

**SUBCOMMITTEE FOR NEW TEMPLE PARK  
REHABILITATION PROJECT MEETING**

**AGENDA**

May 9, 2024, 4:00 PM  
1415 Santa Anita Avenue, South El Monte, CA 91733

**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 [dschwartz@soelmonte.org](mailto:dschwartz@soelmonte.org) or call (626) 579-6540 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**

Subcommittee meetings are on an As-Needed basis.  
4:00 p.m. in the Council Chambers at City Hall, 1415 Santa Anita Avenue, 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 are 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.

**AGENDA BEGINS ON THE FOLLOWING PAGE**

**1. ROLL CALL**

Councilmembers: Angel, and Mayor Olmos

Board Members: Rubio, and President Castillo

Staff: Rene Salas, City Manager, Ariana De La Cruz, Director of Community Services, John Poehler, Director of Public Works and Superintendent Dr. Elizabeth Evans

**2. PUBLIC COMMENT**

Speakers may provide public comments on any matter within the subject matter jurisdiction of the Subcommittee, including items on the agenda. Each speaker will be limited to five minutes. Unless a majority of the Committee objects, the Committee may provide speakers more or less time to speak. All comments or queries shall be addressed to the Committee 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 Committee 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.

**3. CONSENT CALENDAR**

**3.a. APPROVAL OF SUBCOMMITTEE MINUTES OF THE MARCH 7, 2024 MEETING**

Approval of Subcommittee Minutes from the Subcommittee meeting held on March 7, 2024.

**RECOMMENDED ACTION:** Staff recommends the Subcommittee Members approve Minutes of the Subcommittee meeting on March 7, 2024.

**4. GENERAL BUSINESS**

**4.a. DISCUSSION OF THE NEW TEMPLE PARK MULTI-PURPOSE COMMUNITY ROOM, SNACK BAR, AND RESTROOMS REHABILITATION PROJECT – PROPOSED KITCHEN PLANS AND EQUIPMENT**

Discussion on the proposed kitchen plans and equipment for the New Temple Park Multi-Purpose Community Room, Snack Bar, and Restrooms Rehabilitation Project.

**RECOMMENDED ACTION:** Staff recommends the Subcommittee review and provide direction to city staff on the proposed kitchen plans and equipment for the New Temple Park Multi-Purpose Community Room, Snack Bar, and Restrooms Rehabilitation Project.

**5. ADJOURNMENT**

To a Subcommittee Meeting To Be Determined

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](http://www.cityofsouthelmonte.org) on this 6<sup>th</sup> day of May 2024.

A handwritten signature in blue ink, reading "Donna G. Schwartz", with a decorative flourish extending to the right.

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City Clerk, CMC

**SUBCOMMITTEE FOR NEW TEMPLE PARK  
REHABILITATION PROJECT - MINUTES**  
Thursday, March 7, 2024, 4:00 PM  
1415 Santa Anita Avenue, South El Monte, CA 91733

Mayor Olmos called the meeting to order at 4:00 PM.

**1. ROLL CALL**

PRESENT: Councilmember(s): Richard Angel and Mayor Gloria Olmos

Board Member(s): Jacqueline Rubio and President Veronica Castillo

CITY STAFF PRESENT: Rene Salas, City Manager; John Fox, City Attorney; Donna G. Schwartz, City Clerk; John Poehler, Director of Public Works, Ariana De La Cruz, Director of Community Services; and Sabrina Muhne, Deputy City Clerk.

SCHOOL DISTRICT STAFF PRESENT: Superintendent Dr. Elizabeth Evans and Constance J. Schwindt, Attorney.

**2. PUBLIC COMMENT**

Mayor Olmos opened public comment there being none, closed public comment.

**3. GENERAL BUSINESS**

**3.a. DISCUSSION OF THE NEW TEMPLE PARK MULTI-PURPOSE COMMUNITY ROOM, SNACK BAR, AND RESTROOMS REHABILITATION PROJECT STATE FUNDING DEED RESTRICTIONS**

Mayor Olmos announced the item, City Manager Rene Salas presented the staff report and informed the committee that a Deed Restriction is not required according to the Procedural Guide for the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018, Per Capita Program and is available in the City Clerk's Office, located at 1415 Santa Anita Avenue, South El Monte, CA 91733.

