

Jeff Ortiz, Chair
Leo Barrera, Vice Chair
Gracie Retamoza, Commissioner
Kenneth Tang, Commissioner
Jackie Rubio, Commissioner



Gerardo Marquez,
Interim Community Development
Director
Renee Reyes,
Secretary
Adrian De Leon,
Interim Assistant City Attorney

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

AGENDA

March 25, 2025, 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 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
(Government Code Section 54954(a)(1))

Agenda and Cancellation Notices can be viewed online (at the link below) 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: Tang, Retamoza, Rubio, Vice Chair Barrera, and Chair Ortiz

2. PLEDGE OF ALLEGIANCE

Commissioner Retamoza

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 pulled by a member of the Planning Commission during "Approval of the Agenda" for individual consideration. Any items pulled shall be individually considered immediately after taking action on the Consent Calendar.

6.a. Approval of the Regular Planning Commission Meeting Minutes for February 25, 2025.

RECOMMENDATION: Staff recommends the Planning Commission approve Minutes for the February 25, 2025, regular Planning Commission meeting.

7. PUBLIC HEARING – NONE

8. GENERAL BUSINESS

8.a. Review of Conditional Use Permit No. 23-06 and Conditions of Approval for the development of a new 103,000 square foot warehouse building located at 11214 Rush Street.

RECOMMENDATION: Staff recommends that the Planning Commission receive and file staff's update report regarding CUP No 23-06.

8.b. 2024 Housing Element Annual Progress Report

The 2024 Housing Element Annual Progress Report summarizes the City's progress regarding 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, 2024, through December 31, 2024. This report will be submitted on April 1, 2025, per state mandate and was approved by the State Department of Housing and Community Development (HCD).

RECOMMENDATION: Staff recommends that the Planning Commission receive and forward the 2024 Annual Progress Report to 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

Chair Ortiz:

1. Are we still up to date on the six-month and one-year CUP updates and/or review?
2. Has Sunny Spa and Rustic & Chic been informed about last month's revocation?
3. Have staff inform the Commissioners of any groundbreaking ceremonies, grand openings, special preview tours, and ribbon-cutting events. This will provide Commissioners with the opportunity to attend if they choose.

12. STAFF MEMBER COMMENTS

1. Discuss April Planning Commission meeting date.
2. Grand opening for Popeyes will be held on May 16, 2025.

13. ADJOURNEMENT

NEXT REGULAR PLANNING COMMISSION MEETING

Tuesday, April 22, 2025

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 20th day of March 2025.


Secretary

CITY OF SOUTH EL MONTE
REGULAR PLANNING COMMISSION MEETING MINUTES
Tuesday, February 25, 2025, 6:00 P.M.

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

PRESENT: Commissioner(s): Barrera, Tang, Retamoza, Rubio, Vice Chair Ortiz and the Chair is vacant.

ABSENT: Commissioner(s): NONE

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

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

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

3. PRESENTATIONS – NONE

4. APPROVAL OF AGENDA

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

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

NAYS: Commissioner(s): NONE

ABSENT: Commissioner(s): NONE

5. PUBLIC COMMENT

Vice Chair Ortiz opened Public Comment.

1. Rudy Bojorquez – Congratulated the new Commissioners and urged them to do what’s right and support the community.
2. Larry Rodriguez – Encouraged transparency while always doing what’s right for the community.
3. Gloria Olmos – Urged the Commissioners to stand by their votes and take pride in their decision.
4. John Ventura – Requested hat the Commissioners investigate the shutdown of the El Minte/ South El Monte Chamber of Commerce and explore possibilities for its revival.

Vice Chair Ortiz closed Public Comment.

6. CONSENT CALENDAR

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

6.a. Approval of the Regular Planning Commission Meeting Minutes for January 21, 2025.

RECOMMENDED ACTION: Staff recommends the Planning Commission approve the Minutes for the January 21, 2025, Regular Planning Commission meeting.

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

NAYS: Commissioner(s): NONE

ABSENT: Commissioner(s): NONE

7. PUBLIC HEARING

7.a. Consideration of Time Extension Request (TX 24-03) for Conditional Use Permit (CUP) No. 20-06 to allow for the construction of a 65,084 square foot warehouse, office, and retail at 2512 Rosemead Boulevard.

Charlize Hernandez, Planning Assistant gives a summary of the subject site. The applicant has been working with the Regional Water Control Board to acquire clearance. Staff requested additional information regarding the process and the applicant was unable to provide a timeline due to long response times from the board. Approval of the time extension would allow the applicant to move forward with the construction of the project.

