

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**

April 15, 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](mailto: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](http://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 David Torres, Calvary Assembly of God Church

**4. PRESENTATIONS**

**4.a.** Recognition to Deputy Joshua R. Rodriguez for his service to the City of South El Monte

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

**4.c.** Code Enforcement and Public Safety Department Report for the Month of March 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.e. next page.

## CONSENT CALENDAR (CONTINUED)

**7.a. CONSIDERATION AND APPROVAL OF THE SPECIAL CITY COUNCIL MEETING MINUTES OF MARCH 27, 2025**

Staff is requesting approval of Minutes for the March 27, 2025, Special City Council Meeting.

**RECOMMENDED ACTION:** Staff is requesting approval of Minutes for the March 27, 2025, Special City Council Meeting.

**7.b. CONSIDERATION AND APPROVAL OF THE REGULAR CITY COUNCIL MEETING MINUTES OF APRIL 1, 2025**

Staff is requesting approval of Minutes for the April 1, 2025, Regular City Council Meeting.

**RECOMMENDED ACTION:** Staff is requesting approval of Minutes for the April 1, 2025, Regular City Council Meeting.

**7.c. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-034, APPROVING WARRANTS FOR THE PERIOD OF APRIL 2, 2025, THROUGH APRIL 15, 2025**

Authorizing payment of City expenditures for the period of April 2, 2025, through April 15, 2025, totaling \$698,820.43.

**RECOMMENDED ACTION:** Staff recommends City Council adopt Resolution No. 25-034, authorizing payment of City expenditures.

**7.d. 2024 HOUSING ELEMENT ANNUAL PROGRESS REPORT**

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 was submitted on April 1, 2025, per state mandate and was approved by the State Department of Housing and Community Development (HCD).

**RECOMMENDED ACTION:** Staff recommends that the City Council receive and file the Housing Element Annual Progress Report for Calendar Year 2024.

**7.e. CONSIDERATION OF FIRST READING OF ORDINANCE NO. 1281, ESTABLISHING A CITY HOMELESS COMMISSION**

Staff is seeking City Council to introduce first reading of Ordinance No. 1281, Establishing a City Homeless Commission.

**RECOMMENDED ACTION:** Staff recommends City Council waive first reading and introduce Ordinance No. 1281, Establishing a City Homeless Commission

Consent Calendar Item 7.f. next page.

## CONSENT CALENDAR (CONTINUED)

### 7.f. **CONSIDERATION AND APPROVAL OF RESOLUTIONS 25-038 AND 25-039 CREATING NEW CLASSIFICATIONS AND UPGRADING A CERTAIN JOB DESCRIPTION & PAY**

Approval of the attached resolutions would create the new classification of Director of Economic Development, and associated compensation ranges. The position of Director of Community Development would be upgraded to include Public Works and compensation increased.

**RECOMMENDED ACTION:** Staff recommends City Council adopt Resolutions No. 25-038 and 25-039, creating the position of Director of Economic Development and upgrading the existing position of Director of Community Development to the Director of Community Development & Public Works with an expanded job description and adjusted compensation.

## 8. **PUBLIC HEARINGS**

### 8.a. **CONTINUED FROM THE APRIL 1, 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**

**RECOMMENDED ACTION:** Staff recommends that the City Council adopt the attached Resolution No. 25-035 (Attachment A) denying the Appeal and upholding the Planning Commission's decision on November 19, 2024.

## 9. **GENERAL BUSINESS**

### 9.a. **CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-036, APPROVING A REVISED SITE PLAN FOR THE PREVIOUSLY APPROVED MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF SOUTH EL MONTE AND MAGELLAN VALUE PARTNERS (MVP) SOUTH EL MONTE I, LLC FOR A PROPOSED DEVELOPMENT OF PROPERTY LOCATED AT 825 LEXINGTON-GALLATIN ROAD ("PROPERTY").**

A change to the site plan proposed under the previously approved Memorandum of Understanding, dated June 26, 2023 ("MOU"), authorized under Resolution No. 23-27 regarding the proposed development of property located at 825 Lexington-Gallatin Road ("Property")

**RECOMMENDED ACTION:** Staff recommends City Council adopt Resolution No. 25-036, approving the First Amendment to the MOU to replace a revised site plan for the MOU with MVP South El Monte I, LLC ("MVP") for Property.

