

Gloria Olmos, Mayor
Rudy Bojorquez, Mayor Pro Tem
Manuel Acosta, Councilmember
Hector Delgado, Councilmember
Larry Rodriguez, Councilmember



Rene Salas, City Manager
Susie A. Altamirano, City Attorney
Adrian Garcia, City Clerk
Masami Higa, Director of Finance

CITY OF SOUTH EL MONTE

REGULAR MEETING OF THE SOUTH EL MONTE CITY COUNCIL

AGENDA

June 2, 2026, 6:00 PM
1415 Santa Anita Avenue, South El Monte, CA 91733

PUBLIC COMMENT

Those wishing to participate during Public Comment may do so in person at the South El Monte City Hall Council Chambers, or may submit written public comments by emailing sem.cityclerk@soelmonte.org. Emailed public comments are due by 5:00 p.m., and should be limited to no more than 250 words. Written public comments will be provided to the City Council and will be part of the record but will not be read aloud.

Each speaker will be limited to five minutes. Time limits may not be shared with other speakers. This is the only opportunity for public input except for scheduled public hearing items. All comments or queries shall be addressed to the Council as a body and not to any specific member thereof. Pursuant to Government Code Section 54954.2(a)(2), the Ralph M. Brown Act, no action or discussion by the City Council shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

To participate during public comment via teleconference, see below:

Link: <https://us02web.zoom.us/j/86581711880>

Webinar ID: 865 8171 1880

Or call in: 1 669 900 6833, when prompted, enter 86581711880#

LIVE STREAMING OF MEETINGS

The City of South El Monte live streams the City Council Meetings over the Internet at <https://www.cityofsouthelmonte.org/129/Meeting-Agendas-Minutes>. After the meetings, recordings are immediately posted. NOTE: Your attendance at this public meeting may result in the streaming and recording of your image and/or voice.

CONFLICT OF INTEREST

City Council Members with a conflict of interest under the Political Reform Act are required to make disclosure of financial interest when the item is called and recuse themselves.

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) 579-6540 at least 72 hours prior to the meeting.

MEETINGS

The City Council holds regular meetings on the first and 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. Special and Adjourned Regular meetings start times are to be determined.

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 packets can be viewed either at <https://www.cityofsouthelmonte.org/129/Meeting-Agendas-Minutes> or in the City Clerk's Office 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:

Adrian Garcia, MMC, City Clerk
Ph (626) 443-4928
Cell (626) 926-3071

Sabrina A. Muhne, Deputy City Clerk
Ph (626) 652-3121
Cell (626) 374-1998

LEVINE ACT DISCLOSURE

Pursuant to the Levine Act (GC 84308), any party to a permit, license, contract, or other entitlement before the City Council is required to disclose on the record any campaign contribution, including aggregated contributions, of more than \$500 made by the party or the party's agents within the preceding 12 months to any City official. Participants and agents are requested to make this disclosure as well. The disclosure should be made when the agenda item is called and must include the name of the party, participant, or agent, and any other person making the contribution, the name of the recipient, the amount of the contribution, and the date the contribution was made. Councilmembers are also required to make such disclosures and recuse themselves.

AGENDA BEGINS ON THE FOLLOWING PAGE

1. ROLL CALL

Councilmembers: Acosta, Delgado, Rodriguez, Mayor Pro Tem Bojorquez, and Mayor Olmos

2. PLEDGE OF ALLEGIANCE

Mayor Gloria Olmos

3. INVOCATION

Robert Yrigoyen, Parish Council President, Epiphany Catholic Church

4. PRESENTATIONS

4.a. Presentation of Certificates and Scholarships to the Recipients of the 2026 South El Monte State of the City Scholarships from South El Monte High School.

4.b. Presentation by Vasquez & Company, External Auditors, Reporting on Fiscal Year 2025 Audit Results.

5. APPROVAL OF THE AGENDA AND WAIVER OF FULL READING OF ORDINANCES

By motion of the City Council, 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.

