

Jeff Ortiz, Chair
Leo Barrera, Vice Chair
Larry Rodriguez, Commissioner
Robert Sanchez, Commissioner
Kenneth Tang, Commissioner



Guillermo Arreola,
Community Development Director
Renee Reyes,
Secretary
Christy Lopez,
Assistant City Attorney

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

AGENDA

September 19, 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/84259060808>

Webinar ID: 842 5906 0808

Or Call In: 1 669 444 9171, when prompted, enter 842 590 60808#

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 rreyes@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.cityofsouthmonte.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:

Renee Reyes, Commission Secretary
Ph (626) 652-3175

AGENDA BEGINS ON THE FOLLOWING PAGE

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1. ROLL CALL

Commissioners: Rodriguez, Sanchez, Tang, Vice Chair Barrera, Chair Ortiz

2. PLEDGE OF ALLEGIANCE

Commissioner Rodriguez

3. PRESENTATIONS - None

4. APPROVAL OF AGENDA

By motion of the Planning Commission, this is the time to notify the public of any changes to the agenda, remove items from the consent calendar for individual consideration and/or rearrange the order of the agenda.

5. PUBLIC COMMENT

Speakers may provide public comments on any matter within the subject matter jurisdiction of the Planning 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 City Council 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.

6. 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.

6.a. Consideration and Approval of the Regular Planning Commission Meeting Minutes for August 15, 2023

RECOMMENDATION: Staff recommends the Planning Commission approve Minutes for the August 15, 2023, Regular Planning Commission meeting.

7. PUBLIC HEARING

7.a. Consideration of Resolution No. 23-03 approving a Conditional Use Permit (CUP) (No. 23-03) to allow for a special event (banquet) facility (“Rustic & Chic”) Located at 1703 Floradale Avenue, South El Monte, California

Jazmin Mora (“Applicant”) is applying to open a special event facility (“Project”) at 1703 Floradale Avenue, South El Monte, California 91733 (“Property”). The Property consists of one parcel having an area of approximately 19,300 square feet and one existing 8,640 square foot warehouse building. The property is located at the end of the Floradale Avenue Cul-de-Sac, south of Thienes Avenue and zoned Manufacturing (M). The building is made up a combination of storage, offices, and restrooms.

RECOMMENDED ACTION: Staff recommends the Planning Commission:

1. Conduct a public hearing;
2. Take public testimony; and
3. Adopt Resolution No. 23-03 approving CUP (No. 23-03);
4. Or provide direction to staff.

8. GENERAL BUSINESS - None

9. COMMISSIONERS REPORTS, INCLUDING AB 1234 REPORTS

AB 1234, section 53232.3(d) requires Members of a legislative body to provide brief reports on meetings attended at the expense of the local agency (i.e., Conferences, seminars, training etc.) at the next regular meeting of the legislative body.

10. CORRESPONDENCE - None

11. COMMISSIONERS’ AGENDA - None

12. ADJOURNMENT

Tuesday, October 17, 2023, at 6:00 p.m.

I Donna G. Schwartz, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours at the following locations: City of South El Monte City Hall, Senior Center and Community Center and made available at www.cityofsouthelmonte.org on this 14th day of September 2023.



City Clerk

REGULAR PLANNING COMMISSION MEETING - MINUTES

Tuesday, August 15, 2023, 6:00 P.M.

1415 Santa Anita Avenue, South El Monte, California 91733

1. **ROLL CALL** – Chair Tang called the meeting to order at 6:01 p.m.

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

STAFF PRESENT: Christy Lopez, Assistant Council (Via Zoom), Guillermo Arreola, Executive Director; Donna G. Schwartz, City Clerk, and Renee Reyes, Secretary.

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

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

3. **PRESENTATIONS** – None.

4. **APPROVAL OF AGENDA**

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

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

NAYS: Commissioner(s): None

5. **PUBLIC COMMENT**

Chair Tang opened up public comment.

1. Tao, spoke in regard to Commissioners' Agenda Item 11.a.3, 10350 Rush Street and the many cars and junk on the property and that it has been cleaned up.

Chair Tang there being no further speakers, closed public comment.

6. CONSENT CALENDAR

A motion was made by Commissioner Sanchez, seconded by Commissioner Ortiz, to approve the agenda. Motion passed 5-0, by the following vote:

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

NAYS: Commissioner(s): None

6.a. Approved Planning Commission Minutes for July 18, 2023.

7. PUBLIC HEARING – None.

8. GENERAL BUSINESS

8.a. SELECTION OF CHAIR AND VICE CHAIR

Chair Tang announced the item.

Guillermo Arreola, Executive Director announced the term for the Chair and Vice Chair would be until the successor would be appointed if current term is extended. Mr. Arreola then explained the voting process.

Chair Tang asked for a motion to appoint a new Chair.

Motion by Commissioner Rodriguez to appoint Jeff Ortiz as new Chair, seconded by Chair Tang for the ten-month term commencing on April 27, 2023, through December 31, 2023, or until successor is appointed. Motion passed 5-0, by the following vote:

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

NAYS: Commissioner(s): None

Newly appointed Chair Ortiz rotated seats with outgoing Chair Tang.

Chair Ortiz asked for a motion to appoint a new Vice Chair.

Motion by Commissioner Rodriguez to appoint Commissioner Barrera as the new Vice Chair for the ten-month term commencing on April 27, 2023, through December 31, 2023, or until successor is appointed. Motion passed 5-0, by the following vote:

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

NAYS: Commissioner(s): None

GENERAL BUSINESS (CONTINUED)

8.b. **Review Conditions of Approval for Conditional Use Permit (CUP) (No. 21-14), Automotive Business Plaza – 10031 Rush St, South El Monte CA 91733**

Chair Ortiz announced the item.

Guillermo Arreola, Executive Director presented the staff report and stated the applicant is exempt from the clarifier, but compliance will be monitored by Code Enforcement for run-off of water. If water run-off continues, applicant will be required to install clarifier.

Chair Ortiz questioned about run-off and how to determine when it should be tested. Guillermo Arreola, Executive Director, stated if there is ANY type of run-off water, there will be no testing of water but an automatic requirement of a clarifier at the business.

Commissioner Barrera questioned if business requires NPDS permit due to water-run off. Guillermo Arreola, Executive Director, stated they will be required to submit and obtain Industrial Waste Permit for clarifier and possibly NPDS permit if water-run off continues.

Commissioner Sanchez suggested we revise or amend the CUP to make clear that a clarifier is not needed. Guillermo Arreola, Executive Director feels it will be a timely and lengthy process to go back and revise for one issue. If there are any other issues that come up, we can go back and amend the CUP.

Chair Ortiz suggested a 6-month review. Guillermo Arreola, Executive Director, stated as long as there are no parked cars in the street and no water run-off, there is no need to do a review.

Chair Ortiz asked Mr. Foreman, property owner, if he had any comments.

Mr. Foreman stated he and his tenant are working hard since property was purchased to comply with City requirements and will continue to. Mr. Foreman has spoken to his tenant about parking and getting any issues fixed. He feels it's unnecessary for the city to do a 6 month review and should be put to rest.

Discussion ensued with Commissioners and Joe Martinez, Code Enforcement and Public Safety Supervisor on concerns of water run-off and multiple cars parked in the street.

Mr. Foreman requests that he be notified if and when Code Enforcement will be entering his property.

Christy Lopez, Assistant City Attorney, stated if there is any water run-off Code Enforcement would be called out to inspect the area.

Chair Ortiz reopened public comment.

1. Ruben Cedillo, owner of automotive business, voiced his frustration stating that it is not his business causing the water run-off and the cars parked in the street are not his. He asked to see the pictures that Code Enforcement has taken of the water fun-off and parked cars.

At 6:33 p.m. Christy Lopez, Assistant City Attorney lost Zoom connection.

Motion by Vice Chair Barrera, seconded by Commissioner Rodriguez to receive and file the staff report. Motion passed 5-0, by the following vote:

AYES: Commissioner(s): Rodriguez, Sanchez, Tang, Vice Chair Barrera, and Chair Ortiz
NAYS: Commissioner(s): None
ABSENT: Commissioner(s): None

9. COMMISSIONERS REPORTS, INCLUDING AB 1234 REPORTS

No Commissioners had anything to report.

10. CORRESPONDENCE - None.

11. COMMISSIONERS' AGENDA

11.a Chairman Jeff Ortiz

1. Massage Parlor at 1648 Tyler Ave #A – Sunny Spa; Installation of security bars is within allowable requirements.

Guillermo Arreola, Executive Director, stated he spoke to the owner about applying for a Building Permit for the installation of security bars. Owner is out of town but will comply when he returns.

2. Please provide the process in obtaining an ABC License and how it is transferred from business to business. Follow-up question: related to the CUP obtained with an ABC license, do the Conditions of approval get updated or reviewed by the Planning Commission at any time after the CUP is approved by the Planning Commission.

Guillermo Arreola, Executive Director, stated someone interested would have to apply with the Department of Alcohol Beverage Control for an original license. License would not be issued until they obtain approval from the City or the County. They can also purchase an existing license from another private party and do a double transfer which is person to person or premise to premise. For hard liquor there are no original licenses. There is a lottery and the only way to obtain a hard liquor license is to do a transfer or enter a lottery for 25 licenses throughout the County. If you are selected applicant will still need approval from the City. When there is a transfer of a business, the ABC license also transfers. As long as the business is running the same under the existing business, no changes need to be done. If the new business owner decides to change anything under the CUP, they do have to come back for a new CUP.

3. Review of CUP for J&T Collision Center – 10350 Rush Street; storage of vehicles on city street.

Guillermo Arreola, Executive Director, stated there is no CUP on file for this site. It is a business that has changed ownership throughout the years. Vehicles have been cleared out about a month ago. Removed lot of in-ops off site and street. Owners are complying and want to beautify property.

4. Status of the General Plan Update (Commissioner Tang also requested this update)

Guillermo Arreola, Executive Director, stated General Plan Update has been funded. Staff will be moving forward with RFP process soon. Possibly the month of August. Estimated time to get it updated will be a multi-year process. Will be done in phases.

11.b Commissioner Kenneth Tang

1. Status of the General Plan Update

11.c Commissioner Robert Sanchez

1. Starlite project: Please provide a brief description on the credits the Developer received for this project, as part of the CEQA requirement.

Guillermo Arreola, Executive Director, stated there was a mix up in the language at the last meeting. There were no credits issued part of CEQA. The credits were associated with the Density Bonus.

At 6:47 p.m. Christy Lopez, Assistant City Attorney returned viz Zoom.

12. ADJOURNMENT

A motion was made by Commissioner Rodriguez, second by Vice Chair Barrera to adjourn the meeting at 6:52 p.m. to a regular Planning Commission Meeting on Tuesday, September 19, 2023, at 6:00 p.m. Motion carried 5-0 by the following vote:

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

NAYS: Commissioner(s): None

Approved by Chair

DRAFT



Planning Commission Agenda Report

Agenda
Item No.
7a

DATE: September 19, 2023

TO: Honorable Chairman and Members of the Planning Commission

PREPARED BY: Guillermo Arreola, Director of Community Development

SUBJECT: Consideration of Resolution No. 23-03 approving a Conditional Use Permit (CUP) (No. 23-03) to allow for a special event (banquet) facility (“Rustic & Chic”).

