

Larry Rodriguez, Chair
Jeff Ortiz, Vice Chair
Leo Barrera, Commissioner
Emily Lares, Commissioner
Kenneth Tang, Commissioner



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

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

AGENDA

April 16, 2024, 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 reyes@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:

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

AGENDA BEGINS ON THE FOLLOWING PAGE

1. ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

Commissioner Barrera

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 Planning Commission shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

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. Approval of the Regular Planning Commission Meeting Minutes for March 19, 2024

RECOMMENDATION: Staff recommends the Planning Commission approve Minutes for the March 19, 2024, Regular Planning Commission meeting.

7. PUBLIC HEARING

7.a. Consideration of Time Extension Request (TX 24-02) for Conditional Use Permit No. 21-11 to upgrade from a Type 41 (On-Sale Beer and Wine – Eating Place) to a Type 47 (On-Sale General – Eating Place (e.g. beer, wine and spirits) in conjunction with a bona fide eating establishment, a proposed addition to the existing restaurant, and to allow live entertainment at 2327 Rosemead Blvd. (Mariscos San Isidro)

This proposed Project is categorically exempt from environmental review pursuant to Section 15301 Class 1 of the California Environmental Quality

Act (CEQA) Guidelines. The proposed Project satisfies the criteria for the Class 1 categorical exemption for existing facilities.

RECOMMENDED ACTION: Staff recommends the Planning Commission:

1. Conduct a public hearing;
2. Take public testimony;
3. Adopt Resolution No. 24-03, approving Time Extension TX 24-02 for Conditional Use Permit (No. 21-11)

8. GENERAL BUSINESS

8.a. 2023 Housing Element Annual Progress Report

The 2023 Housing Element Annual Progress Report summarizes the City's progress with regard to the implementation of the goals, policies, and programs of the City's General Plan. It also summarizes the activities of the Community Development Department from January 1, 2023, through December 31, 2023. This report was submitted on April 1, 2024 per state mandate and was approved by the State Department of Housing and Community Development (HCD). Staff recommends that the Planning Commission receive and forward the 2023 Annual Progress Report to City Council.

RECOMMENDED ACTION: Staff recommends that the Planning Commission receive and forward the Housing Element Annual Progress Report for Calendar Year 2023 to the City Council.

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, May 21, at 6:00 p.m.

I Renee Reyes, 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 11th day of April 2024.


Secretary

CITY OF SOUTH EL MONTE
REGULAR PLANNING COMMISSION MEETING MINUTES
Tuesday, March 19, 2024, 6:00 P.M.

1. **ROLL CALL** – Chair Ortiz called the meeting to order at 6:02 p.m.

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

STAFF PRESENT: Christy Lopez, Assistant City Attorney; Guillermo Arreola, Director of Community Development; Gerardo Marquez, Planning Manager; Jennifer Sanchez, Planning Assistant and Renee Reyes, Secretary.

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

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

3. **PRESENTATIONS** – None

4. **APPROVAL OF AGENDA**

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

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

NAYS: Commissioner(s): None

ABESNT: Commissioner(s): None

Assistant City Attorney, Christy Lopez, suggests we move Items 8.a. and 8.b. to be heard.

5. **PUBLIC COMMENT**

No Public Comment

6. **CONSENT CALENDAR**

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

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

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): None

7. PUBLIC HEARING

7.a. Consideration of the following: Resolution No. 24-02, Zone Code Amendment No. 24-01, recommending approval of which would update the City’s Zoning Code Ordinance (Title 17).

David Suls, from WSP presented a presentation on the Comprehensive Zoning Code Update and its readability and compliance with State Law. This update streamlines the process for permit approvals and includes the creation of a standalone Zoning handbook for easier navigation. Previously consisting of 50 chapters, the code has been consolidated into 16 chapters without significant deletions, maintaining the content in a more user-friendly format.

Chair Rodriguez opens public comment.

1. Richard Angel - Expressed concerns regarding businesses operating in metal buildings that have exceeded the 25-year mark. He requests staff to investigate the ordinance and explore potential actions the City can take to address or modify these metal buildings.

A motion was made by Commissioner Barrera, seconded by Vice Chair Ortiz, to recommend Resolution No. 24-02, recommending approval Zone Code Amendment 24-01 to the April 09, 2024, City Council Meeting. Motion passed 4-0-1, by the following vote:

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

NAYS: Commissioner(s): None

ABSTAIN: Commissioner(s): Lares

7.b. Consideration of Resolution No. 24-04 approving a Conditional Use Permit (CUP) (No. 23-12) to allow a type 41 (on-sale beer and wine with a bona fide eating place) for an existing restaurant (Taco Saas) and allow live entertainment at 1954 Central Avenue.

Planning Manager, Gerardo Marquez presented a presentation on behalf of Taco Saas regarding the outdoor dining area. The proposal aims to ensure safety and compliance with regulations for patrons engaging in alcohol consumption within the premises. This includes the installation of a 32-inch railing along the perimeter of the outdoor dining area. This measure is intended to confine patrons participating in any type of alcohol consumption within the designated area. The Los Angeles County Sheriffs Department has expressed the requirement for the fence to be visible to passersby, enabling observation of activities. Other conditions are to be no tinting of

windows, the business owner submits a comprehensive camera and lighting plan for safety reasons to achieve maximum coverage of the areas. Lastly, the proposal includes the implementation of signage at the exits of the dining area, stating “No Alcohol Beyond This Point”.

Chair Rodriguez invites applicant, Ray Castellanos, to answer Commissioners questions about hours of operation, live entertainment, security guards on premises, hours of alcohol being sold and possibly making the front door glass for visibility.

Chair Rodriguez opens Public Comment.

1. Gloria Olmos suggests the front door not be glass to avoid break ins.
2. Richard Angel expresses his excitement for the live entertainment and agrees with Gloria Olmos regarding the glass door.

Chair Rodriguez closes Public Comment.

At 7:20 pm, Assistant City Attorney, Christy Lopez, requested a recess to check the language for signage.

At 7:23 pm, the meeting resumed with all Commissioners present.

Assistant City Attorney, Christy Lopez, proposed changes to the Conditions of Approval. First change is to Conditions No. 5, sales service and consumption of beer and wine shall be permitted only between following hours: Saturday – Sunday, 8:00 am-9:00 pm, Monday – Friday, 3:30 pm-9:00 pm. Second, is adding to Condition No. 206, that the front door of the business is under constant observation to ensure no one exits the premises with alcohol.

A motion was made by Commissioner Barrera, seconded by Commissioner Tang, to adopt Resolution No. 24-04, approving CUP (No. 23-12) with amended changes. Motion passed 5-0-0, by the following vote:

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

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): None

7.c. Adoption of Resolution No. 24-03 approving a Conditional Use Permit (CUP) (No. 23-04), to allow for the operation of an acupuncture establishment in Unit N of an existing commercial building at 9324 Garvey Avenue.

