Gloria Olmos, Mayor/Chair
Hector Delgado, Mayor Pro Tem/ Vice Chair
Manuel Acosta, Councilmember/ Boardmember
Rudy Bojorquez, Councilmember/ Boardmember
Larry Rodriguez, Councilmember/ Boardmember

Rene Salas, City Manager/Executive Director
Susie A. Altamirano, Interim City Attorney/Interim General Counsel
Adrian Garcia, City Clerk/Secretary
Masami Higa, Director of Finance/Treasurer

CITY OF SOUTH EL MONTE

REGULAR MEETING OF THE SOUTH EL MONTE CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE SOUTH EL MONTE IMPROVEMENT DISTRICT

AGENDA

January 28, 2025, 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.

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/City-Council-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.

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 second and fourth 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 time 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 packet can be viewed either at www.cityofsouthelmonte.org/129/City-Council-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 (Govt Code Section 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. Council Members are also required to make such disclosures and recuse themselves.

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.

AGENDA BEGINS ON THE FOLLOWING PAGE

1. **ROLL CALL**

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

2. **PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Hector Delgado

3. **INVOCATION**

Pastor Don Antelo, Calvary Chapel of South El Monte

4. **PRESENTATIONS**

4.a. FY2024-25 Mid-Year Budget Review

4.b. SGV Carshare Program Presentation by Mobility Development

4.c. Sheriff's Department Report for the Months of October, November, December 2024

4.d. Code Enforcement and Public Safety Department Report for the Months of October, November, and December 2024

4.e. Presentation by Chris Knight, Chief Executive Officer, El Monte/South El Monte Chamber of Commerce Quarter 3 and 4 Updates

4.f. Presentation of Certificates of Recognition to South El Monte Community Outreach volunteers for their participation at Community Events

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.

Consent Calendar next page.

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 JANUARY 14, 2025

Staff is requesting approval of Minutes for the January 14, 2025, Regular City Council Meeting.

RECOMMENDED ACTION: Staff is requesting approval of Minutes for the January 14, 2025, Regular City Council Meeting.

7.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-006, APPROVING WARRANTS FOR THE PERIOD OF JANUARY 15, 2024, THROUGH JANUARY 28, 2025

Authorizing payment of City expenditures for the period of January 15, 2025, through January 28, 2025, totaling $3,839,355.05.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 25-006, authorizing payment of City expenditures.

7.c. CONSIDERATION OF RESOLUTION NO. 25-007, APPROVING FINAL MAP NO. 83399, MASTER AFFORDABLE HOUSING COVENANT AND DENSITY BONUS AGREEMENT, AND AFFORDABILITY COVENANTS AND RESTRICTIONS AND OPTION TO PURCHASE SECURED BY DEED OF TRUST, AND DIRECTING THE CITY CLERK TO RECORD THE FINAL MAP AND ASSOCIATED AGREEMENTS WITH THE LOS ANGELES COUNTY RECORDER'S OFFICE

Approval of Final Map No. 83399 and associated Master Affordable Housing Covenant and Density Bonus Agreement, and Affordability Covenants and Restrictions.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 25-007 approving Final Map No. 83399 and Master Affordable Housing Covenant and Density Bonus Agreement, and Affordability Covenants and Restrictions Affecting Real Property and Option to Purchase Property Secured by Deed of Trust; and
2. Authorize the City Clerk to record the Final Map, Master Affordable Housing Covenant and Density Bonus Agreement, and Affordability Covenants and Restrictions Affecting Real Property and Option to Purchase Property Secured by Deed of Trust, with the Los Angeles County Recorder's office.

Consent Calendar Items 7.d. and 7.e. next page.

