrounding properties are compatible with proposed used of the subject site; this is an industrial area in which manufacturing uses are common. Most of the properties that are surrounding the existing site are similar concrete block construction and steel framing with stucco wall finishes. There is no current new construction around the subject site. Most of the surrounding properties are of the same class and built around the same time. The subject site consists of five (5) structures with approximately 12 to 14-foot ceilings. The structures vary from 1,200 sq. ft. to 4,000 sq. ft.

### Parking Requirements

A Parking Occupancy Study was prepared and the project plans demonstrate compliance with minimum off-street parking requirements. In addition, the study included a two-day, eleven hour parking count from 7:00 AM to 6:00 PM of vehicles parked in the shared parking lot for the commercial buildings at 10031-10041 Rush Street. The report concluded that considering the business hours, the duration of stay, turnover, and user numbers for the use, that the 31 parking proposed in the project design is sufficient and meets the SEMMC requirement of 31 parking spaces. This includes the required parking compliance per the American Disabilities Act.

**ENVIRONMENTAL REVIEW:** This proposed Project is categorically exempt from environmental review pursuant to Section 15301 Class 1 of the California Environmental Quality Act (CEQA) Guidelines. The proposed Project satisfies the criteria for the Class 1 categorical exemption for existing facilities. The criteria 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 Project falls within the criteria of operation within an existing building and does not intend to physically expand or intensify the existing uses.

**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 Chapter 17.18 which set development standards for the M zone. 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. The Project will be consistent with City's Zoning Code and General Plan in that all activities will take place within an enclosed space and all exterior vehicle storage or mechanical equipment will be screened from public view. Staff recommends the Planning Commission adopt Resolution 21-15 to approve Conditional Use Permit No. 21-14 for the establishment of an auto restoration business.

### **ATTACHMENTS:**

- A – Draft Resolution No. 21-15
- B – Vicinity Map
- C – Project Plans

# Attachment A

PLANNING COMMISSION

**RESOLUTION NO. 21-15**

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT (NO. 21-14) TO ESTABLISH AN AUTOMOTIVE SERVICE COMPLEX TO INCLUDE MINOR SERVICING, TRANSMISSION REPAIR, AUTO-BODY REPAIR/PAINTING, AND VINTAGE AUTOMOBILE RESTORATION AT 10031 RUSH STREET.

WHEREAS, Robert Foreman (“Applicant”), 10031 Rush Street, South El Monte, CA 91733, filed an application for a Conditional Use Permit (CUP) to legalize an automotive service complex to include minor servicing, transmission repair, auto-body repair/painting, and vintage automobile restoration (“Project” or “proposed Project”) located at 10031 Rush Street, South El Monte, CA 91733 (“Property” or “project site”).

WHEREAS, Pursuant to South El Monte Municipal Code (SEMMC) Sections 17.18.050, the Project requires Planning Commission review and approval because the Project consists of an automotive repair facility, including body and fender shop, auto paint shop, engine rebuild, and overhaul or repair.

WHEREAS, a public hearing was held before the Planning Commission on June 21, 2022 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 because the proposed uses satisfy the criteria for existing facilities. The criteria 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 Project is exempt from the provisions of CEQA.

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

A. With regard to the application for a CUP, SEMMC Section 17.68.040 requires that the Planning Commission find that the proposed use shall not be detrimental to persons or properties in the immediate vicinity nor to the City in general. State law requires that the Project be compatible with surrounding uses.

B. The General Plan Land Use designation for the Property is “Industrial”. The Zoning Code designation is “M” (Manufacturing).

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

D. Outdoor vehicle storage by the Applicant is regulated by the South El Monte Municipal Code (SEMMC) and will be further governed by conditions of approval include the one proposed to prevent vehicle storage from becoming a nuisance on the subject property.

**SECTION 3:** Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated June 21, 2022, which is hereby incorporated into this Resolution 21-15 by reference, the Planning Commission hereby finds:

A. As conditioned, the Project meets the requirements of SEMMC Chapter 17.18, and will not be detrimental to the public health, safety or welfare, nor will it adversely affect property values or the present or future development of the surrounding areas. This is because the project is compatible with the surrounding uses and will be required to perform all operations within a building and prohibited from storing store vehicles outside of the Property.

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

- (1) Goal 1.0: *Maintain a balanced mix and distribution of land uses throughout South El Monte* by allowing for the consolidation of an existing industrial use to provide more services;
- (2) 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 use* by providing a use that would fit with the industrial uses in the surrounding area.
- (3) Goal 1.0: *Continue to provide opportunities for a wide range of industries to operate in South El Monte* by allowing the opportunity for the vehicle repair and restoration business to continue auto body/paint and repair.

**SECTION 4:** Based on the aforementioned findings, the Planning Commission hereby approves CUP (No 21-14), pursuant to the following conditions:

**General Conditions**

1. The Applicant shall indemnify, defend and hold harmless the City, its officers, agents, employees, and volunteers from any and all claims, lawsuits or actions arising from the granting of, or the exercise of, the rights permitted by this approval, and from any and all claims or losses occurring or resulting to any person, firm, corporation or property for

damage, injury, or death arising out of, or connected in anyway, with the performance of the use permitted hereby. The Applicant's obligation to indemnify, defend, and hold harmless the City shall include, but not be limited to, paying all legal fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits or actions, and any award of damages or attorney's fees in any such lawsuit or action.

2. The Applicant shall execute an Affidavit of Acceptance of these conditions in the presence of a Notary Public and return the Affidavit to the Director of Community Development within ten calendar days of the date of the Planning Commission's approval.
3. The approval shall lapse and become void if the privilege authorized is not utilized or where some form of construction pursuant to issuance of a building permit has not commenced within one year from the date of this approval.
4. One year from the date of approval, the Project may undergo a review verifying that the business has been adhering to the imposed conditions. If for any reason, violations of law including violations of the South El Monte Municipal Code (SEMMC) or violations of conditions of approval occur, the Planning Commission can bring the project before them for modification or revocation.

### **Planning Conditions**

5. 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 that may have collected in the Property's parking area.
6. 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.
7. The Applicant and all operators shall each take all necessary steps to assure the orderly conduct of employees, patrons, and visitors when they are present on the property.
8. The Applicant shall maintain all required permits and licenses in good standing.
9. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Applicant shall be removed or painted over within 24 hours of discovery or remove the graffiti consistent with SEMMC section 8.36.145 .
10. A copy of the approved resolution shall be kept on the premises at all times and presented to any Sheriff, or Business License or Community Development Staff person.
11. [Intentionally left blank]
12. The operations of the proposed project shall be limited to the hours between 8:00 a.m. to 6:00 p.m., Monday through Saturday.

