

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

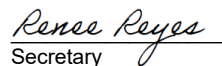
13. ADJOURNMENT

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.


Secretary

CITY OF SOUTH EL MONTE
REGULAR PLANNING COMMISSION MEETING MINUTES
Tuesday, March 25, 2025, 6:00 P.M.

1. **ROLL CALL** – Chair Ortiz called the meeting to order at 6:00 p.m.

PRESENT: Commissioner(s): Tang, Retamoza, Rubio, Vice Chair Barrera and Chair Ortiz.

ABSENT: Commissioner(s): NONE

STAFF PRESENT: Adrian De Leon, Interim Assistant City Attorney; Gerardo Marquez, Interim Director of Community Development; Charlize Hernandez; Planning Assistant, and Renee Reyes, Secretary.

Zoom was provided for the Public to participate during public comment via teleconference.

2. **PLEDGE OF ALLEGIANCE** – Commissioner Retamoza led the Pledge of Allegiance.

3. **PRESENTATIONS** – NONE

4. **APPROVAL OF AGENDA**

A motion was made by Commissioner Retamoza, seconded by Commissioner Rubio, to approve the agenda. Motion passed 5-0-0 by the following vote:

AYES: Commissioner(s): Tang, Retamoza, Rubio, Vice Chair Barrera and Chair Ortiz

NAYS: Commissioner(s): NONE

ABSENT: Commissioner(s): NONE

5. **PUBLIC COMMENT**

Vice Chair Ortiz opened and closed Public Comment seeing no one wishing to speak.

6. **CONSENT CALENDAR**

A motion was made by Vice Chair Barrera, seconded by Commissioner Tang, to approve the agenda. Motion passed 5-0-0, by the following vote:

- 6.a. **Approval of the Regular Planning Commission Meeting Minutes for February 25, 2025.**

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

AYES: Commissioner(s): Tang, Retamoza, Rubio, Vice Chair Barrera and Chair Ortiz

NAYS: Commissioner(s): NONE

ABSENT: Commissioner(s): NONE

7. PUBLIC HEARING - NONE

8. GENERAL BUSINESS

8.a. Review of Conditional Use Permit No. 23-06 and Conditions of Approval for the development of a new 103,000 square foot warehouse building located at 11214 Rush Street.

Charlize Hernandez, Planning Assistant provided a brief overview of the subject site. She mentioned that the lot merger application is nearing approval. Once approved, the permit process can proceed. The applicant indicated a tentative completion date of March 2026.

The Planning Commissioners directed questions to Staff for clarification.

RECOMMENDATION: Staff recommends that the Planning Commission receive and file staff's update report regarding CUP No 23-06.

8.b. 2024 Housing Element Annual Progress Report.

Gerardo Marquez, Interim Community Development Director provides a brief overview of the Housing Element Annual Progress Report. He explained that this report is required to be submitted to the State to demonstrate compliance with the adopted Housing Element and to track progress toward housing goals.

The Planning Commissioners directed questions to Staff for clarification.

RECOMMENDATION: Staff recommends that the Planning Commission receive and forward the 2024 Annual Progress Report to City Council.

A motion was made by Commissioner Rubio, seconded by Vice Chair Barrera, to receive and forward the 2024 Annual Progress Report to City Council. Motion passed 5-0-0 by the following vote:

AYES: Commissioner(s): Rubio, Tang, Retamoza, Vice Chair Barrera and Chair Ortiz

NAYS: Commissioner(s): NONE

ABSENT: Commissioner(s): NONE

9. **COMMISSIONERS REPORTS, INCLUDING AB 1234 REPORTS – NONE**
10. **CORRESPONDENCE – NONE**
11. **COMMISSIONERS' AGENDA**

Chair Ortiz:

1. Are we still up to date on the six-month and one-year CUP updated and/or review?

Gerardo Marquez, Interim Community Development Director answered yes.

2. Has Sunny Spa and Rustic & Chic been informed about last month's revocation?

Gerardo Marquez, Interim Community Development Director answered yes and the City's Code Enforcement is surveying the locations to make sure they are not operating.

3. Have staff inform the Commissioners of any groundbreaking ceremonies, grand openings, special preview tours, and ribbon-cutting events. This will provide Commissioners with the opportunity to attend if they choose.

Staff acknowledged his request, assuring him we would inform them.

12. **STAFF MEMBER COMMENTS**

1. Discuss April Planning Commission meeting date.

Gerardo Marquez, Interim Community Development Director states new Planning Commission date.

2. Grand opening for Popeyes will be held on May 16, 2025.

Gerardo Marquez, Interim Community Development Director states the grand opening for Popeyes will be changed so City Council can attend.

13. **ADJOURNMENT**

At 6:29 p.m., there being no more business before the Commission, Chair Ortiz adjourned the meeting to a regular Planning Commission Meeting on Tuesday, April 29, 2025, at 6:00 p.m.

I Renee Reyes, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours at the following locations: City of South El Monte City Hall, Senior Center and Community Center and made available at www.cityofsouthelmonte.org on this 24th day of April 2025.

Secretary



Planning Commission Agenda Report

Agenda Item No. 7.a.

DATE: April 29, 2025

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Gerardo Marquez, Interim Director of Community Development

SUBMITTED BY: Charlize Hernandez, Planning Assistant

SUBJECT: 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

PUBLIC NOTICE: Notice of public hearing was posted on April 17, 2025 and mailed to all property owners within 500 feet of the project site.

ENVIRONMENTAL DETERMINATION: A Categorical Exemption, Section 15303 (Class 3) of the California Environmental Quality Act Guidelines for new construction of small structures up to 10,000 square feet in an urbanized area.

PROJECT LOCATION:

Address: 9523-9529 Garvey Avenue
Project Applicant: Silva Zakour
Property Owner: Vicente Cortez
Zone: "C-R" Commercial Residential ("Mixed Use")
Lot Size: 26,252 square feet

SURROUNDING ZONING AND LAND USE:

North	City of El Monte	City of El Monte
South	"C-R" (Commercial-Residential)	Mixed Use
East	"C-R" (Commercial-Residential)	Mixed Use
West	"C-R" (Commercial-Residential)	Mixed Use

SUMMARY:

BACKGROUND: The subject site is located on 9523-9529 Garvey Avenue and currently consists of two (2) separate lots that totals to 26,252 square feet on the north side of Garvey Avenue between Lashbrook and Chico Ave. The current business operating at

the site, La Mano has operated at the site since 2005 as a retail market with a restaurant component. In 2005, La Mano applied for Conditional Use Permit “CUP” (No. 05-1255) to allow for a Type 41 ABC License for the On-Sale of Beer and Wine within the existing restaurant, which was approved by the Planning Commission. In 2011, La Mano applied for Conditional use Permit “CUP” (No. 11-012) to allow for a proposed restaurant expansion, which was approved by the Planning Commission. The proposed Project will demolish the existing building and develop a new 8,825 square foot retail market building.

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

ANALYSIS:

General Plan/Zoning Consistency

The Property is designated as “Mixed Use” in the City’s General Plan and is zoned “C-R” (Commercial-Residential) in the City’s Zoning Code. The construction of a 8,825 square foot retail market building (“Proposed use” or “Project”) falls within the scope of the General Plan’s “Mixed Use” land use designation and is also a permitted use in the “C-R” zone. When considering consistency with the General Plan, staff determined that the Project will help further the City’s goals and objectives found in the General Plan and satisfy all development requirements within the Zoning Code. The proposed use will promote a balanced and dynamic economic growth of the area and provide for the commercial needs of the City and surrounding region. The proposed use is compatible with existing uses in the surrounding area such as restaurants, convenience stores, and retail stores located along Garvey Avenue. Staff has reviewed the development standards for the proposed development and has determined that the proposed commercial development meets all of the development standards such as setbacks, parking, landscaping, building height, lot coverage and circulation.

Proposed Project

The Applicant is proposing to construct a 8,825-square-foot retail market building, which will also provide site improvements such as trash enclosures, site lighting, concrete screen walls and hardscape/landscape improvements per city standards. The proposed building will primarily operate as a market. The existing restaurant component will be removed; however, the business will continue to serve hot food items. As a result, the existing Type 41 On-Sale Beer and Wine License cannot be utilized unless a restaurant component is reintroduced in the future. If a restaurant is proposed, a modification to the Conditional Use Permit would be required. While the Type 41 License may be retained, it will remain inactive until the modification is made.

