

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**

**AMENDED  
AGENDA**

September 17, 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/87142342038>

Webinar ID: 871 4234 2038

Or Call In: 1 669 444 9171, when prompted, enter 87142342038#

**AMERICANS WITH DISABILITIES ACT**

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

**GENERAL COMMENT**

Members of the public wishing to submit a general comment or a comment on an agenda item, can email [rreyes@soelmonte.org](mailto:rreyes@soelmonte.org) or call (626) 652-3175 to leave a voicemail message. All comments received an hour before the scheduled meeting will be read during public comment and made part of the record.

**MEETINGS**

The Planning Commission holds regular meetings on the Third Tuesday of every month. Regular meetings start at 6 p.m. in the Council Chambers at City Hall, 1415 Santa Anita Avenue, South El Monte, California.

**POSTING LOCATIONS OF AGENDA AND/OR CANCELLATION NOTICES**

Regular meeting agendas will be posted at least 72 hours before the meeting (GC 54954(a)(1))

Agenda and Cancellation Notices can be viewed online and are also posted at the following three (3) locations: City Hall located at 1415 Santa Anita Avenue, Senior Center located at 1556 Central Avenue and the Community Center located at 1530 Central Avenue, South El Monte, California.

**VIEWING OF AGENDA PACKETS**

Full agenda packet can be viewed either at <https://www.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**

Chair Rodriguez

**3. PRESENTATIONS - NONE**

**4. APPROVAL OF AGENDA**

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

**5. PUBLIC COMMENT**

Speakers may provide public comments on any matter within the subject matter jurisdiction of the Planning Commission, including items on the agenda. Each speaker will be limited to five minutes. Unless a majority of the Commission objects, the Chair may provide speakers more or less time to speak. All comments or queries shall be addressed to the Commission as a body and not to any specific member thereof. Pursuant to Government Code Section 54954.2(a)(2), the Ralph M. Brown Act, no action or discussion by the 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 August 20, 2024.**

**RECOMMENDATION:** Staff recommends the Planning Commission approve Minutes for the August 20, 2024, regular Planning Commission meeting.

**7. PUBLIC HEARING – NONE**

**8. GENERAL BUSINESS**

**8.a. Review of Conditional Use Permit No. 23-02 operations and conditions of approval for Marathon Batting Cages – 2528 Strozier Avenue**

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

**8.b. Inquiry to develop proposed equestrian riding trials through the city.**

**RECOMMENDATION:** Staff recommends the Planning Commission receive and file the staff report or direct staff to conduct additional research.

**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**

**11.a. Vice Chair Ortiz**

1. When does a new business, such as Popeyes Chicken, not require Planning Commission review and approval?
2. When is the six (6) month/one (1) year review for the massage parlor and are there any known incidents of concern?
3. Are there any new leads for attracting bigger retail, restaurant or entertainment business?

**12. ADJOURNMENT**

Tuesday, October 15, 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](http://www.cityofsouthelmonte.org) on this 12<sup>th</sup> day of September 2024 and was amended and made available on September 16, 2024.

  
Secretary



# Planning Commission Agenda Report

Agenda  
Item No.  
8.a.

**DATE:** September 17, 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:** Review of Conditions of Approval for Conditional Use Permit No. 23-02  
Marathon Batting Cages – 2528 Strozier Avenue

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**BACKGROUND:** At its June 20, 2023 meeting, the Planning Commission adopted Resolution No. 23-02 that allowed for the establishment of a batting cage facility (“Project”). Conditional Use Permit (“CUP”) No. 23-02 detailed all conditions applicable to the facility, Marathon Batting Cages, located at 2528 Strozier Avenue (“Property”). Pursuant to the conditions of approval, the requirement for a review was established to allow for Planning Commission to review how the business has operated after the establishment of such use and to evaluate whether the use negatively impacts surrounding uses or the City in general.

The subject site was originally presented to the Planning Commission as a vacant warehouse containing 5,031 square feet of floor area. The approval also provided a minimum parking standard determination from staff that looked at adjacent jurisdictions parking requirements for this type of use. It was concluded that the proposed use would need to provide six (6) parking stalls (two (2) stalls per cage and one (1) for each employee). The applicant provided eight (8) parking spaces (included a single ADA parking stall). The site provides access from both Strozier and Edwards Avenue.

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

**ANALYSIS:** Building permits were issued, inspected and finalized for this site to provide improvements to parking facilities and to memorialize the established restroom facilities. Staff recently visited the site and upon inspection determined that the layout and operation of the project site is in compliance with what was originally approved by the Planning Commission. The hours of operation are Monday through Friday from 3:00 p.m. to 10:00 p.m., Saturday from 9 a.m. to 8 p.m., and Sunday from 9 a.m. to 6 p.m.; these hours are in compliance with the established conditions of approval.