13. All signage for the proposed Project shall be approved separately by the Planning Division under a separate sign and building permit.
14. The Applicant shall stripe the parking area. The parking area shall be restriped to show required handicap accessible parking spaces (pursuant to Americans with Disabilities Act requirements) and general parking spaces. The Applicant shall properly maintain the parking area and any other impermeable surface free of grease and oil.
15. The Applicant shall maintain 31 parking space for the proposed Project at all times.
16. The Applicant shall obtain a City business license and occupancy permit for each of the five buildings prior to the commencement of any of the proposed Project's operations.
17. The Applicant shall not store any inoperable or operable vehicles, which it is not in the process of immediately repairing, in the customer parking lot area. All inoperable or operable vehicles, which are not in the process of being immediately repaired, shall be stored inside of the building screened from public view. No work, services or repairs shall be conducted on vehicles while they are temporarily stored in the parking lot.
18. The Applicant shall ensure that all parts and equipment are stored inside the buildings. No automotive parts or mechanical equipment shall be stored outside the buildings.
19. All body/paint work must be within an enclosed structure at all times.
20. Per the Plumbing Code of the California Building Standards Code, the Applicant shall install a clarifier if the proposed Project is not equipped with the required clarifier. It is the responsibility of the Applicant to maintain the clarifier in a working condition so long as the facility is in existence.
21. The Applicant shall clean up and maintain all foliage on property including that at the perimeter of the property at all times.

### **Public Works (Traffic) Conditions**

22. Existing red curb on each side of the driveway on Rush Street shall be repainted.
23. The main travel aisle should be clear of vehicles so that emergency vehicles can enter or exit the site at all times if needed.
24. The project must comply with all Federal, State and local regulatory requirements, including Air Quality Management District.

25. The Applicant understands that any violation of the foregoing conditions shall be grounds for the suspension or revocation of the Conditional Use Permit.

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

ADOPTED this 21<sup>st</sup> day of June, 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. 21-15 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 21<sup>st</sup> day of June, 2022.

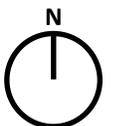
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Secretary