6. PUBLIC COMMENT

Speakers may provide public comments on any matter within the subject matter jurisdiction of the City Council, including items on the agenda. Each speaker will be limited to five minutes. Unless a majority of the Council objects, the Mayor may provide speakers more or less time to speak. All comments or queries shall be addressed to the Council as a body and not to any specific member thereof. Pursuant to Government Code Section 54954.2(a)(2), the Ralph M. Brown Act, no action or discussion by the City Council shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

7. 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 City Council during "Approval of the Agenda" for individual consideration. Any items removed shall be individually considered immediately after taking action on the Consent Calendar.

7.a. CONSIDERATION AND APPROVAL OF THE REGULAR CITY COUNCIL MEETING MINUTES OF MAY 5, 2026

Staff is requesting approval of the Minutes for the May 5, 2026, Regular City Council Meeting.

RECOMMENDED ACTION: Staff is requesting approval of the Minutes for the May 5, 2026, Regular City Council Meeting.

CONSENT CALENDAR (CONTINUED)

7.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-035, APPROVING WARRANTS FOR THE PERIOD OF APRIL 30, THROUGH MAY 27, 2026

Authorizing payment of City expenditures for the period of April 30, 2026, through May 27, 2026, totaling \$2,355,895.68.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 26-035, authorizing payment of City expenditures.

7.c. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-036, APPROVING AMENDMENT NO. 2 TO THE LEASE AGREEMENT WITH AKITOI LEARNING CENTER, LLC

Staff is seeking City Council's approval to enter into a three-year extension to the lease agreement between the City and Akitoi Learning Center, LLC, for the premises at 1824 Central Avenue.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 26-036, approving Amendment No. 2, entering into a three-year extension to the lease agreement with Akitoi Learning Center, LLC, for premises located at 1824 Central Avenue; and
2. Authorize the City Manager or their designee to negotiate and execute the lease amendment.

7.d. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-037, CALLING FOR THE NOVEMBER 3, 2026, GENERAL MUNICIPAL ELECTION; RESOLUTION NO. 26-038, REQUESTING THE BOARD OF SUPERVISORS (BOS) OF THE COUNTY OF LOS ANGELES TO CONSOLIDATE AND SERVICE A GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 3, 2026, WITH THE STATEWIDE GENERAL ELECTION; AND RESOLUTION NO. 26-039, SETTING REGULATIONS FOR CANDIDATE STATEMENTS

Staff is requesting City Council adopt Resolutions calling for the City's General Municipal Election to be held Tuesday, November 3, 2026; request the BOS of the County of Los Angeles to consolidate and service a General Municipal Election with the Statewide General Election; and approve regulations for Candidate Statements.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 26-037, Calling Election;
2. Adopt Resolution No. 26-038, Consolidating Election and service; and
3. Adopt Resolution No. 26-039, Setting Regulations for Candidate Statements.

Consent Calendar Items 7.e. through 7.g. next page.

CONSENT CALENDAR (CONTINUED)

7.e. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-040, ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 26/27 FUNDED BY “SB1” THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

On April 28, 2017, the Governor signed Senate Bill (“SB 1” - Beall and Frazier, Chapter 5, Statute 2017), known as the Road Repair and Accountability Act of 2017, which generates funding to address basic road maintenance, rehabilitation, and critical safety needs on both the state highway and local streets and road system. To receive funding under SB 1, cities must adopt a resolution at a regular City Council meeting listing all proposed and existing projects that will use this funding during the upcoming fiscal year.

RECOMMENDED ACTION: Staff recommends that the City Council adopt Resolution No. 26-040, adopting a list of street rehabilitation projects for FY 2026/27 under the Road Repair and Accountability Act of 2017 (SB1).