Page 29, **Deed Restriction:**

“A Deed Restriction is not required if the GRANTEE does not own the PROJECT land, such as where the GRANTEE is improving property it has access to under a lease agreement.”

## GENERAL BUSINESS (CONTINUED)

### 3.b. UPDATED PRESENTATION OF THE ADDITIONAL DESIGN OPTIONS FOR THE NEW TEMPLE PARK MULTI-PURPOSE COMMUNITY ROOM, SNACK ROOM, AND RESTROOMS REHABILITATION PROJECT

Mayor Olmos announced the item and City Manager Rene Salas introduced Poonam Sharma and Ali Jeevanjee, Architects with LOC Architects who presented a PowerPoint presentation on additional new designs (via Zoom).

Discussion ensued between the Committee, the Architect, and staff on the designs. The Committee voiced concerns with square footage, number of entries into the building, glass doors in the front and safety, adding a door facing the field, bigger wider window over the snack bar, signage for both front and back of the building, signage for restrooms, snack bar and multi-purpose community room.

Staff addressed the concerns and comments noting the modifications of removing the glass surrounding the door in the front and making this an emergency exit door, moving the entrance of the building to the back side facing the fields, bigger wider window over the snack bar with additional signage over snack bar like the New Temple Community Center sign in the front only all on one line and the signage on the front making it two lines, signs for restrooms, snack bar, and multi-purpose community room.

The Committee discussed the options and all agreed option two is more functional, easy maintenance and further discussion will continue regarding the design.

## 4. ADJOURNMENT

There being no further business coming before this body, at 5:00 p.m., Mayor Olmos adjourned the meeting to a Subcommittee Meeting to be determined.

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Donna G. Schwartz, CMC, City Clerk

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Gloria Olmos, Mayor



## Subcommittee Agenda Report (For the New Temple Park Rehabilitation Project)

Agenda  
Item No.  
3a

**DATE:** May 9, 2024

**TO:** Honorable Mayor, Members of the City Council and Governing Board Members

**APPROVED BY:** Rene Salas, City Manager

**SUBMITTED BY:** Ariana De La Cruz, Director of Community Services

**SUBJECT:** DISCUSSION OF THE NEW TEMPLE PARK MULTI-PURPOSE COMMUNITY ROOM, SNACK BAR, AND RESTROOMS REHABILITATION PROJECT PROPOSED KITCHEN PLANS AND EQUIPMENT

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**SUMMARY:** Discussion on the proposed kitchen plans and equipment for the New Temple Park Multi-Purpose Community Room, Snack Bar, and Restrooms Rehabilitation Project.