# Attachment B

# ATTACHMENT B

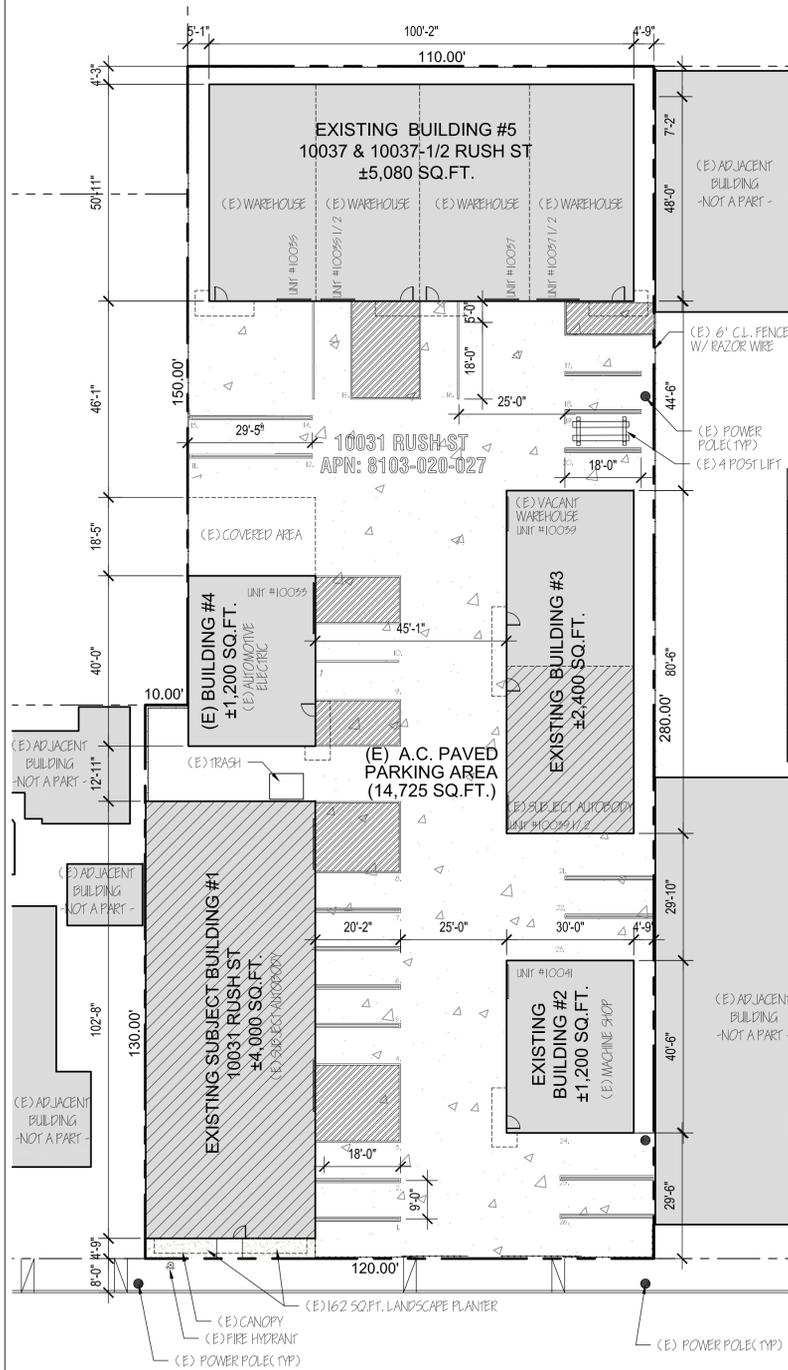
## Vicinity Map



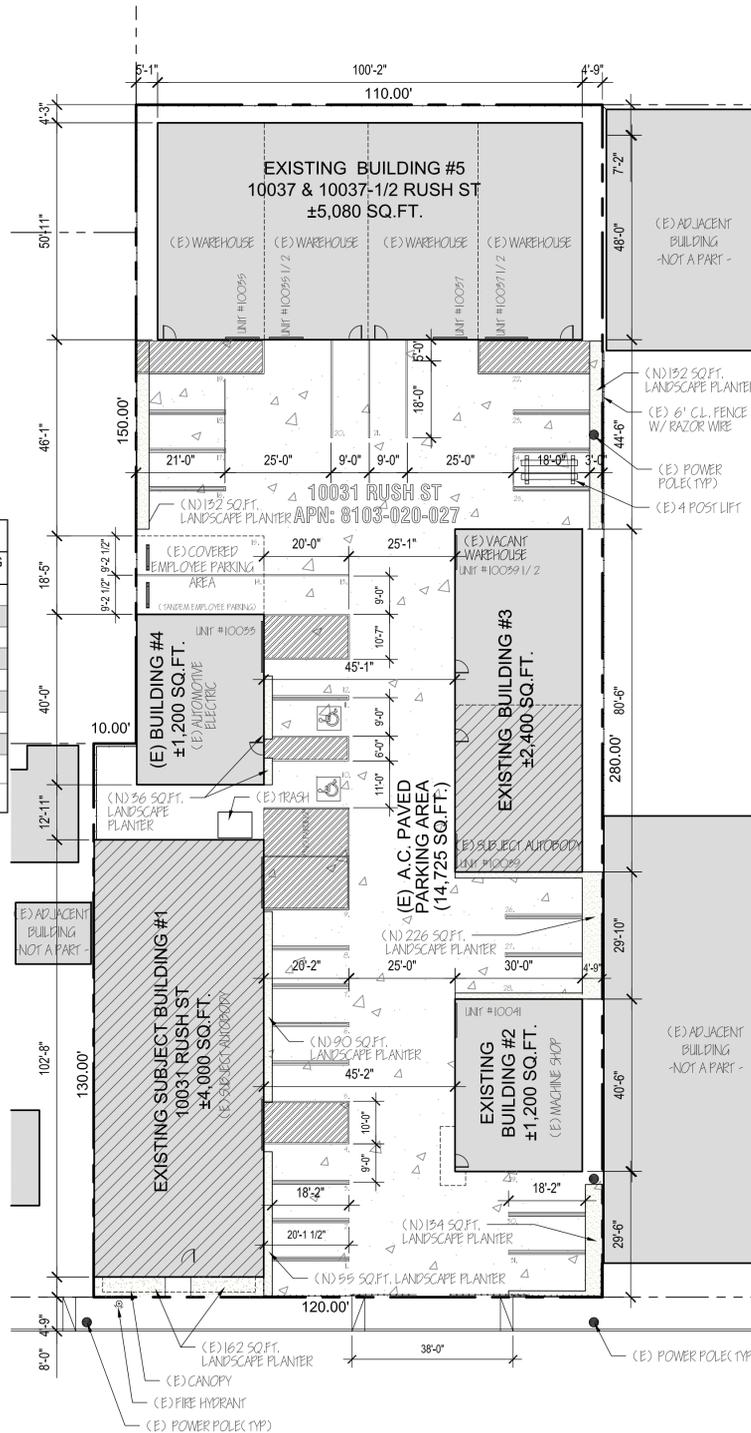
# ATTACHMENT C

# CONDITIONAL USE PERMIT

LOCATED AT: 10031 RUSH ST, SOUTH EL MONTE, CA. 91733



TENANT ROSTER / PARKING RATIO						
BUILDING	TENANT	LAND USE	BUILDING AREA	REQUIRED PARKING RATIO	REQUIRED PARKING	TOTAL PARKING PROVIDED
10031	SUBJECT AUTOBODY SHOP	AUTOBODY	4,000 SQ.FT.	1/300	13.3	11
10033	AUTO ELECTRIC	AUTO REPAIR	1,200 SQ.FT.	1/300	4.0	4
10035	WAREHOUSE	WAREHOUSE	1,270 SQ.FT.	1/1,000	1.27	2
10035 1/2	WAREHOUSE	WAREHOUSE	1,270 SQ.FT.	1/1,000	1.27	2
10037	WAREHOUSE	WAREHOUSE	1,270 SQ.FT.	1/1,000	1.27	2
10037 1/2	WAREHOUSE	WAREHOUSE	1,270 SQ.FT.	1/1,000	1.27	2
10039	SUBJECT AUTOBODY SHOP	WAREHOUSE	1,200 SQ.FT.	1/300	4.0	2
10039 1/2	WAREHOUSE	AUTOBODY	1,200 SQ.FT.	1/1,000	1.20	4
10041	MACHINE SHOP	GENERAL MANUFACTURING	1,200 SQ.FT.	1/750	1.60	2
TOTAL					29.18	31 PROVIDED



**SITE ADDRESS:** 1031 RUSH ST  
SOUTH EL MONTE, CA. 91733

**OWNER / APPLICANT:** ROBERT FOREMAN  
1589 W INDUSTRIAL PARK LLC  
PO BOX 5761  
SANTA BARBARA, CA 93150

**ZONE:** M  
**APN:** 8103-020-027  
**LEGAL DESCRIPTION:** TRACT NO 621 LOT COM N 0 02' E 10 FT AND N 89 58' W 220 FT FROM SE COR OF LOT 57 TH W ON N LINE OF RUSH ST 120 FT TH N 0 02' E 130 FT TH S 89 58' E 10 FT TH N SEE ASSESSOR MAPBOOK FOR MISSING PORTION LOT 57  
**LOT SIZE:** IRREGULAR  
**LOT AREA:** 31,770 SQ.FT.  
**BUILDING AREA TOTAL:** 13,880 SQ.FT.  
BUILDING #1 (E) SUBJECT UNIT 10031 = 4,000 SQ.FT.  
BUILDING #2 (E) UNIT 10041 = 1,200 SQ.FT.  
BUILDING #3 (E) SUBJECT UNIT 10039 = 1,200 SQ.FT.  
(E) UNIT 10039 1/2 = 1,200 S.F.  
BUILDING #4 (E) UNIT 10033 = 1,200 SQ.FT.  
BUILDING #5 (E) UNIT 10035-37 1/2 = 5,080 SQ.FT.  
**EXISTING PARKING AREA:** 14,725 SQ.FT.  
(E) PARKING 26 - 9'-0" X 18'-0" STALLS  
**PROPOSED PARKING:** 31 - 9'-0" X 18'-0" STALLS  
(2 ACCESSIBLE)  
**REQUIRED PARKING =** 30 STALLS  
**EXISTING LANDSCAPING:**  
162 SQ.FT. LANDSCAPE PLANTER  
**PROPOSED 5% PARKING LANDSCAPING:**  
- 736.25 SQ.FT. PARKING LANDSCAPE REQUIRED  
- 810 SQ.FT. PARKING LANDSCAPE BOXES PROVIDED

## PROJECT INFORMATION

CONDITIONAL USE PERMIT FOR EXISTING AUTO RESTORATION & REPAIR SHOP

## SCOPE OF WORK



80 RUSH ST

EXISTING SITE PLAN SCALE: 1" = 20'-0"

80 RUSH ST

PROPOSED SITE PLAN SCALE: 1" = 20'-0"

VICINITY MAP SCALE: NTS

Revisions	By

**JOE MORENO**  
(626) 350-5944  
moreno@sbglobal.net  
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**SITE PLAN**