A motion was made by Vice Chair Ortiz, seconded by Commissioner Tang, to continue the item so that staff can further review and analyze the request. Motion passed 5-0-0, by the following vote:

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

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): None

8. GENERAL BUSINESS

8.a. *Heard after Item 4* **Selection of Chair**

The Planning Commission will consider appointing a Chair from among its members. The term of office shall be for one year.

RECOMMENDED ACTION: Staff recommends Planning Commissions to select a Chair from among its members for a one-year term.

A motion was made by Chair Ortiz, seconded by Vice Chair Barrera, to select a Chair from among its members. Motion passed 5-0-0, by the following vote:

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

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): None

8.b. *Heard after Item 4* **Selection of Vice Chair**

The Planning Commission will consider appointing a Vice Chair from among its members. The term of office shall be for one year.

RECOMMENDED ACTION: Staff recommends Planning Commissions to select a Vice Chair from among its members for a one-year term.

A motion was made by Vice Chair Barrera, seconded by Commissioner Rodriguez, to select a Vice Chair from among its members. Motion passed 5-0-0, by the following vote:

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

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): None

8.c. **Review of Conditions of Approval for CUP 23-03 at 1703 Floradale Avenue.**

RECOMMENDED ACTION: Staff recommends that the Planning Commission receive and the file staff report on whether the business is operating in compliance with CUP.

8.d. Review of Conditions of Approval for CUP 21-11 at 2327 Rosemead Boulevard.

RECOMMENDED ACTION: Staff recommends that the Planning Commission receive and file the staff report on whether the business is operating in compliance with CUP.

9. COMMISSIONERS REPORTS, INCLUDING AB 1234 REPORTS

Vice Chair Ortiz attended League of California Cities, Planning Commissioners Academy on March 6-8, 2024. He gained valuable insights into new laws and codes, as well as techniques for effectively engaging with audience members and staff. He recommends other Commissioners to attend the next workshop.

10. CORRESPONDENCE – None

11. COMMISSIONERS' AGENDA – None

12. ADJOURNMENT

At 7:47 p.m. there being no more business before the Commission, Chair Rodriguez adjourned the meeting to a regular Planning Commission Meeting on Tuesday, April 16, 2024, at 6:00 p.m.

I Renee Reyes, 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 11th day of April 2024.


Secretary



Planning Commission Agenda Report

Agenda
Item No.
7.a

DATE: April 16, 2024

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Guillermo Arreola, Director of Community Development

PREPARED BY: Gerardo Marquez, Planning Manager

SUBJECT: Consideration of Time Extension Request (TX 24-02) for Conditional Use Permit No. 21-11 to upgrade from a Type 41 (On-Sale Beer and Wine – Eating Place) to a Type 47 (On-Sale General – Eating Place (e.g. beer, wine and spirits) in conjunction with a bona fide eating establishment, a proposed addition to the existing restaurant, and to allow live entertainment at 2327 Rosemead Blvd. (Mariscos San Isidro)

PUBLIC NOTICE: Notice of Public Hearing was posted on April 4, 2024

ENVIRONMENTAL

DETERMINATION: Categorical Exemption, Class 1 – Existing Facilities

PROJECT

LOCATION: Address: 2327 Rosemead Boulevard
Project Applicant: Luis P. Roman
Property Owner: Luis P. Roman
Zone: “C-M” (Commercial-Manufacturing)
Lot Size: 30,615 square feet (0.7 acres)

SURROUNDING ZONING AND LAND USE:

	Zone	General Plan	Land Use
North	“C-M” (Commercial-Manufacturing)	Commercial-Manufacturing	Wholesale
South	“C-M” (Commercial-Manufacturing)	Commercial-Manufacturing	Wholesale
East	“C-M” (Commercial-Manufacturing)	Commercial-Manufacturing	Wholesale
West	“M” (Manufacturing)	Industrial	Wholesale

BACKGROUND: On April 15, 1993, the Planning Commission approved a Conditional Use Permit to allow for a Type 41 on-sale beer and wine license in conjunction with a restaurant. The restaurant under current ownership has been operating at this location since 1998, with the original 784 square feet building constructed in 1938, and then expanded to the current size of 1,914 sq. ft.

On March 15, 2022 the Planning Commission approved CUP 21-11 which allowed the applicant, Eduardo Guzman (“Applicant”), 1) to expand the existing restaurant (from 784 sq. ft to 1,914 sq. ft), 2) upgrade Type 41 on-sale beer and wine license to a Type 47 on-sale general alcohol use (e.g. beer and spirits), and 3) to allow for live entertainment.

Pursuant to the conditions of CUP 21-11, staff provided an report to the Planning Commission on May 16, 2023, highlighting the current operation status of the business, a status update on the conditions of approval. Further, in early 2023, staff reached out to South El Monte Code Enforcement, Department of Alcoholic Beverage Control (ABC) and Los Angeles County Sheriff’s Department to receive an update on incidents reported at the property. The Sheriff’s Department advised staff that there had only been one call for service from the location involving an incident between two individuals inside the restaurant since issuance of the CUP for a Type 47 license and live entertainment. To date, staff has not received any complaints in relation to the business. The City of South El Monte Code Enforcement and the Department of Alcoholic Beverage Control have also not received any complaints regarding the operation of the restaurant.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 24-03, approving Time Extension 24-02 (TX 24-02) for Conditional Use Permit (No. 21-11) to upgrade from a Type 41 (On-Sale Beer and Wine with a bona fide eating place) to a Type 47 (On-Sale General (e.g. beer, wine and spirits with a bona fide eating place), expand the license to the proposed addition to the existing restaurant (Marico’s San Isidro) and allow live entertainment at 2327 Rosemead Blvd.

ANALYSIS: On March 18, 2024, Luis Roman (“Applicant”) requested a Time Extension for a CUP that was approved by Planning Commission on March 15, 2022. Per South El Monte Municipal Code (“SEMMC”) Section 17.68.100, a CUP shall automatically become null and void if not utilized within 24 months from the 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. While the CUP has expired, the applicant submitted, along with the application for an extension, a letter addressed to the commission citing the Covid-19 pandemic as an unprecedented challenge which has hindered his project from moving forward. Disapproval of the current request would create an undue hardship onto the property owner. Approval of this request will not be detrimental to the health, safety, and general welfare of the public, in that the approval will allow an already existing restaurant to expand its operation to what has already been approved by the Commission.

ENVIRONMENTAL REVIEW: This proposed Project is categorically exempt from environmental review pursuant to Section 15301 Class 1 of the California Environmental Quality Act (CEQA) Guidelines. The proposed Project satisfies the criteria for the Class 1 categorical exemption for existing facilities. The criteria is the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination.

CONCLUSION: Staff recommends that the Planning Commission adopt Resolution No. 24-03, approving Time Extension 24-02 (TX 24-02) for Conditional Use Permit (No. 21-11) which shall provide the applicant one (1) additional year to fully comply with all of the conditions of approval set forth for CUP 21-11 Resolution No. 21-11.