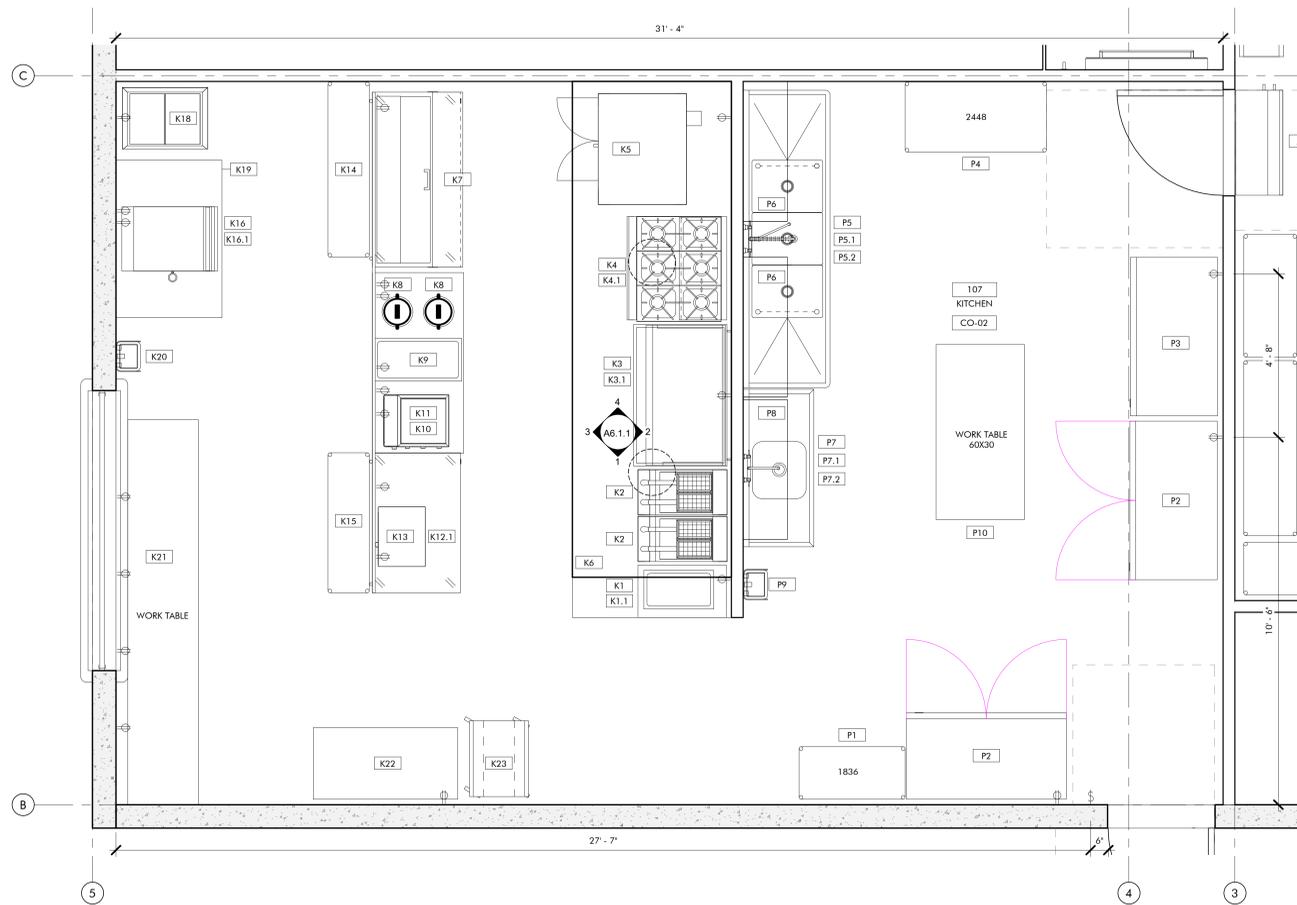
**RECOMMENDATION:** Staff recommends the Subcommittee review and provide direction to city staff on the proposed kitchen plans and equipment for the New Temple Park Multi-Purpose Community Room, Snack Bar, and Restrooms Rehabilitation Project.