CONSENT CALENDAR (CONTINUED)

7.d. CONSIDERATION OF REJECTION OF BID AND AUTHORIZATION TO RE-ADVERTISE FOR BIDS FOR SYSTEMIC SAFETY IMPROVEMENTS AT SIGNALIZED INTERSECTIONS, HSIPL-5352(025), CITY PROJECT NO. 607

The City received a single bid for the Systemic Safety Improvements at Signalized Intersections Project ("City Project No. 607"), the bid contained a discrepancy. Due to the discrepancy, staff recommends that the City Council approve the rejection of the bid and authorize staff to re-advertise the project.

City Project No. 607 involves installation of raised pavement markers, striping, pedestrian crosswalks, and traffic signal adjustments (implementation of leading pedestrian interval (LPI)) at various signalized intersections. Due to a discrepancy in the bid received, staff seeks City Council approval to reject the bid and authorize staff to re-advertise the project.

RECOMMENDED ACTION: Staff recommends City Council reject the bid and authorize the re-advertisement of the construction bid package for the Systemic Safety Improvements at Signalized Intersections Project.

7.e. CONSIDERATION FOR AUTHORIZATION OF RESOLUTION NO. 25-008 APPROVING A MEMORANDUM OF AGREEMENT WITH THE SAN GABRIEL VALLEY COUNCIL OF GOVERNMENT (SGVCOG) FOR THE ACTIVE STREETS CORAZÓN DEL VALLE 2025 EVENT

Staff recommends City Council authorize the City Manager to execute a Memorandum of Agreement (MOA) with the San Gabriel Valley Council of Governments (SGVCOG) and the City of El Monte for the Active Streets: Corazón del Valle event for the planning, coordinating, outreach, and/ or staging of the event.

RECOMMENDED ACTION: Staff recommends City Council:

1. Resolution No. 25-008 approving a Memorandum of Agreement (MOA) with the San Gabriel Valley Council of Government and the City of El Monte for the Corazon del Valle event; and
2. Authorize the City Manager or designee to negotiate and execute the agreement.

Public Hearings next page.

8. PUBLIC HEARINGS

8.a. APPEAL OF PLANNING COMMISSION RESOLUTION NO. 24-09, ADOPTING A MITIGATED NEGATIVE DECLARATION AND APPROVAL OF CONDITIONAL USE PERMIT NO. CUP 21-13 TO ALLOW FOR THE DEVELOPMENT OF A NEW 156,877 SQUARE FOOT WAREHOUSE BUILDING TO BE LOCATED AT 2222 ROSEMEAD BOULEVARD

Appeal of Planning Commission Resolution No. 24-09 adopting a mitigated negative declaration and approval of Conditional Use Permit No. 24-09.

RECOMMENDED ACTION: Pursuant to Government Code Section 54955.1 this hearing has been continued to February 18, 2025.

8.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-009, AUTHORIZING THE REPROGRAMMING AND PROGRAMMING OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR FISCAL YEARS (FY) 2024-25 and FISCAL YEARS (FY) 2025-26

Staff recommends amending the Fiscal Year 2024-2025 CDBG Consolidated Plan to request additional CDBG Revolving Funds for an existing project and to program CDBG funds for Fiscal Year 2025-2026.

RECOMMENDED ACTION: Staff Recommends City Council:

1. Conduct a public hearing;
2. Take public testimony;
3. Adopt Resolution No. 25-009, allowing the City to revise its CDBG Consolidated Action Plan for the use of CDBG funds for FY 2024-25 and FY 2025-26; and
4. Allow the City Manager to adjust the CDBG Program budgets as necessary throughout FY 2024-25 and FY 2025-26, for the timely expenditure of CDBG funds according to the CDBG drawdown guideline.

ENVIRONMENTAL ANALYSIS: The action proposed herein is not a project subject to the California Environmental Quality Act (CEQA) in accordance with Section 21065 of CEQA and State CEQA Guidelines Sections 15060(c)(2), 15060(c)(3), and 15378. Revising the allocation of federal funds is an administrative action that would not cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. Therefore, the proposed action is not a “project” subject to CEQA, as defined in Section 21065 of CEQA and Section 15378 of the State CEQA Guidelines. Since the action is not a project subject to CEQA, no environmental document is required.

