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SECRETARY  
CHRISTY MARIE LOPEZ,  
ASSISTANT CITY ATTORNEY

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

**AGENDA**

March 21, 2023, 6:00 PM  
1415 Santa Anita Avenue, South El Monte, CA 91733

**PUBLIC COMMENT**

To participate during public comment via teleconference, see below:

Link: <https://us02web.zoom.us/j/82199217612>

Webinar ID: 821 9921 7612

Or Call In: 1 669 444 9171, when prompted, enter 821 9921 7612#

**AMERICANS WITH DISABILITIES ACT**

In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk's office at (626) 652-3180 or (626) 652-3121 at least 72 hours prior to the 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) 652-3175 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) 652-3175

**AGENDA BEGINS ON THE FOLLOWING PAGE**

**1. ROLL CALL**

Commissioners: Barrera, Ortiz, Rodriguez and Tang

**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**

Items on the consent calendar are considered to be routine and customary and are enacted by a single motion with the exception of items previously removed by a member of the Planning Commission during "Approval of the Agenda" for individual consideration. Any items removed shall be individually considered immediately after taking action on the Consent Calendar.

**5.a. Minutes for February 21, 2023**

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

**6. GENERAL BUSINESS/ PUBLIC HEARING**

**6.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, office, and subdivision (No. 19-27) of five lots into one, located at 926 Durfee Avenue.**

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 23-02, approving the Time Extension (MODSTD 23-02) for Conditional Use Permit No. 19-15 to allow the construction of a 33,781square foot warehouse and office at 926 Durfee Avenue and the subdivision (No. 19-27) of five lots into one.

Public Notice was posted 03/09/2023

**7. DIRECTOR UPDATE**

**8. COMMISSIONER COMMENTS**

**9. ADJOURNMENT**

April 18, 2023 at 6:00 p.m.

## PLANNING COMMISSION - MINUTES

Tuesday, February 21, 2023, 6:00 P.M.

1. **ROLL CALL** – Chair Barrera called the meeting to order at 6:02 p.m.  
PRESENT: Commissioner(s): Chair Rodriguez, Vice Chair Barrera, Ortiz, and Tang.  
Commissioner Diaz has vacated his seat as of January 1, 2023. One seat is vacant.

STAFF PRESENT: Christy Lopez, Assistant City Attorney, Rene Salas, City Manager; and Angie Hernandez, Planning Commission Secretary.

CITY COUNCIL PRESENT: Rudy Bojorquez, City Councilmember

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

2. **PLEDGE OF ALLEGIANCE** – Commissioner Tang led the Pledge of Allegiance.

3. **APPROVAL OF AGENDA**

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

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

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): (Vacant- seat)

4. **PUBLIC COMMENT** - Chair Rodriguez opened public comment, seeing none, he closed public comment.

5. **CONSENT CALENDAR – MINUTES FOR JANUARY 17, 2023**

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

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

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): (Vacant- seat)

6. **GENERAL BUSINESS/PUBLIC HEARING**

- 6.a. **Consideration of Time Extension Request (MODSTD 23-01) for Conditional Use Permit (CUP) No. 20-06 to allow for the construction of a 65,084 square foot warehouse, office, and retail at 2512 Rosemead Boulevard.**

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 23-01, approving the Time Extension (MODSTD 23-01) for

Conditional Use Permit No. 20-06 for the proposed development of a 2.54 acre site with a 65,084 square foot warehouse, office, and retail building.

Public Notice was posted 02/09/2023

The City Manager gave an overview of the application submitted. He explained the reason provided by the applicant, stating there was in internal review at the Water Board which delayed the application approval process.

Chair Rodriguez opened public comment.

1. Applicants' Architects, Michael Sun and Kelly Deng were present to address the Planning Commission's concerns and questions. Michael explained that the Water Board's review was delayed due to the site requiring EPA ground-fill. He explained this entailed hiring environmental engineers to obtain clearance on this requirement. Kelly further stated that once the Water Board provides clearance, there should be no other delays in moving forward to obtain building permits with the City.
2. Mayor, Gloria Olmos, was in support of this project and its extension approval.

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

A motion was made by Commissioner Ortiz, seconded by Commissioner Tang to approve the application for consideration of resolution No. 23-01 for a Time Extension Request (MODSTD 23-01) for Conditional Use Permit (CUP) (No. 20-06) to allow for the constructions of a 65,084 square foot warehouse, office and retail building at 2512 Rosemead Blvd, South El Monte CA 91733. Motion carried 4-0, by the following vote:

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

NAYS: Commissioner(s): None.

