

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

March 18, 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 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 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

Councilmember Manny Acosta

3. INVOCATION

Pastor David Torres, Calvary Assembly of God Church

4. PRESENTATIONS

4.a. Certificates of Recognition to the South El Monte High School Academic Decathlon Team and Advisors

4.b. Sheriff's Department Report for the Month of February 2025

4.c. Code Enforcement and Public Safety Department Report for the Month of February 2025

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.

Consent Calendar Items 7.a. through 7.d. next page.

CONSENT CALENDAR (CONTINUED)

7.a. CONSIDERATION AND APPROVAL OF THE REGULAR CITY COUNCIL MEETING MINUTES OF MARCH 4, 2025

Staff is requesting approval of Minutes for the March 4, 2025, Regular City Council Meeting.

RECOMMENDED ACTION: Staff is requesting approval of Minutes for the March 4, 2025, Regular City Council Meeting.

7.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-025, APPROVING WARRANTS FOR THE PERIOD OF MARCH 5, 2025, THROUGH MARCH 18, 2025

Authorizing payment of City expenditures for the period of March 5, 2025, through March 18, 2025, totaling \$1,013,529.51.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 25-025, authorizing payment of City expenditures.

7.c. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-026, APPROVING AMENDMENT NO. 1 TO RENEW AND EXTEND THE AGREEMENT BETWEEN THE CITY OF SOUTH EL MONTE AND THE SAUCE CREATIVE SERVICES FOR NEWSLETTER PUBLISHING SERVICES FOR THREE (3) ADDITIONAL ONE (1) YEAR TERMS

The City of South El Monte ("City") provides a monthly newsletter, the South El Monte News, that informs residents of upcoming events, programs, projects, and policies of city government. The City entered into a Professional Services Agreement ("Agreement") with The Sauce Creative Services for newsletter publishing services, which expires on April 25, 2025. Amendment No. 1 will renew and extend the Agreement for three (3) additional one (1) year terms.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 25-026, approving Amendment No. 1 renewing and extending the current agreement between the City and The Sauce Creative Services for three (3) additional one (1) year terms; and
2. Authorize the City Manager or designer to execute the agreement.

Consent Calendar Items 7.d. through 7.f. next page.

CONSENT CALENDAR (CONTINUED)

7.d. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-027, APPROVING AMENDMENT NO. 1 TO THE PUBLIC WORKS AGREEMENT BETWEEN THE CITY AND CALPROMAX ENGINEERING, INC. FOR THE TRAFFIC SIGNAL IMPROVEMENTS AT LEE AVE & GARVEY AVE AND DURFEE AVE & PECK RD (HSIPL-5352(021))

On March 26, 2024, the City Council of the City of South El Monte ("City Council") approved a Public Works Agreement with Calpromax Engineering, Inc. ("Agreement"), for the Traffic Signal Improvements at Lee Ave & Garvey Ave and Durfee Ave & Peck Rd (HSIPL-5352(021)) ("Project"). An extension of the term of the Agreement is necessary for project completion; no additional compensation is required.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 25-027, extending the term of the Agreement to March 26, 2026, to complete the Project.

7.e. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-028, APPROVING AMENDMENT NO. 1 TO THE CONTRACT SERVICES AGREEMENT BETWEEN THE CITY AND KIMLEY HORN AND ASSOCIATES, INC. FOR THE TRAFFIC SIGNAL IMPROVEMENTS AT LEE AVE & GARVEY AVE AND DURFEE AVE & PECK RD (HSIPL-5352(021))

On January 24, 2023, the City Council of the City of South El Monte ("City Council") approved a Contract Services Agreement with Kimley Horn and Associates, Inc. ("Agreement") for the design services for the Traffic Signal Improvements at Lee Ave & Garvey Ave and Durfee Ave & Peck Rd (HSIPL-5352(021)) ("Project"). An extension of the term of the Agreement is necessary for project completion; no additional compensation is required.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 25-028, extending the term of the Agreement, Inc. to January 10, 2026, to complete the project.