Vice Chair opened Public Comment

1. Michael Sun – Architect states this project has been difficult for him.
2. Kelly Deng – Property owner states there is some soil issue and soil vapor issue, and the Regional Board are holding on to this project.
3. Gloria Olmos – States that she has tried to help this project by reaching out the Regional Board but has had no luck.

Commissioners posed questions for staff.

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 25-02, approving Time Extension No. 24-03 for Conditional Use Permit No. 20-06 for the proposed development of a 2.54 acre site with a 65,084 square foot warehouse, office, and retail building.

A motion was made by Commissioner Barrera, seconded by Commissioner Tang, approving Time Extension No. 24-03 for Conditional Use Permit No. 20-06 for the

proposed development of a 2.54 acre site with a 65,084 square foot warehouse, office, and retail building. Motion passed 5-0-0, by the following vote:

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

NAYS: Commissioner(s): NONE

ABSENT: Commissioner(s): NONE

7.b. Public Hearing – Revocation of Conditional Use Permit No. 22-03, which allows for the operation of a massage establishment.

Gerardo Marquez, Planning Manager gave a brief background on the subject site. On May 2024, Code Enforcement was contacted by Los Angeles County Deputies along with detectives from their Human Traffic and Bureau regarding solicitation of prostitution. The massage establishment also failed to comply with several conditions of approval.

Chair Ortiz opened Public Comment

1. Larry Rodriguez – Recommends that that the Planning Commission revoke the massage parlor’s Conditional use Permit.
2. Gloria Olmos – Urges the Commissioners to stand by their decision and uphold their integrity.

Chair Ortiz closed Public Comment.

RECOMMENDED ACTION: Approve Resolution 24-11 revoking Conditional Use Permit 22-03, allowing the operation of a massage establishment within an existing commercial center located at 1648 Tyler Avenue, Suite A, Zoned C (Commercial).

A motion was made by Commissioner Rubio, seconded by Commissioner Barrera, revoking Conditional Use Permit 22-03, allowing the operation of a massage establishment within an existing commercial center located at 1648 Tyler Avenue, Suite A, Zoned C (Commercial). Motion passed 5-0-0, by the following vote:

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

NAYS: Commissioner(s): NONE

ABSENT: Commissioner(s): NONE

7.c. Public hearing – Revocation of Conditional Use Permit No. 23-03, which allows for the establishment of a special event facility in conjunction with a Party Rental business.

Gerardo Marquez, Planning Manager provided a brief overview of the property's background. Staff reviewed the established Conditional Use Permit and identified several unmet conditions, including the requirement to obtain building permits, securing a business license, and obtaining proper building safety approvals. Additionally, the applicant has been operating without fulfilling these and other necessary conditions.

Chair Ortiz opened Public Comment

1. Larry Rodriguez – Advises the Commissioners to vote wisely and avoid associating their names with anything that could have repercussions, especially it is not legally sound.

2. Gloria Olmos – Urges the Commissioners to continue this item to the next meeting and to gather all the facts in advance to ensure they can make a well-informed and sound judgement on this item.

Chair Ortiz closed Public Comment.

Commissioners have remarks for the audience and has questions for Staff.

RECOMMENDED ACTION: Approve Resolution 24-12 revoking Conditional Use Permit 23-03, which allows the operation of a special event facility (banquet facility) located at 1703 Floradale Avenue, Zoned M (Manufacturing).

A motion was made by Commissioner Rubio, seconded by Commissioner Tang, revoking Conditional Use Permit 23-03, which allows the operation of a special event facility (banquet facility) located at 1703 Floradale Avenue, Zoned M (Manufacturing). Motion passed 5-0-0, by the following vote:

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

NAYS: Commissioner(s): NONE

ABSENT: Commissioner(s): NONE

8. GENERAL BUSINESS

8.a. Selection of Chair.

RECOMMENDATION: Staff recommends that the Planning Commission select a Chair from among its members for a one-year term.

A motion was made by Commissioner Barrera, seconded by Commissioner Rubio, to nominate Jeff Ortiz to be selected as Chair for a one-year term. Motion passed 5-0-0 by the following vote:

AYES: Commissioner(s): Barrera, Tang, Retamoza, Rubio and Chair Ortiz

NAYS: Commissioner(s): NONE

ABSENT: Commissioner(s): NONE

8.b. Selection of Vice Chair

RECOMMENDATION: Staff recommends that the Planning Commission select a Vice Chair from among its members for a one-year term.