ATTACHMENT

- A. Resolution No 24-03
- B. Request from Applicant
- C. Approved Resolution No. 21-11
- D. Copy of Original Staff Report

ATTACHMENT – A
PLANNING COMMISSION
RESOLUTION NO. 24-03

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING A TIME EXTENSION (TX 24-02) FOR CONDITIONAL USE PERMIT (CUP 21-11) TO UPGRADE FROM A TYPE 41 (ON-SALE BEER AND WINE WITH A BONA FIDE EATING PLACE) TO A TYPE 47 (ON-SALE GENERAL (E.G. BEER, WINE AND SPIRITS WITH A BONA FIDE EATING PLACE), EXPAND THE LICENSE TO THE PROPOSED ADDITION TO THE EXISTING RESTAURANT (MARISCOS SAN ISIDRO) AND ALLOW LIVE ENTERTAINMENT AT 2327 ROSEMEAD BLVD.

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

SECTION 1. Luis P. Roman (“Applicant”) was approved for a Conditional Use Permit (CUP 21-11), to upgrade from a Type 41 (On-Sale Beer and Wine with a bona fide eating place) to a Type 47 (On-Sale General (e.g. beer, wine and spirits with a bona fide eating place), expand the license to the proposed addition to the existing restaurant (Mariscos San Isidro) and allow live entertainment at 2327 Rosemead Blvd. (“Property”) on March 15, 2022 and submitted the request for extension on March 18, 2024.

SECTION 2. Pursuant to the South El Monte Municipal Code Section 17.68.100, a proposed project’s Conditional Use Permit (CUP) approval shall automatically become null and void if not utilized within 24 months from date of approval. If the CUP is not utilized within the 24-month timeframe, the Applicant may apply for an extension before the expiration of the permit staff determines that the termination of approval will cause an undue hardship on the Applicant since it is 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 3. The Planning Commission hereby finds that the adoption of Resolution 24-03 is categorically exempt from environmental review pursuant to Section 15301 Class 1 of the California Environmental Quality Act (CEQA) Guidelines. The proposed project satisfies the criteria for the Class 1 categorical exemption for existing facilities. The criteria is the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The 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 in the Department of Community Development and are in the custody of the Director of Community Development.

SECTION 4. The Planning Commission hereby approves Time Extension (TX 24-02) for Conditional Use Permit (CUP 21-11) for the upgrade from a Type 41 (On-Sale Beer and Wine with a bona fide eating place) to a Type 47 (On-Sale General (e.g. beer, wine and spirits with a bona fide eating place), a proposed addition to the existing restaurant, and to allow live entertainment at 2327 Rosemead Blvd (Mariscos San Isidro) for 12 months from the date of this approval.

ADOPTED this 16th day of April, 2024.

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. 24-03 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 16th day of April 2024.

AYES:
NOES:
ABSENT:
ABSTAIN:

Secretary

Mariscos San Isidro

Luis Pedro Roman
2327 Rosemead Blvd,
South El Monte, CA, 91733
luis@romanr.com
(626)893-8871
03/18/2024

Honorable Chairman and Members of the Planning Commission
1415 Santa Anita Avenue
South El Monte, CA, 91733

Dear Honorable Chairman and Members,

I hope this letter finds you in good health and spirits. I am writing to request an extension of time for the remodeling project Permit No. 21-11 Mariscos San Isidro approved by the Planning Commission.

As you are aware, the Covid-19 pandemic has brought unprecedented challenges to individuals and businesses worldwide. Unfortunately, my ability to proceed with the remodeling project as planned has been significantly hindered due to economic difficulties stemming from the pandemic.

The financial strain caused by Covid-19 has made it difficult for me to allocate the necessary resources to complete the remodeling within the initially proposed timeline. Despite my best efforts to secure funding and resources, I have encountered unforeseen obstacles that have delayed progress on the project.

Tel. (626) 442-6414
2327 N. Rosemead Blvd., South El Monte, CA 91733

Mariscos San Isidro

I am fully committed to fulfilling the requirements set forth by the Planning Commission and completing the remodeling project to the highest standards. However, I respectfully request an extension of 12 months to allow for adequate time to overcome the economic challenges posed by the pandemic and to ensure the successful completion of the project.

I assure you that I remain dedicated to the goals and objectives outlined in the approved remodeling plan, and I am committed to providing regular updates on the progress of the project during the extended timeframe.

Thank you for your understanding and consideration of my request. I am grateful for the opportunity to address this matter with the Planning Commission and look forward to your favorable response.

Should you require any further information or documentation regarding this request, please do not hesitate to contact me at (626) 893-8871 or luis@romanr.com.

Sincerely,



Luis Pedro Roman

PLANNING COMMISSION

RESOLUTION NO. 21-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE APPROVING CONDITIONAL USE PERMIT NO. 21-11, ALLOWING LIVE ENTERTAINMENT ALONG WITH THE ON-SALE GENERAL WITH A BONA FIDE EATING ESTABLISHMENT (TYPE 47 ABC LICENSE) IN A NEWLY EXPANDED SERVICE AREA IN CONJUNCTION WITH A SIT-DOWN RESTAURANT LOCATED AT 2327 ROSEMEAD BOULEVARD OPERATING AS MARISCOS SAN ISIDRO

WHEREAS, Eduardo Guzman (“Applicant”), filed an application for a Conditional Use Permit (“CUP”) to sell beer, wine, and distilled spirits as a secondary use to a restaurant and operate live entertainment in a proposed restaurant expansion (“Project” or “proposed Project”) located at 2327 Rosemead Boulevard, South El Monte, CA 91733 (“Property” or “project site”); and

WHEREAS, pursuant to South El Monte Municipal Code (“SEMMC”) Sections 17.16.040(A) and 17.53.020, the Project requires Planning Commission review and approval because the Project consists of request for on-sale beer, wine and spirits in conjunction with a restaurant and request for conducting live entertainment; and

WHEREAS, Applicant currently has CUP 93-432, per Planning Commission Resolution 93-856, dated April 19, 1993 allowing for the off-sale of beer and wine in conjunction with a restaurant; and

WHEREAS, said Resolution 93-856 is hereby rescinded and superseded in its entirety by this Resolution 21-11; and

WHEREAS, a public hearing was held before the Planning Commission on March 15, 2022, to consider the application. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission in making its determination.

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

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

SECTION 2: 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 operation of the restaurant with the service of beer, wine, and distilled spirits with live entertainment should not become a nuisance to surrounding properties with no expansion of operating hours. Sheriff's Department has stated that the increase in operating hours could have a negative impact on the area by generating an increase in calls for service.

SECTION 3: Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated March 15, 2022, which is hereby incorporated into this Resolution 21-11 by reference, the Planning Commission hereby finds:

A. As conditioned, the Project meets the requirements of SEMMC Chapters 17.16 and 17.53 and will not be detrimental to the public health, safety or welfare, nor will it adversely affect property values or the present or future development of the surrounding areas. This is because the Project compatible with the surrounding uses and the Project is subject to conditions of approval which will help ensure that surrounding uses are not adversely impacted by any potential secondary impact that would affect property values or present and future developments.

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 so because the Project will be required to operate in a way that does not negatively impact the area through conditions imposed including restriction of operating hours for alcohol and live entertainment.