General Business next page.

9. GENERAL BUSINESS

9.a. PRESENTATION OF DESIGN OPTIONS FOR CIVIC CENTER AND INTERJURISDICTIONAL BICYCLE LANES PROJECT

The project includes installation of bicycle and pedestrian mobility improvements along Santa Anita Avenue and Tyler Avenue. The project is currently in the design phase, and staff seeks City Council direction on two design alternatives presented for the proposed bicycle facilities within project limits.

RECOMMENDED ACTION: Staff recommends City Council:

1. Receive presentation and provide direction regarding whether to implement Design Option 1 or Design Option 2 for the project; and
2. Direct the City Manager to finalize project design based on the selected Design Option.

9.b. CONTINUED FROM THE JANUARY 14, 2025, REGULAR CITY COUNCIL MEETING - APPOINTMENT OF ADVANCEMENT OF WOMEN AND GIRLS COMMISSIONERS

Appointments to be made to the Advancement of Women and Girls Commission, which is a five-member commission. Current terms expired on December 31, 2024.

RECOMMENDED ACTION: Staff recommends City Council consider appointing five individuals seeking re-appointment/appointment to the Advancement of Women and Girls Commission for a one-year term ending January 31, 2026.

9.c. CONTINUED FROM THE JANUARY 14, 2025, REGULAR CITY COUNCIL MEETING - APPOINTMENT OF COMMUNITY SERVICES COMMISSIONERS

Appointments to be made to the Community Services Commission, which is a five-member commission. Current terms expire on December 31, 2024.

RECOMMENDED ACTION: Staff recommends City Council consider appointing five individuals seeking reappointment/appointment to the Community Services Commission for a one-year term ending January 31, 2026.

9.d. CONTINUED FROM THE JANUARY 14, 2025, REGULAR CITY COUNCIL MEETING - APPOINTMENT OF PATRIOTIC COMMISSIONERS

Appointments to be made to the Patriotic Commission, which is a five-member commission. Current terms expired on December 31, 2024.

RECOMMENDED ACTION: Staff recommends City Council consider appointing five individuals seeking re-appointment/appointment to the Patriotic Commission for a one-year term ending January 31, 2026.

General Business Items 9.e. through 9.g. next page.

GENERAL BUSINESS (CONTINUED)

9.e. CONTINUED FROM THE JANUARY 14, 2025, REGULAR CITY COUNCIL MEETING - APPOINTMENT OF PLANNING COMMISSIONERS

Appointments to be made to the Planning Commission, which is a five-member commission. Current terms expired on December 31, 2024.

RECOMMENDED ACTION: Staff recommends City Council consider appointing five individuals seeking reappointment/appointment to the Planning Commission for a one-year term ending January 31, 2026.

9.f. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-010 AMENDING RESOLUTION NO. 17-69 AND THE RULES OF ORDER TO CHANGE THE DATES OF THE REGULAR CITY COUNCIL MEETINGS, COMMUNITY SERVICES COMMISSION MEETINGS, AND PLANNING COMMISSION MEETINGS

At the January 14, 2025 Regular City Council Meeting, the City Council provided direction to change City Council Meeting days to the first and third Tuesdays of the month.

RECOMMENDED ACTION: Staff recommends City Council Adopt Resolution No. 25-010; Amending Resolution No. 17-69 and the Rules of Order to Change the Dates of the Regular City Council Meetings, Community Services Commission Meetings, and Planning Commission Meetings

9.g. CONSIDERATION AND APPROVAL OF RESOLUTION 25-011, APPROVING THE FIRST AMENDMENT TO THE EMPLOYMENT AGREEMENT WITH RENE SALAS FOR CITY MANAGER

Staff is requesting the City Council to approve the First Amendment to the Employment Agreement with Rene Salas as City Manager.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution 25-011, approving the First Amendment to the Employment Agreement with Rene Salas as City Manager and authorize the Mayor to execute the employment agreement. In the alternative, Staff recommends City Council provide additional direction regarding the attached employment agreement.