PUBLIC NOTICE: Notice was posted on September 7, 2023 for Public Hearing before the Planning Commission.

ENVIRONMENTAL REVIEW:

This project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code, § 21080, subd. (b)(9); Administrative Code, Title 14, Chapter 3, § 15332, Class 32, In-Fill). This section specifically applies to small projects that are consistent with General Plan policies, zoning, occurs within the City limits on a site of no more than 5 acres, the site has no value as a habitat for endangered or rare species, would not result in any significant impacts relating to noise, traffic, water or air quality, and can be adequately served by all required utilities and public services.

PROJECT

LOCATION: Address: 1703 Floradale Avenue
Project Applicant: Jazmin Mora
Property Owner: John Lee
Zone: Manufacturing (M)
Lot Size: 19,300 sq. ft.

SURROUNDING ZONING AND LAND USE:

	Zone	General Plan	Land Use
North	Manufacturing (M)	Industrial	Plumbing Supply
South	Manufacturing (M)	Industrial	Industrial
East	Manufacturing (M)	Industrial	Food Processing
West	Public-Facilities (P-F)	Public Facilities	Church/School

BACKGROUND: The applicant, Jazmin Mora (“Applicant”), is applying to open a special event facility (“Project”) at 1703 Floradale Avenue, South El Monte, California 91733 (“Property”). The Property consists of one parcel having an area of approximately 19,300 square

feet and one existing 8,640 square foot warehouse building. The property is located at the end of the Floradale Avenue Cul-de-Sac, south of Thienes Avenue and zoned Manufacturing (M). The building is made up a combination of storage, offices, and restrooms.

The site is currently licensed for a party supply business (Rustic Rentals, LLC.), however, the City received reports that the business was operating as a special event facility (Rustic & Chic) during the weekends, without having obtained City approval. They were notified to stop all activities associated with the special event operation.

Since special event facilities are not specifically permitted or prohibited, such use requires a conditional use permit, so long as they are determined to be compatible with the permitted uses in the manufacturing zone. According to the applicant, the property will operate as a party supply rental business during the week, and an event center on the weekends.

Staff has received reports that the applicant has been conducting events at this site, without approval of a conditional use permit, which is before you for your review. The City's Code Enforcement Division as well as Planning Staff, informed the applicant that they could not continue the use until the applied for, and received approval of a conditional use permit. Staff recently received a information that the site held a private event on Saturday, September 2, 2023. In addition, the company's website indicates that the site is available for rental purposes.

RECOMMENDATION: Staff RECOMMENDS that the Planning Commission adopt Resolution No. 23-03 approving CUP (No. 23-03).

ANALYSIS:

General Plan/Zoning Consistency

The Property is designated as "Industrial" in the City of South El Monte's ("City") General Plan and is zoned "M" (Manufacturing) in the City's Zoning Code. The Project falls within the scope of the General Plan's "Industrial" land use designation and is also a conditionally permitted use in the "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

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

Policy 1.4: *Maintain a balanced mix and distribution of land uses throughout South El Monte and create opportunities for two types of commercial development: (1) commercial uses that meet the retail and service needs of the local resident and employee populations, and (2) regional-serving retail commercial businesses that capture revenues from a broader population base.* This use will serve the area by providing an special event locale that can serve private parties for small to medium sized events in the City.

Economic Development Element

Goal 1.0: *Continue to provide opportunities for a wide range of industries to operate in South El Monte by allowing the special event business which is uncommon for the area.*

Conditional Use Permit

Chapter 18.18 of the South El Monte Municipal Code (SEMMC) lists are permitted uses allowed in the zone and there is no use similar to the proposed special event venue. Pursuant to section 17.18.050(L), “Conditional Use,” it states that any other use not specifically permitted or prohibited, which is determined to be compatible with the permitted uses of the manufacturing zone, may be allowed subject to a conditional use permit (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 located north, south, and east of the Property are developed with industrial uses. The property to the west is developed with a church and school (Epiphany Catholic Church and Epiphany Catholic School). The school property is improved with a perimeter wall along the north property line, which prohibits vehicular and pedestrian access. In addition, the special event facility’s hours of operation (listed below) do not conflict with the school’s hours of operation. The business will be required to comply with Chapter 8.20 – Noise Regulations.

Proposed Project

The site currently has a business license as a party rental business. However, as stated before, it has since been used for special events during the weekends. The special event business, Rustic & Chic is a venue to host special occasions, such as weddings, corporate events, bridal showers, anniversaries, birthdays, etc. There will be a maximum number of five employees (and five valet employees) during the largest shift.

There is no expansion proposed to the existing building. The front portion of the building will remain offices and restrooms, with two smaller storage rooms to remain. The remaining 5,300 square feet of warehouse area will used for assembly purposes. The site is improved with 11 parking spaces, with the current use requiring a total of 9 parking spaces. Based on a maximum occupancy of 354 persons, the proposed special event facility would require a total of 118 total parking spaces, however, the applicant has indicated that the maximum number of people allowed at any event will not exceed 120 persons, which would thus required 40 parking spaces. Parking will be provided off-site at Monte Vista Elementary School using a valet service. The maximum capacity of 120 person at any one event has been added as condition of approval. The applicant has entered into an agreement with Monte Vista Elementary School for the use of one of their parking lots. The on-site parking spaces will not be available during special events. While not immediately adjacent to any residentially zoned or developed properties, there are residential properties located approximately 120 feet away (south east from the property) along Cogswell Road. Due to the proximity of these homes, staff has added a condition of approval that prohibits the rear parking lot for any outdoor events. In addition, all doors, including overhead doors, must

remain closed during these special events. Vehicular guest access to the rear portion of the lot will be prohibited. However, a gate will be available for pedestrian access.

The building will include some interior and exterior improvements. The building presently has two restrooms. The applicant proposes to increase the number of restrooms to six. In addition, there are two roll-up doors along the south and west elevations. These roll-up doors will be replaced with glass storefronts, with sidelights and double doors along the south elevation, and a single glass door and window along the west elevation. The applicant will be required to apply for, and obtain all necessary building permits, prior to the use of this site as a special event center.

Hours of Operation

The site will include the operations of a party rental business during the week, and a special event facility on the weekends. The existing hours of operation of the party rental equipment business will not overlap with the special event facility.

The operation of the party rental business are as follows:

- Monday – Friday: 8:00 a.m. – 5:00 p.m.

The proposed hours of operation for the Special Event business are as follows:

- Friday: 6:00 p.m. – 12:00 a.m.
- Saturday and Sunday: 4:00 p.m. to 12:00 a.m.

The hours of operation of the special event facility have been added to the attached Resolution as conditions of approval.

Parking and Valet service

As stated previously, the party rental business requires a total of nine parking spaces, however, eleven parking spaces are provided. This is the parking requirement for the site between Monday through Friday, 8:00 am through 5:00 p.m. The proposed special event facility will operate Friday through Sunday and will require a total of 118 parking spaces based on an occupant load of 354 persons. However, the applicant has indicated that the maximum number of attendees at any one event will not exceed 120 persons. Based on this limitation, the number of parking spaces will easily be accommodated at the off-site parking facility which will be located approximately a quarter mile from the site at Monte Vista Elementary School.

Valet service will be provided by Black Diamond Valet, and will provide valet services will operate as follows:

A temporary valet booth will be situated at the front of the main entrance of the site, and Black Diamond employees will take the cars to the off-site parking at Monte Vista Elementary. There will be five attendants for valet parking operations, one at the valet booth, three runners, and one shuttling the parking attendants. This parking lot, which is gated, will be accessed only by Black Diamond Valet, and no other person or vehicle will enter or exit the parking lot without direction and supervision from Black Diamond Valet. A condition of approval requires that a security guard be posted at the off-site parking during all special events. All Black Diamond Valet personnel will be required to have satisfactory driving records, and will also carry all necessary insurance

certificates naming the venue as additional insured. In addition, all drivers will be required to strictly follow the speed limits and the applicable City's noise ordinance. At the end of each event, the temporary valet booth will be removed and stored, hidden from public view.

The CUP is contingent upon a parking agreement in good standing. Should the parking agreement between the school and Rustic & Chic ever be revoked, the CUP may be revoked, unless a similar parking agreement is obtained and a new CUP approved from the City's Planning Commission.

Security

The applicant has contracted Superior Protection Services CA, Inc. to provide three (3) security guards. During weekend events, Rustic & Chic will provide two on-site security guards, one on foot to patrol the outside of the venue, including the venue's parking lot, and one inside the venue. In addition, there will be one security guard at the off-site parking lot during all special events.

In addition, per the Sheriff's Department's recommendation, the applicant will be required to provide security at the off-site parking location at Monte Vista Elementary School. A condition of approval has been added to this effect. Staff has also added a condition of approval that allows the Sheriff's Department to amend or supplement their initial assessment should there be subsequent reviews of the proposed project.

Alcohol Service

The applicant has indicated that there will be no alcohol sold or served on the premises. However, the company's website indicates that "access to bar table top only, one cooler (drinks and staff not included), which means that persons attending the event can bring their own alcoholic beverages. Staff contacted the Department of Alcoholic Beverage Control (ABC) regarding this type of use, and according to ABC, Section 23399.1 of the Business and Profession's Code states the following:

No license or permit shall be required for the serving and otherwise disposing of alcoholic beverages where all of the following conditions prevail:

- That there is no sale of an alcoholic beverage.
- That the premises are not open to the general public during the time alcoholic beverages are served, consumed or otherwise disposed of (private events only).
- That the premises are not maintained for the purpose of keeping, serving, consuming or otherwise disposing of alcoholic beverages (storage of alcoholic beverages is prohibited).

As such, staff has added a condition of approval that limits the events at this facility as private events, prohibits the sale, storage, and service of any alcoholic beverages. The business' website shall reflect the adopted conditions of approval, and shall reflect the maximum number of attendees, hours of operation, and that the business does not sell, store, or serve alcoholic beverages.

Sheriff's Department

The Sheriff's Department reviewed the proposed conditional use permit application. The Sheriff's Department has some safety concerns about the possibility of street exhibitions at the street cul-

de-sac, as there is evidence of such activities from aerial photographs. In addition, the limited point of entry would also impact any emergency responses, since there is only one entry point to access the project site. As such, staff has added a condition approval that requires the applicant to submit a security plan for review and approval by the Sheriff's Department that addresss issues including but not limited to street exhibitions, vandalism and burglaries. The Sheriff's Department also recommends incorporating in the CUP a requirment that the applicant comply with the general principles of Crime Prevention through Environmental Design (CPTED) . The goal of CPTED is to reduce opportunities for criminal activities by employing physical design features that discourage anti-social behavior, while encouraging the legitimate use of the site. The overall tenets of CPTED include defensible space, territoriality, surveillance, lighting, landscaping, and physical security.