7.f. CONSIDERATION AND ADOPTION OF ORDINANCE NO. 1293 TO CONSIDER A ZONE TEXT AMENDMENT (NO. 26-01), TO AMEND CHAPTER 17.12 “ACCESSORY DWELLING UNITS”, TO COMPLY WITH NEW REQUIREMENTS SET FORTH BY THE STATE OF CALIFORNIA

The proposed ordinance will amend Chapter 17.12 of the South El Monte Municipal Code to comply with recent changes to state law that impose new limits on local authority to regulate Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). Except as otherwise noted in this staff report, these new laws became effective January 1, 2026. The Planning Commission, at its regular meeting on March 24, 2026, recommended City Council approval of the proposed ordinance.

RECOMMENDED ACTION: Staff recommends City Council waive the full reading and adopt Ordinance No. 1293, approving Zone Text Amendment (No. 26-01) to amend and replace South El Monte Municipal Code (“SEMMC”) Chapter 17.12 “Accessory Dwelling Units” to bring the SEMMC into conformity with the newly amended State law.

7.g. CONSIDERATION AND ADOPTION OF ORDINANCE NO. 1294, AMENDING SECTION 5.24.180 OF CHAPTER 5.24 OF TITLE 5 IMPOSING A 500-FOOT NON-SOLICITATION BUFFER AROUND K-12 SCHOOLS IN THE CITY

Consideration to adopt Ordinance No. 1294 amending Section 5.24.180 (“Manner of Solicitation” attachment C) of Chapter 5.24 (“Solicitation”) of Title 5 (“Business Taxes, Licenses and Regulations”), establishing a 500-foot non-solicitation buffer around K-12 schools in the City to protect and preserve the public health, safety, and welfare.

Consent Calendar Items 7.g. (Recommendation) and 7.h. next page.

CONSENT CALENDAR (CONTINUED)

RECOMMENDED ACTION: Staff recommends City Council:

1. Find that Ordinance No. 1294 is a constitutionally permissible and necessary time, place, and manner regulation; and
2. Waive the full reading and adopt Ordinance No. 1294 by title only to amend the South El Monte Municipal Code (SEMMC) Section 5.24.180 (“Manner of Solicitation”) to prohibit solicitation activities within 500-feet of K-12 schools.

7.h. **CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-041 AND RESOLUTION NO. 26-042 CREATING NEW CLASSIFICATIONS AND UPGRADING A CERTAIN JOB DESCRIPTION AND COMPENSATION**

The City Council is being asked to approve resolutions related to the upgrade of an existing classification and the creation of a new classification title to replace an existing budgetarily aligned position to support the City’s operational needs and align classifications with current departmental responsibilities.

Approval of the attached resolutions would create the new classification of Senior Community Services Analyst and Community Development Manager and associated compensation.

RECOMMENDED ACTION: Staff recommends that the City Council:

1. Adopt Resolution No. 26-041 approving the upgrade of the Community Services Analyst Classification to Senior Community Services Analyst, including approval of the associated job description and compensation adjustment; and
2. Adopt Resolution No. 26-042 approving the creation of the Community Development Manager classification to replace the currently budgetarily aligned Planning Manager Classification, including the approval of the associated job description and compensation adjustment.

8. **PUBLIC HEARINGS**

8.a. **CONTINUED FROM THE MAY 5, 2026, REGULAR CITY COUNCIL MEETING: CONSIDERATION OF RESOLUTION NO. 26-031 CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2024070062) FOR THE PROJECT LOCATED AT 825 LEXINGTON-GALLATIN ROAD, AND ADOPTING GENERAL PLAN AMENDMENT NO. 23-03 TO CHANGE THE LAND USE DESIGNATION FROM COMMERCIAL TO COMMERCIAL-MANUFACTURING; ORDINANCE NO. 1290 TO APPROVE ZONE CHANGE ZC 23-01; ORDINANCE NO. 1291 TO CONSIDER A DEVELOPMENT AGREEMENT DA26-01 BETWEEN THE CITY OF SOUTH EL MONTE AND MAGELLAN VALUE PARTNERS, IN RELATION TO CONDITIONAL USE PERMIT CUP 23-07 AND TENTATIVE PARCEL MAP TPM 23-01**

Public Hearing Items 8.a. (continued) and 8.b. next page.