A motion was made by Chair Ortiz, seconded by Commissioner Rubio, to nominate Leo Barrera to be selected as Vice Chair for a one-year term. Motion passed 5-0-0 by the following vote:

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

NAYS: Commissioner(s): NONE

ABSENT: Commissioner(s): NONE

- 9. **COMMISSIONERS REPORTS, INCLUDING AB 1234 REPORTS – NONE**
- 10. **CORRESPONDENCE – NONE**
- 11. **COMMISSIONERS’ AGENDA – NONE**
- 12. **STAFF MEMBER COMMENTS - NONE**
- 13. **ADJOURNMENT**

At 7:11 p.m., there being no more business before the Commission, Chair Ortiz adjourned the meeting to a regular Planning Commission Meeting on Tuesday, March 25, 2025, 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 20th day of March 2025.


Secretary



Planning Commission Agenda Report

Agenda
Item No.
8.a.

DATE: March 25, 2025

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Gerardo Marquez, Planning Manager

PREPARED BY: Charlize Hernandez, Planning Assistant

SUBJECT: Review of Conditions of Approval for Conditional Use Permit No. 23-06 (11214 Rush St)

BACKGROUND: At its August 20, 2024 meeting, the Planning Commission adopted Resolution No. 24-05 approving CUP-23-06 which allowed for the construction of a new 103,108 square foot warehouse and office building (“Project”) located at 11214 Rush Street (“Property”). In conjunction to the new warehouse, Rexford Industrial (“Applicant”) provided 11,156 square feet of landscaping to the parking lot area and proposed to restore existing street pavement along Rush Street and Leafdale Avenue. Sidewalk, curb ramps, curb and gutter, and driveways would also be newly constructed to further improve the site.

Demolition of the existing buildings was completed in November 2024. Grading work commenced in February 2025 and is currently in progress. To date, neither Planning staff nor Code Enforcement have received any complaints from residents, patrons, or the general public in regard to their construction.

ANALYSIS:

- There have not been any incidents reported to the South El Monte Code Enforcement Department.
- Staff has not received any complaints from adjacent properties or the public regarding the construction at this location.
- Demolition permit (Com-DEM-24-011) was approved on 11/18/2024.
- Grading permit (MISC-GRADE-25-001) inspection was passed on 3/5/2025.
- Building permit (COM-NEW-25-001) was approved on GoPost. Permit cannot be approved by the City until the Lot Merger application is approved.
- Electrical/Mechanical/Sewer permits are in review.
- Lot Merger (SUBPRE-24-01 & SUBPRE-24-02) application was approved by the Engineering Department on 3/7/2025. Currently waiting for signatures.

CONCLUSION: Significant progress has been made since the project was initially approved by the Planning Commission in August 2024. The Demolition and Grading permits have been issued, and the Lot Merger application is close to approval. Once the Lot Merger application is approved, the Building/Mechanical/Electrical/Sewer permits may continue to be processed. March 2026 is stated as the tentative completion date for the project.



Planning Commission Agenda Report

Agenda
Item No.
8.b

DATE: March 25, 2025

TO: Honorable Chairman and Members of the Planning Commission

PREPARED BY: Gerardo Marquez, Planning Manager

SUBJECT: 2023 Housing Element Annual Progress Report

REPORT SUMMARY

The 2024 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, 2024, through December 31, 2024. This report will be submitted on April 1, 2025 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 2024 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 2024, the Building Department issued permits for 90 total new units 8 of which were Accessory Dwelling Units (ADU's). The 90 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	2024	Total Units to Date	Total Remaining RHNA by Income Level
Very Low (0-30% of AMI)	131	0	0	0	5	3	8	123
Low (30-50% of AMI)	64	3	1	0	7	9	20	44
Moderate (50 to 80% of AMI)	70	0	0	0	10	70	80	-
Above Moderate (>80% of AMI)	312	0	1	22	1	8	32	280
Total	577	3	2	22	23	90	140	447

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 the 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 2024 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. 2024 Housing Element Annual Progress Report

Jurisdiction	South El Monte	
Reporting Year	2024	(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	Projection Period	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	-	-	-	-	3	-	-	-	-	-	8	123
	Non-Deed Restricted		-	-	-	5	-	-	-	-	-	-		
Low	Deed Restricted	64	3	1	-	-	5	-	-	-	-	-	20	44
	Non-Deed Restricted		-	-	-	7	4	-	-	-	-	-		
Moderate	Deed Restricted	70	-	-	-	-	-	-	-	-	-	-	80	-
	Non-Deed Restricted		-	-	-	10	70	-	-	-	-	-		
Above Moderate		312	-	1	22	1	8	-	-	-	-	-	32	280
Total RHNA		577												
Total Units			3	2	22	23	90	-	-	-	-	-	140	447
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	7
Extremely low-Income Need													Total Units to Date	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