Off-Street Parking

As the majority use of the building is retail, SEMMC Section 17.16 states that parking shall be provided at one parking space for every three hundred square feet. The proposed Project satisfies the minimum parking requirements per the following figure below:

Proposed Use	Size of Area	Required
Market	8,825 sq. ft.	(1/300) = 30

	Total Proposed	30
	Total Required	30

Landscaping

The Project provides landscaping along the Property's frontage, along the south of the building and Property, and all along the east and northwest portion of the Property. This is sufficient to satisfy the City's landscaping requirements found in SEMMC Section 17.09.070. This section requires five percent of the parking area to be landscaped. The parking lot area is approximately 10,100 square feet in size, which requires 505 square feet of landscaping in the parking lot area. The Applicant has proposed to landscape 2,832.4 square feet or 28% percent of the parking lot area exceeding the required amount.

Circulation and Loading

The Project will be accessible via one driveway along Garvey Street. Vehicle travel paths allow two-way access on the west and north sides of the parking area. The east and south side is limited to one-way access. For the southern driveway, passenger vehicles are restricted to right-in and right-out movements. There will be gates present on the Project site enclosing and securing the site during non-operational hours. These gates will remain open during business hours, allowing for free traffic flow without restriction. As conditions of approval, the applicant shall provide "DO NOT ENTER" signage along the one-way vehicle access path to ensure adequate circulation on site. Additionally, the applicant shall provide "RIGHT TURN ONLY" signage at the exit of the site.

Impacts on Surrounding Uses and Properties

The Property is surrounded by a mixture of commercial and residential uses. The Project will not significantly increase the amount of commercial activities and therefore the Project's potential impact on surrounding properties would be slight. The Project would restore existing street pavement along the length of the property frontage. Sidewalk, curb ramps, curb and gutter, and driveways would be newly constructed to further improve the site. Additionally, a condition of approval prohibits any outdoor storage to ensure the site will not be detrimental to adjacent properties.

CONCLUSION: The proposed project is compatible with existing uses along Garvey Avenue and will not create a negative impact on surrounding uses. Staff has reviewed the Applicant's request and has determined that the proposed Project meets all of the development standards as set forth in SEMMC Chapter 17.07 which sets development standards for the Commercial Residential (Mixed-Use) "C-R" zone. Approval of the Conditional Use Permit, as conditioned, will not be detrimental to persons or properties in the immediate vicinity nor to the City in general. Staff recommends the Planning Commission adopt Resolution 25-03 to approve Conditional Use Permit No. 25-02 at 9523-9529 Garvey Avenue.

ATTACHMENT(S):

- A. Draft Resolution No. 25-03
- B. Vicinity Map/Aerials
- C. Project Plans

PLANNING COMMISSION

RESOLUTION NO. 25-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE APPROVING CONDITIONAL USE PERMIT NO. 25-02 FOR THE DEVELOPMENT OF A NEW COMMERCIAL (MARKET) BUILDING LOCATED AT 9529 GARVEY AVENUE

WHEREAS, Silva Zakour (“Applicant”) filed an application for a Conditional Use Permit (“CUP”) for the development of a new 8,825 square foot commercial building located at 9523-9529 Garvey Avenue (“Project”); and

WHEREAS, pursuant to South El Monte Municipal Code (“SEMMC”) Sections 17.03.060 and 17.02.020, the Project requires Planning Commission review and approval because the Project consists of a request for a CUP application; and

WHEREAS, a public hearing was held before the Planning Commission on April 29, 2025, to consider the application. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission in making its determination.

THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1: The Planning Commission of the City of South El Monte hereby finds that the above recitals are true and correct and incorporated them herein by this reference.

SECTION 2: Pursuant to Section 15303 Class 3 of the California Environmental Quality Act the proposed project is categorically exempt from environmental review and a Notice of Exemption has been prepared. The proposed project is characterized as new construction of small structures up to 10,000 square feet in an urbanized area.

SECTION 3: A record of the public hearing indicates the following:

A. With regard to the application for a CUP, SEMMC Section 17.03.060 requires that the Planning Commission “find that the proposed use shall not be detrimental to persons or properties in the immediate vicinity nor to the City in general.” State law requires that the Project be compatible with surrounding uses.

B. The General Plan Land Use designation for the Property is “Mixed Use.” The Zoning Code designation is “C-R” (Commercial-Residential).

C. The proposed Project promotes the City’s goals and objectives stated in the General Plan. No goal or policy will be impaired.

D. As conditioned, the operation of a new commercial building should not become a nuisance to surrounding properties.

SECTION 4: Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated April 29, 2025, which is hereby incorporated into this Resolution 25-03 by reference, the Planning Commission hereby finds:

A. As conditioned, the Project meets the requirements of SEMMC Chapters 17.03.060 and will not be detrimental to the public health, safety or welfare, nor will it adversely affect property values or the present or future development of the surrounding areas.

B. Pursuant to SEMMC Section 17.03.060, the approval of the CUP will not be detrimental to persons or properties in the immediate vicinity nor to the City in general. This is because the Project, will be required to operate in a way that does not negatively impact the area through conditions imposed, as well as many of the surrounding parcels being utilized as commercial and provide similar types of uses.

C. As conditioned, the Project represents a quality establishment that will be compatible with surrounding commercial and residential uses, the surrounding area, and the goals of the City. The proposed Project will contribute to the general well-being of the City by benefitting neighboring uses and being an asset to the surrounding area as well as to the rest of the City. The Project will offer a use that will generate more traffic to the area as well as increasing sales tax. As a result, approving this application will not adversely affect the General Plan or the Zoning Ordinance.

D. As conditioned, the proposed Project is consistent with the City's General Plan. The proposed Project is compatible with the objectives, policies, general land uses, economic development and programs specified in the General Plan which includes, but is not limited to, the following goals:

Land Use Element

Goal 1.0: *Maintain a balanced mix and distribution of land uses throughout South El Monte*; The proposed project will provide commercial retail to a lot that is currently underutilized. The project will serve adjacent residential zones and will complement adjacent commercial uses.

Policy 1.4: *Maintain a balanced mix and distribution of land uses throughout South El Monte*” and “create opportunities for two types of commercial development: (1) commercial uses that meet the retail and service needs of the local resident and employee populations, and (2) regional-serving retail commercial businesses that capture revenues from a broader population base. The proposed project will provide commercial retail on a presently underutilized lot. These uses will not only serve the adjacent commercial-residential zone but will also look to capture revenue generated from the population that travels the adjacent Rosemead Blvd.

SECTION 5: Based on the aforementioned findings, the Planning Commission hereby **approves** CUP (No 25-02) to construct a new 8,825 square foot commercial building subject to the following conditions:

General Conditions

1. The Applicant and the business entity allowed for hereunder shall indemnify, defend and hold harmless the City, its officers, agents, employees, and volunteers from any and all claims, lawsuits or actions arising from the granting of, or the exercise of, the rights permitted by this approval, and from any and all claims or losses occurring or resulting to any person, firm, corporation or property for damage, injury, or death arising out of, or connected in anyway, with the performance of the use permitted hereby. The Applicant's obligation to indemnify, defend, and hold harmless the City shall include, but not be limited to, paying all legal fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits or actions, and any award of damages or attorney's fees in any such lawsuit or action.
2. The Applicant and the business entity allowed for hereunder shall execute an Affidavit of Acceptance of these conditions in the presence of a Notary Public and return the Affidavit to the Director of Community Development within ten calendar days of the date of the Planning Commission's approval.
3. The approval shall lapse and become void if the privilege authorized is not utilized or where some form of construction pursuant to issuance of a building permit has not commenced within two (2) years from the date of this approval.
4. Applicant and its employees, agents and contractors shall comply with all Municipal Code provisions.