7.f. CONSIDERATION AND APPROVAL OF RESOLUTION 25-029 INCREASING COMPENSATION AND UPGRADING JOB DESCRIPTION FOR DEPUTY CITY CLERK; AND RESOLUTION 25-030 UPGRADING THE JOB DESCRIPTION FOR ACCOUNTING MANAGER

Approval of the attached resolutions would increase the compensation for the position of Deputy City Clerk and upgrade the job description for the positions of Deputy City Clerk and Accounting Manager.

RECOMMENDED ACTION: Staff recommends City Council adopt the attached Resolution No. 25-029 and Resolution No. 25-030 revising the position of Deputy City Clerk by increasing compensation and upgrading the job description. Resolution 25-030 would upgrade the job description of Accounting Manager.

Public Hearings next page.

8. PUBLIC HEARINGS

- 8.a. **CONTINUED FROM THE MARCH 4, 2025, REGULAR CITY COUNCIL MEETING - APPEAL OF PLANNING COMMISSION RESOLUTION NO. 24-09, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION AND MONITORING REPORTING PROGRAM, AND APPROVAL OF CONDITIONAL USE PERMIT NO. CUP 21-13 TO ALLOW FOR THE DEVELOPMENT OF A NEW 156,877 SQUARE FOOT BUILDING TO BE LOCATED AT 2222 ROSEMEAD BOULEVARD**

Appeal of Planning Commission Resolution No. 24-09.

RECOMMENDED ACTION: Staff recommends that the City Council adopt the attached Resolution No. 25-031 (Exhibit A) denying the Appeal and upholding the Planning Commission's decision on November 19, 2024.

9. GENERAL BUSINESS

- 9.a. **CONTINUED FROM THE MARCH 4, 2025, REGULAR CITY COUNCIL MEETING - DISCUSSION AND DIRECTION REGARDING VACANCY ON THE PATRIOTIC COMMISSION**

City Council to discuss and provide staff direction on vacancy.

RECOMMENDED ACTION: Staff Recommends City Council discuss and provide staff direction.

- 9.b. **DISCUSSION AND CONSIDERATION OF THE ESTABLISHMENT OF A CITY COMMISSION OR COMMITTEE TO PROVIDE GUIDANCE AND STRATEGIES REGARDING THE ASSISTANCE OF THE UNHOUSED POPULATION OF THE CITY OF SOUTH EL MONTE**

Discussion and consideration of the establishment of a Homelessness Commission or Committee by the South El Monte City Council with the intention of providing guidance to the City in matters impacting its unhoused population.

RECOMMENDED ACTION: Staff recommends City Council:

1. Discuss the establishment of a City of South El Monte Homelessness Commission or Committee; and
2. Authorize the City Clerk or designee to draft any and all documents necessary to further the establishment of a City of South El Monte Homelessness Commission or Committee that is discussed herein.

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. Approving and allocating funds for eligible housing projects 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.

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. Mayor Pro Tem Hector Delgado

1. **CONTINUED FROM THE MARCH 4, 2025, REGULAR CITY COUNCIL MEETING**- For the State of the City event, direct staff to use all sponsorship dollar donations for scholarships and to use general funds to pay for the event, including rental hall, giveaways, and food.
2. Action/Discussion/Direction on changing the distance requirement for cannabis in order to align with the California State Standard.

RECOMMENDED ACTION: Discussion and/or action.

13. CLOSED SESSION

13.a. PUBLIC EMPLOYEE APPOINTMENT - Title: City Attorney pursuant to Government Code Section 54957(b)(1).

13.b. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - Pursuant to Government Code § 54956.9 (d)(1) Julian Deng vs. City of South El Monte, et al. Case No. 24NNCV03340

14. RECESS COUNCIL MEETING

Successor Agency Meeting next page.

SUCCESSOR AGENCY 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.

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 FEBRUARY 18, 2025

Staff is requesting approval of the Minutes of the February 18, 2025, Successor Agency Meeting.

RECOMMENDED ACTION: Staff is requesting approval of the Minutes of the February 18, 2025, Successor Agency Meeting.

20. EXECUTIVE DIRECTOR'S AGENDA - None

21. ADJOURNMENT OF SUCCESSOR AGENCY MEETING

22. RECONVENE AND ADJOURN COUNCIL MEETING

NEXT REGULAR CITY COUNCIL MEETING:

Tuesday, April 1, 2025, 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 March 13, 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