**FISCAL/FINANCIAL:**

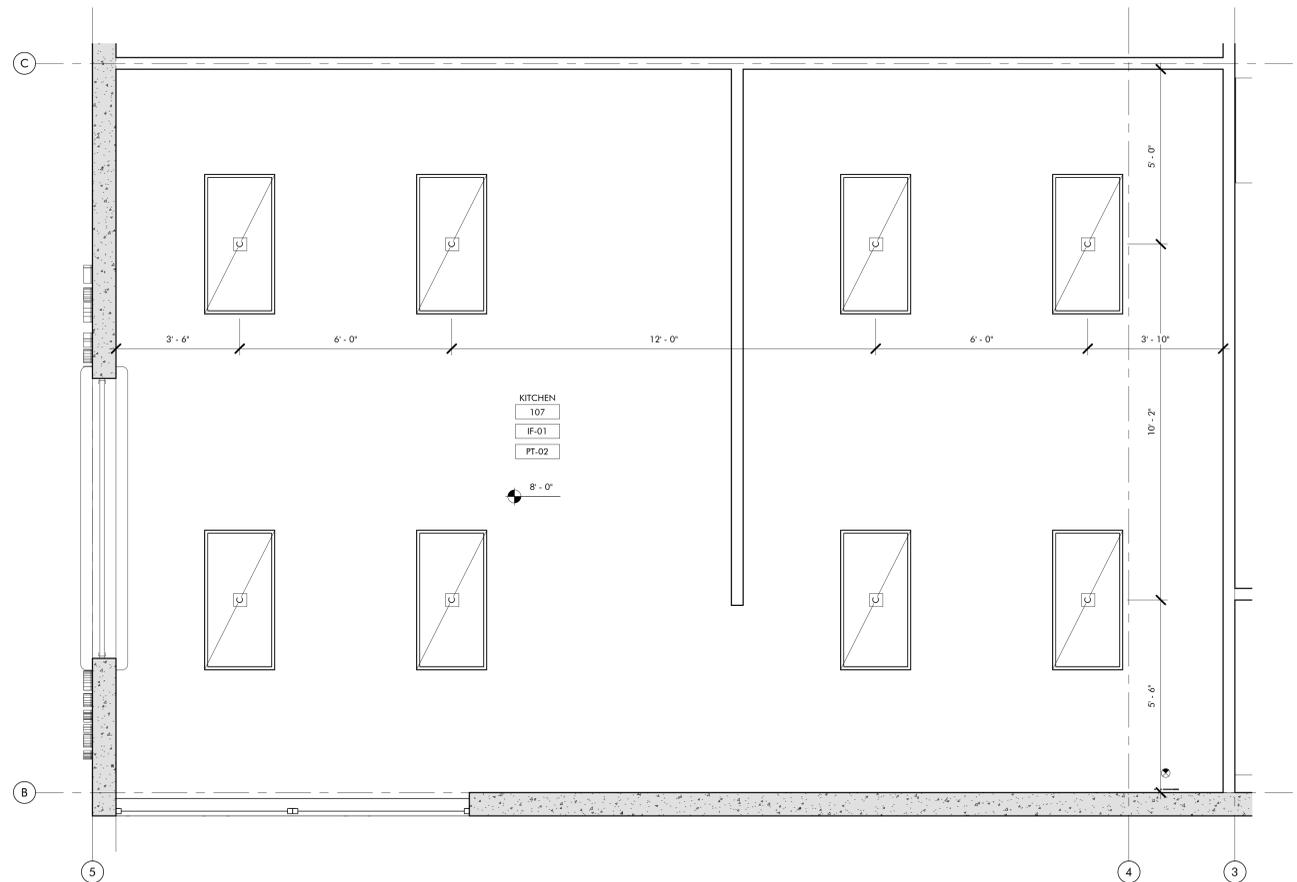
**DISCUSSION:**

**ATTACHMENT(S):**

A. LOC Architects – Kitchen Plans and Equipment Presentation



**KITCHEN ENLARGED PLAN**  
1/2" = 1'-0" 1

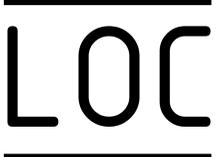


**KITCHEN ENLARGED RCP**  
1/2" = 1'-0" 2

FINISH KEY	
CO-01	CONCRETE FINISHES
CO-02	FLOWABLE POLYURETHANE CONCRETE
CP-01	CARPET
FF-01	EPOXY FLOOR
IF-01	INTERIOR DRYWALL FINISH
IF-02	EXPOSED CEILING
IF-04	TECTUM
IF-08	ACOUSTICAL PANEL CEILING
PT-02	INTERIOR WASHABLE PAINT

LIGHTING FIXTURE KEY	
A	3" ROUND RECESSED DOWNLIGHT
B	IMPR PENDANT LIGHTS
C	LED TROFFER
D	CLX LED LINEAR
E	ILLUMINATED EXIT LIGHTS
F	3" ROUND RECESSED DOWNLIGHT
G	EXTERIOR SCONCES
H1	LINEAR RECESSED
H2	LINEAR RECESSED