**AUTO RESTORATION**  
10031 RUSH ST  
SOUTH EL MONTE, CA 91733  
ROBERT FOREMAN

Date: 2/17/2022  
Scale: AS NOTED  
Drawn: MORENO  
Job: 21-481  
Sheet: **A1**



(E) WEST (FRONT) PHOTO ELEVATION



(E) SOUTH (RUSH ST) PHOTO ELEVATION



(E) SOUTH (FRONT/RUSH ST) PHOTO ELEVATION



(E) NORTH PHOTO ELEVATION



(E) NORTH PHOTO ELEVATION



(E) SOUTH PHOTO ELEVATION



(E) WEST (FRONT) PHOTO ELEVATION

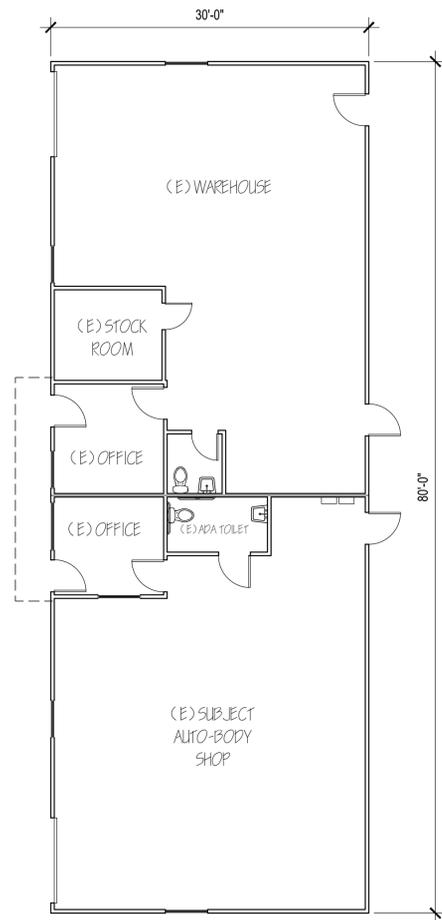


(E) EAST PHOTO ELEVATION

Revisions	By

**JOE MORENO**  
 (626) 350-5944  
 moreservices@bigglobal.net  
 OWNERSHIP - OCCUPANTS LIST - RADIUS MAPS - LAND USE  
 PLANS - MUNICIPAL COMPLIANCE CONSULTING  
 12106 LAMBERT AVE. EL MONTE, CA 91732 - FAX (626) 850-1532

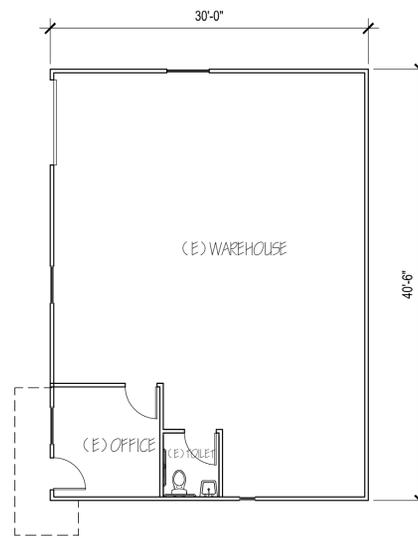
*More Services*



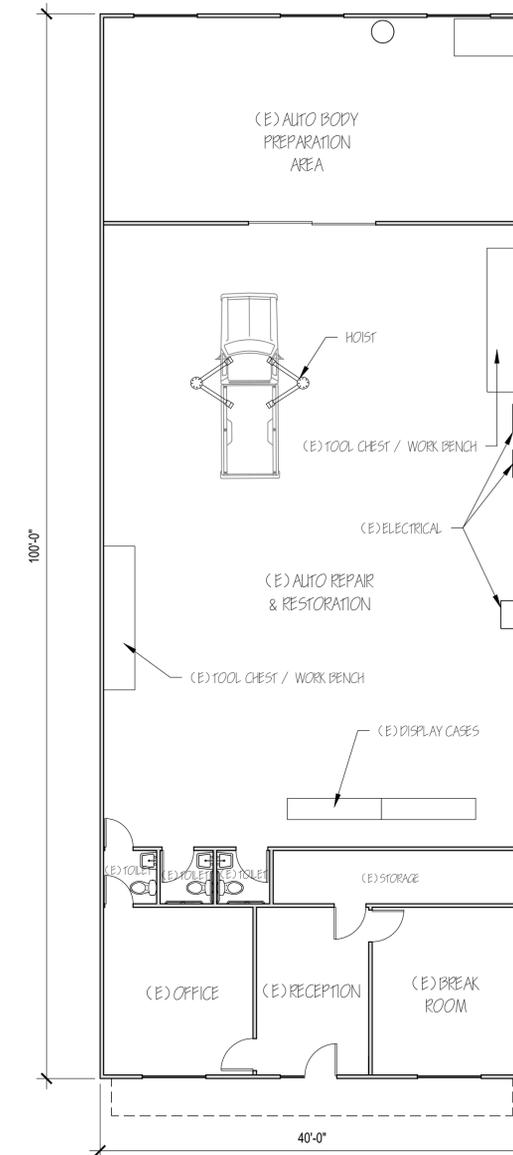
BUILDING #3 10039 & 39 1/2 RUSH ST EXISTING FLOOR PLAN SCALE: 1/8" = 1'-0"



(E) NORTH PHOTO ELEVATION



BUILDING #2 10041 RUSH ST EXISTING FLOOR PLAN SCALE: 1/8" = 1'-0"



BUILDING #1 10031 RUSH ST EXISTING FLOOR PLAN SCALE: 1/8" = 1'-0"