As part of the normal status update, Staff followed up with the following departments/agencies:

- South El Monte Code Enforcement Department
- Los Angeles County Sheriff’s Department

In following up with the Sheriff's Department, staff was informed that there have been no calls-for-service, and the City of South El Monte Code Enforcement Department has not received any complaints.

**CONCLUSION:** As long as the business continues to act in good faith and adheres to the conditions set forth in Resolution No. 23-02, then it should not negatively impact the area. If the Planning Commission review concludes that the business is operating in compliance with the conditions, the next step will be to receive and file the information. In the event the Planning Commission finds that the business is not operating in accordance with all conditions, then it can direct staff to schedule a public hearing before the Planning Commission for additional modification or revocation.



# Planning Commission Agenda Report

Agenda  
Item No.  
8.b.

**DATE:** September 17, 2024

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

**APPROVED BY:** Guillermo Arreola, Director of Community Development

**REVIEWED BY:** Gerardo Marquez, Planning Manager

**PREPARED BY:** Charlize Hernandez, Planning Assistant

**SUBJECT:** Inquiry to develop proposed equestrian riding trails through the city.

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**DISCUSSION:** The discussion item was brought before staff on August 20, 2024, by Commissioner Emily Lares. Commissioner Lares mentioned her concerns with the lack of riding trails and horse boarding facilities in South El Monte, in relation to city's equestrian community. She stated Pico Rivera as an example of a city that has existing riding trails and expressed desire for South El Monte to develop riding trails for the equestrian community.

Staff checked with adjacent municipalities and found that Pico Rivera and El Monte have most existing horse trails along the Rio Hondo and San Gabriel rivers, which are under Los Angeles County jurisdiction. In Pico Rivera, riding trials are only permitted in Open Space zones with a CUP and Public Facilities with a precise plan of design. In El Monte, riding trails are not a recognized use in their Zoning Code. When researching each city's General Plan, Pico Rivera and El Monte have significantly more land zoned for Open Space or Public Facilities, which offers the opportunity to provide expansive and connected riding trails. Currently, El Monte has no existing riding trails that traverse through the city, and Pico Rivera has a few trails along the northern edge of the city. For the two cities, trails connect to existing trails or to regional parks such as the Whittier Narrows Recreation Area.

As part of this discussion item, the Emerald Necklace was mentioned as another example of an area with existing riding trails, and staff conducted research pertaining to the expansive park network. While El Monte, Pico Rivera and South El Monte are directly adjacent to the Emerald Necklace, the Emerald Necklace is under L.A. County jurisdiction, specifically under the Parks & Recreation Department. Phase 1 of the Emerald Necklace Master Plan has been completed since 2017, which developed several multi-use trails (including riding trails) to connect the Peck Road Water Conservation Park, the Rio Hondo River, the San Gabriel River, and the Whittier Narrows

Recreation Area. More multi-use trails are proposed under Phase 2 of the Emerald Master Plan, but it is unclear when Phase 2 will begin. Pico Rivera has existing riding trails along the two rivers and parts of Durfee Ave, Friendship Ave, Amistad Ave and the San Gabriel River Pkwy, which are near residential uses. Compared to El Monte and Pico Rivera, South El Monte only has three parks throughout the city, and the majority are near industrial and residential uses. There are existing riding trails along the southern edge of the City, all of which are part of the Emerald Necklace.

Staff is aware of the ongoing issues present in neighboring unincorporated areas such as Avocado Heights, in which currently there have been attempts by L.A. County to rezone sites to allow for more housing development. These sites consist of large open spaces that have established existing horse uses. South El Monte does not share the same issues that are currently facing areas such as Avocado Heights that are known to have existing equestrian communities.

Per discussions with the Public Works Director John Poehler, who oversees the Code Enforcement department, owning horses, mules, donkeys and similar animals are not permitted on any property in South El Monte (SEMMC 6.04.040). As a result, horse boarding facilities would not be permitted within the city. In addition, the Public Works Director indicated that maintaining the proposed equestrian trails would require the City to employ additional workers to maintain the trails. In addition, curb widening efforts would have to be done to expand existing sidewalks to accommodate for riding trails.

**CONCLUSION:** Overall, South El Monte does not have the infrastructure or funds to develop or maintain any proposed riding trails, within or alongside the City's streets and roadways. The Planning Commission may receive and file the report or direct staff to conduct additional research.

**CITY OF SOUTH EL MONTE**  
**REGULAR PLANNING COMMISSION MEETING MINUTES**  
Tuesday, August 20, 2024, 6:00 P.M.

1. **ROLL CALL** – Chair Rodriguez called the meeting to order at 6:00 p.m.

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

STAFF PRESENT: Alexis Hall, Assistant City Attorney; Guillermo Arreola, Director of Community Development; Gerardo Marquez, Planning Manager; Renee Reyes, Secretary and Charlize Hernandez, Planning Assistant.