Planning Conditions

1. In the event of a violation of any of the conditions of approval, the property owner and tenant will be issued a notice of correction. If said violation is not remedied within a reasonable period of time and/or subsequent violations of the conditions of approval and/or City law occurs within ninety (90) days of any notice of correction, the property owner shall be held responsible for reimbursing the City for all staff time directly attributable to enforcement of the conditions of approval and/or City law including, but not limited to, revocation of the herein conditional use permit.
2. The proposed project shall be developed in accordance with the plans submitted.
3. The applicant shall be responsible for maintaining the subject site litter free at all times.
4. The store windows shall conform to the city's signage code 17.15 (Advertising Signs) and not cover windows with more than 25% of signage.
5. All signage shall be approved separately by the Planning Division under the approved sign program under a separate sign and building permit.

6. Graffiti shall be removed from the premises within twenty-four (24) hours of discovery. The exterior painting shall include an anti-graffiti application.
7. Resolution No. 05-1255 shall remain in effect concurrently with Resolution No. 25-03.
8. All buildings and walls must be finished with graffiti resistant materials.
9. There shall be no outside vending machines.
10. No outdoor storage shall be permitted.
11. The construction time shall be limited from 7:00 a.m. to 7:00 p.m. Monday through Friday. No construction shall be permitted on weekends and City designated holidays.
12. No person shall operate or cause or authorize the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between the hours of ten p.m. and seven a.m., or at any time on weekends or holidays, such that the sound therefrom creates a noise disturbance across the real property line of an adjacent or nearby property developed entirely or partially for residential use.
13. No person shall sound or permit the sounding of any electronically amplified signal from any stationary bell, chime, siren, whistle, or similar device, for more than ten seconds in any hourly period. Houses of religious worship shall be exempt from this provision.
14. No person shall load, unload, open, close or handle boxes, crates, containers, building materials, metal, equipment or other objects or personal property between the hours of ten p.m. and seven a.m. in such manner as to cause a noise disturbance across the real property line of an adjacent or nearby property developed entirely or partially for residential use.
15. Applicant shall provide security cameras and building lights with motion sensors. They shall be placed around the proposed development where feasible to reduce opportunities of criminal activities. Cameras and lighting shall be placed in such a way where law enforcement can adequately identify vehicle license plates upon entry/exit to the site.
16. All exterior doors shall be lit with a minimum of one (1) foot candle power of intensity and constructed of tamper-resistant fixtures.
17. There shall be no display or merchandise in the parking area or on walkways, except as permitted as a temporary use.
18. The applicant shall provide "DO NOT ENTER" signage along the one-way vehicle access path to ensure adequate circulation on site.
19. The applicant shall provide "RIGHT TURN ONLY" signage at the exit of the site.
20. No vehicles shall be displayed "For sale" in the public parking lot.
21. No repair of vehicles shall occur at any time.

22. During construction of the project emergency access shall be maintained at all times.
23. Provide numerical addresses in a font size on the corner of the building that can be easily viewed and read from the street.
35. The applicant shall execute an Affidavit of Acceptance of these conditions in the presence of a Notary Public and return the Affidavit to the Director of Community Development within ten (10) calendar days of the date of the Commission's approval.
36. Before issuance of a building permit, all applicable Lot Line Adjustments shall be finalized and recorded with the Los Angeles County Recorder's Office.
37. At the time of development, the applicant shall submit a site plan and grading plan with hydrology calculations to the Building Divisions showing the handling of on-site drainage. Before building permit issuance, the plans shall be approved by the Public Works Department and respective departments.
38. The applicant shall incorporate roof and surface drain to be collected on-site and terminate at the face of curb.
39. Applicant shall adhere to all provisions of South El Monte Chapter 8.44 entitled Storm Water and Urban Runoff Pollution Control and best management practices shall be utilized throughout the duration of the project.
40. All loading and unloading shall occur on-site at all times.
41. The applicant shall comply with the City of South El Monte Noise Ordinance. In addition noise levels may not exceed 70 db (a) during business hours, Monday through Friday. Should the City receive two or more complaints regarding noise levels at the site, the applicant shall, at the request of the Director of Community Development, conduct a noise analysis of the subject site.
42. The applicant shall submit detailed landscaping and irrigation plans, prepared by a registered Landscape Architect, for the review and approval of the Planning Division before the issuance of building permits in conformance with the latest Model Water Efficiency Landscape Ordinance (MWELo).
43. Before the issuance of permits, detailed site development plans, including plot plans, floor plans and building elevations shall be submitted to the Building Division for review and approval.
44. Conformance with all included conditions of this Resolution shall be achieved before the issuance of a Certificate of Occupancy and/or the issuance of a business license.

45. No signs, advertisements, or graphics shall be painted on any building wall or placed on the roof, nor shall any pennants, flags, streamers or other type of temporary signage be allowed unless the Planning Division grants approval.
46. All utilities shall be located underground.
47. All rooftop equipment shall be screened from public view.
48. Any bollards on the site visible from the public right of way shall be decorative in nature and shall be approved by the Director of Community Development or designee
49. A trash enclosure with minimum 5' X 7' interior dimensions shall be required for the proposed site. The trash enclosure shall be constructed of masonry material and painted to match the existing building. Landscaping shall be provided around the trash enclosure to screen it from public view. Applicant shall also schedule additional pick-ups or provide additional enclosures if it is determined by the Director of Community Development that such additional enclosures and/or additional pick-ups are necessary.
50. The location of the FDC, Fire Water Service Backflow Device, shall be subject to the approval of the Director of Community Development. The required Backflow device shall be screened from public view at all times by landscaping or a decorative block wall.

Fire Department Conditions

51. Review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit may be required for this project prior to building permit issuance.

Building/Engineering Conditions

52. The second sheet of building plans, grading plans and/or offsite improvement plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
53. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior permit issuance.
54. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
55. The building shall be addressed as 9529 Garvey Ave., and an application to consolidate building numbers shall be filed with the City prior to plan check submittal.
56. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

57. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
58. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
 - a. Observation of cleared areas and benches prepared to receive fill;
 - b. Observation of the removal of all unsuitable soils and other materials;
 - c. The approval of soils to be used as fill material;
 - d. Inspection of compaction and placement of fill;
 - e. The testing of compacted fills; and
 - f. The inspection of review of drainage devices.
59. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by other soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the City, a new Preliminary Soils and/or Geotechnical Investigation.
60. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
61. LID review shall be completed prior submitting grading plans for plan review through the Building Department. Grading plans shall be submitted including the proof of approval of LID or exemption of LID.
62. Stormwater Planning Program LID Plan Checklist (MS4-1 FORM) completed by Engineer of Record shall be copied on the first sheet of Building Plans and on the first sheet of Grading Plans.
63. Prior submitting grading plans to Engineering Department, LID review shall be completed and approved.
64. All State of California disability access regulations for accessibility shall be complied with.
65. Approval is required from the Los Angeles County Health Department for food handling and/or storage.
66. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.
67. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. This note is to be placed on the foundation plan in a prominent location.

68. Separate application and plan review is required for Electrical plans.
69. Separate application and plan review is required for Mechanical plans.
70. Separate application and plan review is required for Plumbing plans.
71. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
72. Project shall comply with the CalGreen Non-Residential mandatory requirements.
73. Electric Vehicles (EV) capable stalls and Electric Vehicle Charging Stations (EVCS) shall be provided per Section 5.106.5.3.1 of the CalGreen Code. In addition, accessible EVCS shall be provided per Section 11B-228.3 of the Building Code.
74. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.
75. Demolition permit is required for any existing buildings which are to be demolished.
76. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
77. Separate permit is required for Fire Sprinklers.
78. The proposed site is a combination of lots. Parcel merger shall be processed prior to issuance of the building permit.
79. No portion of the driveway and/or parkway drain shall encroach to the frontage of the adjacent property.
80. Reconstruct the driveway approach located at 9529 Garvey Ave in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee.
81. Remove and replace curb and gutter along the entire length of the property frontage in accordance with SPPWC Standard Plan 120-2, and as directed by the City Engineer or his/her designee.
82. Refresh the red curb on Garvey Avenue.
83. Relocate water meter from the sidewalk as directed by the City Engineer or his/her designee.
84. Rehabilitate existing AC street pavement along the length of the property frontage and side to the centerline of the street on Garvey Avenue and as directed by the City Engineer or

his/her designee. Grind existing pavement and overlay new AC or pay an in-lieu fee in the amount of a City approved Engineer's Estimate prepared by the project Engineer of Record for the required AC rehab to the City. ADA, sidewalk, curb ramps, curb and gutter, and driveway approaches shall be constructed to facilitate drainage and comply with ADA regulations. However, if the street comes into moratorium during the time of these conditions to the time of the public work improvements, then the grind existing pavement to a depth of 2" and overlay new AC will be required.