ABSENT: Commissioner(s): (Vacant- seat)

7. **DIRECTOR UPDATE** – City Manager had no comments.

8. **COMMISSIONERS' COMMENTS**

- Commissioner Tang – Requested city staff provide business applicants the service of following up with applicants to step in and assist where needed to avoid situations like this item. Requested city staff provide a follow up report on those applications requiring a planning commission review.
- Commissioner Rodriguez – Invited all Planning Commission and City staff to the ribbon cutting ceremony for the Valle Lindo School District – Opening of their Resource Center on Thursday, February 23, 2023.
- Commissioner Ortiz – Attended the Rush Street Project Workshop via Zoom.

- Chair Barrera– No comment.

**9. ADJOURNMENT**

A motion was made by Commissioner Tang, second by Commissioner Ortiz to adjourn the meeting at 6:33 p.m. Motion carried 4-0 by the following vote:

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

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): (Vacant- seat)



# Planning Commission Agenda Report

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

**DATE:** March 21, 2023

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

**APPROVED/  
PREPARED BY:** Guillermo Arreola, Planning Manager

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

**PUBLIC NOTICE:** Notice of Public Hearing was posted on March 9, 2023

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

**PROJECT**

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

**SURROUNDING ZONING AND LAND USE:**

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

**BACKGROUND:** The original applicant, JWDA-MS Architects/CalLand Engineering (“original Applicant”), previously obtained approval from the Planning Commission to allow for a lot merge of five parcels into one in order to allow for the construction of a new 33,781 square foot warehouse and office (“Project”) at 926 Durfee Avenue in the City of South El Monte, CA 91733

(“Property”). On January 18, 2022, the Planning Commission approved Resolution No. 22-01, which approved a one year extension. On March 6, 2023, the applicant submitted an additional one year extension request. (See Attachment B.)

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution No. 23-02 for a one-year time extension for Conditional Use Permit (Resolution No. 19-15) and tentative tract map (Resolution No. 19-27).

**ANALYSIS:** CEG Construction (“Applicant”) has requested a second Time Extension for a CUP that was approved by Planning Commission on January 21, 2020. Per South El Monte Municipal Code (“SEMMC”) Section 17.68.100, it states that a CUP shall automatically become null and void if not utilized within 24 months from the date of approval. Pursuant to SEMMC Section 16.16.055, Tentative Tract Map No. 82888 also is also valid for 24 months; and , can be extended for an additional 6 years. On January 18, 2022, the Planning Commission approved a year extension for the project.

Pursuant to SEMMC section 16.16.060, staff has determined that all three finding required by the SEMMC for Tentative Tract Map extension can be made. That is, there have been no changes to the General Plan, the character of the site or its surroundings and the capacities of the community resources.

Currently, building permits for this project were approved in November, 2022, however, the grading plans are still in the plan check process, and construction cannot begin until all remaining corrections have been addressed on the grading plans. Once the plans are approved, the Applicant will be required to pay for building and grading permits and will move forward with construction of the Project.

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

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

**ATTACHMENTS:**

- A – Resolution No. 23-02
- B – Request from Applicant
- C – Approved Resolutions (Nos. 19-15, 19-27, 22-01)
- D – Copy of Original Staff Report

**ATTACHMENT – A**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 23-02**

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING A TIME EXTENSION FOR CONDITIONAL USE PERMIT (CUP 19-15) TO CONSTRUCT A NEW 33,781 SQ. FT. WAREHOUSE AND, OFFICE BUILDING ON PROPERTY LOCATED AT 926 DURFEE AVENUE AND EXTENSION OF TENTATIVE TRACT MAP APPROVAL COMBINING FIVE LOTS TO ONE

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

**SECTION 1.** CEG Construction (“Applicant”) was approved for a Conditional Use Permit (“CUP”) Resolution No. 19-15, to construct a new 33,775 sq. ft. warehouse and office building (“Project”) at 926 Durfee Avenue (“Property”) on January 21, 2020. On January 18, 2022, the Planning Commission approved Resolution No. 22-01, approving a one-year extension request.

**SECTION 2.** On March 6, 2023, the Applicant submitted a request for a one-year extension to the Planning Commission’s approval in Resolution No, 22-01.