EXISTING FLOOR PLAN  
&  
PHOTO ELEVATIONS

AUTO RESTORATION  
 10031 RUSH ST  
 SOUTH EL MONTE, CA 91733  
 ROBERT FOREMAN

Date	2/17/2022
Scale	AS NOTED
Drawn	MORENO
Job	21-481
Sheet	A2

**A2**



(E) SOUTH (FRONT) PHOTO ELEVATION



(E) EAST (FRONT) PHOTO ELEVATION



(E) SOUTH PHOTO ELEVATION



(E) UNIT 1035 PHOTO ELEVATION



(E) UNIT 1035 1/2 PHOTO ELEVATION



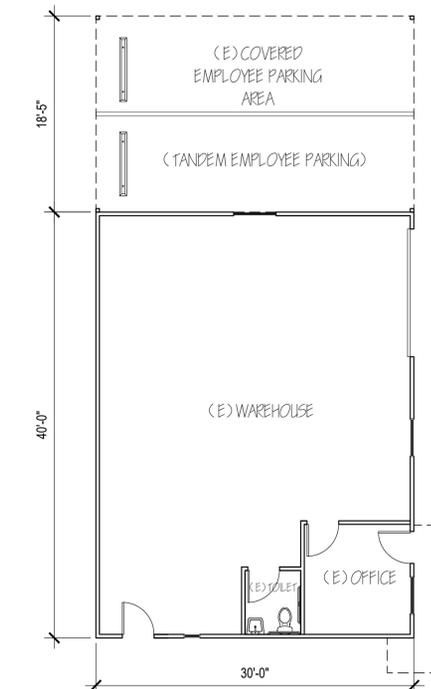
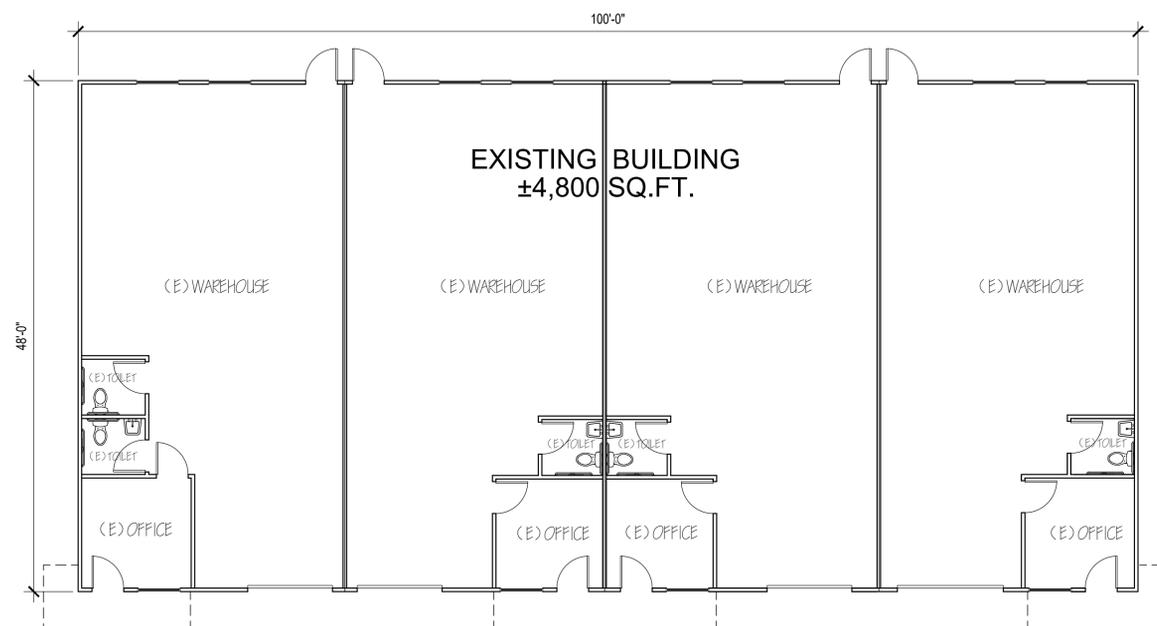
(E) UNIT 1037 PHOTO ELEVATION



(E) UNIT 1037 1/2 PHOTO ELEVATION



(E) NORTH PHOTO ELEVATION



BUILDING #4 10033 RUSH ST EXISTING FLOOR PLAN SCALE: 1/8" = 1'-0"

Revisions	By

**JOE MORENO**  
 (626) 350-5944  
 moreservices@sbglobal.net  
 OWNERSHIP / OCCUPANTS LIST - RADIUS MAPS - LAND USE  
 PLANS - MUNICIPAL COMPLIANCE CONSULTING  
 12106 LAMBERT AVE EL MONTE, CA 91732 - FAX (626) 850-1532

*More Services*

EXISTING FLOOR PLAN  
&  
PHOTO ELEVATIONS

AUTO RESTORATION  
 10031 RUSH ST  
 SOUTH EL MONTE, CA 91733  
 ROBERT FOREMAN

Date	2 / 17 / 2022
Scale	AS NOTED
Drawn	MORENO
Job	21-481
Sheet	A3

**A3**



# Planning Commission Agenda Report

**Agenda  
Item No.  
6.b.**

**DATE:** June 21, 2022

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

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

**PREPARED BY:** Lisa Edwards, Contract Planner

**SUBJECT:** Consideration of Resolution No. 22-05 approving Conditional Use Permit (CUP) (No. 22-05) to allow for the relocation of an existing brewery operation (Progress Brewing) that includes a beer tasting room, outdoor seating area, on-site food trucks, art vendors, vintage video arcade games, and live entertainment at 9624 El Poche Street.

**PUBLIC NOTICE:** Notice of public hearing was posted on June 9, 2022 and mailed to all property owners within 500 feet of the project site.

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption, Section 15301 Class 1 – Existing Facilities.

**PROJECT**

**LOCATION:** Address: 9624 El Poche Street  
 Project Applicant: San Gabriel Brewing, LLC (Progress)  
 Property Owner: Ron Jenkins (D&N Commercial Enterprises)  
 Zone: "M" (Manufacturing)  
 APN: 8117-009-004  
 Lot Size: 8,017 square feet (0.18 acres)

**SURROUNDING ZONING AND LAND USE:**

	<b>Zone</b>	<b>General Plan</b>	<b>Land Use</b>
North	"M" (Manufacturing)	Industrial	Warehouse
South	"M" (Manufacturing)	Industrial	Manufacturing/Warehouse
East	"M" (Manufacturing)	Industrial	Office/Warehouse
West	"M" (Manufacturing)	Industrial	Existing Tasting Room

**BACKGROUND:** In 2015, the City previously approved Resolution No. 15-11 conditionally permitting the operation of a tasting room in conjunction with an existing brewery (Type 23 ABC License).

In 2019, the City previously approved Resolution No. 19-12 conditionally permitting their current location known as Progress Brewing (9618 El Poche St.) to allow a beer tasting room, outdoor seating area, on-site food trucks, art vendors, vintage video arcade games.

The applicant, San Gabriel Brewing (“Applicant”), is now seeking approval of those same uses previously proposed, a transfer of their existing Alcohol Beverage Control (ABC) Type 23 License, and live entertainment. The request involves relocation of their existing microbrewery tasting room (4,500 sq. ft) located at 9618 El Poche Street to the adjacent building to the east (3,000 sq. ft.) located at 9624 El Poche Street, South El Monte, California 91733 (“Property”). The Property consists of one parcel having an area of approximately 8,000 square feet (0.18 acres).

Progress Brewing occupies several leased and owned buildings within the vicinity. Of these buildings, some are responsible for the production of beer, cider and wine. Other buildings are for the purposes of storage of products and materials.

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution No. 22-05, approving Conditional Use Permit (No. 22-05), as conditioned.

#### **ANALYSIS:**

##### 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 surrounding the Property are developed as industrial, with the exception of a few non-conforming residences to the east. The requested operating hours of the business are from 3:00 p.m. to 12:00 a.m. Monday through Sunday.

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 of approval in the resolution, also since many of (if not all) the surrounding parcels are being utilized as industrial properties. Condition #5 has been added to bring the Applicant before Planning Commission in one year to conduct a review to verify that the business has been adhering to the imposed conditions. If for any reason, violations of law including violations of the South El Monte Municipal Code (SEMMC) or violations of conditions of approval occur, the Planning Commission can bring the project before them for modification or revocation.