- 85. Underground all utility services to the property.
- 86. Parcel merger shall be approved and recorded prior to the permit issuance.

Sheriff (based on comments and suggestions from Sheriff's Department)

- 87. Security Cameras and Building Lights: Prior to the issuance of a building permit, applicant shall submit a plan for Sheriff's Department review for the installation of security cameras and building lights with motion sensors for the exterior of the building. In addition, the plan shall identify locations of exterior building security cameras in areas where they can adequately identify vehicle license plates upon entry and exit into the parking lot. Lighting shall be adequate to enhance visibility. The plan shall have installation of low-level site security lighting throughout the site as approved by the Sheriff's Department. The equipment shall be installed and functioning prior to the issuance of a building occupancy permit.
- 88. Interior Security Cameras/Video Monitoring: Prior to the issuance of a building permit, applicant shall submit a plan for Sheriff's Department review for the installation of security cameras inside the establishment at each entry/exit points. The equipment shall be installed and functioning prior to the issuance of a building occupancy permit.
- 89. Bollards: Prior to the issuance of a building permit, the applicant shall place bollards where feasible to protect the structure and occupants.
- 90. Security Plan: Prior to the issuance of a building permit, applicant shall submit a security plan for Sheriff's Department review to address potential criminal activity.
- 91. Construction Traffic Management Plan: The applicant shall submit a construction management plan to address construction-related traffic congestion and emergency access issues. If temporary lane closures are necessary for the installation of utilities, emergency access should be maintained at all times. Flag persons or detours should be provided as needed to ensure safe traffic operations, and construction signs should be posted to advised motorists of reduced construction zone speed limits.

SECTION 6: Any interested party may appeal this decision to the City Council pursuant to Section 17.03.130 of the South El Monte Municipal Code.

PASSED, APPROVED AND ADOPTED this 29th day of April 2025.

Chairman

ATTEST:

Secretary

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH EL MONTE)

I, Renee Reyes, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 25-03 was duly passed and adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 29th day of April 2025.

AYES:

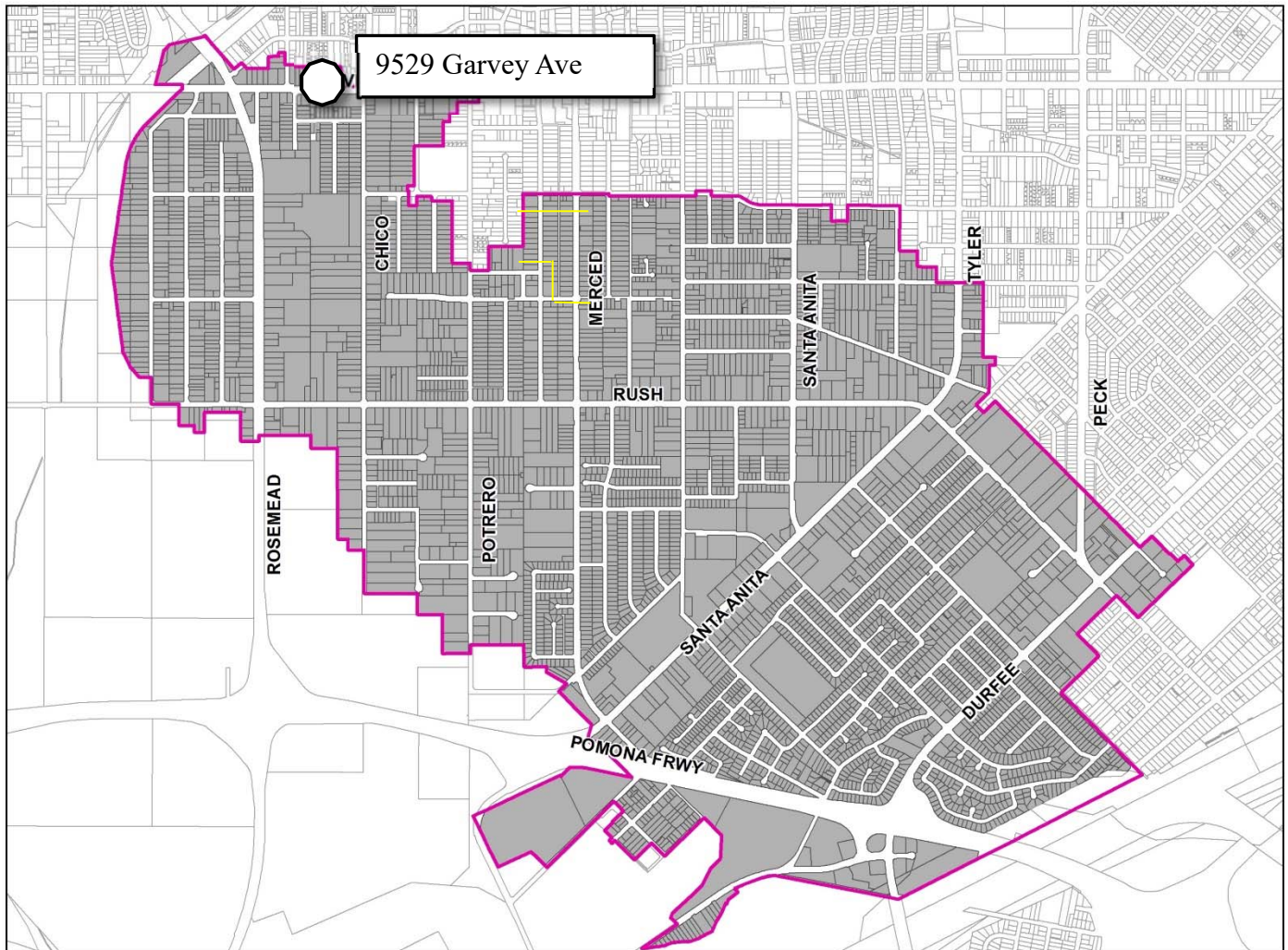
NOES:

ABSENT:

ABSTAIN:

Secretary

Attachment B







PROJECT NAME/ADDRESS: LA MANO TORTILLERIA

9529 GARVEY AVE,
SOUTH EL MONTE, CA

REVISIONS:	
1	
2	
3	
4	
5	
6	
7	

ISSUE DATE:	
1ST	
2ND	
3RD	
4TH	
5TH	
6TH	

JOB NUMBER
-

DRAWN BY	CHECKED BY
-	LG

SHEET CONTENT

SHEET NO

G-100

COVER SHEET
ARCHITECTURAL

SHEET INDEX

SHEET INDEX

ISSUE NO.	4	5	6

FIRE EXTINGUISHERS SHALL BE PROVIDED PER 2019 CALIFORNIA FIRE CODE

PARKING REQUIREMENTS:			
	SQ. FT.	PARKING REQUIRED	PARKING PROVIDED
BUILDING AREA	8640 S.F. /300	29	
		29	30
ADA		2	2

OVER 400, ADD 1 FIXTURE FOR EACH ADDITIONAL 500 MALES AND 1 FIXTURE FOR EACH 200 FEMALES	OVER 400, ADD 1 FIXTURE FOR EACH ADDITIONAL 500 MALES	OVER 400, ADD 1 FIXTURE FOR EACH ADDITIONAL 500 MALES AND 1 FIXTURE FOR EACH 400 FEMALES
--	---	--

PLUMBING FIXTURE CALCULATION:						
		WATER CLOSET FIXTURE PER PERSON		URINAL	WATER CLOSET FIXTURE PER PERSON	
MALE	FEMALE	MALE	FEMALE		MALE	FEMALE
44	44	1:1-100	1:1-100	0:1-200	1:1-200	1:1-200
REQUIRED		1	1	0	1	1
PROVIDED		1	1	0	1	1

SYMBOLS

Diagram illustrating various architectural symbols and their labels:

- DETAIL NUMBER**: A circle containing the number 2, with a horizontal line extending to the right.
- SECTION**: A horizontal line with a thick, dark rectangular block on the right end.
- SHEET NUMBER**: A circle containing the number 2 and the text "A-4" below it.
- DETAIL**: A horizontal line.
- INTERIOR ELEVATION**: A diamond shape containing the number 2 and the text "A-4" below it.
- REVISION CLOUD & DETAIL**: A cloud-like shape with a triangle pointing to it from the right.
- NORTH ARROW**: A vertical line with a crossbar and a small circle at the top.
- DATUM ELEVATION**: A horizontal line with a small circle at the left end.
- WALL TAG**: A horizontal line with a small circle at the left end.