**SECTION 3.** Pursuant to South El Monte Municipal Code (“SEMMC”) Section 17.68.100, a proposed project’s CUP approval shall automatically become null and void if not utilized within 24 months from date of approval. If the conditional use permit is not utilized within the twenty-four-month timeframe, the applicant may apply for an extension before the expiration of the permit. Staff has determined that the termination of approval will cause an undue hardship on the Applicant since they are currently in the Building Department Plan Check process and will be starting construction later this year. Denying the extension will delay the project for a large amount of time and push back the construction.

**SECTION 4.** Pursuant to SEMMC Section 16.16.060, the Planning Commission hereby finds that there have no changes to: a) the General Plan, any applicable specific or precise plan, or this Title 16 since the approval of the map; b) the character of the site or its surroundings that adversely affect the policies of the General Plan, any applicable specific or precise plan, or applicable standards Title 16; and c) the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads or schools.

**SECTION 5.** The Planning Commission hereby finds that the adoption of Resolution 23-02 is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects). Class 32 consists of projects characterized as in-fill development. The Planning Commission finds that the Project is exempt from the provisions of CEQA. The documents and other material, which constitute the record on

which this decision is based, are located in the Department of Community Development and are in the custody of the Director of Community Development.

**SECTION 6.** Based on the foregoing, the Planning Commission hereby approves a Time Extension for Conditional Use Permit (CUP 19-15) for the construction of a 33,781 square foot building for twelve months from the date of this approval and the related tentative tract map combining five (5) parcels into one (1).

ADOPTED this 21<sup>st</sup> day of March, 2023.

\_\_\_\_\_  
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. 23-02 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 March 2023.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Secretary

# **ATTACHMENT B**

Date: 3/1/2023

Referencing: 926 Durfee South El Monte – Resolution No.22-01

Regarding: Letter Requesting Extension

Dear Mr. Guillermo Arreola – Planning Manager:

I am writing to request an extension for Resolution No. 22-01 for our proposed new industrial building, which is approximately 33,781 square feet. We understand that the resolution recently expired, and we were not able to obtain a building or grading permit for the project due to unforeseen circumstances related to COVID-19 pandemic.

As you are well aware, the pandemic has caused significant disruptions in our daily lives and business operations. Our company has faced a number of challenges and delays, including issues with supply chain disruptions, and workforce shortages. As a result, we have been unable to obtain, all the approvals and completion of the parcel map as quickly as we had hoped.

We are committed to completing this project and contributing to the growth and development of the city. However, we need additional time to obtain the parcel map approval and begin construction. We respectfully request an extension for Resolution No. 22-01 to allow us to move forward with our project.

Thank you for your time and consideration. We look forward to working with you to complete this project and support the continued development of the City of South El Monte.

Sincerely,

Richard Lucas  
VP of Construction

# **ATTACHMENT C**

# PLANNING COMMISSION

## RESOLUTION NO. 19-15

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

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

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

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

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

**SECTION 1:** The Planning Commission hereby finds that the adoption of Resolution 19-15 is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects). Class 32 consists of projects characterized as in-fill development. The Planning Commission finds that the Project is exempt from the provisions of CEQA. The documents and other material, which constitute the record on which this decision is based, are located in the Department of Community Development and are in the custody of the Director of Community Development.

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

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

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

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

D. The construction and operation of the warehouse and office should not become a

nuisance to surrounding properties.

**SECTION 3:** Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated January 21, 2020, which is hereby incorporated into this Resolution 19-15 by reference, the Planning Commission hereby finds:

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

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

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

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

Land Use Element

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

Economic Development Element

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

**SECTION 4:** Based on the aforementioned findings, the Planning Commission hereby approves CUP (No 19-15) to construct a 33,781 square foot warehouse and office building, subject to the following conditions:

**General Conditions**

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

**Planning Conditions**

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

construction.

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

### **Building Conditions**

16. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
17. School Developmental Fees shall be paid to School District prior to the issuance of the building permit.
18. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
19. The building shall be addressed as 926 Durfee Avenue and an application to assign address shall be filed with City prior to plan check submittal.
20. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