PUBLIC HEARINGS (CONTINUED)

Item 8.a.

The public hearing for the proposed project located at 825 Lexington-Gallatin Road, including environmental review, General Plan Amendment, Zone Change, Development Agreement, Conditional Use Permit, and Tentative Parcel Map, has been continued to a date uncertain. Additional notice will be provided once a new hearing date is scheduled.

Staff is working with the applicant on modifications and adjustments to the project in an effort to address concerns raised at the previous meeting.

RECOMMENDED ACTION: Staff recommends City Council continue the public hearing for Resolution No. 26-031 certifying the Final Environmental Impact Report (State Clearinghouse No. 2024070062) for the project located at 825 Lexington-Gallatin Road; General Plan Amendment No. 23-03; Ordinance No. 1290 for Zone Change ZC 23-01; Ordinance No. 1291 for Development Agreement DA26-01 between the City of South El Monte and Magellan Value Partners; Conditional Use Permit CUP 23-07; and Tentative Parcel Map TPM 23-01 to a future regular City Council Meeting date to be determined.

8.b. CONTINUED FROM THE MAY 5, 2026, REGULAR CITY COUNCIL MEETING: CONSIDERATION OF FIRST READING OF ORDINANCE NO. 1292 AFFIRMING THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE ZONE TEXT AMENDMENT (NO. 26-02) TO AMEND SOUTH EL MONTE MUNICIPAL CODE SECTION 17.03.230 TO IMPOSE A BUFFER DISTANCE ON MASSAGE BUSINESSES FROM THE JURISDICTIONAL BOUNDARIES OF 350 FEET AND A 1,000 FOOT BUFFER DISTANCE FROM ALL SENSITIVE USES

The public hearing for the proposed Zone Text Amendment No. 26-02 will be continued to a date certain at the regular City Council meeting of Tuesday, June 23, 2026, at 6:00 p.m., or as soon thereafter as the matter may be heard, in the South El Monte City Hall Council Chambers at 1415 Santa Anita Ave., South El Monte, CA 91733.

Staff is developing maps per Council's request to provide clarification and inform different approaches to policy.

RECOMMENDED ACTION: Staff recommends City Council continue the public hearing for Ordinance No. 1292 for Zone Text Amendment No. 26-02 to the regular City Council Meeting of June 23, 2026, at 6:00 p.m., or as soon thereafter as the matter may be heard, in the South El Monte City Hall Council Chambers at 1415 Santa Anita Ave., South El Monte, CA 91733.

General Business next page.

9. GENERAL BUSINESS

9.a. CONSIDERATION AND DISCUSSION OF PROPOSED EXECUTIVE MANAGEMENT STAFFING ADJUSTMENTS AND DIRECTION REGARDING EMPLOYMENT AGREEMENT RENEWALS AND AMENDMENTS

As part of the City's ongoing budget development process and organizational staffing adjustments, the City Council is being asked to consider the proposed renewal of two executive management employment agreements and the proposed amendment to one executive management employment agreement, and to provide direction to the City Manager regarding preparation of final agreements for future City Council approval.

The proposed staffing adjustments are intended to support the City's operational continuity, address expanded operational responsibilities, and align compensation and benefit provisions with the City's organizational needs.

The proposed adjustments are for the following positions:

1. Ariana De La Cruz – Director of Community Services
2. Adrian Garcia – City Clerk
3. Masami Higa- Director of Finance

RECOMMENDED ACTION: Staff recommends that the City Council:

1. Consider the proposed executive management staffing adjustments discussed in this report; and
2. Provide direction to the City Manager regarding the preparation of employment agreement renewals and amendments for future City Council consideration and approval.