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 Barrera, seconded by Commissioner Tang, to approve the agenda. Motion passed 5-0-0 by the following vote:

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

NAYS: Commissioner(s): NONE

ABSENT: Commissioner(s): NONE

5. **PUBLIC COMMENT**

No Public Comment

6. **CONSENT CALENDAR**

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

- 6.a. Approval of the Regular Planning Commission Meeting Minutes for August 20, 2024**

**RECOMMENDATION:** Staff recommends the Planning Commission approve Minutes for the August 20, 2024, Regular Planning Commission meeting.

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

NAYS: Commissioner(s): NONE

ABSENT: Commissioner(s): NONE

## 7. PUBLIC HEARING

### 7.a. Adoption of Resolution No. 24-05 approving Conditional Use Permit (CUP 23-06) to allow for the development of a new, approximately 103,000 square foot warehouse building located at 11214 Rush Street.

Planning Manager Gerardo Marquez, presented a project overview for a new multi-tenant industrial building. The site contains five existing buildings that, along with asphalt and concrete that will be demolished. The project includes 135 parking spaces and 12 loading docks for future tenants. Public improvements along Rush Street will include underground utilities, new sidewalks, curbs and gutters. The Los Angeles County Fire Department has reviewed and approved the project for fire clearance alongside with landscaping, dock doors, lighting and safety features, and trash enclosures. Standard safety surveillance conditions issued by the Los Angeles Sheriff's Department have also been incorporated into the approval process.

Additionally, the applicant reached out to the Mountain View School District to provide an overview and the district's staff reviewed and accepted the project design.

Commissioners asked questions of Staff and applicant about the hours of operation, noise level and if the project will affect the school nearby.

Applicant, Steve Mesura, answers Commissioners questions.

Chair opens Public Comment:

1. Jose Radillo, Labors International Union Member, supports Staff in the recommendation to approve this project and looks forward to working with the developers.

2. Michael Gern, Construction Manager, answered Commissioners questions regarding the timeline for the project.

**RECOMMENDED ACTION:** Staff recommends that the Planning Commission adopt Resolution No. 24-05, approving Conditional Use Permit No. 23-06, as conditioned.

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

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

NAYS: Commissioner(s): NONE

ABSENT: Commissioner(s): NONE

**7.b. Adoption of Resolution No. 24-06 approving Conditional Use Permit (CUP 24-04) and Variance (VAR 24-01) to allow for the development of two (2) new commercial buildings and a variance for a pole sign to deviate from the maximum height and area allowed, located at 1127 Santa Anita Avenue.**

Planning Manager Gerardo Marquez, provided a brief background on the project, which includes the construction of two (2) commercial buildings. Building A is an 8,325 square-foot multitenant commercial building that will front on Santa Anita Ave. with a drive through fast food service. Building B, is a 5,806 square-foot multi-tenant commercial building fronting on Merced Avenue. This building will not include a drive-through.

Additionally, the applicant has proposed a 75-foot high pole sign with a 240 square-foot sign area to be located at the gateway intersection on Santa Anita Avenue and Merced Avenue. As part of the approval process, standard safety surveillance conditions have been issued by the Los Angeles County Sheriff's Department and incorporated into the project conditions.

Commissioners asked questions of Staff and the Applicant, including if surrounding neighbors were notified about this project.

Commissioner Lares expressed concern about the height of the sign.

Dennis, Applicant/Part Owner, addressed Commissioner Lares' concern stating that this project, without a tall sign, will bring no business into the City.

Jack Owens, Owner, disclosed to the surround neighbors when they bought the property, that there will be a potential development in the vacant property near them.

**RECOMMENDED ACTION:** Staff recommends that the Planning Commission adopt Resolution No. 24-06, approving Conditional Use Permit (No. 24-04) and Variance (No. 24-01)

A motion was made by Commissioner Tang, seconded by Vice Chair Ortiz to receive and file. Motion passed 5-0-0, by the following vote:

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

NAYS: Commissioner(s): NONE

ABSENT: Commissioner(s): NONE

**8. GENERAL BUSINESS – NONE**

**9. COMMISSIONERS REPORTS, INCLUDING AB 1234 REPORTS – NONE**

**10. CORRESPONDENCE – NONE**

**11. COMMISSIONERS' AGENDA**

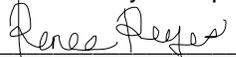
**11.a. Commissioner Lares**

- 1. Discuss how our City can better support our horse** – Staff will reach out to the City's Public Works Department and surrounding Cities to inquire about their horse regulations and trails.

**12. ADJOURNMENT**

At 7:06 p.m., there being no more business before the Commission, Vice Chair Ortiz adjourned the meeting to a regular Planning Commission Meeting on Tuesday, September 17, 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](http://www.cityofsouthelmonte.org) on this 12<sup>th</sup> day of September 2024.



Secretary