EQUIPMENT KEY	
	<varies>
AUDIO VISUAL	
A.02	WALL MOUNTED SPEAKER
CUSTODIAN	
M1	
M2	
M3	
M4	
KITCHEN	
K1	French Fry Warmer
K1.1	Work Table
K2	
K3	5' Smooth Griddle
K3.1	Low Profile Refrigerated Equipment Stand w/ Drawers
K4	6 Burner Range Static Oven
K4.1	Cheese Melter
K5	
K6	
K6.1	
K6.2	
K6.3	
K7	Refrigerated Prep Table
K8	Warmer
K9	Warmer
K10	30" Electric Cooktop
K11	
K12.1	Freezer, Undercounter
K13	
K14	Five-Shelf Unit
K15	Five-Shelf Unit
K16	Modular Flaker/Cubelet Ice Machine Slim-Line Series
K16.1	Ice Storage Bin Series
K17	Paper Cup Dispenser - Round - Surface Mounted (0002.SM)
K18	
K19	Work Table
K20	
K21	Work Table
K22	BACK BAR COOLERS
K23	20 Pan End Load Nesting Bun/Sheet Pan Rack
PREP AREA	
P1	Five-Shelf Unit
P2	Refrigerator, Reach-In
P3	Freezer, Reach-In
P4	Five-Shelf Unit
P5	18 GAUGE STAINLESS STEEL THREE COMPARTMENT SINK WITH TWO 24" DRAINBOARDS
P5.1	DrainKing Waste Valve with Flat Strainer
P5.2	Pre-Rinse Unit
P6	
P7	Rigidbilt Scullery Sinks, Double Compartment
P7.1	DrainKing Waste Valve with Flat Strainer
P7.2	Faucet
P8	
P9	
P10	Work Table
SECURITY	
S.01	CEILING MOUNTED SECURITY CAMERA
S.02	WALL MOUNTED SECURITY CAMERA
STORAGE	
A1	Mounting heights to 8' (environmental separation)
A1.1	
L1	
S1	Five-Shelf Unit
S2	Five-Shelf Unit
S3	Five-Shelf Unit
TOILET ACCESSORIES	
T.01	MIRROR
T.02	RECESSED TOILET SEAT COVER DISPENSER
T.03	36" GRAB BAR
T.04	42" GRAB BAR
T.05	Sensor Activated Electronic Soap Dispenser
T.06	HAND DRYER
T.07	SEMI RECESSED NAPKIN-TAMPON VENDOR
T.08	KB310-SSWM Baby Changing Station Closed Position
T.10	SURFACE MOUNTED ALL IN ONE DISPENSER



**NEW TEMPLE PARK COMMUNITY CTR.**

1450 LIDCOMBE AVENUE, SOUTH EL MONTE, CA 91733

CLIENT:  
**CITY OF SOUTH EL MONTE**

1415 SANTA ANITA AVENUE  
SOUTH EL MONTE, CA  
626-579-6540  
info@southmonte.org

ARCHITECT:  
**LOC Architects**  
3203 E. 4TH STREET  
LOS ANGELES, CA 90063  
213 537 0480  
office@loc-arch.com

CONSULTANTS:  
STRUCTURAL  
**G&G STRUCTURES**  
24702 NARBONNE AVENUE  
LOMITA, CA 90717  
310 294 8111  
lione@ggstructures.com

MEP  
**ABRARI AND ASSOCIATES**  
1713 S. STANDARD AVENUE  
GLENDALE, CA 91201  
818-756-1900  
Telmo@abrari.com

CIVIL  
**G&G STRUCTURES**  
24702 NARBONNE AVENUE  
LOMITA, CA 90717  
310-294-8111  
engineer@ggstructures.com

SOILS  
**SUBSURFACE DESIGNS, INC.**  
12484 FOOTHILL BOULEVARD  
SYLMAR, CA 91342  
818 898 1595  
jpm@subsurfacedesigns.com

KITCHEN  
**TEPPER**  
22287 MULHOLLAND HWY. UNIT 257  
CALABASAS, CA 91302  
310 801 9245  
mrculinary@atool.com