C. As conditioned, the Project represents a quality establishment that will be compatible with surrounding commercial and industrial 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, by offering a use that is not common to the area additionally, generating more traffic to the area as well as increase in sales tax. 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

Goal 1.0: *Maintain a balanced mix and distribution of land uses throughout South El Monte by allowing for the expansion of a family restaurant with general alcohol sales and live entertainment as secondary uses;*

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 unique sit-down restaurant with live entertainment that will cater to residents as well as bring in the surrounding population; and*

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 that is not common to the City.*

SECTION 4: Based on the aforementioned findings, the Planning Commission hereby approves CUP (No 21-11) to operate a restaurant with on-sale beer, wine, and distilled spirits, with live entertainment as secondary uses, 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 two years from the date of this approval.
4. Applicant and its employees, agents and contractors shall comply with all Municipal Code provisions.

Planning Conditions

5. Sales, service and consumption of beer, wine, and distilled spirits shall be permitted only between the hours of 9:00 a.m. to 9:30 p.m. Monday-Thursday, and Friday through Sunday from 9:00 a.m. until 1:00 a.m. The hours of operation shall be from 9:00 a.m. to 10:00 p.m. Monday through Thursday and 9:00 a.m. to 1:30 a.m. Friday through Sunday.
6. The sale of beer, wine, and distilled spirits for consumption off the Property is strictly prohibited.
7. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The Applicant shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to any peace officer, Business License staff member, or Planning Division staff member on demand.
8. No pool or billiard tables may be maintained on the Property.
9. This Conditional Use Permit authorizes only live entertainment consisting of mariachi or karaoke inside of the enclosed restaurant. No dancing or similar activity in the restaurant is permitted unless a Modification to this Conditional Use Permit is approved.
10. Live entertainment and karaoke shall only be allowed three days a week on Friday through Sunday 6:00 p.m. to 1:00 a.m. with all entertainment be conducted within the fully enclosed restaurant.
11. The noise level for the karaoke shall not exceed at any time the level of noise permitted under SEMMC Section 8.20.020 to ensure that the entertainment does not become a nuisance to the City or adjacent properties.
12. A bonded security company must be employed and a total of four security guards be present during the hours that live music is being performed. On other nights when live entertainment will not take place, two security guards shall be utilized starting at 6:00 p.m.
13. 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.
14. 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.
15. No beer, wine, or distilled spirits shall be consumed on any property adjacent to the licensed premises under control of the licensee.

16. The sale of beer, wine, and distilled spirits shall be an ancillary service to the primary restaurant use.
17. The Applicant shall not permit any loitering on any property adjacent to the Property under control of the licensee(s).
18. At no time shall there be a fee for entrance/admittance into the Property.
19. At all times when the Property is open for business the sale and service of beer, wine, and distilled spirits shall be made only in conjunction with the sale and service of food. No alcohol shall be sold to any guest/patron who does not also purchase food.
20. There shall be no coin operated games maintained on the Property at any time.
21. Food service, with an available menu, shall be available until closing time on each day of operation.
22. The windows of the Property shall not be tinted or covered in any way, which obstructs a clear view of the interior of the Property from the exterior.
23. The employees who sell or serve alcoholic beverages shall be required to complete a training program in alcoholic beverage compliance, crime prevention techniques, and handling of violence. For new employees of licensees such training known as Responsible Beverage Service (RBS) training offered by the State Department of Alcoholic Beverage Control must be completed within 30 days of the date of hire. Those already employed shall complete training within 30 days from the date the ABC license is issued.
24. The Applicant and all operators and agents including staff and security guards shall each take all necessary steps to assure the orderly conduct of employees, patrons, and visitors when they are present on the Property.
25. The Applicant shall maintain all required permits and licenses in good standing.
26. At no time shall there be a minimum drink requirement.
27. The sale of alcoholic beverages for consumption off the Property is prohibited. Signs shall be posted at all exits of the Property, which prohibit alcohol beverages from leaving the confines of the Property.
28. Patrons shall not be allowed to bring into the location any alcoholic beverage to be consumed within the establishment.
29. There shall be no pay telephones installed within the enclosed portion of the Property equipped to receive incoming calls. There shall be no new pay phones of any kind installed on the exterior of the Property.
30. The maximum occupancy of the Property shall be prominently posted and monitored at all times.

31. The front of the exterior of the Property, as well as all adjacent parking areas under control of the Applicant, shall be illuminated at all times while the Property is open for business. This shall be done in such a fashion that persons standing outdoors at night are identifiable by law enforcement personnel while balancing the lighting so as not to unreasonably illuminate the window area of nearby businesses.
32. All crimes occurring inside or outside of the location shall be reported to the Sherriff Department at the time of the occurrence.
33. At any time when the Applicant is absent from the Property, a responsible party shall be designated who can facilitate any Sherriff inquiries.
34. In January of each year, the Applicant shall provide a list of no less than three employees who are available 24 hours a day to the Sheriff's Department Records Bureau. The list of names will be used to facilitate a Sheriff's response to the location in the event of an emergency or other problem that requires entry into the location during non-business hours.
35. A copy of the approved resolution shall be kept on the premises at all times and presented to any Sheriff, or Business License, or Planning Staff person.
36. The Applicant understands that any violation of these conditions shall be grounds for the suspension, modification or revocation of the Conditional Use Permit.
37. There shall be no exterior restaurant speakers and no live entertainment outside the restaurant (including the parking lot) unless a Temporary Use Permit (TUP) is first obtained from the City.
38. The business shall return for review before the Planning Commission on or about September 2022 ~~March 2023~~.—The review shall include, but not be limited to, an evaluation of all operating characteristics following the implementation of these conditions. If additional impacts are identified during said review, the Operator shall be responsible for addressing such issues to the satisfaction of the Planning Commission, including the imposition of additional conditions. After said review, at the request of City Staff or the Planning Commission, the business shall return before the Planning Commission for review not more than one time per year.

Building Conditions

39. 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.
40. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
41. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.

42. 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.
43. The owner 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.
44. A grading and drainage plan shall be approved by 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.
45. Prior submitting grading plans to Engineering Department, LID review shall be completed and approved.
46. Approval is required from the Los Angeles County Health Department for restaurants.
47. 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.
48. Foundation inspection will not be made until setback on all sides of the addition has been surveyed and the location 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.
49. Separate Electrical, Plumbing and Mechanical plan check is required.
50. 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.
51. Project shall comply with the CalGreen Non-Residential mandatory requirements.
52. All State of California disability access regulations for accessibility shall be complied with.
53. When parking serves more than one accessible entrance, parking spaces complying with Section 11B-502 shall be dispersed and located on the shortest accessible route to the accessible entrances per Section 11B-208.3.1.

54. Angled parking spaces shall be arranged to comply with Section 11B-502.2 and 11B-502.3 where the access aisle shall extend full length of parking spaces they serve. Access aisle shall not overlap with the vehicular way.
55. Fire barrier per Section 707.3 constructed to separate A-2 occupancy from R-3 occupancy shall extend from the foundation to the underside of the highest point of existing roof sheathing of R-3 occupancy and be continuous through concealed space.
56. Fire barrier per Section 707.3 constructed to separate A-2 occupancy from R-3 occupancy shall not create inadvertent violations of building code requirements related to residential occupancy such as the natural lighting, ventilation, and emergency escape and rescue requirements.
57. An automatic sprinkler system shall be provided containing A-2 occupancies where the fire area has an occupant load of 100 or more per Section 903.2.1.2.
58. 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 indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
59. Separate permit is required for Fire Sprinklers.