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

34. Demolition permits are required for any existing buildings which are to be demolished.
35. Fire-resistance rating requirements for exterior walls shall be based on fire separation distance of 5 to 10 feet and shall comply with Table 602 of the Building Code.
36. The maximum area of exterior wall openings and the degree of open protection based on fire separation distance of 5 to 10 feet shall comply with Table 705.8 of the Building Code.
37. When required by Fire Department, all fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indicating this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
38. City records indicate the proposed site is a combination of lots under common ownership. A parcel merger shall be processed prior to issuance of the building permit.
39. A building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official.
40. Energy calculations are required for the portion of the building designated for office use. Solar ready buildings requirement shall apply to habitable story at the office. Indoor lighting requirements shall apply to both conditioned and unconditioned spaces.
41. Minimum daylight requirement for large enclosed spaces per Section 140.3(c) of the California Energy Code shall be complied with.
42. Designated parking for clean air vehicles and electric vehicle charging requirements shall comply with Section 5.106.5.2 and 5.106.5.3 of the Green Code respectively.
43. The building height, number of stories and area shall not exceed the limits specified in Building Code Table 504.3, Table 504.4 and Table 506.2 respectively based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter.
44. Each portion of a building shall be individually classified in accordance with Building Code Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or 508.4, or a combination of these sections.
45. Individual occupancies shall be separated from adjacent occupancies in accordance with Building Code Table 508.4.
46. Mezzanine and equipment platform construction shall comply with Building Code Section 505.

### **Engineering Conditions**

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

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

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

### **Fire Department Conditions**

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

### **Other Conditions**

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

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

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

ADOPTED this 21<sup>st</sup> day of January, 2020.



Chairman, Rudy Bojorquez

ATTEST:

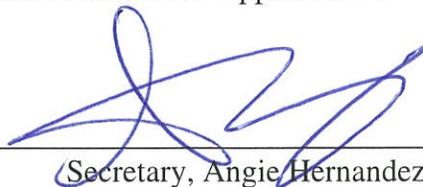


Secretary, Angie Hernandez

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

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

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



Secretary, Angie Hernandez

## PLANNING COMMISSION

### RESOLUTION NO. 19-27

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING TENTATIVE PARCEL MAP NO. 82888 (SD 19-27) TO CONSOLIDATE FIVE PARCELS INTO ONE LOT AT 926 DURFEE AVENUE

WHEREAS, CalLand Engineering (“Applicant”), filed an application for a Subdivision to consolidate five lots into one lot (“Project” or “proposed Project”) located at 926 Durfee Avenue, South El Monte, CA 91733 (“Property” or “project site”); and

WHEREAS, pursuant to South El Monte Municipal Code (“SEMMC”) Section 16.04.015, the Project requires Planning Commission review and approval because the Project requires a Tentative Tract Map; and

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

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

**SECTION 1:** The Planning Commission hereby finds that the adoption of Resolution 19-27 is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects). Class 32 consists of projects characterized as in-fill development. The Planning Commission finds that the Project is exempt from the provisions of CEQA. The documents and other material, which constitute the record on which this decision is based, are located in the Department of Community Development and are in the custody of the Director of Community Development.

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

- A. With regard to the application for a subdivision, SEMMC Section 16.16.025 provides that the Planning Commission shall not approve a tentative map where:
- i. The proposed subdivision, including design and improvements, is not consistent with the general plan or any applicable specific or precise plan.
  - ii. The site is not physically suitable for the type or proposed density of development.
  - iii. The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or injure fish or wildlife or their habitat.

- iv. The design of the subdivision or type of improvements is likely to cause serious public health problems.
- v. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision. The city may approve the subdivision if the city finds that the subdivider will provide alternate easements for access or use that are substantially equivalent to the easements previously acquired by the public. This subsection shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction.
- vi. The discharge of sewage from the proposed subdivision into the community sewer system would result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.
- vii. A preliminary soils report or geological hazard report indicates adverse soil or geological conditions and the subdivider has failed to provide sufficient information to the satisfaction of the city engineer that the subdivider can correct such conditions.
- viii. The proposed subdivision is not consistent with all applicable provisions of the municipal code and the Subdivision Map Act

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

C. The consolidation of five parcels into one lot should not become a nuisance to surrounding properties.

**SECTION 3:** Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated January 21, 2020, which is hereby incorporated into this Resolution 19-27 by reference, the Planning Commission hereby finds:

A. As conditioned, the Project meets the requirements of SEMMC, including Title 16, and will not be detrimental to the public health, safety or welfare, nor will it adversely affect properties or the present or future development of the surrounding areas. The conditions that are included in this resolution, as well as the fact that many of the surrounding parcels are industrial uses, ensure that this will hold true in the future.