DOOR NUMBER

ROOM NUMBER & NAME

KEYNOTE

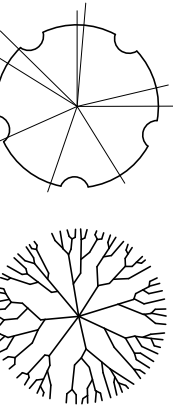
EQUIPMENT NUMBER

FINISH TAG

- Page 23 of 32

PRELIMINARY LANDSCAPE PLAN

TREES
SYMBOL



BOTANICAL NAME/COMMON NAME/SIZE

- TRISTANIS CONFERTA
24" BRISBANE BOX
- CERCIS OCCIDENTALIS
36" BOX WESTERN REDBUD MULTI TRUNK

SHRUBS

SYMBOL BOTANICAL NAME/COMMON NAME/SIZE

- ▲ AGAVE ATTENUATA
FOX TAIL AGAVE
5 GALLON
- ⊕ CAESALPINIA GILLIESII
YELLOW BIRD OF PARADISE
5 GALLON
- ⊖ PHORMIUM TENAX
NEW ZEALAND FLAX "AMAZING RED"
5 GALLON
- ⊕ DIANELLA REVOLUTA 'LITTLE REV'
LITTLE REV FLAX LILY
5 GALLON
- ⊖ RAPHIOLEPSIS INDICA
'PINK DANCER' INDIAN HAWTHORNE
5 GALLON

GROUND COVER

SYMBOL BOTANICAL NAME/COMMON NAME/SIZE

- ▨ TRACHEOLOSPERMUM JASMINIODES
STAR JASMINE
1 GAL. AT 18" O.C. TRIANGULAR SPACING
- ▩ CONSTRUCTION GRADE CRUSHED ROCK 3/8" DIAMETER
PLACED OVER WEED BARRIER CLOTH - 3" LAYER

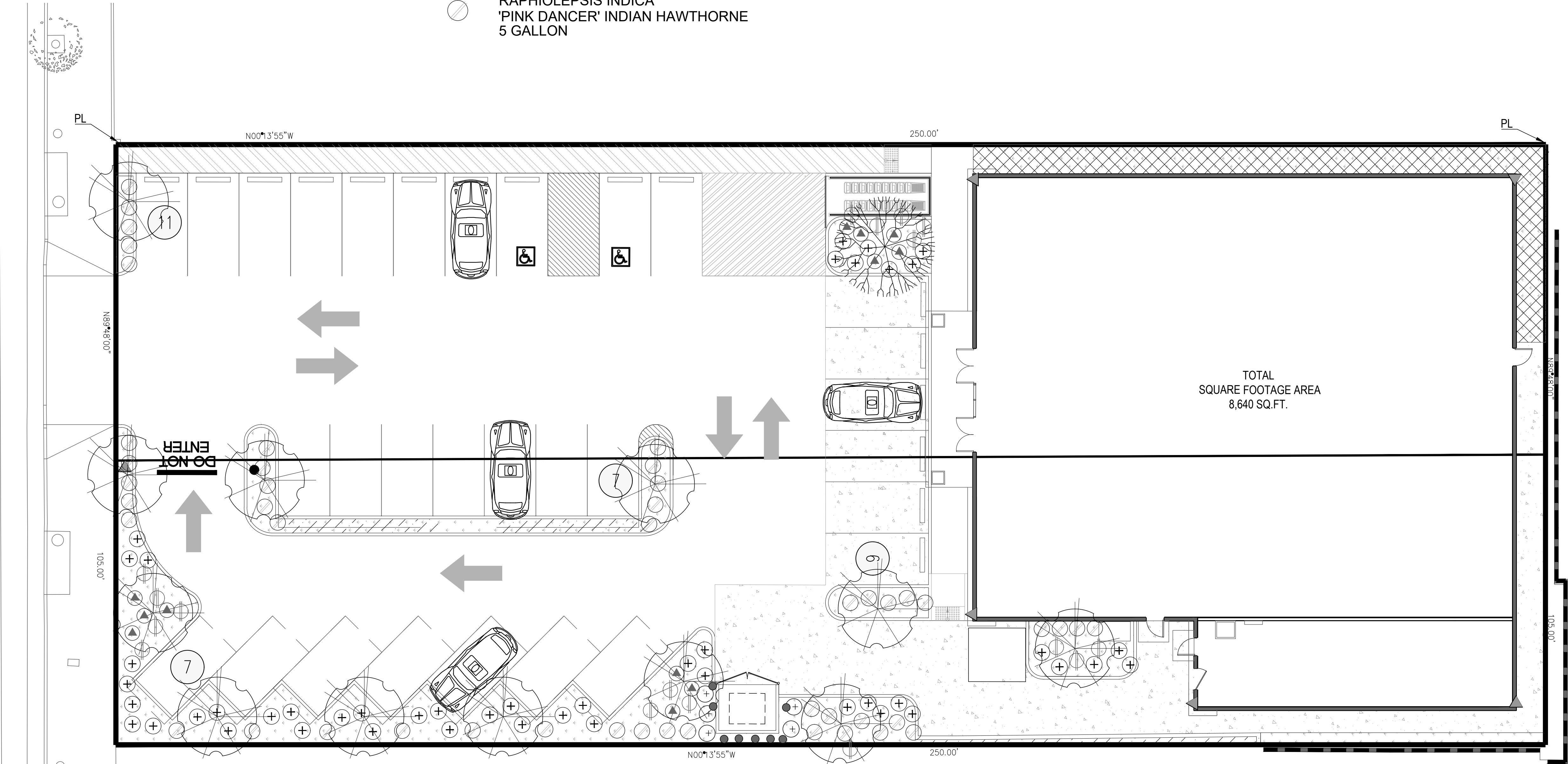
GENERAL GROUND COVER NOTE:
PROVIDE 3" LAYER OF SHREDDED WOOD MULCH AS
TOP DRESSING FOR ALL NEW PLANTER AREAS
PROVIDE WEED FABRIC UNDER WOOD MULCH

VINE (TRAIN TO TRASH ENCLOSURE)

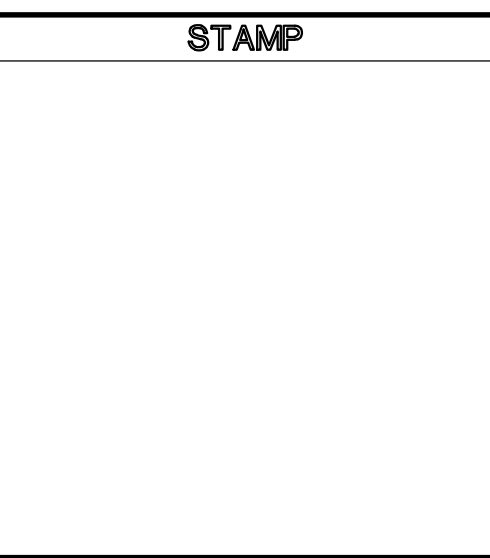
SYMBOL BOTANICAL NAME/COMMON NAME/SIZE

- FICUS PUMILA
CREEPING FIG
5 GALLON - WUCOLS RATINGLOW

GARVEY AVE



THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF GARY WANG & ASSOCIATES, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF GARY WANG & ASSOCIATES. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAIL MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.