Engineering Conditions

60. The second sheet of building plans, grading plans and/or offsite improvement 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.
61. A grading and drainage plan shall be approved 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.
62. A striping plans shall be approved prior to issuance of the building permit.
63. LID review shall be completed prior submitting grading plans for plan review. Grading plans shall be submitted including the proof of approval of LID or exemption of LID.
64. Replace existing curb ramp at the corner of Rosemead Blvd & Klingerman Ave with new curb ramp in accordance with SPPWC Standard Plan 111-5 and as directed by the City Engineer or his/her designee.
65. No portion of the driveway and/or parkway drain shall encroach to the frontage of the adjacent property.
66. Reconstruct the driveway approach in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee on Rosemead Blvd.

67. 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 for both Klingerman Ave & Rosemead Blvd.
68. Remove and replace broken and off grade sidewalk in accordance with SPPWC standard plan 113-2, and as directed by the City Engineer or his/her designee for both Klingerman Ave & Rosemead Blvd.
69. Protect and maintain existing street tree through the duration of the project. Existing street tree must be maintained in healthy condition through the duration of any planning and construction. Trees should be deemed healthy and in good condition upon the conclusion of any construction in order for the project to be accepted as completed by the Public Works Department.
70. Remove and replace broken and off grade curb and gutter in accordance with SPPWC Standard Plan 120-2, and as directed by the City Engineer or his/her designee for both Klingerman Ave & Rosemead Blvd.
71. Rehabilitate existing AC street pavement along the length of the property frontage to the centerline of the street as directed by the City Engineer or his/her designee: on Rosemead there are 2 lanes of concrete.
72. Underground all utility services to the property.
73. Project striping plans shall be reviewed and approved by the City Traffic Engineer, prior to the issuance of permits

SECTION 7: Any interested party may appeal this decision to the City Council pursuant to Section 17.74.050 of the South El Monte Municipal Code.

PASSED, APPROVED AND ADOPTED this 15th day of March 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. 21-11 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 15th day of March 2022.

AYES: Commissioner(s): Barrera, Tang and Vice Chair Ortiz
NOES: None
ABSENT: Diaz
ABSTAIN: Chair Rodriguez



Secretary



Planning Commission Agenda Report

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

DATE: March 15, 2022

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Colby Cataldi, Community Development Director

PREPARED BY: Ian McAleese, Assistant Planner

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

PUBLIC NOTICE: Notice of public hearing was posted on March 3, 2022 and mailed to all property owners within 500 feet of the project site.

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

PROJECT

LOCATION: Address: 2327 Rosemead Boulevard
 Project Applicant: Eduardo Guzman
 Property Owner: Luis P. Roman
 Zone: “C-M” (Commercial-Manufacturing)
 Lot Size: 30,615 square feet (0.7 acres)

SURROUNDING ZONING AND LAND USE:

	Zone	General Plan	Land Use
North	“C-M” (Commercial-Manufacturing)	Commercial-Manufacturing	Wholesale
South	“C-M” (Commercial-Manufacturing)	Commercial-Manufacturing	Wholesale
East	“C-M” (Commercial-Manufacturing)	Commercial-Manufacturing	Wholesale
West	“M” (Manufacturing)	Industrial	Wholesale

BACKGROUND: The applicant, Edwardo Guzman (“Applicant”), is applying to expand an existing restaurant (1,914 sq. ft), upgrade Type 41 on-sale beer and wine license to a Type 47 on-sale general alcohol use, and to allow for live entertainment (“Project”) at 2327 Rosemead Boulevard, South El Monte, California 91733 (“Property”). The Property consists of one parcel having an area of approximately 30,615 square feet (0.7 acres) and three other existing buildings consisting of a non-conforming house, a commercial unit, and a muffler shop. On April 15, 1993, the Planning Commission approved a Conditional Use Permit to allow for a Type 41 on-sale beer and wine license in conjunction with a restaurant. The restaurant under current ownership has been operating at this location since 1998, with the original 784 square feet building constructed in 1938, and then expanded to the current size of 1,914 sq. ft.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 21-11, approving Conditional Use Permit (No. 21-11), as conditioned.

ANALYSIS:

Conditional Use Permit (CUP)

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

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

The parcels directly surrounding the Property are developed as commercial or industrial, with a non-conforming house. The requested operating hours of the business are from 9:00 a.m. to 2:00 a.m. on Fridays through Sundays and from 9:00 a.m. until 12:00 a.m. on Mondays through Thursdays. The Sheriff’s Department had comments requesting that the hours of operation not be extended past what they currently are, which currently are 9:00 a.m. to 10:00 p.m. on Mondays through Thursdays, and 9:00 a.m. to 1:30 a.m. Fridays through Sundays.

Staff believes the approval of the CUP will not be detrimental to persons or properties in the immediate vicinity, nor to the City in general, because of the conditions of approval in the resolution, also since many of (if not all) the surrounding parcels are being utilized as commercial or industrial properties. Condition #38 has been added to bring the Applicant before Planning Commission in one year to conduct a review to verify that the business has been adhering to the imposed conditions. If for any reason, violations of law including violations of the South El Monte Municipal Code (SEMMC) or violations of conditions of approval occur, the Planning Commission can bring the project before them for modification or revocation.

Proposed Project

The Applicant would like to enhance the existing restaurant by providing beer, wine, and distilled spirits (ABC License TYPE 47) as a secondary use to the primary restaurant use. The expansion of the restaurant is proposed as well, along with conducting large renovations to the existing restaurant. In addition to the alcohol license and restaurant expansion, the applicant is applying for live entertainment. The live entertainment permit will allow for the restaurant to enhance the dining

experience with live bands. Live entertainment would only be allowed to take place on Thursdays through Sundays consisting of mariachi, live bands, acoustic, and karaoke.

On days when live entertainment is being performed (Fridays through Sundays from 6:00 p.m. to 1:00 a.m.), security guards will be required to be present on the premises with three being positioned inside the restaurant and one stationed in the parking lot. Also on the days when live entertainment is being performed, valet will be provided on the property. On Monday through Wednesday, two security guards will be required to be present with one monitoring the parking lot and one stationed inside. Condition #12 will include these requirements for the Project.

Parking Requirements and Landscaping

Per SEMMC Section 17.60.020, one parking stall is required for every four seats in a restaurant with an additional 10% required for employees, one stall for every 750 square feet for manufacturing uses, and one stall for every 300 square feet of retail space. A total of 32 parking stall is required for the restaurant, with another five parking stalls required for the ancillary use on the property, bringing the total of required parking to 37 stall. The Applicant is proposing a total of 52 parking stalls within the Property which satisfies the requirements.