As such, the required security plan shall incorporate the following:

- The installation of security cameras for a video monitoring system. Security cameras shall be required inside, as well as outside the building at each entry/exit point;
- Exterior building security lights shall include motion sensors;
- Appropriate gate hardware such as keypad/keycard access and automatic gate closers shall be implemented where feasible to limit unauthorized access, as well as for easy monitoring of the site;
- All roll-up doors shall remain closed during assembly events to avoid noise disturbance to surrounding neighbors;
- Outdoor events in the rear parking lot shall be prohibited.
- Security guards shall be present during each event at the event facility and at the off-site parking area (Monte Vista Elementary School).

CORRESPONDENCE: On September 14, 2023, staff received correspondence opposed to the approval of the conditional use permit for a special event business at 1703 Floradale. The correspondence is attached as Attachment C.

CONCLUSION: Staff has reviewed the proposed Project and finds it meets the development standards with included conditions of approval to be consistent with the General Plan and Zoning Code. It is staff's recommendation that Planning Commission adopt Resolution No. 23-03 approving the requested conditional use permit for a special event facility in conjunction with an existing party rental business.

ATTACHMENTS:

- A – Resolution No. 23-03
- B – Vicinity Maps/Aerials
- C – Correspondence
- D – Project Plans

ATTACHMENT A

PLANNING COMMISSION

RESOLUTION NO. 23-03

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING AN APPLICATION FOR CONDITIONAL USE PERMIT FOR A SPECIAL EVENT FACILITY IN CONJUNCTION WITH A PARTY RENTAL BUSINESS AT 1703 FLORADALE AVENUE, OPERATING AS RUSTIC & CHIC

WHEREAS, Jazmin Mora (“Applicant”), filed an application for a Conditional Use Permit (“CUP”) for a special event facility in conjunction with an existing party rental business (“Project” or “proposed Project”) located at 1703 Floradale Avenue, South El Monte, CA 91733 (“Property” or “project site”); and

WHEREAS, pursuant to South El Monte Municipal Code (“SEMMC”) Section 17.18.050(L), the Project requires Planning Commission review and approval because the Project is not specifically permitted or prohibited, which is determined to be compatible with the permitted uses in the manufacturing zone; and

WHEREAS, a public hearing was held before the Planning Commission on September 19, 2023, 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.

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

SECTION 1: Pursuant to Section 15301 (Class 1) of the California Environmental Quality Act (CEQA), the proposed Project is categorically exempt from environmental review and a Notice of Exemption has been prepared. The proposed Project qualifies for a Class 1 Categorical Exemption for the Project because the proposed Project is to be operated within existing facilities. The criteria for a Class 1 Categorical Exemption is the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The Planning Commission finds that the proposed Project meets this criteria and is exempt from the provisions of CEQA. The documents and other material, which constitute the record on which this decision is based, are located in the Department of Community Development and are in the custody of the Director of Community Development

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

A. With regard to the application for a CUP, SEMMC Section 17.68.040 requires that the Planning Commission find that the proposed use shall not be detrimental to persons or

properties in the immediate vicinity nor to the City in general. State law requires that the Project be compatible with surrounding uses.

B. The General Plan Land Use designation for the Property is “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 with the conditions included in this resolution.

D. The special event facility should not become a nuisance to surrounding properties with the proposed conditions.

SECTION 3: Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated September 19, 2023 which is hereby incorporated into this Resolution 23-03 by reference, the Planning Commission hereby finds:

A. As conditioned, the Project represents a quality establishment that will be compatible with surrounding uses, the surrounding area, and the goals of the City. As a result, approving this application will not adversely affect the General Plan or the Zoning Ordinance.

B. Pursuant to SEMMC Section 17.68.040, the approval of the CUP will not be detrimental to persons or properties in the immediate vicinity or to the City in general, as conditioned. This is so because the conditions included will prevent the proposed Project from becoming a detriment through operational limits expressed in the Conditions of Approval.

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

Land Use Element

- (1) Goal 1.0: *Maintain a balanced mix and distribution of land uses throughout South El Monte* by allowing for the establishment of a use that does not currently exist in the area that can serve residents and businesses within the community; and
- (2) Policy 1.4: *Maintain a balanced mix and distribution of land uses throughout South El Monte” and “create opportunities for two types of commercial development: (1) commercial uses that meet the retail and service needs of the local resident and employee populations, and (2) regional-serving retail commercial businesses that capture revenues from a broader population base.* This will serve the area by providing a special event facility that can serve private parties or businesses for small to medium sized events in the City; and

Economic Development Element

- (3) Goal 1.0: *Continue to provide opportunities for a wide range of industries to operate in South El Monte* by allowing special event facility which is uncommon for the area.

SECTION 4: Based on the aforementioned findings, the Planning Commission hereby approves CUP (No 23-03) to operate special event facility subject to the following conditions:

General Conditions

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

Planning Conditions

5. The hours of operation shall be as follows:

The operation of the party rental business are as follows:

- Monday – Friday: 8:00 a.m. – 5:00 p.m.

The proposed hours of operation for the Special Event business are as follows:

- Friday: 6:00 p.m. – 12:00 a.m.
- Saturday and Sunday: 4:00 p.m. to 12:00 a.m.

6. 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 within 24 hours of notice from the City and shall be removed or painted over in compliance with all SEMMC requirements.

7. 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.
8. The Applicant shall not permit any loitering including any loitering on any property adjacent to the Property under control of the Applicant.
9. Noise associated with the special event business shall not negatively impact the surrounding properties, including those residential properties located on Cogswell Road. The use shall comply with SEMMC Chapter 8.20.
10. The Applicant and all operators shall each take all necessary steps to ensure the orderly conduct of employees, patrons, and visitors when they are present on the Property.
11. The Applicant shall maintain all required permits and licenses in good standing.
12. This CUP limits the use of the facility to private events, and shall comply with the following:
 - That there is no sale of an alcoholic beverage.
 - That the premises are not open to the general public during the time alcoholic beverages are served, consumed or otherwise disposed of (private events only).
 - That the premises are not maintained for the purpose of keeping, serving, consuming or otherwise disposing of alcoholic beverages (storage of alcoholic beverages is prohibited).
5. The maximum number of people at the Property shall not exceed 120 attendees.
6. The maximum occupancy of the premise is 384 shall be prominently posted and monitored at all times. The maximum number of attendees at each event shall not exceed 120.
7. The front of the exterior of the premises, as well as all parking areas under control of the Applicant, shall be illuminated at all times while the premises is open for business. This shall be done in such a manner that persons standing outdoors at night are identifiable by law enforcement personnel while balancing the lighting so as not to unreasonably spill into and illuminate the window area of nearby properties.
8. All crimes occurring inside or outside of the location shall be reported to the Sherriff Department at the time of the occurrence.
9. At any time when the applicant licensee is absent from the premises, a responsible party shall be designated who can facilitate any Sherriff Department inquiries.
27. A copy of this approved resolution shall be kept on the premises at all times and presented to any Sheriff, or Business License or Planning Staff person.

28. The business' website shall reflect the adopted conditions of approval, and shall reflect the maximum number of attendees, hours of operation, and that the business does not sell, store, or serve alcoholic beverages.
29. The Applicant understands that any violation of these conditions or any operation that constitutes a nuisance shall be grounds for the suspension or revocation of the Conditional Use Permit.
30. There shall be no exterior speakers and no live entertainment outside the building (including the parking lot) unless a Temporary Use Permit (TUP) is obtained from the City.
31. The temporary valet booth shall be removed and stored, hidden from public view, at the conclusion of each event.
32. The City shall review the conditions of the premises and business operations approved herein in approximately six months from the date of the City's approval.
33. The parking agreement must be maintained, and any change to the parking agreement shall be brought before the Director of Community Development for approval before execution.
34. The valet service (Black Diamond Valet) shall:
 - Carry all necessary insurance certificates;
 - All drivers shall have satisfactory driving records;
 - Comply with all traffic safety laws;
 - Comply with the City's noise ordinance.
 - Limit access to the off-site parking area to Black Diamond Valet personnel only and security personnel associated with Rustic & Chic.
 - There will be five attendants for valet parking operations at each event, one attendant at the valet booth, three runners, and one shuttling the parking attendants.

Sheriff Department Conditions

35. The applicant shall be required to submit a security plan to the Sheriff's Department for review and approval, and shall contain the following:
 - The installation of security cameras for a video monitoring system. Security cameras shall be required inside, as well as outside the building at each entry/exit point. Security cameras shall be in constant working order and directed towards ingress/egress points of the business. Recordings shall be retained for 60 days and allow to be reviewed by the Sheriff's Department.
 - Security lighting shall be installed, include motion sensors, and shielded to avoid light spillage onto adjacent properties.

- Appropriate gate hardware such as keypad/keycard access and automatic gate closers shall be implemented where feasible to limit unauthorized access as well as for easy monitoring of the site;
- Security guards shall be present during each event at the event facility and at the off-site parking area (Monte Vista Elementary School).
- The special event business shall include a minimum of three security guards, one along the exterior of the, one within the venue, and one at the off-site parking area as required in this CUP.

36. Allow access to Sheriff’s Department to the Property, building, and parking lot at all times including when business operations are occurring including special event activities. .

37. The Sheriff’s Department shall be allowed to modify the security plan should there be any future issues on site with notice to the permittee.

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

ADOPTED this 19th day of September, 2023.