General Business Items 9.b. through 9.d. next page.

## GENERAL BUSINESS (CONTINUED)

**9.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-037, APPROVING AWARD OF CONSTRUCTION CONTRACT TO PTM GENERAL ENGINEERING SERVICES, INC. FOR SYSTEMIC SAFETY IMPROVEMENTS AT SIGNALIZED INTERSECTIONS, HSIPL-5352(025), CITY PROJECT NO. 607**

On January 29, 2025, the Engineering Department solicited bids for the Systemic Safety Improvements at Signalized Intersections Project. The work involves installation of raised pavement markers, striping, pedestrian crosswalks, and traffic signal adjustments (implementation of leading pedestrian interval (LPI)) at twenty one (21) signalized intersections citywide. The lowest responsive bid was submitted by PTM General Engineering Services, Inc. in the total bid amount of \$327,027.00.

**RECOMMENDED ACTION:** Staff recommends City Council:

1. Adopt and approve the plans and specifications for the Systemic Safety Improvements at Signalized Intersections Project;
2. Approve Resolution No. 25-037, awarding the Systemic Safety Improvements at Signalized Intersections Project contract to the lowest responsible bidder in an amount of \$327,027.00 to PTM General Engineering Services, Inc. and authorize the City Manager to execute the contract;
3. Authorize fifteen percent (15%) of the total contract amount as contingency allowance to be used if necessary for unforeseen conditions at the City Manager's discretion.

**9.c. SEEK DIRECTION FROM CITY COUNCIL REGARDING STATE OF THE CITY EVENT DONATIONS**

Staff seek direction from City Council regarding State of the City event donations.

**RECOMMENDED ACTION:** Staff recommends City Council discuss and provide direction to staff regarding State of the City event donations.

**9.d. CONSIDERATION AND APPROVAL OF AMENDING CHAPTER 3.16 OF TITLE 3 OF THE SOUTH EL MONTE MUNICIPAL CODE REGARDING THE PURCHASE OF SUPPLIES, EQUIPMENT, AND SERVICES**

Purchasing Ordinance Amendment

**RECOMMENDED ACTION:** Staff recommends City Council waive first reading and introduce Ordinance No. 1282, amending Chapter 3.16 of Title 3 of the South El Monte Municipal Code regarding the purchase of supplies, equipment, and services.

**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 EPIPHANY CATHOLIC CHURCH REQUESTING A FEE WAIVER FOR A TEMPORARY USE PERMIT AND CITY STAFF TIME FOR “RECORRIDO MARCHA DEL SILENCIO”**

Epiphany Church is requesting a fee waiver for a Temporary Use Permit (TUP) and for City staff time dedicated to public safety support during its annual "Silent March" procession, scheduled for Friday, April 18, 2025.

**RECOMMENDED ACTION:** Staff recommends City Council discuss and consider approving the fee waiver request submitted by Epiphany Catholic Church, totaling \$1,655.00.

**12. COUNCILMEMBERS’ AGENDA**

**12.a. MAYOR GLORIA OLMOS**

1. Direction to Patrol Streetlights in the city and fix water drain hole at Shively behind the bleacher closer to the parking lot.
2. Waive the fees for the South El Monte High School Basketball Team Banquet.
3. Donation of \$500 to South El Monte Social Golf Group, a non-profit for kids in all the local sports.

**12.b. COUNCILMEMBER MANUEL ACOSTA**

Discussion/Action: With the advent of new housing and an increased number of ADU’s, South El Monte streets are being overburdened with street parking. Many households own several cars, of which, some are being stored on the public street. Stored vehicles are vehicles that get moved once a week for street sweep, and are parked again until the next street sweep. In order to minimize the burden on the public street, the city should require that no more than two vehicles be stored on the public street.

**13. CLOSED SESSION - None**

**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**

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#### **19.a. CONSIDERATION AND APPROVAL OF THE SUCCESSOR AGENCY MEETING MINUTES FOR MARCH 18, 2025**

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

**RECOMMENDED ACTION:** Staff is requesting approval of the Minutes of the March 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, May 6, 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 April 10, 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](http://www.cityofsouthelmonte.org).



Adrian Garcia, MMC