PROJECT NAME/ADDRESS:
LA MANO TORTILLERIA
9529 GARVEY AVE,
SOUTH EL MONTE, CA

REVISIONS:	
1	
2	
3	
4	
5	
6	

ISSUE DATE:	
1ST	
2ND	
3RD	
4TH	
5TH	
6TH	

JOB NUMBER	
-	

DRAWN BY	CHECKED BY
-	LG

SHEET CONTENT	

SHEET NO	
L1	
PRELIMINARY LANDSCAPE PLAN	

LANDSCAPE PLAN PREPARED BY:

GENE HIRAO
15 POSADA
IRVINE, CALIFORNIA 92614
TEL (714) 296-9811
GHJHARCH1@GMAIL.COM



- 1

PROPERTY ENTRANCE
- 2

PROPERTY LINE
- 3

PARKING COUNT
- 4

NEW SWITCHGEAR
- 5

PAVING
- 6

IRRIGATED LANDSCAPING, REFER TO LANDSCAPE DRAWINGS
- 7

TRASH ENCLOSURE
- 8

RUBBER WHEEL STOP, REF.CIVIL DRAWING
- 9

DIRECTIONAL ARROW
- 10

ACCESSIBLE PATH OF TRAVEL
- 11

INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE
- 12

ACCESSIBLE PARKING SPACE AND LOADING ZONE
PAINT LOADING ZONE W/ 4" WIDE STRIPES @3'-0" O.C.
- 13

PAINT 4" WIDE SOLID PARKING STRIPING W/ TWO (2)
COATS HIGHWAY WHITE PAINT
- 14

DESIGNATED ACCESSIBLE PARKING SPACE
- 15

EXISTING C.M.U WALL
- 16

EDGE OF SIDEWALK AT PLANTER
- 17

CONCRETE CURB AT LANDSCAPE AREA.
- 18

TOOLED JOINTS @ 5'-0"x5'-0" O.C. EXPANSION JOINT @ 20'-0" O.C.
- 19

ACCESSIBLE RAMP
- 20

GRAIN BIN
- 21

CONCRETE
- 22

EXISTING IRON FENCE TO REMAIN
- 23

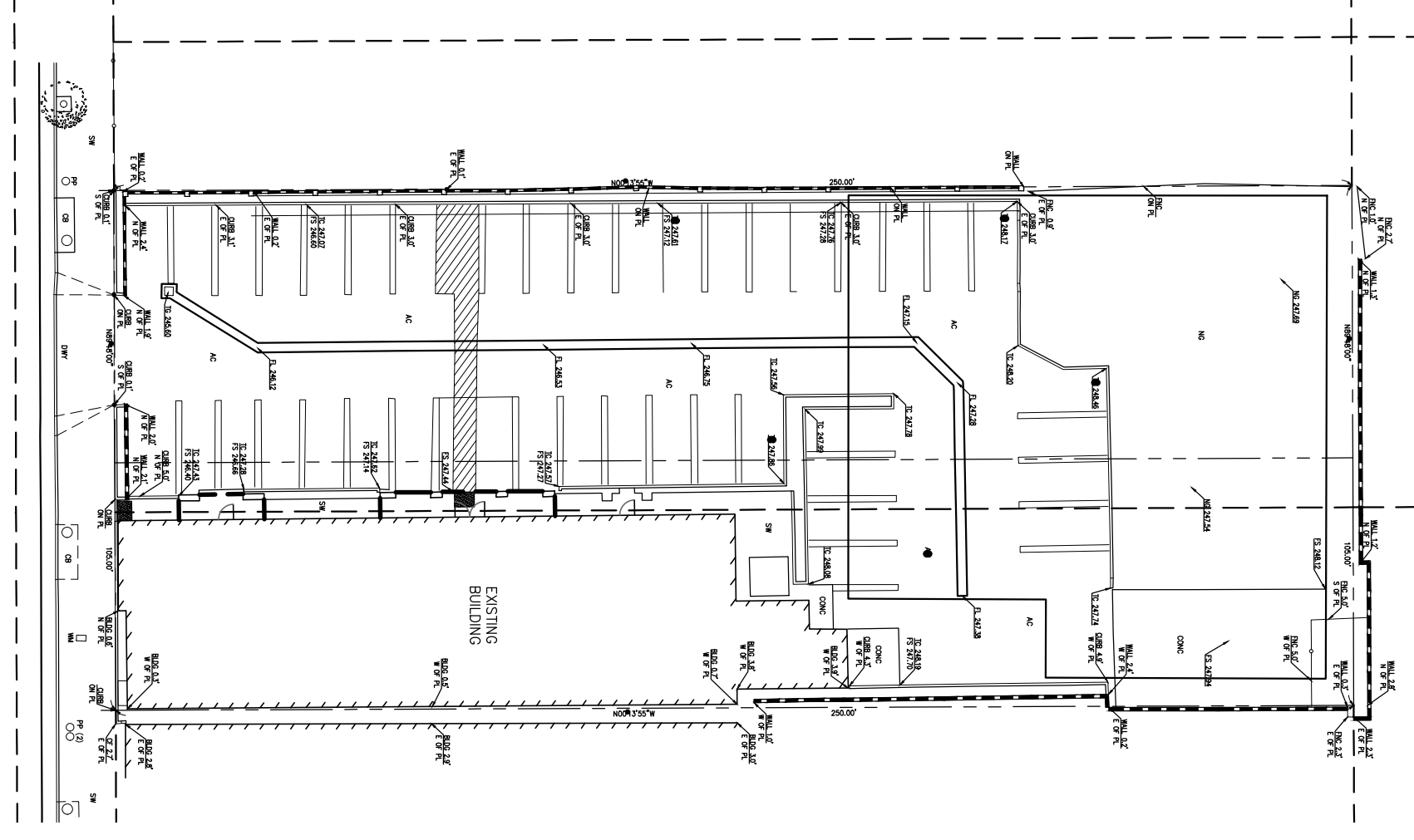
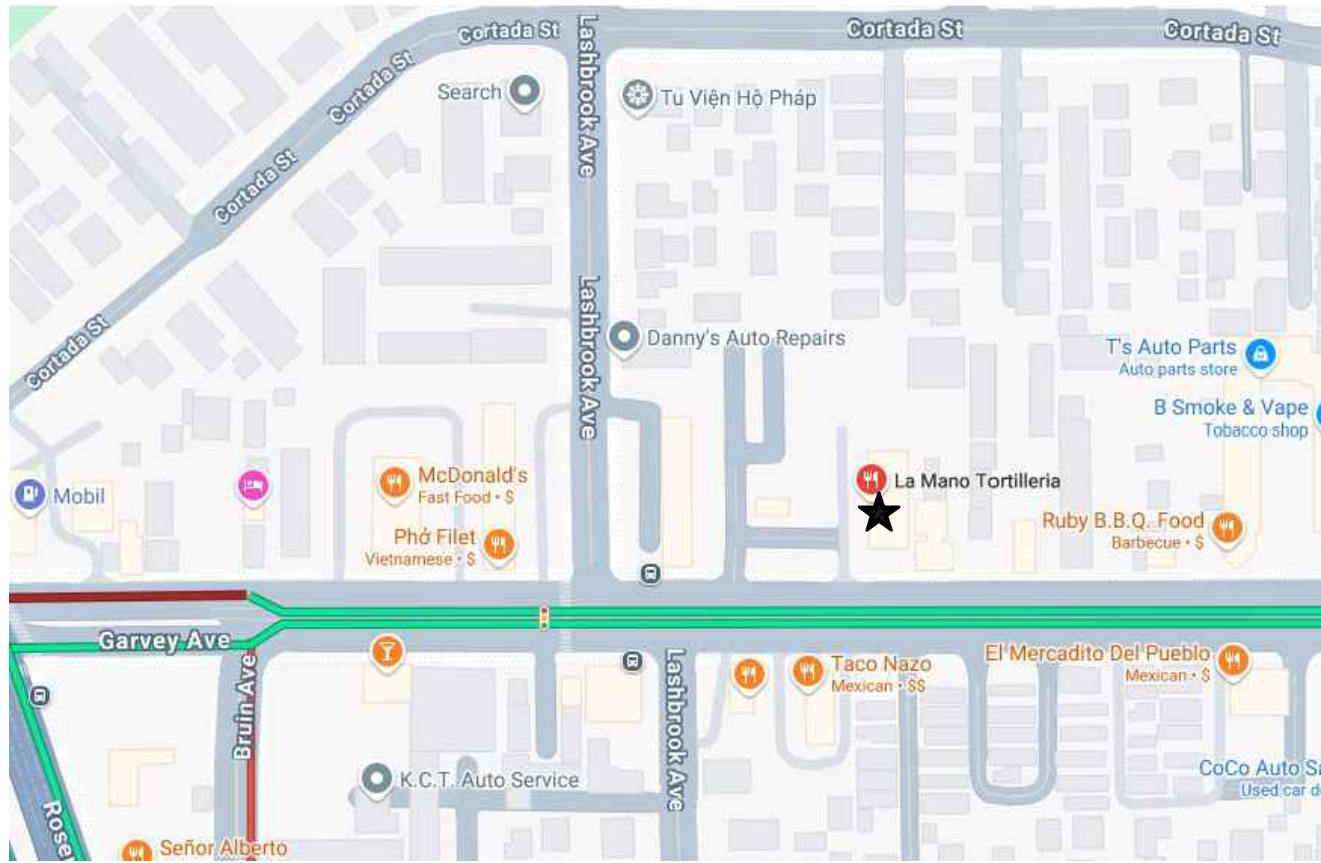
OVER-HANG LINE
- 24