Chairman

ATTEST:

Secretary

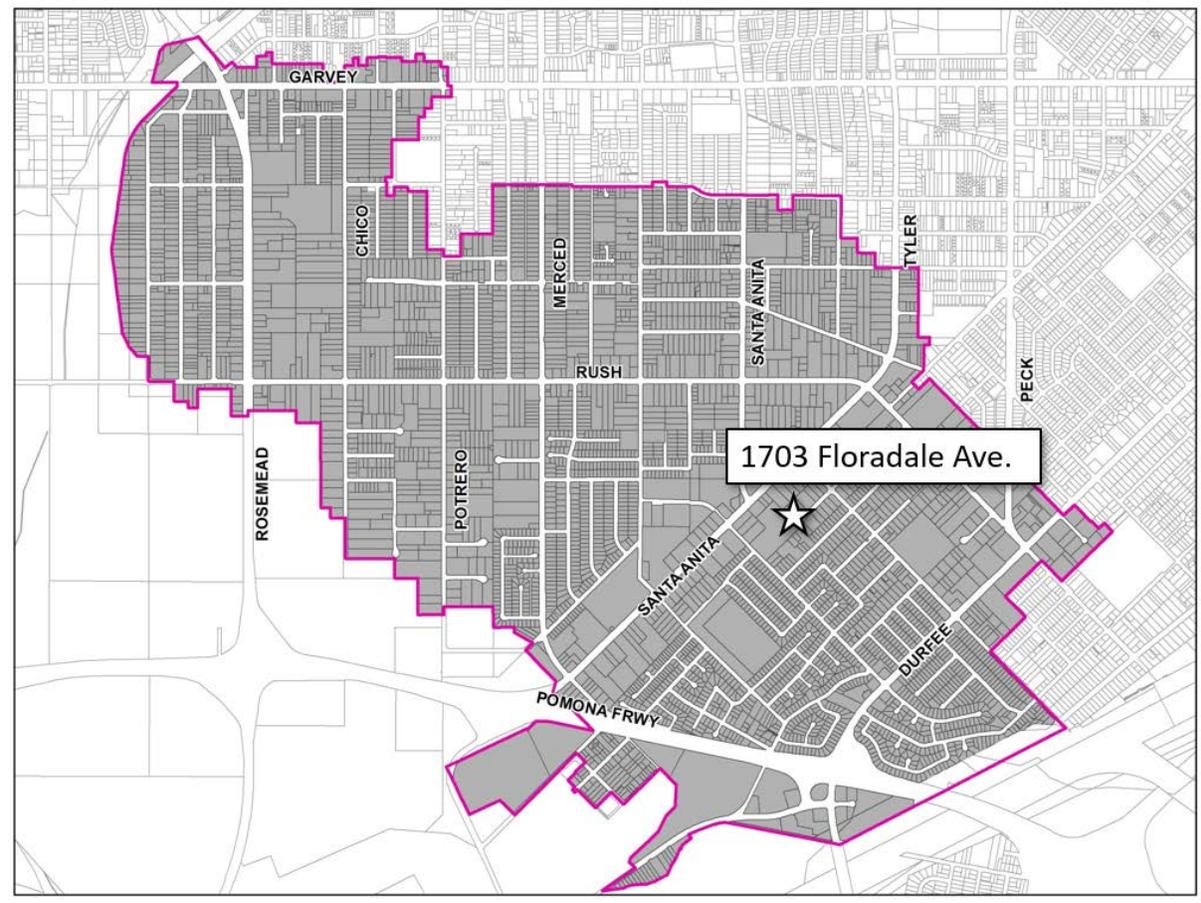
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH EL MONTE)

I, Renee Reyes, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 23-03 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 19th day of September 2023.

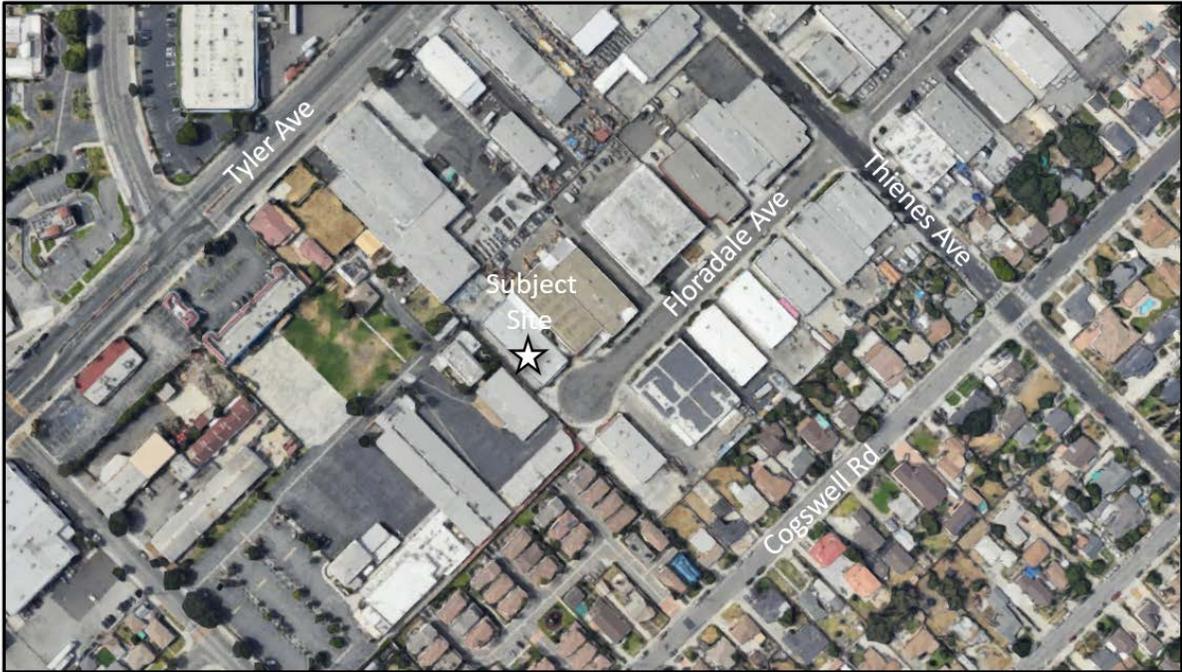
AYES:
NOES:
ABSENT:
ABSTAIN:

Secretary

ATTACHMENT B
MAPS/AERIAL



Vicinity Map



Aerial - Subject Site



Zoning

Guillermo Arreola

From: Katie Owen [REDACTED]
Sent: Thursday, September 14, 2023 2:37 PM
To: Guillermo Arreola
Cc: [REDACTED]
Subject: FW: Conditional Use Permit No. 23-03

Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Mr. Arreola –

Thank you for your email. On behalf of Mike Owen I am responding to the Conditional Use Permit 20-03.

After thought and consideration, collectively we are opposed to the requested Conditional Use Permit No. 20-03.

As you're aware this proposed area of use is an industrial area and is not an appropriate place for this sort of event. Additionally, hosting an event with 120 guests poses a significant issue with parking which is already extremely problematic. We are very concerned with the exposure to break-ins, theft, property damage, graffiti etc. in general but even more so with the proposed event times specifically on the weekends. Finally, our tenants do not have traditional Monday – Friday 8am to 5pm hours, rather several tenants hours of operation are nights and/or weekends.

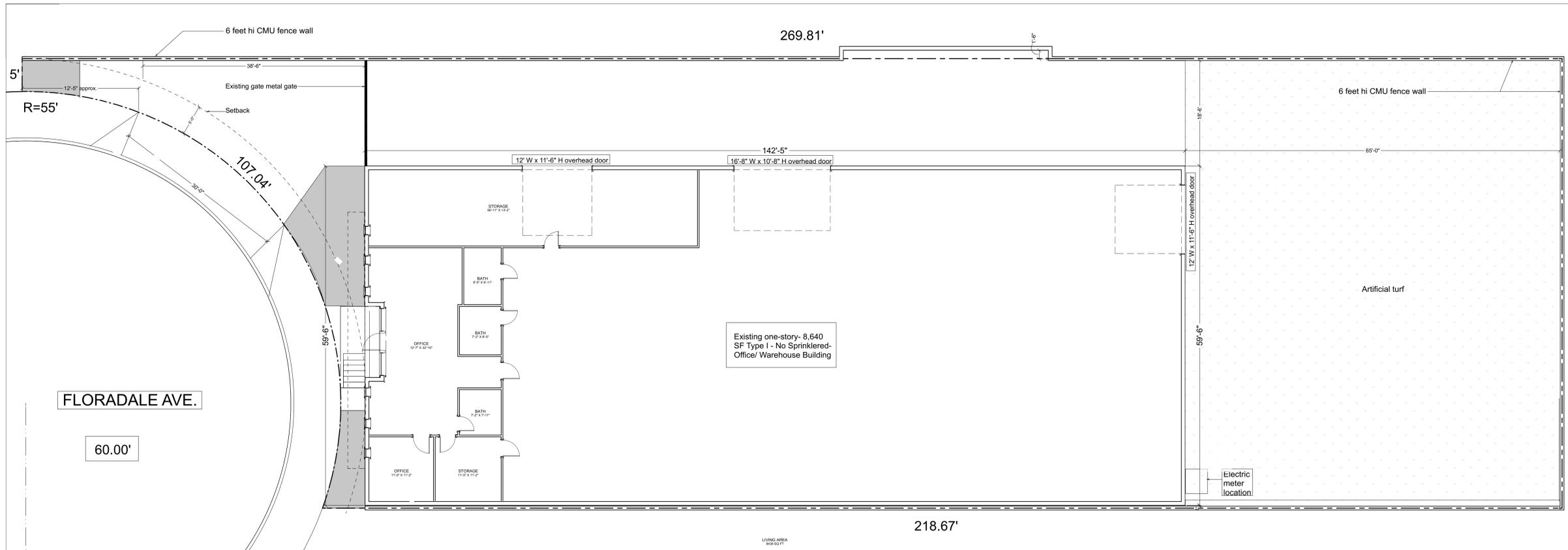
The safety and security of our properties and tenants is of the utmost importance and this type of event compromises both significantly.

This is not just the position of 1702 Floradale, it is the shared stance of Jack Owen at Jenkins Industrial Properties, whom manages multiple other buildings on this street.

As property owners in this area, I trust this email and our position of the proposed Conditional Use Permit is respected.

Kindly,

Katie Owen
P.O. Box 1117
San Clemente, CA 92674



The Rustic & Chic
1703 Floradale Avenue South El Monte, CA 91780
 AIN No : 8114-025-021

Building Summary:

Lot size: 19,300 SF (Per Assessors Map)
 Building Area: 8,640 SF (Per Assessors website)
 Lot Coverage: 45% Existing - No changes proposed
 Current zone: M (Manufacturing)
 Construction Type: Type-1 (Non-sprinklered)

Landscaping:

Existing: 396 SF
 Proposed: 520 SF

Area Analysis:

Office areas: 785 SF/300 SF per person - Gross= 3 Occupants
 Assembly area: 5,300 SF/ 15 SF per person - Net= 354 Occupants
 Warehouse area: 1,300 SF/500 SF per person - Gross= 3 Occupants

Parking Analysis:

Office areas: 1 parking per 300 SF = 3 parking spaces
 Assembly areas: 1 parking per 3 occupants = 354/3 = 118 parking spaces
 Warehouse: 1 parking per 1,000 SF = 2 parking spaces

Total Parking Required:

During Business Hours
 Parking provided: 11 parking spaces, including 1 van accessible parking space.

During Event Hours
 Parking provided: 118 parking spaces provided off site.