General Business Item 9.h. next page.

GENERAL BUSINESS (CONTINUED)

9.h. CONSIDERATION AND APPROVAL OF RESOLUTION 25-012, ADOPTING AND APPROVING THE UPGRADED PAY SCHEDULE & BENEFITS OF THE PUBLIC WORKS DIRECTOR POSITION

On September 24, 2024, the City Council approved Resolution No. 24-226, approving cost of living adjustments for non-represented executives and part-time employees. This resolution will upgrade the salary range of the Public Works Director position to be externally competitive and internally equitable.

RECOMMENDED ACTION: Staff recommends City Council consider adopting Resolution No. 25-012, approving a revised monthly salary schedule for the Public Works Director position.

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 - None

12. COUNCILMEMBERS' AGENDA

12.a. Councilmember Rudy Bojorquez

1. Request for a Senior Center fee waiver on March 8, 2025, for a memorial service for Ralph Ortiz.

RECOMMENDATION: Discussion and/or action.

12.b. Councilmember Larry Rodriguez

1. Re-establish the City of South El Monte C.E.R.T team and provide training for new members.

RECOMMENDATION: Discussion and/or action.

12.c. Councilmember Manuel Acosta

1. At the January 14, 2025, City Council Meeting, Mayor Pro Tem Hector Delgado requested $15,000 for his wrestling program, Beat the Streets, and was approved. This request should be contingent on Mr. Delgado should providing a letter to the city of South El Monte, formally requesting the $15,000. The letter should be on the organization's letterhead, and include the charitable tax ID, and describe how the money will be spent.

Councilmembers Agenda Item 12.c.2 through 12.d. next page.

COUNCILMEMBERS' AGENDA (CONTINUED)

2. At the January 14, 2025, City Council Meeting, a request of $35,000 to the El Monte/South El Monte Emergency Resources Association headquartered in El Monte, California, and was approved. Staff should be directed to conduct research and provide details of the organization's finances and disclosures.

3. Provide a placement of financial conditions on the $35,000 given to the El Monte/South El Monte Emergency Resources Association. The money should only be used for South El Monte residents seeking emergency relief and financial assistance.

RECOMMENDATION: Discussion and/or Action.

12.d. Mayor Gloria Olmos

1. Consideration of sponsoring the Lincoln Training Center for their 39th Annual Affair of the Heart Event scheduled for March 22, 2025.

RECOMMENDATION: Discussion and/or action.

13. CLOSED SESSION - None

14. RECESS COUNCIL MEETING

15. ANNOUNCEMENT BY THE CITY CLERK (PRIOR TO CONVENING THE SUCCESSOR AGENCY MEETING)

Pursuant to Government Code Section 54952.3, Board Members do not receive any compensation or stipend for attending the Successor Agency meeting.

Successor Agency Meeting next page.

SUCCESSOR AGENCY MEETING

16. CALL TO ORDER AND ROLL CALL

Board Members: Acosta, Bojorquez, Rodriguez, Vice Chair Delgado, and Chair Olmos

17. APPROVAL OF AGENDA

This is the time for the Board to remove any items from the consent calendar for individual consideration, table, continue, add items, or to make a motion to rearrange the order of this agenda.

18. PUBLIC COMMENTS

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

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

19.a. CONSIDERATION AND APPROVAL OF THE SUCCESSOR AGENCY MEETING MINUTES FOR OCTOBER 22, 2024

Staff is requesting approval of the Minutes of the October 22, 2024, Successor Agency Meeting.

RECOMMENDED ACTION: Staff is requesting approval of the Minutes of the October 22, 2024, Successor Agency Meeting.

20. EXECUTIVE DIRECTOR'S AGENDA - None

21. ADJOURNMENT OF SUCCESSOR AGENCY MEETING

22. RECONVENE AND ADJOURN COUNCIL MEETING

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 January 23, 2025, 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