No.	Description	Date



**KITCHEN PLANS**

APRIL 18, 2024

**KITCHEN ENLARGED PLANS/ELEVATIONS**

PROJECT 2312

**A6.1**

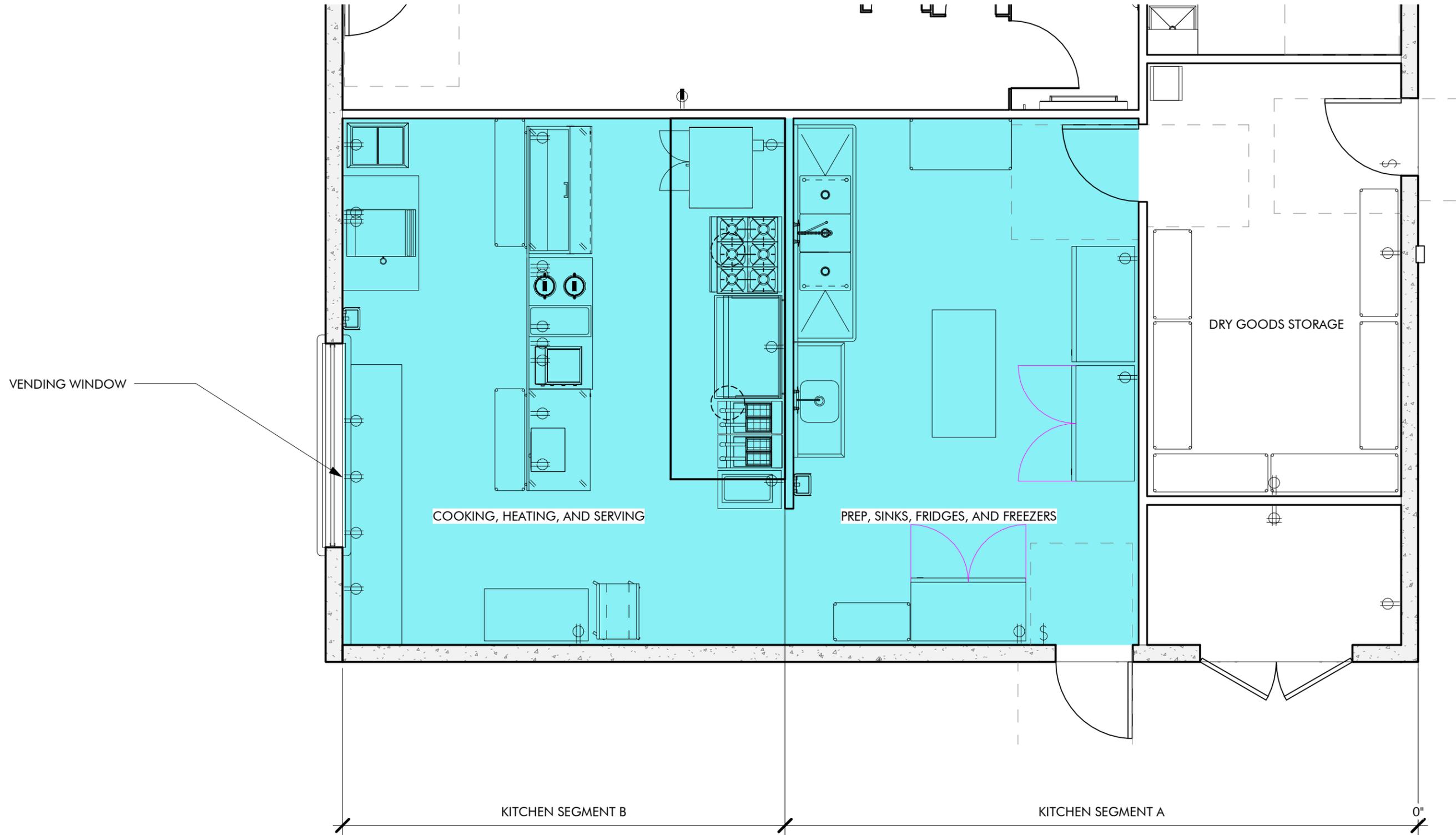
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City of South El Monte  
APRIL 18, 2024