PARCEL MAP

SHEET INDEX:

- TS TITLE SHEET/ EXISTING SITE PLAN
- A-0.0 PROPOSED SITE PLANS MONDAY - FRIDAY
- A-0.1 PROPOSED SITE PLANS FRIDAY - SUNDAY
- A-0.2 EXISTING & PROPOSED FLOOR PLAN
- A-0.3 EXISTING & PROPOSED ELEVATIONS
- A-0.4 FRAMING DETAILS
- A-0.5.1-3 ACCESSIBILITY
- GN-1 GENERAL NOTES

EXISTING SITE PLAN Scale: 1/8"=1'

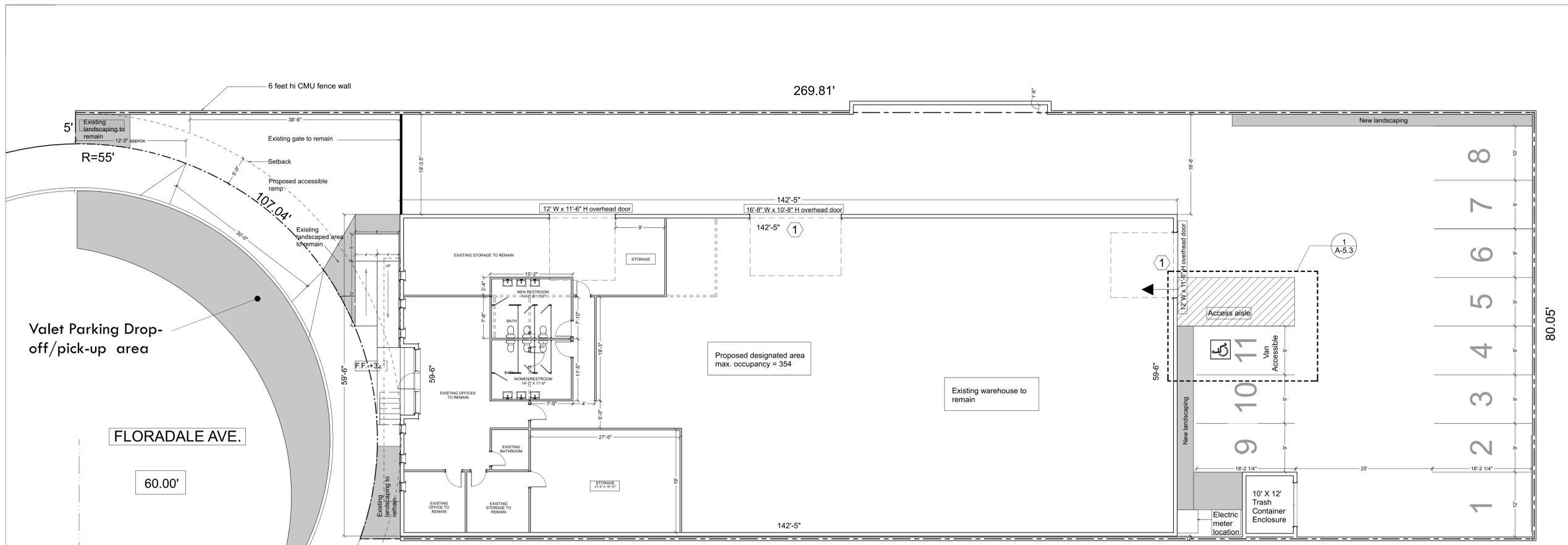
CUP Submittal
 April 5, 2023

PARC INC.
 PLANNERS ARCHITECTS REALTORS CONSTRUCTORS
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Title Sheet & Existing Site Plan

The Rustic & Chic Co.
 prepared for:
Mr. and Mrs. Mendez
 1703 Floradale Ave. South El Monte, CA 91733

TS



Note:
1 Install new aluminum frame storefront system and glazing within existing openings. Provide 6' wide x 7' feet height double door glass egress doors.

Building Summary:

Lot size:	19,300 SF (Per Assessors Map)
Building Area:	8,640 SF (Per Assessors website)
Lot Coverage:	45% Existing - No changes proposed
Current zone:	M (Manufacturing)
Construction Type:	Type-1 (Non-sprinklered)

Landscaping:

Existing:	396 SF
Proposed:	520 SF

Area Analysis:

Office areas:	785 SF/300 SF per person - Gross= 3 Occupants
Assembly area:	5,300 SF/ 15 SF per person - Net= 354 Occupants
Warehouse area:	1,300 SF/500 SF per person - Gross= 3 Occupants

Parking Analysis:

Office areas:	1 parking per 300 SF = 3 parking spaces
Assembly areas:	1 parking per 3 occupants = 354/3 = 118 parking spaces
Warehouse:	1 parking per 1,000 SF = 2 parking spaces

Total Parking Required:

During Business Hours Parking provided:	11 parking spaces. Including 1 van accessible parking space.
During Event Hours Parking provided:	118 parking spaces provided off site.

PARKING SPACE RENTAL AGREEMENT

I. The Parties. This agreement dated April 1 2023 is by and between **Monte Vista Elementary School** with a mailing address of 11111 Thienes Ave., South El Monte, California, 91733 (Hereinafter known as the "Lessor") and **Rustic & Chic** with a street address of 1703, Floradale Ave, South El Monte, California, 91733 (Hereinafter known as the "Lessee") for one hundred & eighteen (118) parking spaces located at 11111 Thienes Ave., South El Monte, California, 91733.

Other Details: The spaces are to be per-weekend basis. Landlord will be notified 25-30 days in advance of needing the parking spaces. Rent is to be determine on per-weekend usage.

II. Term. The tenancy shall be on a month-to-month basis.

This agreement begins on and shall continue on a month-to-month basis (tenancy at will) with either party having the option to cancel by providing at least 30 days' written notice to the respective mailing address as under Section I of this agreement.

III. Rent. The payment of rent by the Lessee to the Lessor shall be due on the Wednesday of every week in the amount of \$500.00 (US Dollars). Payment shall be delivered to the Lessor by the Lessee in the following manner: Rent shall be sent via check to the Lessor's mailing address.

IV. Subletting. The lease is allowed to sublease (sublet) the space without the direct written consent from the Lessor.

V. Current Registration & Insurance. Lessee may only use the space for vehicles that are up-to-date with all State and local registration. In addition, all vehicles must maintain current with insurance that is legal under the State of registration.

VI. Maintenance. Lessee is required to keep the vehicle in good repair and free of hazardous leaks of oils or liquids. No repairs of any type are allowed on the parking space and, if needed, must be towed to a location that allows such activities.

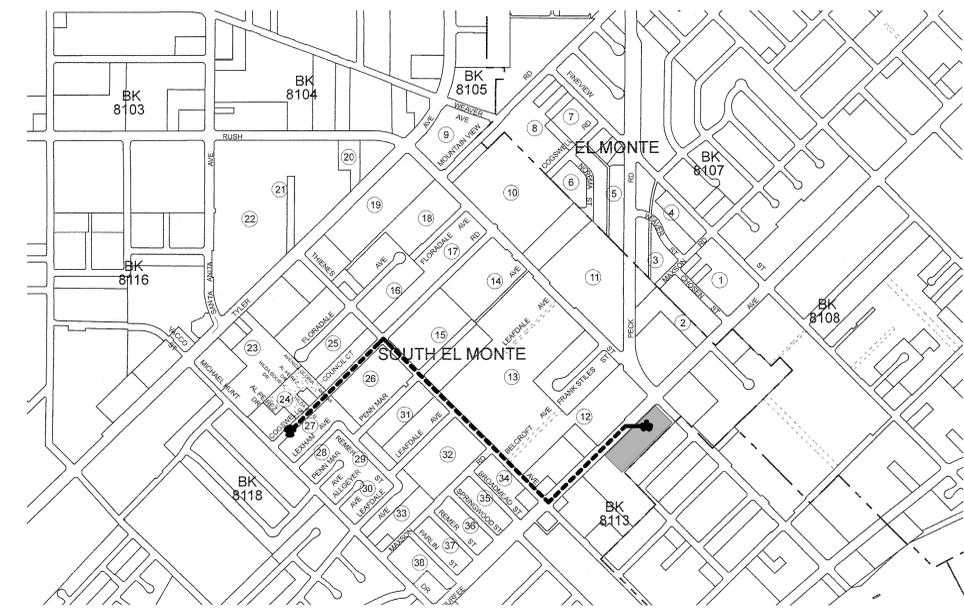
VII. Use of Space & Damage. The use of the space may only be for the parking of a vehicle that is owned/leased by the owner. No storage of personal property may be allowed in the space. Lessor is not liable for any damage done to the vehicle or personal property taken from it. All liability to the vehicle and personal property will be held responsibility of the Lessee.

VIII. Governing Law. This agreement shall be governed under the laws in the State of California.

This agreement was signed on April 1 2023.