The Project proposes to utilize the street frontage for landscaping, as well as the interior parking lot area that will contain a total of 3,416 sq. ft. which comes out to 11% landscaping, with 5% being required.

Floor Plan

The Applicant is proposing a mix of tables, booths, and bar seating that comes out to four booths that can sit twenty-four persons, a bar that can seat eight, and tables that can seat eighty-four. The rest of the proposed floor plan is taken up by restrooms, office, storage, and wait staff stations.

Code Enforcement and Sheriff Review

Code Enforcement has had to respond to the property many times in the past ranging from 2017 with illegal construction being observed, as well as an illegal concert being hosted on the property which had to be shut down. The last response was in July 2020 when a noise complaint was issued that the business was operating with live entertainment without a license. Also, as stated above, the Sheriff's Department has requested no expansion of operating hours in order to prevent an increase in calls to the Property. Condition #11 has been created to deal with noise issues.

On-Sale Alcohol

The Applicant would like to enhance the restaurant by continue to provide beer and wine, and adding the sale of distilled spirits. The sale of beer, wine, and spirits is a secondary use to the primary use, which is the restaurant. The on-sale license will allow the restaurant's customers the opportunity to purchase beer, wine, or distilled spirits with meals. Beer, wine, and distilled spirits will be served by a waiter or waitresses in the dining area, or at the bar area that is being proposed. Since there is an existing ABC license on the Property for the sale of beer and wine, there will be no increase in concentration of ABC licenses.

ENVIRONMENTAL REVIEW: This proposed Project is categorically exempt from environmental review pursuant to Section 15301 Class 1 of the California Environmental Quality Act (CEQA) Guidelines. The proposed Project satisfies the criteria for the Class 1 categorical exemption for existing facilities. The criteria is the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Project falls within the criteria of operation of an existing building with .

CONCLUSION: Staff has reviewed the Applicant's request and has determined that the proposed Project meets all of the development standards as set forth in SEMMC Chapter 17.16 which set development standards for the C-M zone and 17.53 which sets standards for sales of alcohol. Approval of the Conditional Use Permit, as conditioned, will not be detrimental to persons or properties in the immediate vicinity nor to the City in general. All alcohol will be served in conjunction with food sales only. Staff recommends the Planning Commission adopt Resolution 21-11 to approve Conditional Use Permit No. 21-11 for the change in use for 2327 Rosemead Blvd.

ATTACHMENTS:

- A – Draft Resolution No. 21-11
- B – Relevant Code Sections
- C – Vicinity Map/Aerials
- D – Project Plans



Planning Commission Agenda Report

Agenda
Item No.
8.a

DATE: April 16, 2024

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Guillermo Arreola, Director of Community Development

PREPARED BY: Gerardo Marquez, Planning Manager

SUBJECT: 2023 Housing Element Annual Progress Report

REPORT SUMMARY

The 2023 Housing Element Annual Progress Report summarizes the City's progress with regard to the implementation of the goals, policies, and programs of the City's General Plan. It also summarizes the activities of the Community Development Department from January 1, 2023, through December 31, 2023. This report was submitted on April 1, 2024 per state mandate and was approved by the State Department of Housing and Community Development (HCD). Staff recommends that the Planning Commission receive and forward the 2023 Annual Progress Report to City Council.

ANALYSIS

The report has been prepared in compliance with California Government Code Section 65400 et. seq., which mandates the Planning Commission annually submit to the City Council, State Office of Planning and Research, and the Department of Housing and Community Development the status of the General Plan and the progress the City has made on implementing the goals and policies of the General Plan. During 2023, the Building Department issued permits for 23 total new units 22 of which were Accessory Dwelling Units (ADU's). These 23 units were then categorized into different affordability tiers that ranged from very low to above moderate-income levels. These units were categorized by taking the average rental rates per square feet from adjacent jurisdictions and applying them to each individual unit which permits were provided for.

Income Level	2021-2029 RHNA Allocation	Projection Period 6/30/21- 10/14/21	2021	2022	2023	Total Units to Date	Total Remaining RHNA by Income Level
Very Low (0-30% of AMI)	131	0	0	0	5	5	126
Low (30-50% of AMI)	64	3	1	0	7	11	53
Moderate (50 to 80% of AMI)	70	0	0	0	10	10	60
Above Moderate (>80% of AMI)	312	0	1	22	1	24	288
Total	577	3	2	22	23	50	527

The Housing Element Annual Progress Report is attached hereto for the Planning Commission's consideration. The report provides specific building records for the accounted units, goals and policies of the City of South El Monte Housing Element, LEAP Grant status information. Programs and policies that were reported to the state range from Code Enforcement Program which looks to Coordinate distribution of Homeowner Rehabilitation Assistance/ OOR Rehabilitation Program funding with code enforcement case data to assist eligible households; to more long range planning such as the General Plan and Zoning Ordinance review and update.

CEQA

The Housing Element Annual Progress Reports does not qualify as a project as defined in the California Code of Regulations Section 15378(a). The report is an administrative activity conducted by the City that will not result in direct or indirect physical changes in the environment. Further, the Annual Progress Reports are exempt from review under the California Environmental Quality Act (CEQA), pursuant to California Code of Regulations Section 15601(b)(3). The activity is covered by the commonsense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

RECOMMENDATION

Staff recommends that the Planning Commission receive and forward the Housing Element Annual Progress Report for Calendar Year 2023 to the City Council. The attached report shall be forwarded to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

Exhibits

- a. 2023 Housing Element Annual Progress Report

Please Start Here

General Information	
Jurisdiction Name	South El Monte
Reporting Calendar Year	2023
Contact Information	
First Name	GERARDO
Last Name	MARQUEZ
Title	PLANNING MANAGER
Email	GMARQUEZ@SOELMONTE.ORG
Phone	6265796540
Mailing Address	
Street Address	1415 SANTA ANITA
City	SOUTH EL MONTE
Zipcode	91733

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_2_15_24

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2023 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2023

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	South El Monte	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	5
Low	Deed Restricted	0
	Non-Deed Restricted	7
Moderate	Deed Restricted	0
	Non-Deed Restricted	10
Above Moderate		1
Total Units		23

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	1	1	0
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	20	22	0
Mobile/Manufactured Home	0	0	0
Total	21	23	0

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	23	23
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	21
Number of Proposed Units in All Applications Received:	21
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	21	21
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	19
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	South El Monte	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2028