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:

Land Use Element

- (1) Policy 1.5: *Continue to provide opportunities for establishment and expansion of a broad range of industrial businesses within those areas of*

*the City designated for industrial.* This Project will serve the area by creating a regional headquarters for a company that is rapidly expanding operations within the area;

- (2) Goal 3.0: *Accommodate new development that is compatible with and complements existing land uses* by allowing for the establishment of a warehouse and office facility that fits with the surrounding uses;
- (3) Goal 6.0: *Provide for the revitalization of deteriorating land uses and properties* by developing a property that has lain vacant for many years and has been underdeveloped; and

#### Economic Development Element

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

**SECTION 4:** Based on the aforementioned findings, the Planning Commission hereby **approves** the proposed Subdivision (No 19-27) to consolidate five parcels into one lot, subject to the following conditions:

#### **General Conditions**

1. The Applicant shall comply with the conditions and recommendations contained within the City Engineer's Report and all such conditions and recommendations are hereby incorporated by reference and are imposed as conditions of Project approval.
2. The Applicant shall comply with all of the conditions and recommendations of the Los Angeles County Fire Department Conditions of Approval for Mergers and all such conditions and recommendations are hereby incorporated by reference and are imposed as conditions of Project 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. The Applicant and the business entity allowed for hereunder shall indemnify, defend and hold harmless the City, its officers, agents, employees, and volunteers from any and all claims, lawsuits or actions arising from the granting of, or the exercise of, the rights permitted by this approval, and from any and all claims or losses occurring or resulting to any person, firm, corporation or property for damage, injury, or death arising out of, or connected in anyway, with the performance of the use permitted hereby. The Applicant's obligation to indemnify, defend, and hold harmless the City shall include, but not be limited to, paying all legal fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits or actions, and any award of damages or attorney's fees in any such lawsuit or action.

### **Planning Conditions**

5. A Final Map shall be recorded prior to the issuance of a Certificate of Occupancy.
6. Prior to obtaining any building permits for any construction on the Project site, the Applicant shall submit a site plan and grading plan with hydrology calculations showing the handling of the on-site drainage to the City's Building Division. The Applicant shall submit the above noted plans to the Public Works Department and respective departments for their review.
7. The Applicant will be required to have a Registered Civil Engineer design and construct any public improvements, such as sidewalks, asphalt pavement, curb/gutter, and drive approaches required by the City Engineer, per City standards and specifications.
8. If the sanitary sewer mainline system is going to be maintained by the City, the Applicant shall provide a sanitary sewer easement. All sewer facilities must be designed and constructed per City standards and approved by the Public Works Director.
9. 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 10 days of the date of the Commission's approval.

### **Engineering Conditions**

10. A final tract map prepared by or under the direction of a registered civil engineer or licensed land surveyor shall be submitted to and approved by the City prior to being filed with the Los Angeles County Recorder.
11. A soil report shall be provided to the City.
12. A preliminary tract map guarantee shall be provided which indicates all trust deeds (to include the name of the trustee), all easement holders, all fee interest holders, and all interest holders whose interest could result in a fee. The account for this title report shall remain open until the final tract map is filed with the Los Angeles County Recorder.
13. Easements shall not be granted or recorded within any area proposed to be dedicated, offered for dedication, or granted for use as a public street, alley, highway, right of access, building restriction, or other easements until after the final tract map is approved by the City and filed with the Los Angeles County Recorder; unless such easement is subordinated to the proposed dedication or grant. If easements are granted after the date of tentative approval, a subordination shall be executed by the easement holder prior to the filing of the final tract map.
14. Monumentation of tract map boundaries, street centerlines, and lot boundaries is required if the map is based on a field survey.
15. All conditions from City Departments and Divisions shall be incorporated into the tract

map prior to submitting the tract map for review.

16. In accordance with California Government Code Sections 66442 and/or 66450, documentation shall be provided indicating the mathematical accuracy and survey analysis of the tract map and the correctness of all certificates. Proof of ownership and proof of original signatures shall also be provided.
17. Proof of tax clearance shall be provided at the time of tract map review submittal.
18. Upon submittal of the parcel map for review by the City, a letter signed by both the Applicant and the engineer shall be provided which indicates that these individuals agree to submit one (1) blueprints and one sepia mylar and pdf copy on a CD of the recorded map to the City Engineering/Public Works Department.
19. A reciprocal easement for ingress and egress, sanitary sewer, utility, drainage, water shall be provided for each property that does not front on or have direct access to the public way. Services to each property shall be underground and shall be located in a trench within this easement.