Lessor's Signature _____ Date _____
Monte Vista Elementary School

Lessee's Signature _____ Date _____
The Rustic & Chic Company



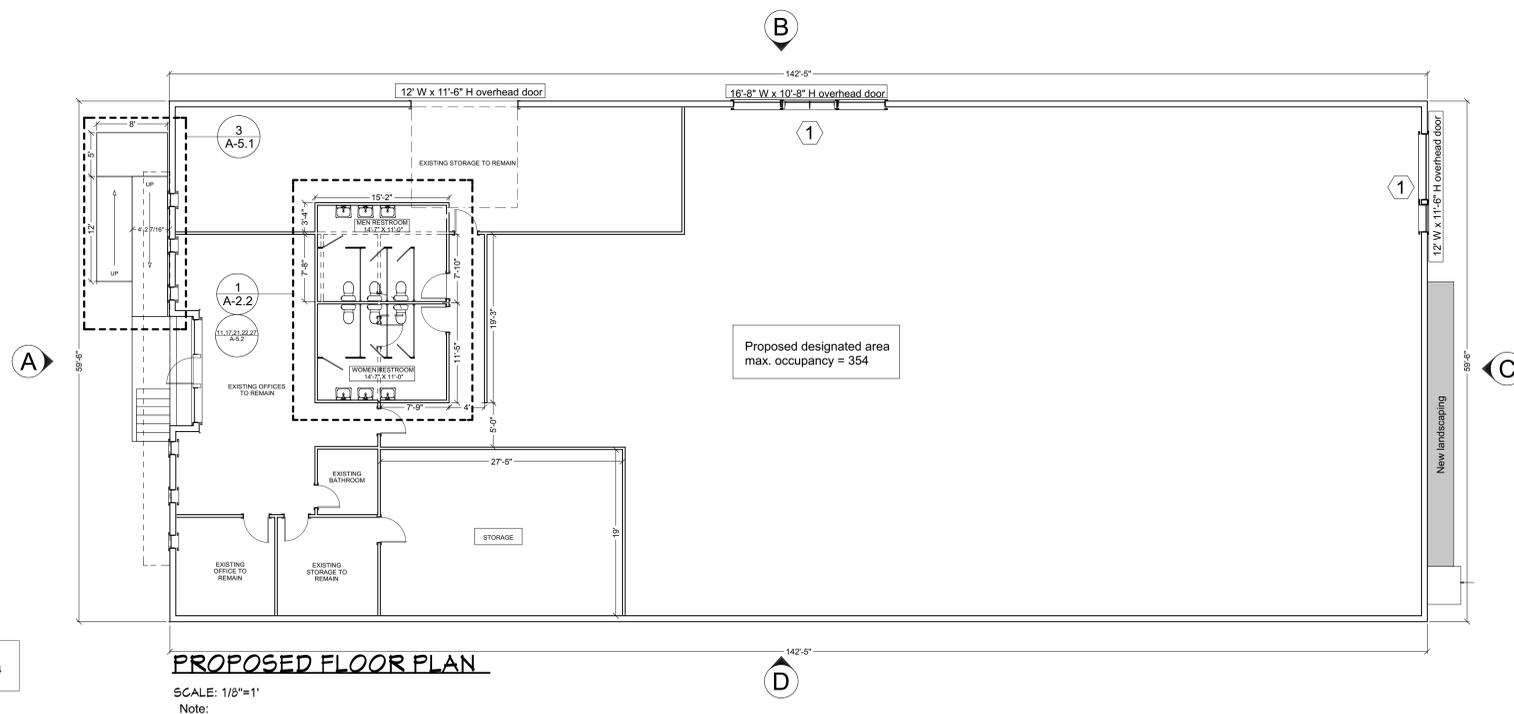
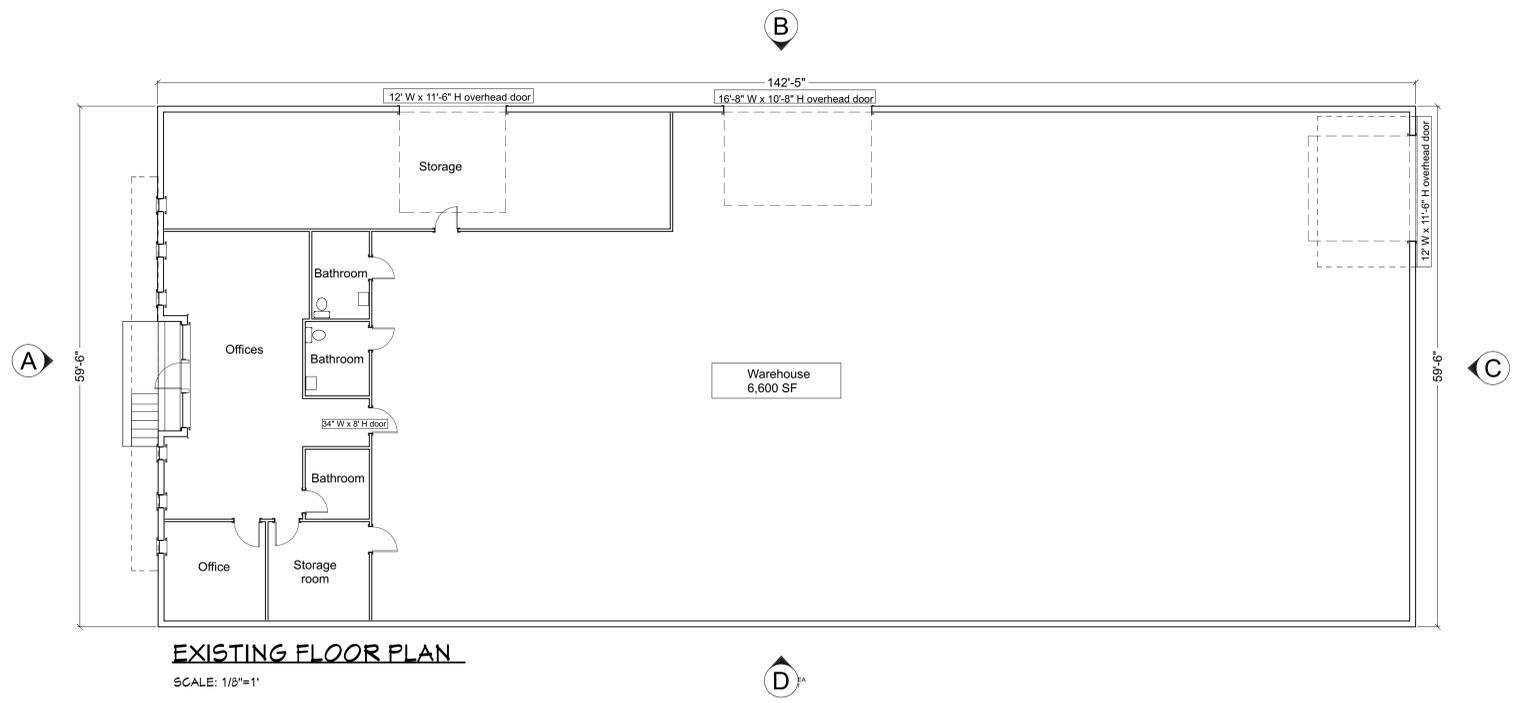
Monte Vista Elementary School
Parking Route (Distance: 1,875')
Valet Parking routing

PARC
PLANNERS ARCHITECTS INTERIORS CONSTRUCTORS
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277 Loma Avenue, Ste. 4011
Folsom, CA 95630
415.938.1111
www.parcinc.com

**Proposed Site Plan
Friday-Sunday Parking Layout**

The Rustic & Chic Co.
prepared for:
Mr. and Mrs. Mendez
1703 Floradale Ave. South El Monte, CA 91733



NOTE:
ALL NEW WALLS TO BE 2X4
STUDS @16" O.C. U.O.N.

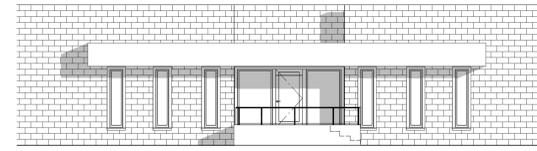
NEW WALL
EXISTING WALL
DEMO WALL

IBC/IPC Plumbing Fixture Requirements
Edition: 2021

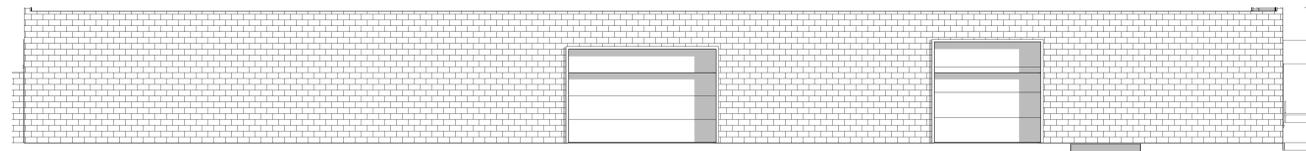
Occupant Load / Number of Units or Rooms	Male Water Closets		Female Water Closets		Male Lavatories		Female Lavatories	
	Ratio	Required	Ratio	Required	Ratio	Required	Ratio	Required
354	1 per 75	2.36	1 per 75	2.36	1 per 200	0.89	1 per 200	0.89
4	1 per 25 for the	0.08	1 per 25 for the	0.08	1 per 200	0.05	1 per 200	0.05
3	1 per 100	0.02	1 per 100	0.02	1 per 100	0.02	1 per 100	0.02
4	0	0.00	0	0.00	0	0.00	0	0.00
3	0	0.00	0	0.00	0	0.00	0	0.00
Totals 368	Exact	2.46	2.46	0.95	0.95	1	1	1
	Rounded	3	3	1	1	1	1	1

Existing & Proposed Floor Plan

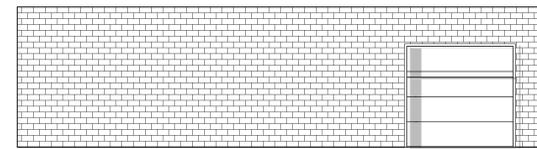
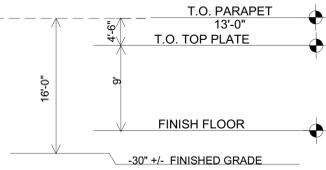
The Rustic & Chic Co.
prepared for:
Mr. and Mrs. Mendez
1703 Floradele Ave. South El Monte, CA 91733



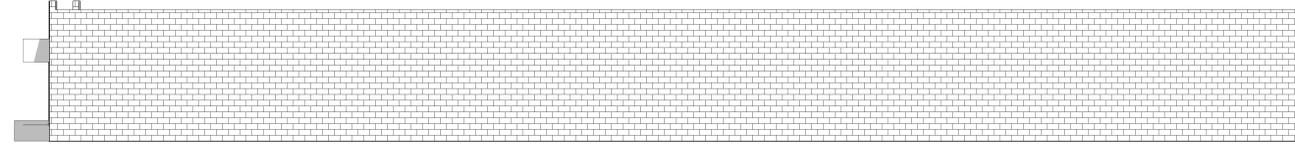
A



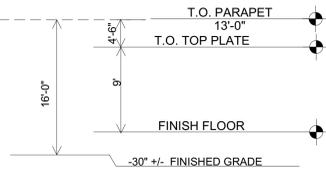
B



C

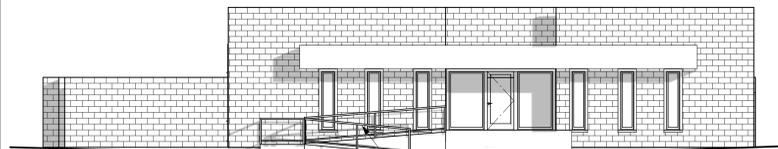


D



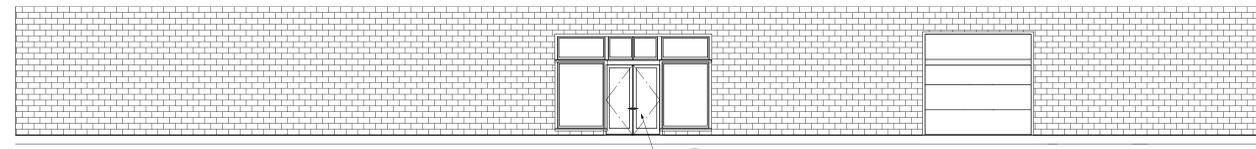
EXISTING ELEVATIONS

SCALE: 1/4"=1'



A

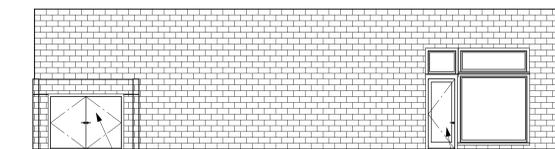
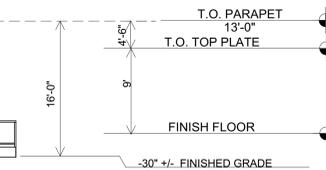
3
A-5.1
Proposed accessible ramp