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

**Table A
Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bc Applica	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								0	6	0	7	0	7	1	21	0	0		
	8103024040	2542 EDWARDS AVE		RES-NEW-23-005	ADU	O	8/23/2023				1				1			NONE	No
	8116005030	1330 MERCED AVE		RES-ALT-23-044	ADU	O	11/30/2023						1		1			NONE	No
	8114016012	1803 COGSWELL RD		RES-ACC-23-032	ADU	O	7/6/2023				1				1			NONE	No
	8103013011	2314 CENTRAL AVE		RES-ACC-23-035	ADU	O	7/19/2023				1				1			NONE	No
	8114035002	11208 BROADMEAD ST		RES-ALT-23-043	ADU	O	11/13/2023		1						1			NONE	No
	8117018020	9909 LAWTON DR		RES-ACC-23-036	ADU	O	7/20/2023						1		1			NONE	No
	8114032006	1749 MAXSON RD		RES-NEW-23-001	SFD	O	1/23/2023							1	1			NONE	No
	8104025024	2316 SANTA ANITA AVE, BLDG LOT A		RES-ACC-23-043	ADU	O	8/3/2023						1		1			NONE	No
	811800416	10932 FANDON		RES-ACC-21-018	ADU	O	4/17/2021			1					1			NONE	No
	8114031012	11116 THIENES		RES-ACC-22-006	ADU	O	3/8/2022						1		1			NONE	No
	8103018033	10316 ENLOE		RES-ACC-22-023	ADU	O	8/9/2022						1		1			NONE	No
	8104025015	2339 GRANADA		RES-ACC-21-028	ADU	O	11/30/2021						1		1			NONE	No
	8116012020	1542 HAVENPARK		RES-ACC-22-029	ADU	O	10/13/2022						1		1			NONE	No
	8116019013	1829 LUDER		RES-ACC-22-026	ADU	O	9/21/2022				1				1			NONE	No
	8116021006	330 BROADMEAD		RES-ACC-23-019	ADU	O	5/3/2023				1				1			NONE	No
	8119007074	11052 ANDREWS		RES-ACC-22-016	ADU	O	9/8/2022				1				1			NONE	No
	8113011015	11339 BROADMEAD		RES-ACC-23-018	ADU	O	4/26/2023						1		1			NONE	No
	8114028008	1618 LEXHAM		RES-ACC-23-017	ADU	O	4/25/2023		1						1			NONE	No
	8114028008	1618 LEXHAM		RES-ACC-23-016	ADU	O	4/25/2023				1				1			NONE	No
	8104022015	10907 WEAVER		RES-ACC-23-040	ADU	O	7/24/2023		1						1			NONE	No
	8118008028	1457 LEAFDALE		RES-ACC-23-029	ADU	O	6/29/2023		1						1			NONE	No
	8116020018	1823 DOREEN		RES-ACC-22-030	ADU	O	10/17/2022						1		1			NONE	No
	8118015049	1315 DURFEE		RES-ACC-23-011	ADU	O	3/30/2023						1		1			NONE	No
	8118016065	11129 BYWAYS		RES-ACC-23-031	ADU	O	7/5/2023				1				1			NONE	No
	8114033004	1634 LEAFDALE		RES-ACC-22-034	ADU	O	11/16/2022				1				1			NONE	No
	8104015022	10704 ELLIOT		RES-ACC-23-023	ADU	O	6/13/2023						1		1			NONE	No
	8102034011	2664 MARYBETH		RES-ACC-22-017	ADU	O	6/15/2023						1		1			NONE	No
	8104020016	10923 KLINGERMAN		RES-ACC-23-014	ADU	O	11/7/2023				1				1			NONE	No
	8118014045	1321 HOLTWOOD		RES-ACC-23-047	ADU	O	8/28/2023		1						1			NONE	No
	8102025022	2547 TAMORA		RES-ACC-23-005	ADU	O	2/8/2023		1						1			NONE	No
															0				
															0				
															0				
															0				

Jurisdiction	South El Monte	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	131	-	-	-	-	-	-	-	-	-	-	5	126
	Non-Deed Restricted		-	-	-	5	-	-	-	-	-	-	-	-
Low	Deed Restricted	64	3	1	-	-	-	-	-	-	-	-	11	53
	Non-Deed Restricted		-	-	-	7	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	70	-	-	-	-	-	-	-	-	-	-	10	60
	Non-Deed Restricted		-	-	-	10	-	-	-	-	-	-	-	-
Above Moderate		312	-	1	22	1	-	-	-	-	-	-	24	288
Total RHNA		577												
Total Units			3	2	22	23	-	-	-	-	-	-	50	527
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6 Total Units to Date	7 Total Units Remaining
Extremely Low-Income Units*		66		-	-	5	-	-	-	-	-	-	5	61

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		South El Monte	
Reporting Year		2023	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
CREATION OF ADEQUATE SITES	<ul style="list-style-type: none"> •Rezone to create additional opportunities for approximately 60 to 110 new lower- and moderate-income units. •Invest \$7.3 million dollars of targeted community investments and neighborhood improvements, including infrastructure improvements, ADA accessibility, and enhanced pedestrian mobility, through the Santa Anita Avenue Complete Streets Revitalization project. 	2021-2029	This is an ongoing effort and will continue
IMPLEMENTATION OF MIXED USE (C-R) ZONE	The City amended the Zoning Ordinance to permit mixed-use development using the new C-R zone district, the designation will permit both stand-alone infill residential development as well as traditional	Continuous	This is an ongoing effort and will continue

<p>MIXED USE (CR) ZONE</p>	<p>mixed-use development where commercial uses and residential uses are located in the same structure.</p> <p>(Commercial Residential) zone district.</p>		
<p>GENERAL PLAN AND ZONING ORDINANCE REVIEW AND UPDATE.</p>	<p>There will be an annual review of the General Plan to document its consistency with the Housing Element goals, policies, and programs.</p>	<p>Continuous</p>	<p>This is an ongoing effort and will continue</p>
<p>SECOND UNIT HOUSING PROGRAM</p>	<p>The first element of this program involves the continued use of a zoning provision that will continue to permit the development of an additional (second) housing unit on any R-1 Zoned lot. The additional housing units are permitted by right as long as they conform to the development standards for the R-1 Zone. An expanded component of this existing program will permit the City to waive application fees if the property owner agrees to an affordability covenant that would place an affordability restriction on the new units for a given period.</p>	<p>Continuous</p>	<p>The Accessory Dwelling Unit Ordinance was amended and adopted in the last quarter of 2017. The City continues to promote this program.</p>
	<p>A federally funded rental program that</p>		

<p>HOUSING CHOICE VOUCHER PROGRAM</p>	<p>assists very low-income families, elderly, and disabled households. Decent, safe, and sanitary housing units are provided to households through rental vouchers. Participants may find their own housing including single-family homes, townhouse, and apartments. The Baldwin Park Housing Authority administers the Housing Vouchers for five jurisdictions in the region including South El Monte. Participants are able to select any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. The City of South El Monte has approximately 40 residents who currently participate in this program.</p>	<p>Continuous</p>	<p>This program is ongoing.</p>
<p>IDENTIFICATION OF ELI AND LOW INCOME HOUSING FUNDING SOURCES</p>	<p>The City proactively continues to pursue available funding sources to assist in the development of lower income, including extremely low-income housing. The City continues to apply for State and Federal assistance including, but not limited to, CDBG and Home funding. Other funding sources will continue to be explored including Prop 1-C and Local Housing Trust Funds.</p>	<p>Continuous</p>	<p>This program is ongoing and will be continued.</p>
<p>LOT CONSOLIDATION PROGRAM</p>	<p>In the absence of redevelopment, the City has limited options to assemble individual privately-owned properties for new larger developments. As a result, the City is required to rely solely on the private market to</p>	<p>Continuous</p>	<p>The program is ongoing and will be continued.</p>