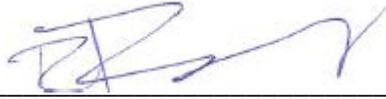
**Fire Department Conditions**

20. The Final Map shall be submitted to the County of Los Angeles Fire Department Fire Prevention Division office for review and approval prior recordation.

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

[SIGNATURES ON FOLLOWING PAGE]

ADOPTED this 21<sup>st</sup> day of January, 2020.



Chairman, Rudy Bojorquez

ATTEST:



Secretary, Angie Hernandez

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

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

AYES: Bojorquez, Garrett, Ortiz, Rodriguez and Barrera/Approved 5-0

NOES: None.

ABSENT: None.

ABSTAIN: None.



Secretary, Angie Hernandez

**PLANNING COMMISSION**

**RESOLUTION NO. 22-01**

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

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

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

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

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

ADOPTED this 18<sup>th</sup> day of January, 2022.



Chairman

ATTEST:



Secretary

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS

Resolution No.22-01

Page 2 of 2

CITY OF SOUTH EL MONTE        )

I, Angie Hernandez, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 22-01 was duly passed and adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 18<sup>th</sup> day of January 2022.

AYES: Barrera, Rodriguez, Ortiz, Diaz and Tang / VOTE: 5-0

NOES: n/a

ABSENT: n/a

ABSTAIN: n/a



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Secretary

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

ADOPTED this 18<sup>th</sup> day of January, 2022.



Chairman

ATTEST:

\_\_\_\_\_  
Secretary

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

I, Angie Hernandez, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 21-01 was duly passed and adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 18<sup>th</sup> day of January 2022.

AYES: Barrera, Ortiz, Diaz and Tang / Vote : 4-0-0-1

NOES: n/a

ABSENT: n/a

ABSTAIN: Rodriguez

\_\_\_\_\_  
Secretary

# Attachment D



# Planning Commission Agenda Report

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

**DATE:** January 21, 2020

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

**APPROVED BY:** Rachel Barbosa, Interim City Manager

**REVIEWED BY:** Rene Salas, Public Works Director

**PREPARED BY:** Ian McAleese, Assistant Planner

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

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

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

**PROJECT**

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

**SURROUNDING ZONING AND LAND USE:**

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

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

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

### **ANALYSIS:**

#### General Plan/Zoning Consistency

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

#### Land Use Element

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

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

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

#### Economic Development Element

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

The establishment of a North American headquarters for Easy Way Group and Meet Fresh has the potential to be a viable asset to the City’s economy. The proposed Project will also promote a

balanced and dynamic economic growth in the area as well as the City as a whole. Considering all of the above, the proposed Project is consistent with both the General Plan and the Zoning Code.

Conditional Use Permit (CUP)

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

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

The parcels directly adjacent to the Property are developed with warehouses. Staff believes the approval of the CUP will not be detrimental to persons or properties in the immediate vicinity nor to the City in general because of the conditions that are included in the resolution, as well as many of the surrounding parcels being utilized as industrial.

Proposed Project

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

Floor Plan

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

Off-Street Parking

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

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

## Landscaping

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

## Circulation and Loading

Pursuant to SEMMC Section 17.16.160, the Project is required to provide on-site truck maneuvering and loading areas, if possible. As indicated, the Project will provide sufficient on-site circulation due to the size of the Property. On-site loading is provided by five covered loading docks spaces. Any necessary street maneuvering will be unlikely to impact traffic on Durfee Avenue. With on-site maneuvering and ease of entry into the Property it will have little to no impact to this area. Thus, it is anticipated that the Project will continue to be consistent with the City's Zoning Ordinance.

## Impacts on Surrounding Uses and Properties

The Property is surrounded by a mixture of industrial and nonconforming residential uses with South El Monte High School down the street. Residential properties are typically sensitive to industrial activities; however, industrial activities already exist in the area. The Project will not significantly increase the amount of these industrial activities and therefore the Project's potential impact on surrounding residential properties would be slight.

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

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

**CONCLUSION:** Staff has reviewed the Applicant's request and has determined that the proposed Project meets all of the development standards as set forth in SEMMC Chapters 17.16 and 17.60. Approval of the Conditional Use Permit, as conditioned, will not be detrimental to persons or

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

**ATTACHMENTS:**

- A – Draft Resolution Nos. 19-15 and 19-27
- B – Relevant Code Sections
- C – Vicinity Map/Aerials
- D –Project Plans