B

2
A-5.1
Proposed storefront with double doors

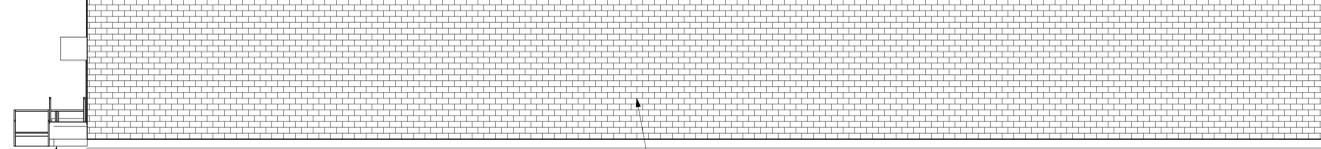
3
A-5.1
Proposed accessible ramp



C

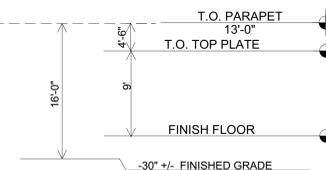
Trash Enclosure

2
A-5.1
Proposed storefront with egress door



3
A-5.1
Proposed accessible ramp

No changes to exterior facade



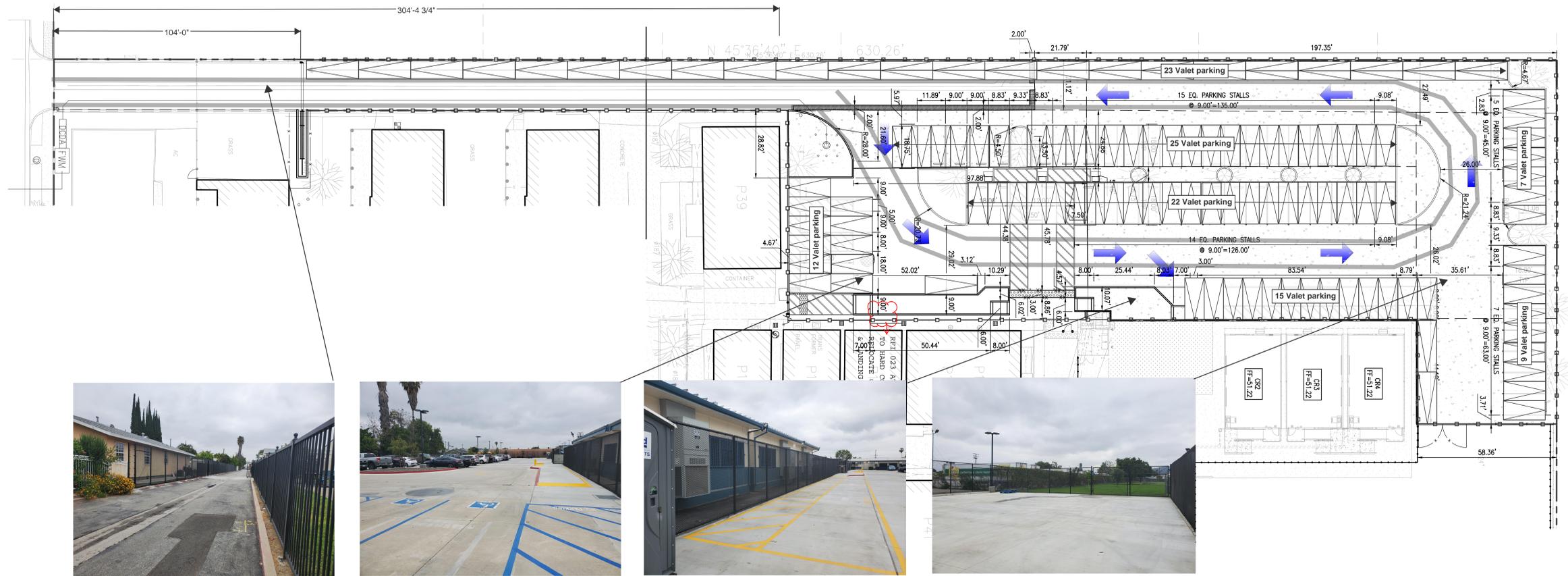
PROPOSED FLOOR PLAN

SCALE: 1/4"=1'

PLANNER ARCHITECTS INC. 2271 Lake Avenue, Ste. 8011, San Francisco, CA 94134
 ALL DIMENSIONS, MATERIALS, AND FINISHES SHOWN OR REFERENCED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF P.A.C., INC. AND SHALL BE USED ONLY FOR THE PROJECT AND IN CONNECTION WITH THE SPECIFIC PROJECT.
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Existing & Proposed Elevations

The Rustic & Chic Co.
 prepared for:
 Mr. and Mrs. Mendez
 1703 Floradele Ave. South El Monte, CA 91733



Property fencing is provided on both sides of the access driveway and controlled by a sliding gate



Overview of the parking lot. Note concrete paving, perimeter fencing and light standards.



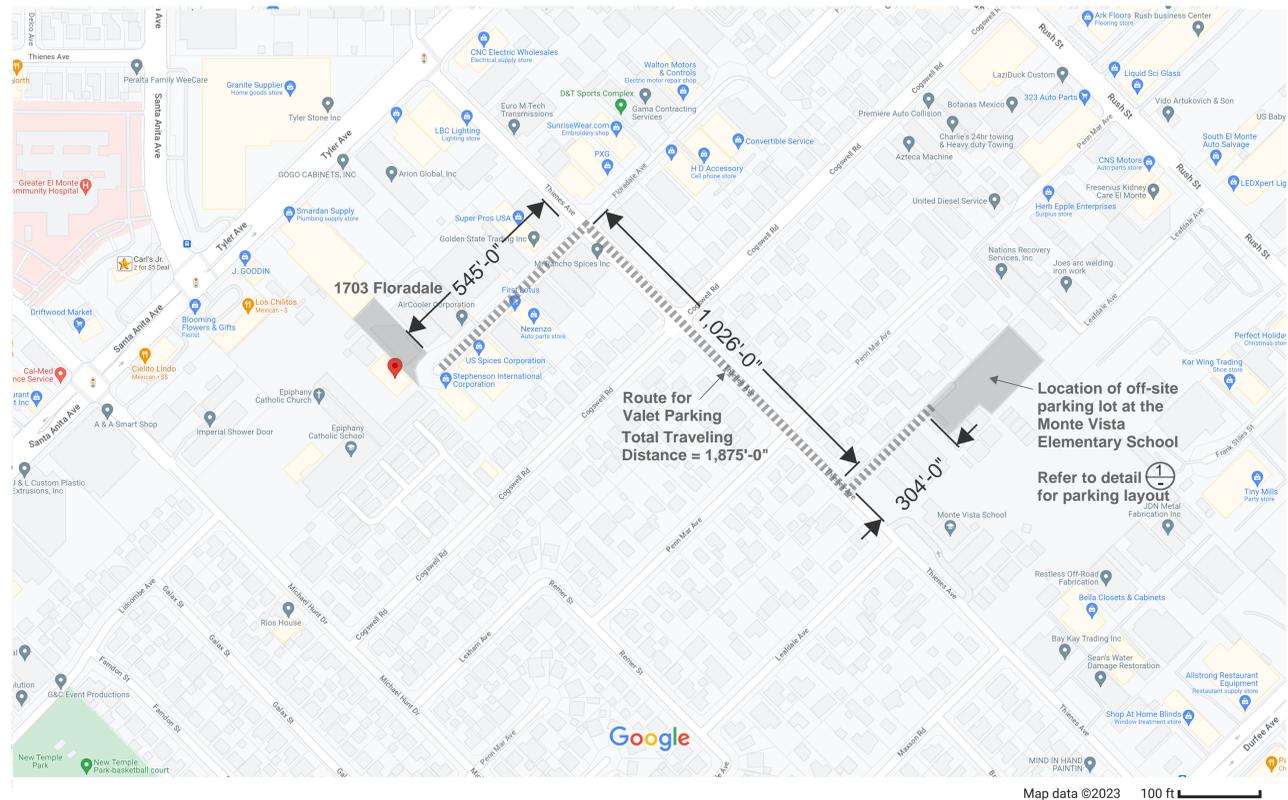
Property fencing provide complete separation between the parking lot and the school grounds



Property perimeter fencing and light standards are provided.

Valet parking Layout

Total parking capacity = 118 Cars



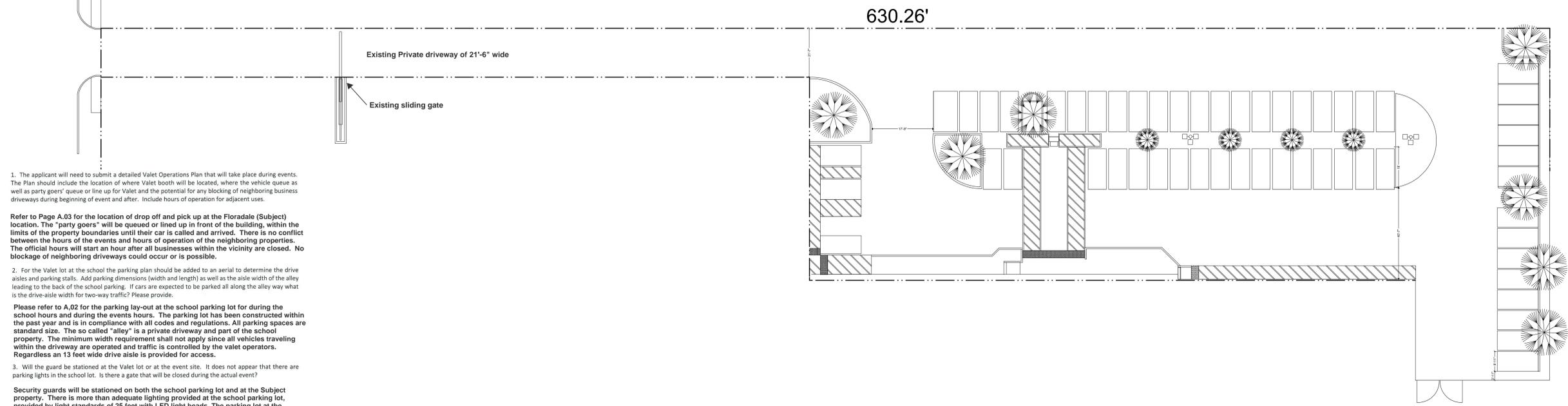
Route for Valet parking

Travel Distance= 1,875 feet

THE RUSTIC & CHIC CO.
 227 1/2 Main St. #101
 San Jose, CA 95131
 (408) 281-1111
 www.rusticandchic.com

Valet Parking Layout

The Rustic & Chic Co.
 Prepared for:
 Mr. and Mrs. Mendez
 1703 Floradale Ave. South El Monte, CA 91733



1. The applicant will need to submit a detailed Valet Operations Plan that will take place during events. The Plan should include the location of where Valet booth will be located, where the vehicle queue as well as party goers' queue or line up for Valet and the potential for any blocking of neighboring business driveways during beginning of event and after. Include hours of operation for adjacent uses.

Refer to Page A.03 for the location of drop off and pick up at the Floradale (Subject) location. The "party goers" will be queued or lined up in front of the building, within the limits of the property boundaries until their car is called and arrived. There is no conflict between the hours of the events and hours of operation of the neighboring properties. The official hours will start an hour after all businesses within the vicinity are closed. No blockage of neighboring driveways could occur or is possible.

2. For the Valet lot at the school the parking plan should be added to an aerial to determine the drive aisles and parking stalls. Add parking dimensions (width and length) as well as the aisle width of the alley leading to the back of the school parking. If cars are expected to be parked all along the alley way what is the drive-aisle width for two-way traffic? Please provide.