# New Temple Park KITCHEN PLANS

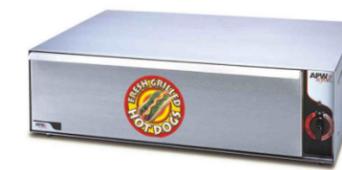
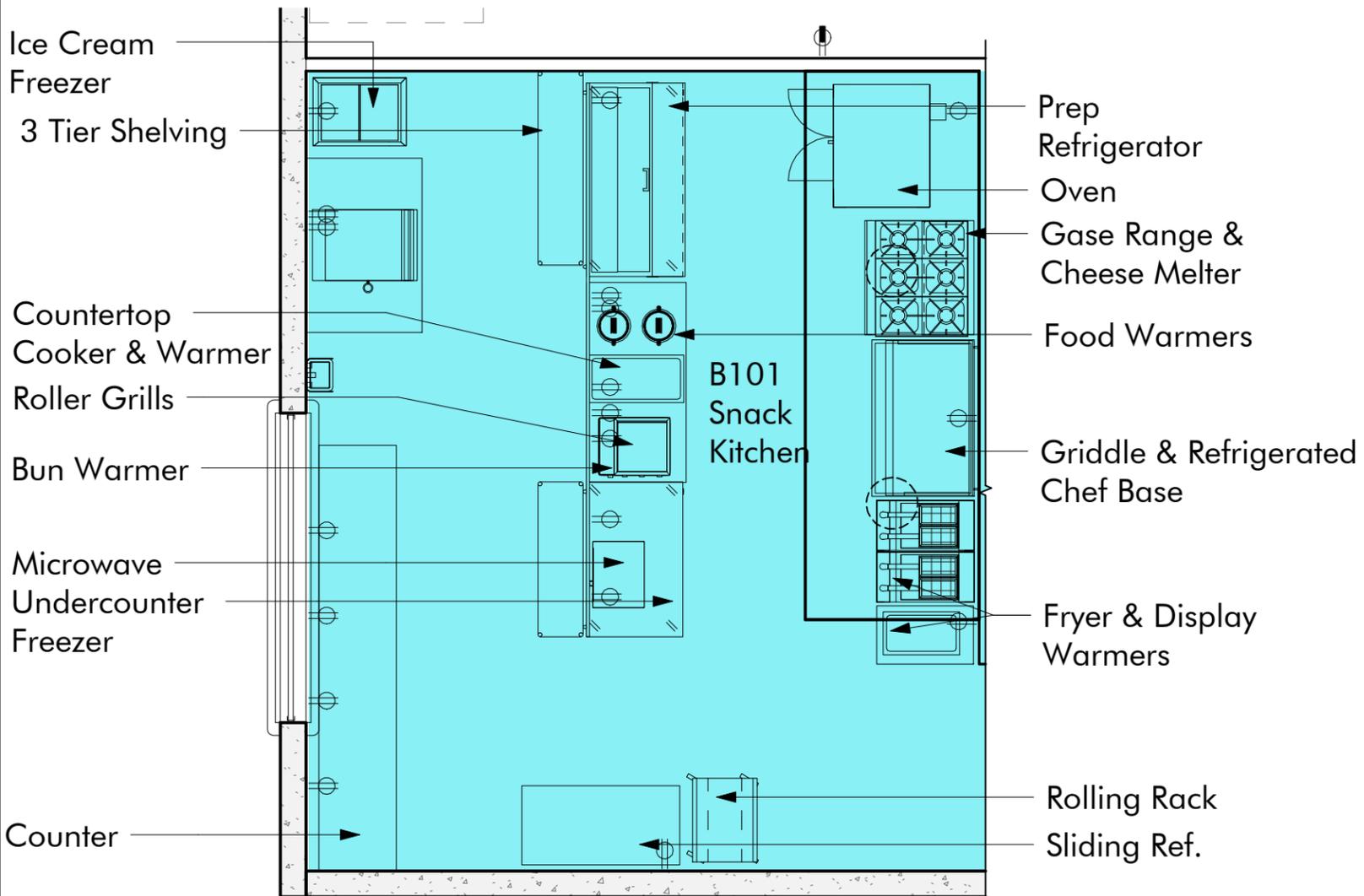
# Kitchen





KITCHEN PLANS

Kitchen Layout Plan Segment B



K11 - Bun Warmer - BW-20



K5 - Convection Oven - CNCG



K1 - Display Warmer - PD-1A



K10 - Roller Grill - HR-20S



K6 - Hood, K6.1 - Blower, K6.2 - Air Exhaust & K6.3 - Fire Caninet - CAPTIVE/CUSTOM



K2 - Fryer - CSG-F4



K12.1 - Undercounter Freezer - UF48B



K7 - Prep Refrigerator - SR60B-16



K3 - Griddle - CG-48-M-S 1"



K13 - Microwave - R-21LTF



K8 - Food Warmer - RW-2V



K3.1 - Chef Base - CR49A



K20 - Hand Sink W/ Splash Guards - HS-0810S



K18 - Ice Cream Freezer - 2SF



B-300SF



K16 - Ice Maker - F-450MAJ-C



K14 & K15 Shelf - 1560SB & 1548SB



K9 - Countertop Cooker & Warmer - W-43VI



K4 - Gas Range - CN36-6  
K4.1 - Cheese Melter - CN-CM-36