	<p>accomplish a consolidation of lots. This program is an ongoing program that recognizes the importance of public-private partnerships in assembling and redeveloping infill parcels.</p>		
<p>EMERGENCY HOUSING PROGRAM</p>	<p>The City recently amended the Zoning Ordinance to permit emergency shelters in an area located in the northwestern portion of the City just south of Garvey Avenue and west of Rosemead Boulevard. The City's Zoning Ordinance was amended to permit such uses by right without discretionary review within this zone, and to ensure emergency shelters are only subject to the same development and management standards that apply to other allowed uses within the overlay area. This zone was specifically selected because of its proximity to transportation, public services, and the underlying uses that could more easily accommodate the use.</p>	<p>2021-2029</p>	<p>The rezoning has been completed though the City will continue to ensure that the available zoning is identified so that it may be effectively implemented.</p>
<p>REPLACEMENT HOUSING PROGRAM</p>	<ul style="list-style-type: none"> •Develop a system for tracking all development proposals on sites identified in the inventory and develop a system for ensuring developer compliance with replacement requirements. •Enforce replacement requirements in accordance with Government Code Section 66300 for 100% of all applicable projects. 	<p>2021-2029</p>	<p>Upon housing element adoption</p>

<p>CODE ENFORCEMENT PROGRAM</p>	<p>Coordinate distribution of Homeowner Rehabilitation Assistance/ OOR Rehabilitation Program funding with code enforcement case data to assist eligible households with incomes at or below 80 percent of the AMI and serve an anticipated total of 20 households through the OOR program that are in need of rehabilitation assistance located in low resource or areas of high segregation and poverty and higher need.</p>	<p>2021-2029</p>	<p>The program is ongoing and will be continued.</p>
<p>COUNTYWIDE AFFORDABLE RENTAL HOUSING DEVELOPMENT PROGRAM</p>	<p>Financial assistance is provided through the provision of "gap" financing in the form of both short- and long-term loans for construction and permanent financing, as well as funds for nonprofit housing developers and HOME-designated Community Housing Development Organization (CHDO) activities.</p>	<p>2021-2029</p>	<p>This program is administered by the Los Angeles County Development Authority (LACDA). The City promotes this program on an ongoing basis.</p>
<p>COUNTYWIDE AFFORDABLE HOME OWNERSHIP PROGRAM</p>	<p>This program provides funding in the form of second mortgages to increase home ownership units that are affordable to low- and moderate-income persons. This program facilitates the acquisition of existing structures suitable for home ownership opportunities for low- and moderate-income persons. Where appropriate, this program will be used in conjunction with the County's Housing Bond and Mortgage Credit Certificate Programs.</p>	<p>2021-2029</p>	<p>This program is administered through Los Angeles Urban County HOME allocation. The City promotes this program on an ongoing basis.</p>

<p>FIRST TIME HOME BUYER PROGRAM</p>	<p>The Cal Home First Homebuyers Program consists of a \$25,000 down payment assistance program for qualified applicants. Depending on the project, the assistance may increase to a maximum amount of \$60,000.00. The loan is zero interest and must be repaid in 30 years. The program evaluates family size, family income, citizenship/residency, and type of property being purchased.</p>	<p>2021-2029</p>	<p>This program has expended it's funds through CalHome funds.</p>
	<p>The City will increase transparency and certainty in the development process through objective design standards. Any new design standards developed and imposed by the City shall be objective without involvement of personal or subjective judgement by a public official and shall be uniformly verifiable by reference to the City's regulations</p>		
<p>MORTGAGE CREDIT CERTIFICATE PROGRAM</p>	<p>The Mortgage Credit Certificate (MCC) Program leverages home ownership assistance by issuing certificates to income-qualified first-time home buyers authorizing the household to take a credit against Federal income taxes of up to 20% of the annual mortgage interest paid. The mortgage payments are used to repay the bonds; there is no City guarantee required.</p>	<p>2021-2029</p>	<p>This program is offered through the County and it's funds.</p>
	<p>Facilitate the development, maintenance, and improvement of</p>		



Jurisdiction	South El Monte	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA* Listed for Informational Purposes Only				Units that Count Towards RHNA* Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*. For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

and restrictions for the unit. Before adding information to this

Derate Income	Notes
	6
<u>Date Converted</u>	<u>Notes</u>

Jurisdiction	South El Monte	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Local governments are required to inform HCD about any local tenant preference ordinance the local government has adopted. Effective January 1, 2023, local governments adopting a tenant preference are required to create a v

Does the Jurisdiction have a local tenant preference policy?	No	<input type="checkbox"/>
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.		
Notes		

AL ELEMENT PROG

Table |

Tenant Preferen

rnment maintains when the jurisdic
vebpage on their internet website c

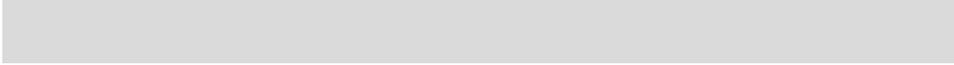


RESS REPORT

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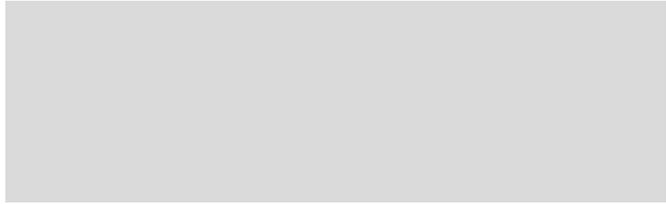
nce Policy

ction submits their annual progress report on housing approvals and production, pe
containing authorizing local ordinance and supporting materials, no more than 90 d



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er Government Code 7061 (SB 649, 2022, Cortese).
lays after the ordinance becomes operational.



Jurisdiction	South El Monte	
Reporting Year	2023	(Jan. 1 - Dec. 31)

Please update the status of the proposed uses listed in the entity's application for funding a or 50515.03, as applicable.

Total Award Amount	\$
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested
LAND MANAGEMENT SYSTEM	\$150,000.00	\$107,143.00

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Tak

Completed Entitlement Issued by Affordability Summary	
Income Level	
Very Low	Deed Restricted
	Non-Deed Restricted
Low	Deed Restricted
	Non-Deed Restricted
Moderate	Deed Restricted
	Non-Deed Restricted
Above Moderate	
Total Units	

Building Permits Issued by Affordability Summary
Income Level

Very Low	Deed Restricted
	Non-Deed Restricted
Low	Deed Restricted
	Non-Deed Restricted
Moderate	Deed Restricted
	Non-Deed Restricted
Above Moderate	
Total Units	

Certificate of Occupancy Issued by Affordability Summary	
Income Level	
Very Low	Deed Restricted
	Non-Deed Restricted
Low	Deed Restricted
	Non-Deed Restricted
Moderate	Deed Restricted
	Non-Deed Restricted
Above Moderate	
Total Units	



ized based on the eligible uses specified in Section 50515.02

Other Funding	Notes
Local General Fund	AWAITING REIMBURSEMENT