Please refer to A.02 for the parking lay-out at the school parking lot for during the school hours and during the events hours. The parking lot has been constructed within the past year and is in compliance with all codes and regulations. All parking spaces are standard size. The so called "alley" is a private driveway and part of the school property. The minimum width requirement shall not apply since all vehicles traveling within the driveway are operated and traffic is controlled by the valet operators. Regardless an 13 feet wide drive aisle is provided for access.

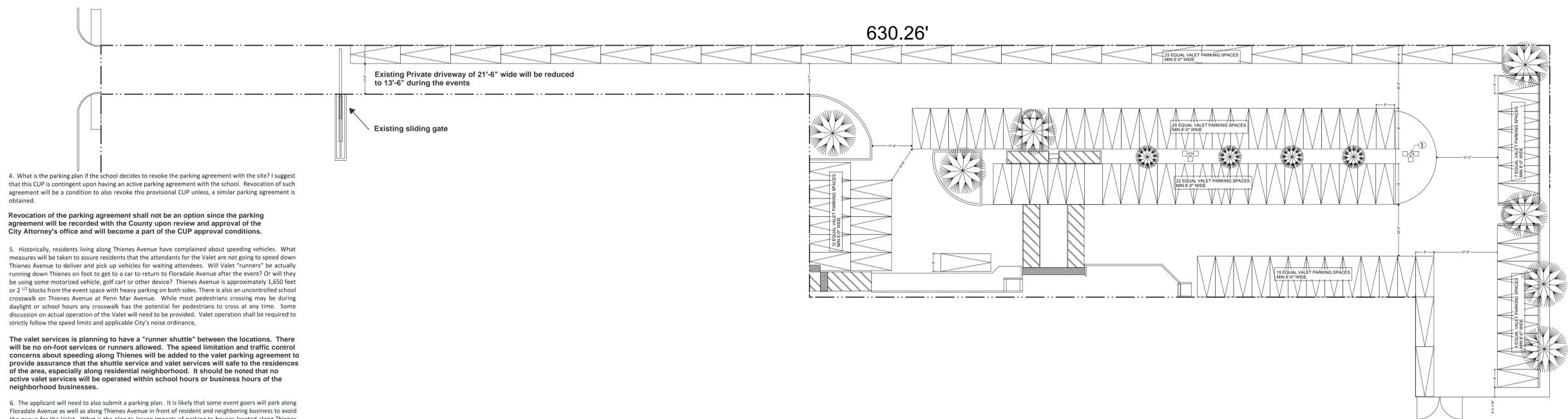
3. Will the guard be stationed at the Valet lot or at the event site. It does not appear that there are parking lights in the school lot. Is there a gate that will be closed during the actual event?

Security guards will be stationed on both the school parking lot and at the Subject property. There is more than adequate lighting provided at the school parking lot, provided by light standards of 25 feet with LED light heads. The parking lot at the school is completely fenced with 6 feet high fence and secured by a sliding gate which could be operated by the valet parking staff.

Parking Layout During School Hours

Scale: 1"=20'

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4. What is the parking plan if the school decides to revoke the parking agreement with the site? I suggest that this CUP is contingent upon having an active parking agreement with the school. Revocation of such agreement will be a condition to also revoke this provisional CUP unless, a similar parking agreement is obtained.

Revocation of the parking agreement shall not be an option since the parking agreement will be recorded with the County upon review and approval of the City Attorney's office and will become a part of the CUP approval conditions.

5. Historically, residents living along Thienes Avenue have complained about speeding vehicles. What measures will be taken to assure residents that the attendants for the Valet are not going to speed down Thienes Avenue to deliver and pick up vehicles for waiting attendees. Will Valet "runners" be actually running down Thienes on foot to get to a car to return to Floradale Avenue after the event? Or will they be using some motorized vehicle, golf cart or other device? Thienes Avenue is approximately 1,650 feet or 2 1/2 blocks from the event space with heavy parking on both sides. There is also an uncontrolled school crosswalk on Thienes Avenue at Penn Mar Avenue. While most pedestrians crossing may be during daylight or school hours any crosswalk has the potential for pedestrians to cross at any time. Some discussion on actual operation of the Valet will need to be provided. Valet operation shall be required to strictly follow the speed limits and applicable City's noise ordinance.

The valet services is planning to have a "runner shuttle" between the locations. There will be no on-foot services or runners allowed. The speed limitation and traffic control concerns about speeding along Thienes will be added to the valet parking agreement to provide assurance that the shuttle services and valet services will be safe to the residences of the area, especially along residential neighborhood. It should be noted that no active valet services will be operated within school hours or business hours of the neighborhood businesses.

6. The applicant will need to also submit a parking plan. It is likely that some event goers will park along Floradale Avenue as well as along Thienes Avenue in front of resident and neighboring business to avoid the queue for the Valet. What is the plan to lessen impacts of parking to houses located along Thienes Avenue and Cogswell Road which are primarily single family homes, and are the closest streets to Floradale Avenue? Event goers may be competing for on-street parking in front of residential areas that are already heavily parked. (indicate where on-street parking is allowed and any posted parking restrictions). This should include an on-street parking count on Floradale Avenue from 6pm to midnight (both sides of the street) on a weekday and weekend to determine parking occupancy and availability of on-street parking.

The event patrons will be signing an agreement, as part of the event planning agreement with Rustic Rentals, that no off-site parking will be allowed or tolerated. All parking will be provided by valet parking without any charge to the patrons or participants.

7. Site plan: the site plan needs to show dimension of the 11 parking stalls as well as aisle widths and drive aisle width.

Please refer to the Architectural site plans on A.03. The on-site parking will be limited to during business hour use and will not be made available to the event participants.

8. Truck template showing how a trash truck will be able to pick up the bin on site. (turn around)

Based on Athens Waste Management, the trash bins are picked up at curb side with no need for a truck to enter the property at any time.

Valet Parking Layout During Events

Scale: 1"=20'

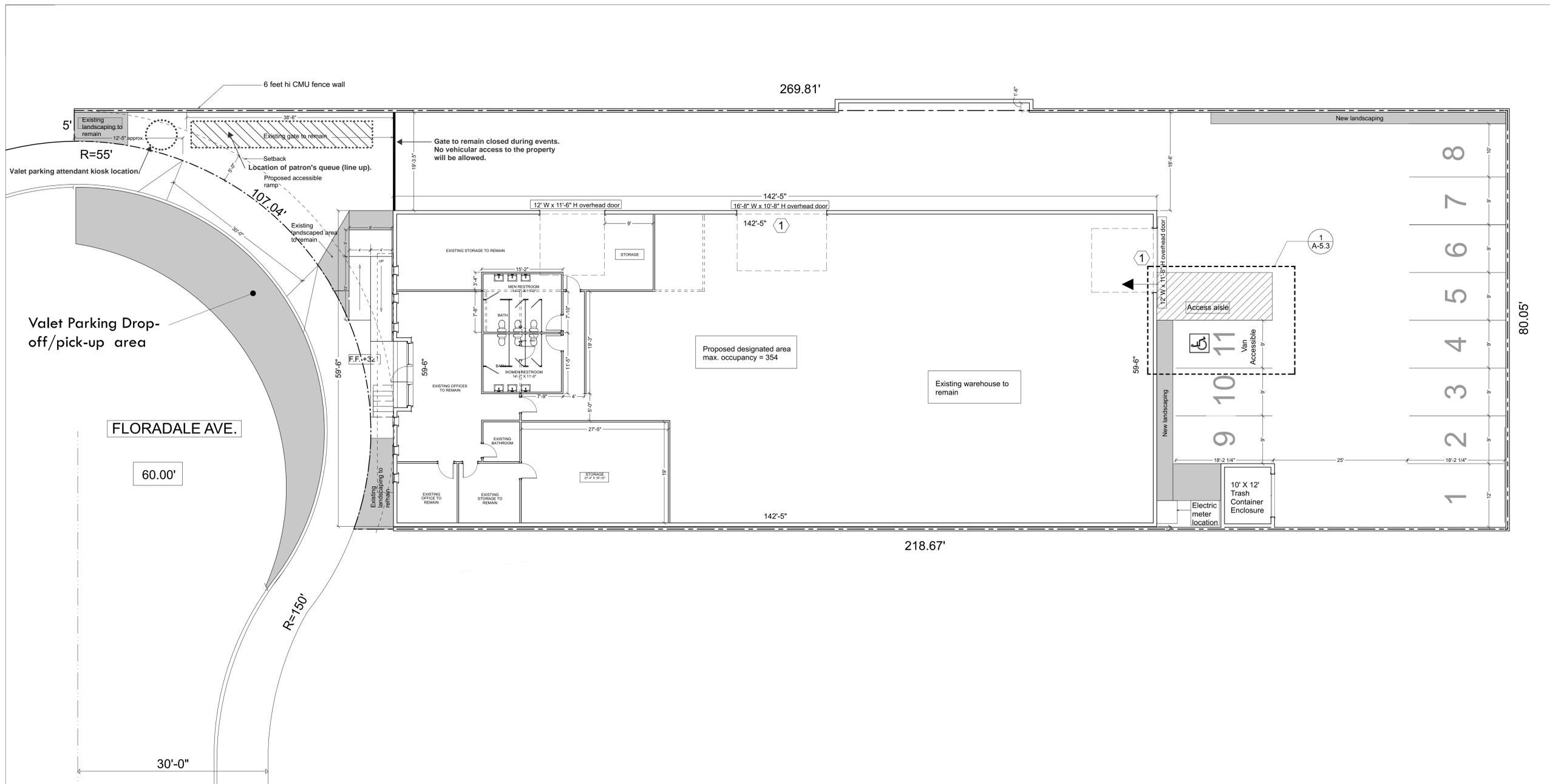
Proposed M. V. Elementary School
Parking Layout
Friday-Sunday Parking Layout

The Rustic & Chic Co.
prepared for:
Mr. and Mrs. Mendez
1703 Floradale Ave. South El Monte, CA 91733

9. Applicant to submit a Trip Generation of the amount of vehicles that will be added on the street during events. If capacity is allowed at 345 persons for 118 vehicles to accommodate parking all in the valet school lot means that every vehicle will need to come with 3 persons per car or there will be spillage into the surrounding neighborhood. While the existing building is located within an industrial section so additional traffic may not impact adjacent use but the route from the building to the Valet and areas that guests may choose to avoid the valet and park on the street may impact residential neighborhoods to the east and it should be considered that event goers will be leaving at midnight.

The event patrons and participants will be signing an agreement, as part of the event planning agreement with Rustic Rentals, that no off-site parking will be allowed or tolerated. All parking will be provided by valet parking without any charge to the patrons or participants. No impact on the immediate neighborhood or the neighborhood surrounding the school district is anticipated.

PROPOSED VALET PARKING LAY-OUT DURING EVENT HOURS 6PM-12AM, FRIDAY THROUGH SUNDAY A-0.2



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**Proposed Site Plan
 Friday-Sunday Parking Layout**

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