##### Proposed Project

The Applicant would like to continue operating as a microbrewery tasting room by providing beer and cider (ABC License TYPE 23) as a primary use. The tasting room is reducing in size, as the facility is smaller than the prior tasting room, however, an outdoor seating area at the rear of the

building is being proposed, along with various tenant improvements. In conjunction with the tasting room operation, the Applicant is applying for live entertainment. The live entertainment permit will enhance the microbrewery experience with live music. Live entertainment would be allowed daily ranging from acoustic solo acts to amplified live bands. Pre-recorded music also being proposed.

### Parking Requirements

Per SEMMC Section 17.60.020, for establishments dispensing food and beverages, one parking stall is required for every four fixed seats (based on maximum occupancy) and 10% is required for employees. Additionally, one stall is required for every 750 square feet (up to 10,000 sq. ft.) for manufacturing uses, and one stall for every 1,000 square feet of warehouse area. A total of 32 parking stalls are required for the tasting room, with another 2 parking stalls required for the manufacturing and warehouse uses, bringing the total of required parking to 34 stalls.

Pursuant to section 17.60.040 of the South El Monte Municipal Code (SEMMC), 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:

- 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.
- 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.

The Applicant is proposing a combined total of 34 parking stalls on site and remotely within the surrounding properties located at 1822 Chico Ave., 1818 Chico Ave., and 9617 Alpaca St.

To ensure the project complies with the minimum off-street parking requirements, including SEMMC section 17.60.040, staff recommends a condition of approval #7 requiring the applicant to submit for staff review and approval, the necessary documentation consisting of a parking plan, parking lease agreement, and site plan that satisfies the Code requirements pertaining to “remote parking”.

### Floor Plan

The Applicant is proposing an open floor plan with movable tables and chairs within the main seating area. A permanent bar containing seating will be included within the floor plan, while the remainder of the building space will be used for ancillary office and storage uses.

### Code Enforcement and Sheriff Review

Code Enforcement has had to respond to the property many times in the past ranging from 2017 with illegal construction being observed, as well as an illegal concert being hosted on the property

which had to be shut down. The last response was in July 2020 when a noise complaint was issued as a result of the business operating with live entertainment without a license. Also, as stated above, the Sheriff's Department has requested no expansion of operating hours in order to prevent an increase in calls to the Property. Condition #11 has been created to deal with noise issues.

### Small Beer Manufacturer

ABC defines a micro-brewery as “[a] small-scale brewery operation that generally produces approximately 15,000 barrels a year. Its beer products are primarily intended for local and/or regional consumption. Typically, these operations are solely dedicated to the production of specialty beers, although some do have a restaurant or pub on their manufacturing plant.” The Applicant is concurrently processing a transfer from the previous location to allow a Type 23 ABC license at the new location (Small Beer Manufacturer).

The intent of the tasting room is to enhance the microbrewery experience and will continue to operate at a similar capacity as previously approved with the inclusion of live entertainment, food truck vendors, art vendors and video and/or board games. Beer will be served only from the bar area only, therefore no wait staff will be hired. Since there is an ABC Type 23 license on the existing Property (9618 El Poche), there will be no increase in concentration of ABC licenses within this census tract.

**ENVIRONMENTAL REVIEW:** This proposed Project is categorically exempt from environmental review pursuant to Section 15301 Class 1 of the California Environmental Quality Act (CEQA) Guidelines. The proposed Project satisfies the criteria for the Class 1 categorical exemption for existing facilities. The criteria 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 Project falls within the criteria of operation of an existing building with.

**CONCLUSION:** Staff has reviewed the Applicant's request and has determined that, as conditioned, the proposed Project meets all of the development standards as set forth in SEMMC Chapter 17.18 which set development standards for the M zone and 17.53 which sets standards for sales of alcohol. 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. All alcohol will be served in a manner consistent with ABC, along with the City's Zoning Code and General Plan. Staff recommends the Planning Commission adopt Resolution 22-05 to approve Conditional Use Permit No. 22-05 for the relocation of Progress Brewing to 9624 El Poche Street.

### **ATTACHMENTS:**

- A – Draft Resolution No. 22-05
- B – Vicinity Map
- C – Project Plans

# Attachment A

**PLANNING COMMISSION**

**RESOLUTION NO. 22-05**

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING AN APPLICATION FOR CONDITIONAL USE PERMIT (NO. 22-05) TO ALLOW FOR THE RELOCATION OF AN EXISTING BREWERY OPERATION (PROGRESS BREWING) THAT INCLUDES A BEER TASTING ROOM, OUTDOOR SEATING AREA, ON-SITE FOOD TRUCKS, ART VENDORS, VINTAGE VIDEO ARCADE GAMES, AND LIVE ENTERTAINMENT AT 9624 EL POCHE STREET.

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

WHEREAS, San Gabriel Brewing, LLC (“Applicant”), filed an application for a Conditional Use Permit (CUP) to allow for the relocation of an existing brewery operation (Progress Brewing) that includes a beer tasting room, outdoor seating area, on-site food trucks, art vendors, vintage video arcade games, and live entertainment (“Project” or “proposed Project”) located at 9624 El Poche Street, South El Monte, CA 91733 (“Property” or “project site”).

WHEREAS, Pursuant to South El Monte Municipal Code (SEMMC) Sections 17.18.050, 17.51.020, and 5.04.140 the Project requires Planning Commission review and approval because the Project consists of operation of food trucks and temporary art vendors, sale of beer and cider, operation of over three arcade machines, and live entertainment.

WHEREAS, A public hearing was held before the Planning Commission on June 21, 2022 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.

**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 proposes to be operated within existing facilities. The criteria 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 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:** The City has previously approved Resolution No. 15-11 conditionally permitting the operation of a tasting room in conjunction with an existing brewery (Type 23 ABC License).

**SECTION 3:** The City has previously approved Resolution No. 19-12 conditionally permitting the operation of food trucks and temporary art vendors, sale of beer and cider, operation of over three arcade machines.

**SECTION 4:** A record of the public hearing indicates the following:

A. With regard to the application for a CUP, SEMMC Section 17.68.040 requires that the Planning Commission find that the proposed use shall not be detrimental to persons or properties in the immediate vicinity nor to the City in general. State law requires that the Project be compatible with surrounding uses.

B. The General Plan Land Use designation for the Property is “Industrial.” The Zoning Code designation is “M” (Manufacturing). The proposed project is compatible with both the land use designation and zoning uses surrounding the property.

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 proposal for relocation of an existing beer tasting room to include food trucks and temporary vendors, operation of vintage arcade machines, and live entertainment, as conditioned should not become a nuisance to surrounding properties.

