

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



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

CITY OF SOUTH EL MONTE

NOTICE AND CALL OF SPECIAL MEETING

CALLED BY CHAIR JEFF ORTIZ

AGENDA

April 29, 2025, 6:00 PM
1415 Santa Anita Avenue, South El Monte, CA 91733

NOTICE IS HEREBY GIVEN that a Special Meeting of the Planning Commission of the City of South El Monte will be held on Tuesday, April 29, 2025 at 6:00 p.m. at City Hall in the Council Chambers, 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/86581711880>

Webinar ID: 865 8171 1880

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

Each speaker will be limited to five minutes. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from one meeting to another. This is the only opportunity for public input except for scheduled public hearing items. 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.

LIVE STREAMING OF MEETINGS

The City of South El Monte live streams the Planning Commission 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.

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.

GENERAL COMMENT

Members of the public wishing to submit a general comment or a comment on any item listed on agenda, can email rreyes@soelmonte.org or call (626) 579-6540 to leave a voicemail message. Written public comments will be provided to the City Council and will be part of the record but will not be read aloud.

MEETINGS

The Planning Commission holds regular meetings on the 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 meeting's 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 packet can be viewed either at <https://www.cityofsouthelmonte.org/129/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:

Renee Reyes, Secretary
Ph (626) 652-3175

AGENDA BEGINS ON THE FOLLOWING PAGE

1. ROLL CALL

Commissioners: Retamoza, Rubio, Tang, Vice Chair Barrera, and Chair Ortiz

2. PLEDGE OF ALLEGIANCE

Chair Ortiz

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 MARCH 25, 2025

RECOMMENDED ACTION: Staff recommends the Planning Commission approve Minutes for the March 25, 2025, regular Planning Commission meeting.

7. PUBLIC HEARINGS

7.a. CONSIDERATION OF CONDITIONAL USE PERMIT 25-02 TO ALLOW FOR THE CONSTRUCTION OF A NEW 8,649 SQUARE FOOT COMMERCIAL RETAIL (MARKET) BUILDING AT 9529 GARVEY AVENUE

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 25-03, approving Conditional Use Permit (No. 25-02), as conditioned.

8. GENERAL BUSINESS

8.a. REVIEW OF CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 21-11 MARISCOS SAN ISIDRO LOCATED AT 2327 ROSEMEAD BOULEVARD

RECOMMENDED ACTION: Staff recommends the Planning Commission receive and file the staff report on whether the business is operating in compliance with CUP.

8.b. FUTURE PLANNING COMMISSIONERS WORKSHOPS/TRAININGS

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

12. STAFF MEMBER COMMENTS

13. ADJOURNMENT

NEXT REGULAR PLANNING COMMISSION MEETING:

Tuesday, May 27, 2025, at 6:00 p.m.

CERTIFICATION

I, Renee Reyes, Secretary, hereby certify under penalty of perjury that a true, accurate copy of the foregoing agenda was posted on this Tuesday, April 24, 2025, twenty-four (24) 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.

Renee Reyes
Secretary