9.b. FISCAL YEAR (FY) 2026-2027 ANNUAL BUDGET STUDY SESSION

The City is conducting a budget study session for the adoption of the upcoming FY2026-27 annual budget.

RECOMMENDED ACTION: Staff requests City Council review the preliminary FY2026-27 annual budget, discuss, and provide feedback and direction to staff to finalize the budget for adoption at the next regular City Council meeting.

9.c. DIRECTION ON STATE OF THE CITY 2026, SOUTH EL MONTE COMMUNITY FOUNDATION FUNDS

Staff is seeking the City Council's direction on the preferred method of distributing the 2026 scholarship funds.

General Business Item 9.c. (Recommendation) next page.

GENERAL BUSINESS (CONTINUED)

Item 9.c.

RECOMMENDED ACTION: Staff recommends that the City Council authorize retaining \$99.26 in the South El Monte Community Foundation bank account to cover potential bank fees and administrative costs associated with maintaining the account.

Staff further recommends that the remaining \$3,000 be distributed equally among Shively, Epiphany, and Monte Vista schools, with each school receiving \$1,000 in scholarship funding.

This approach would allow the City to continue supporting graduating students at participating schools while maintaining equitable distribution of available scholarship funds until the South El Monte Community Foundation Board is formally established.

10. COMMITTEE 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., League of California Cities Conferences, ICSC conferences, etc.) at the next regular meeting of the legislative body.

11. CORRESPONDENCE

11.a. LETTER FROM EL MONTE/SOUTH EL MONTE JETS REQUESTING A FACILITY FEE WAIVER FOR THE USE OF THE COMMUNITY CENTER, SENIOR CENTER, MARY VAN DYKE PARK COMMUNITY ROOM, NEW TEMPLE PARK FIELDS, AND SHIVELY PARK FIELD AND CONSIDERATION TO WAIVE THE LIGHT FEES AT NEW TEMPLE AND SHIVELY PARK FOR THEIR 2026 SEASON

The El Monte/South El Monte Jets ("Jets") are requesting a facility fee waiver for the use of the Community Center, Senior Center, Mary Van Dyke Park Community Room, New Temple Park fields, and Shively Park field to host practices, games, sports physicals, and season banquets for their 2026 season. Additionally, the Jets are requesting the City Council consider waiving the reservation light fees at Shively Park and New Temple Park.

RECOMMENDED ACTION: Staff recommends City Council discuss and consider:

1. The facility reservation fee waiver request for the use of the Community Center, Senior Center, Mary Van Dyke Park Community Room, New Temple Park fields and Shively Park field in the amount of \$36,425.00; and
2. The request to waive the reservation light fees at Shively and New Temple Park in the amount of \$4,680.00.

Councilmembers' Agenda next page.

12. COUNCILMEMBERS' AGENDA

12.a. MAYOR GLORIA OLMOS

1. To give our Artist \$1,000. Bonus for his Art.
2. Welcome to soccer LA28 LA40 for soccer for arranging soccer programs for soccer free to the students.

13. CLOSED SESSION

13.a. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

(Pursuant to California Government Code Section 54956.9(d)(1))

Name of case: Gloria Olmos v. City of South El Monte, et al. Case Number: 2:26-cv-03344

- 13.b.** Public Employee Performance Evaluation Pursuant to Government Code § 54957(b)(1)
Title: City Manager

14. ADJOURNMENT

NEXT REGULAR CITY COUNCIL MEETING:

Tuesday, June 16, 2026, at 6:00 p.m.

CERTIFICATION

I, Adrian Garcia, MMC, City Clerk of the City of South El Monte, or my designee, hereby certify under penalty of perjury that a true, accurate copy of the foregoing agenda was posted on this May 28, 2026, seventy-two (72) hours prior to the meeting per Government Code 54954.2 at the following locations: City of South El Monte City Hall, Senior Center and Community Center and made available at www.cityofsouthelmonte.org.



Adrian Garcia, MMC