**SECTION 5:** Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated June 21, 2022, which is hereby incorporated into this Resolution 22-05 by reference, the Planning Commission hereby finds:

A. As conditioned, the Project meets the requirements of SEMMC Chapters 17.18, 17.51, and 5.04 and will not be detrimental to the public health, safety or welfare, nor will it adversely affect property values or the present or future development of the surrounding areas. This is because the project is compatible with the surrounding uses.

B. 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:

- (1) Goal 1.0: *Maintain a balanced mix and distribution of land uses throughout South El Monte* by allowing an existing brewery to expand their services;
- (2) 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 use* by providing expanded uses that would fit with the industrial uses in the surrounding area; and
- (3) Goal 1.0: *Continue to provide opportunities for a wide range of industries to operate in South El Monte* by allowing a larger selection in the tasting room along with food in an area lacking in the same.

**SECTION 6:** Based on the aforementioned findings, the Planning Commission hereby approves CUP 22-05 (Resolution No 22-05) to allow for the relocation of an existing brewery operation (Progress Brewing) that includes a beer tasting room, outdoor seating area, on-site food trucks, art vendors, vintage video arcade games, and live entertainment subject to the following conditions:

**General Conditions**

1. The Applicant shall indemnify, defend and hold harmless the City, its officers, agents, employees, and volunteers from any and all claims, lawsuits or actions arising from the granting of, or the exercise of, the rights permitted by this approval, and from any and all claims or losses occurring or resulting to any person, firm, corporation or property for damage, injury, or death arising out of, or connected in anyway, with the performance of the use permitted hereby. The Applicant's obligation to indemnify, defend, and hold harmless the City shall include, but not be limited to, paying all legal fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits or actions, and any award of damages or attorney's fees in any such lawsuit or action.
2. The Applicant shall execute an Affidavit of Acceptance of these conditions in the presence of a Notary Public and return the Affidavit to the Director of Community Development within ten calendar days of the date of the Planning Commission's approval.
3. The approval shall lapse and become void if the privilege authorized is not utilized or where some form of construction pursuant to issuance of a building permit has not commenced within one year from the date of this approval.
4. Applicant and its employees, agents and contractors shall comply with all Municipal Code provisions.
5. One year from the date of approval, the Project may undergo a review verifying that the business has been adhering to the imposed conditions. If for any reason, violations of law including violations of the South El Monte Municipal Code (SEMMC) or violations of conditions of approval occur, the Planning Commission can bring the project before them for modification or revocation.

**Planning Conditions**

6. Upon adoption, CUP 22-05 and this resolution shall supersede CUP 19-12 and conditions from Resolution No. 19-12.
7. Documentation, including but not limited to, a parking plan, parking lease agreement, and site plan shall be submitted for staff review and approval to determine compliance with the minimum on-site and "remote" parking requirements.
8. 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 around the property.
9. 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.
  10. The Applicant and all operators shall each take all necessary steps to assure the orderly conduct of employees, patrons, and visitors when they are present on the property.
  11. The Applicant shall maintain all required permits and licenses in good standing.
  12. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Applicant shall be removed or painted over within 24 hours of discovery, Notwithstanding this condition of approval, the Applicant is required to remove all graffiti consistent with section 8.36.145.
  13. A copy of the approved resolution shall be kept on the premises at all times and presented to any Sheriff, or City or County Staff person.
  14. The Applicant understands that any violation of the foregoing conditions shall be grounds for the modification, suspension or revocation of the Conditional Use Permit.
  15. Sales, service and consumption of beer and cider shall be permitted only between 3:00 p.m. to 12:00 a.m., seven days a week.
  16. No pool or billiard tables may be maintained on the premises.
  17. The Applicant shall not permit any loitering on the property or any property adjacent to the premises under control of the Applicant.
  18. At no time shall there be a minimum drink requirement.
  19. At no time shall there be a fee for entrance/admittance into the premises.
  20. There shall be no "Happy Hour" when alcoholic beverages are offered at a reduced rate.
  21. The employees who sell or serve alcoholic beverages shall be required to complete a training program in alcoholic beverage compliance, crime prevention techniques and handling of violence. For new employees, such training, known as LEAD training offered by the State Department of Alcoholic Beverage Control, must be completed within 30 days of the date of hire; those already employed shall complete training within 30 days (if not already completed) from the date the ABC license is issued/transferred .
  22. Signs shall be posted at all entrances or exits of the premise stating: "The consumption of alcohol beverages in the parking lot area is prohibited."
  23. Patrons shall not be allowed to bring into the location any alcoholic beverage to be consumed within the establishment.

24. There shall be no pay telephones installed within the enclosed portion of the premises equipped to receive incoming calls. There shall be no new pay phones of any kind installed on the exterior of the premises.
25. The maximum occupancy of the premises shall be prominently posted and monitored at all times.
26. The front of the exterior of the premises, as well as all adjacent parking areas under control of the Applicant, shall be illuminated at all times while the premises is open for business. This shall be done in such a fashion that persons standing outdoors at night are identifiable by law enforcement personnel while balancing the lighting so as to not to unreasonably illuminate the window area of nearby businesses.
27. All crimes occurring inside or outside of the Property shall be reported by the Applicant or employees, to the Los Angeles County Sheriff's Department at the time of the occurrence.
28. At any time when the Applicant is absent from the premises, a responsible party shall be designated who can facilitate any law enforcement inquiries.
29. Permitted live entertainment shall include acoustic acts, live bands, un-manned pre-recorded music.
30. There shall be no more than six coin-operated video/arcade games maintained on the premises at any time.
31. The applicant shall verify that any vendors operating at the project site shall adhere to these approved conditions and all City and County permitting requirements including busy license requirements and health and safety requirements.
32. No beer or cider shall be consumed on any property adjacent to the licensed premises under control of the licensee.
33. The Applicant and all operators shall each take all necessary steps to assure the orderly conduct of employees, patrons, and visitors when they are present on the property.
34. In June 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. This list shall be regularly and promptly updated as the Applicant employees change.
35. There shall be no exterior speakers and no live entertainment outside the tasting room (including the parking lot) unless a Temporary Use Permit (TUP) is obtained from the City.
36. The applicant shall require that all vendors and /or food trucks obtain a City business license and provide the same to the applicant.

**SECTION 7:** Any interested party may appeal this decision to the City Council pursuant to SEMMC Section 17.74.050.

ADOPTED this 21<sup>st</sup> day of June, 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. 22-05 was duly passed and adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 21<sup>st</sup> day of June 2022.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

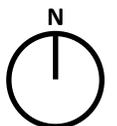
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Secretary

# Attachment B

# ATTACHMENT B

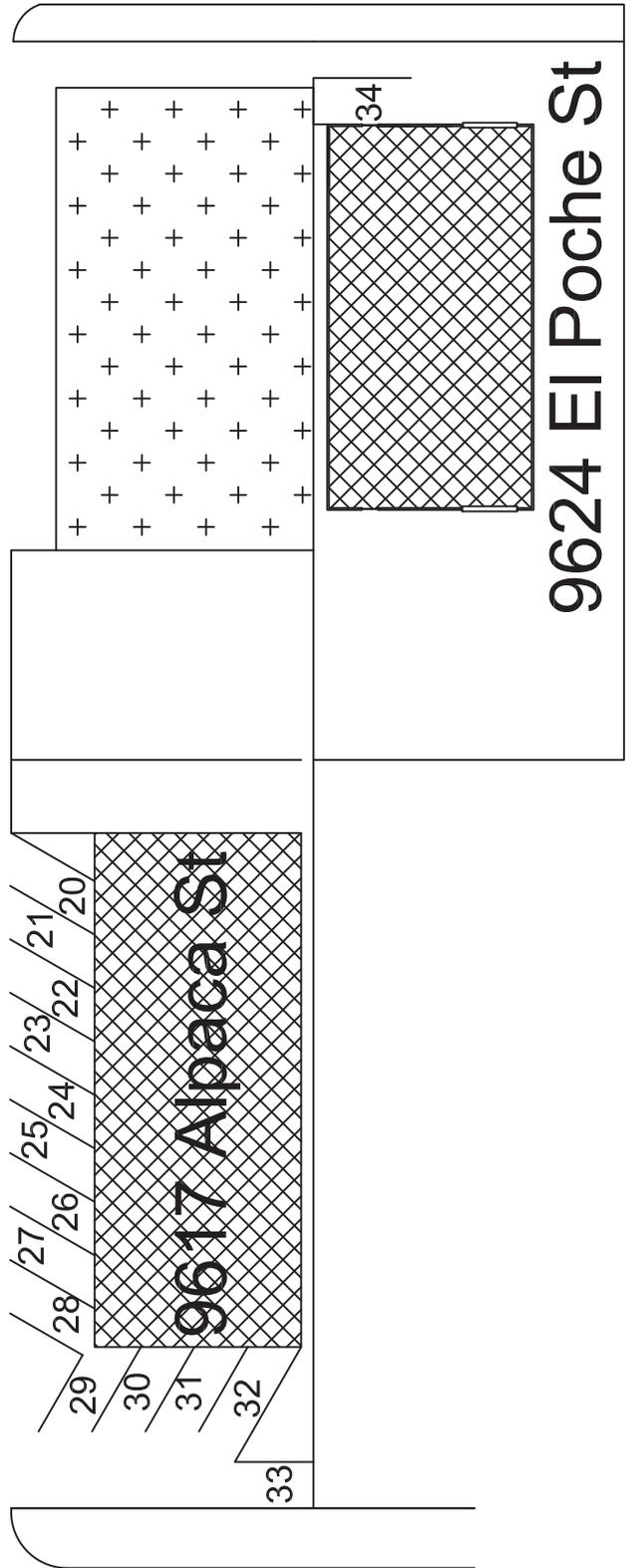
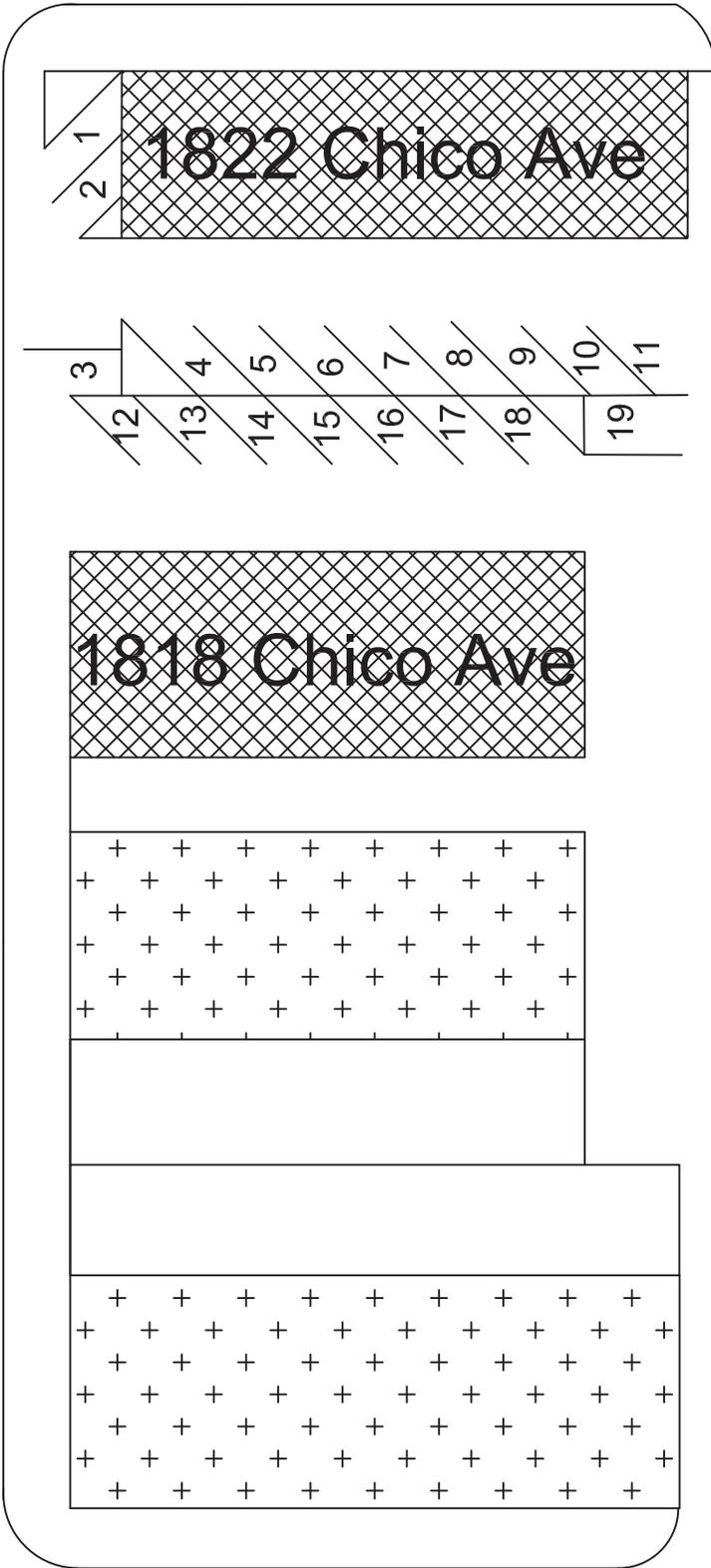
## Vicinity Map



# ATTACHMENT C

El Poche St

Chico Ave



Alpaca St