CART CORRAL TWO-WAY DOUBLE
- 26

PROPOSED ADDRESS NUMBER LOCATION AND BUSINESS HOURS PER CBC
- 27

PROPOSED SECURITY CAMERA LOCATION
- 28

PROPOSED "DO NOT ENTER" SIGN

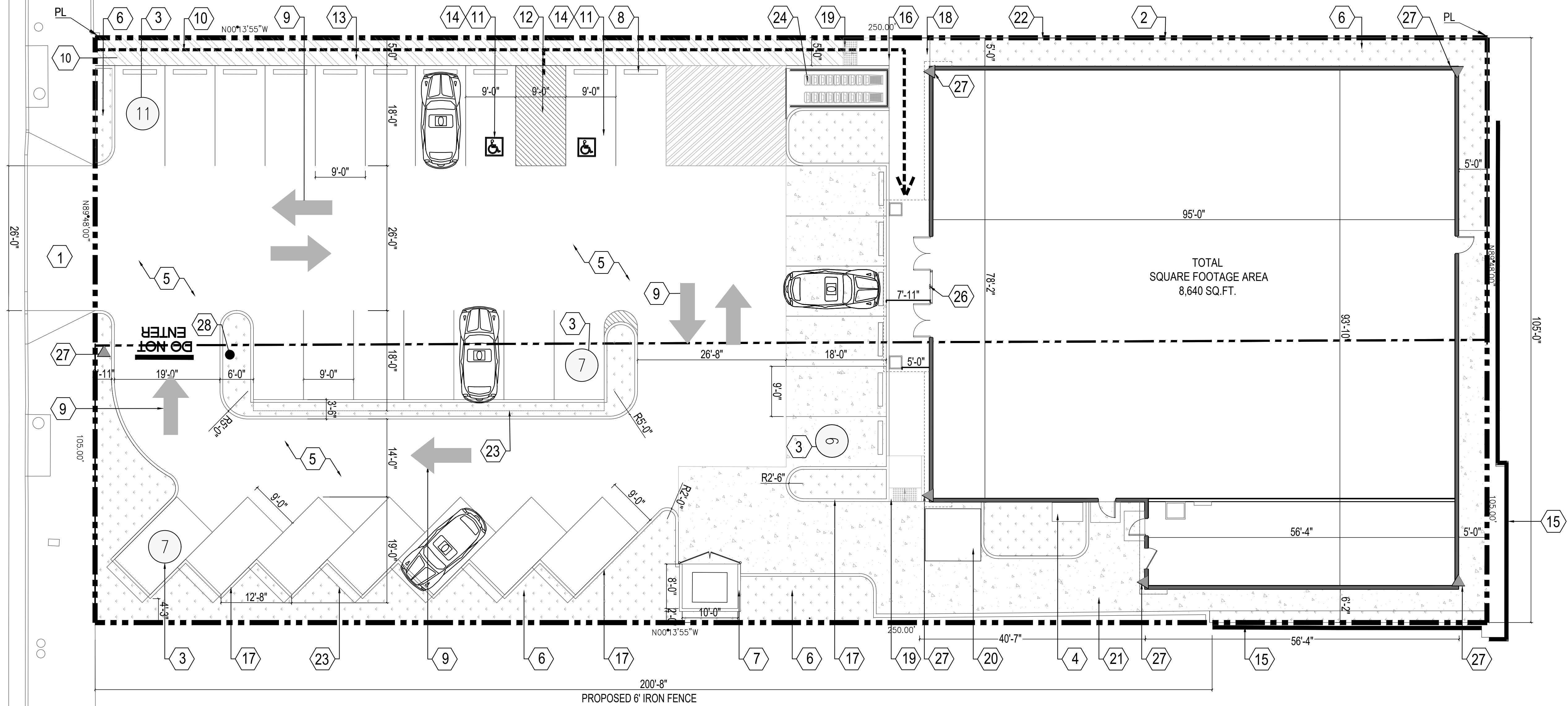


2 KEY NOTES

3 VACINITY MAP

4 ALTA LAND TITLE SURVEY

GARVEY AVE



SITE INFORMATION:		PARKING AREA	10,100 SQ.FT.
PARKING REQUIRED	8,640/300 = 29	APN NUMBER	8581-037-005 & 8581-037-006
PARKING PROVIDED	30 (INCLUDING 2 ADA)	PROPERTY AREA	26,252 SQ.FT (0.60 AC)
ZONING DISTRIC	C-R COMMERCIAL RESIDENTIAL	BUILDING AREA	8,640 SQ.FT (0.19 AC)
CONSTRUCTION TYPE	V-B NOT SPRINKLED	LANDSCAPE PROVIDED	2,832.4 (28%)



THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF GARY WANG & ASSOCIATES, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF GARY WANG & ASSOCIATES. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAIL MUST BE SUBMITTED TO THE OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

ARCHITECT



STAMP

PROJECT NAME/ADDRESS:
LA MANO TORTILLERIA
9529 GARVEY AVE,
SOUTH EL MONTE, CA

REVISIONS:

1	
2	
3	
4	
5	
6	

ISSUE DATE:

1ST	
2ND	
3RD	
4TH	
5TH	
6TH	

JOB NUMBER

-

DRAWN BY

CHECKED BY

- LG

SHEET CONTENT

SHEET NO

A-100

SITE PLAN
ARCHITECTURAL



THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF GARY WANG & ASSOCIATES, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF GARY WANG & ASSOCIATES. VISUAL SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAIL MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

ARCHITECT

GWA
ARCHITECTURE

1000 Corporate Center Drive
Suite 500
Monterey Park, CA 91754
tel: (626) 288-6888
Member of The American Institute of Architects

STAMP

PROJECT NAME/ADDRESS:

LA MANO TORTILLERIA

9529 GARVEY AVE,
SOUTH EL MONTE, CA

REVISIONS:	
1	
2	
3	
4	
5	
6	

ISSUE DATE:	
1ST	
2ND	
3RD	
4TH	
5TH	
6TH	

JOB NUMBER	
-	

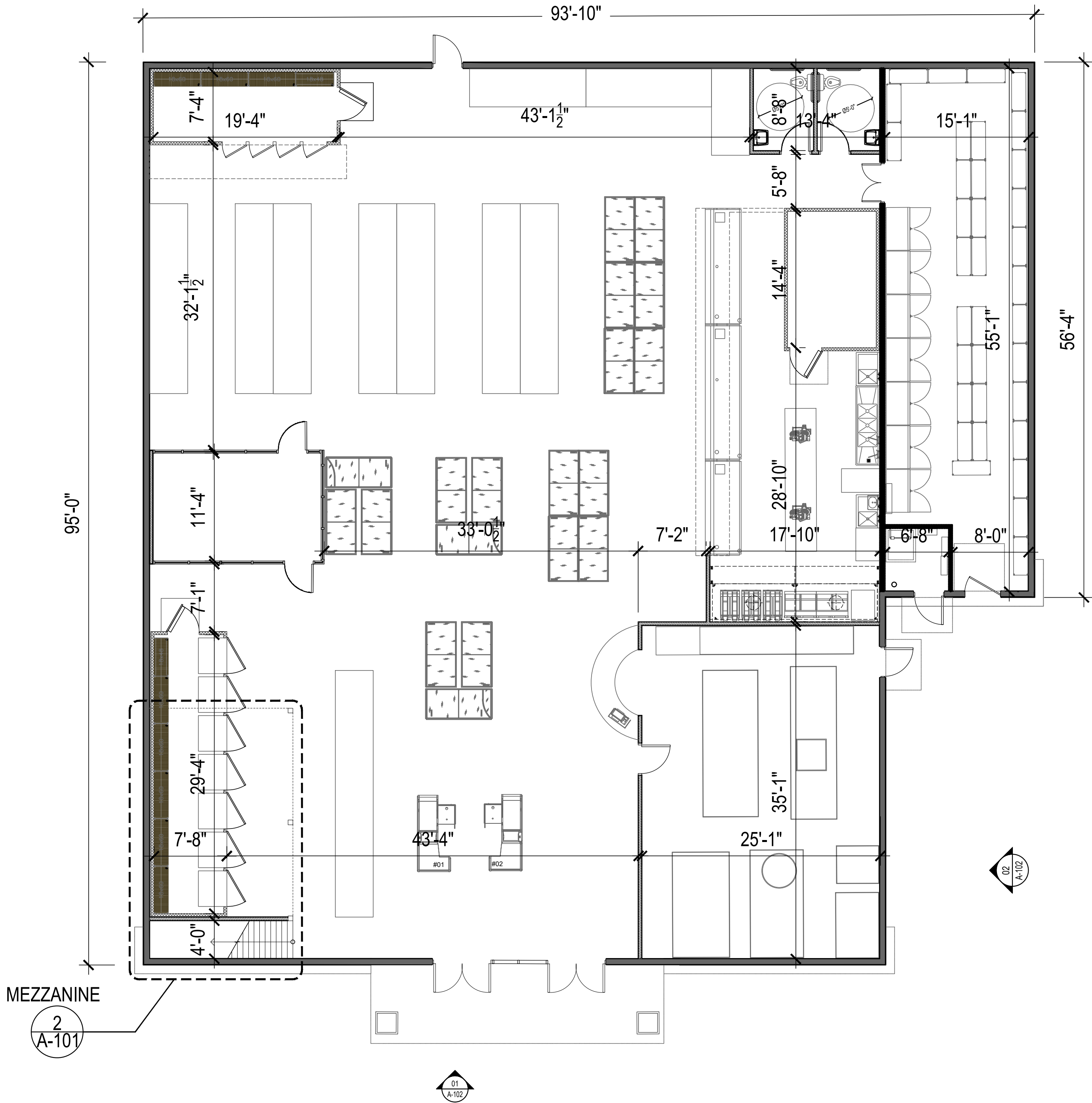
DRAWN BY	CHECKED BY
-	LG

SHEET CONTENT	

SHEET NO	
A-101	
FLOOR PLAN ARCHITECTURAL	

WALL LEGEND

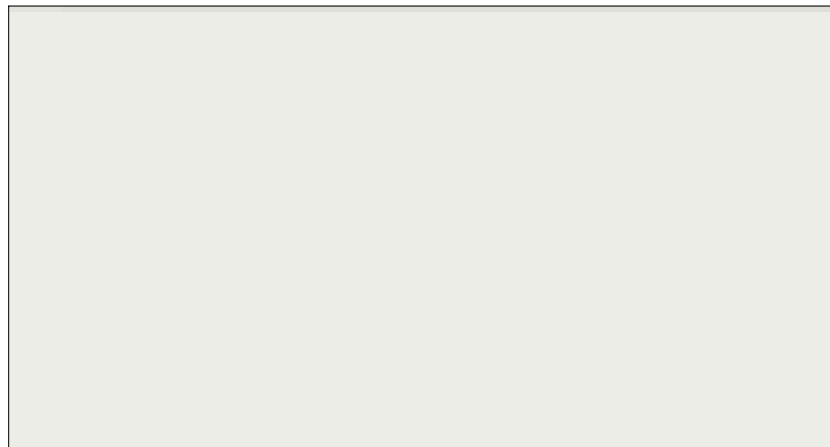
- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- NEW WALK-IN BOX PANEL
- NEW INTERIOR GLASS FIXED GLAZING WALL



MATERIAL LEGEND:

- 1
- SHERWIN- WILLIAMS: SW 7005 PURE WHITE EXTERIOR PAINT.
- 2
- SHERWIN- WILLIAMS: SW 3063 CHARCOAL SOLID STAIN PAINT.
- 3
- CORONADO STONE: STRIP STONE BLACK FOREST.
- 4
- CORONADO STONE: 10" SPLIT STONE LINTEL CHARCOAL.
- 5
- CORONADO STONE: CHISELED STONE SILL - CHARCOAL.
- 6
- DECORAMOULD EXTERIOR TRIM: STUCCO CORNICE 004
- 7
- LIGHT FIXTURE
- 8
- DARK GRAY ALUMINUM
- 9
- CLEAR GLAZING
- 10
- BLACK IRON ARTWORK
- 11
- MURAL ARTWORK
- 12
- NEW SIGN UNDER SEPARATE PERMIT

1_



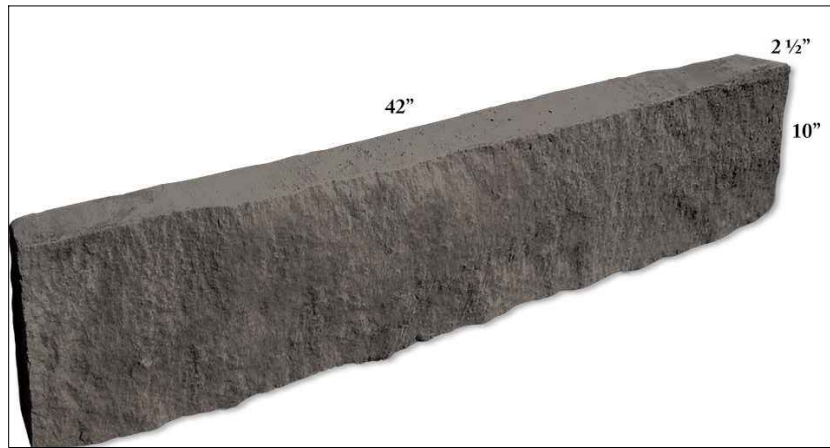
2_



3_



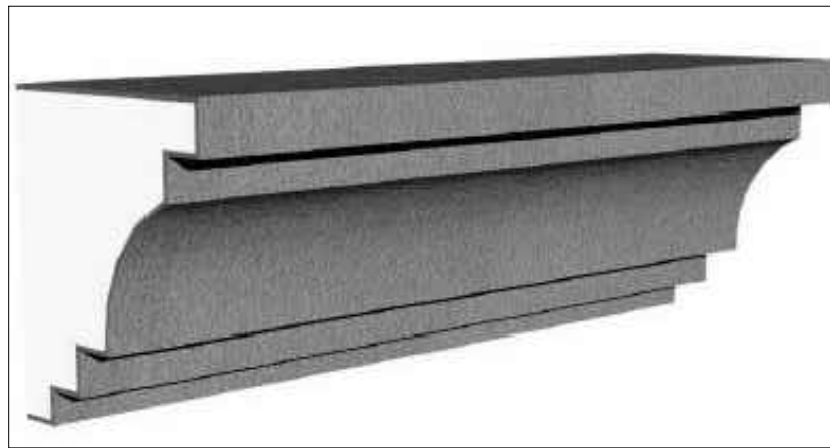
4_



5_



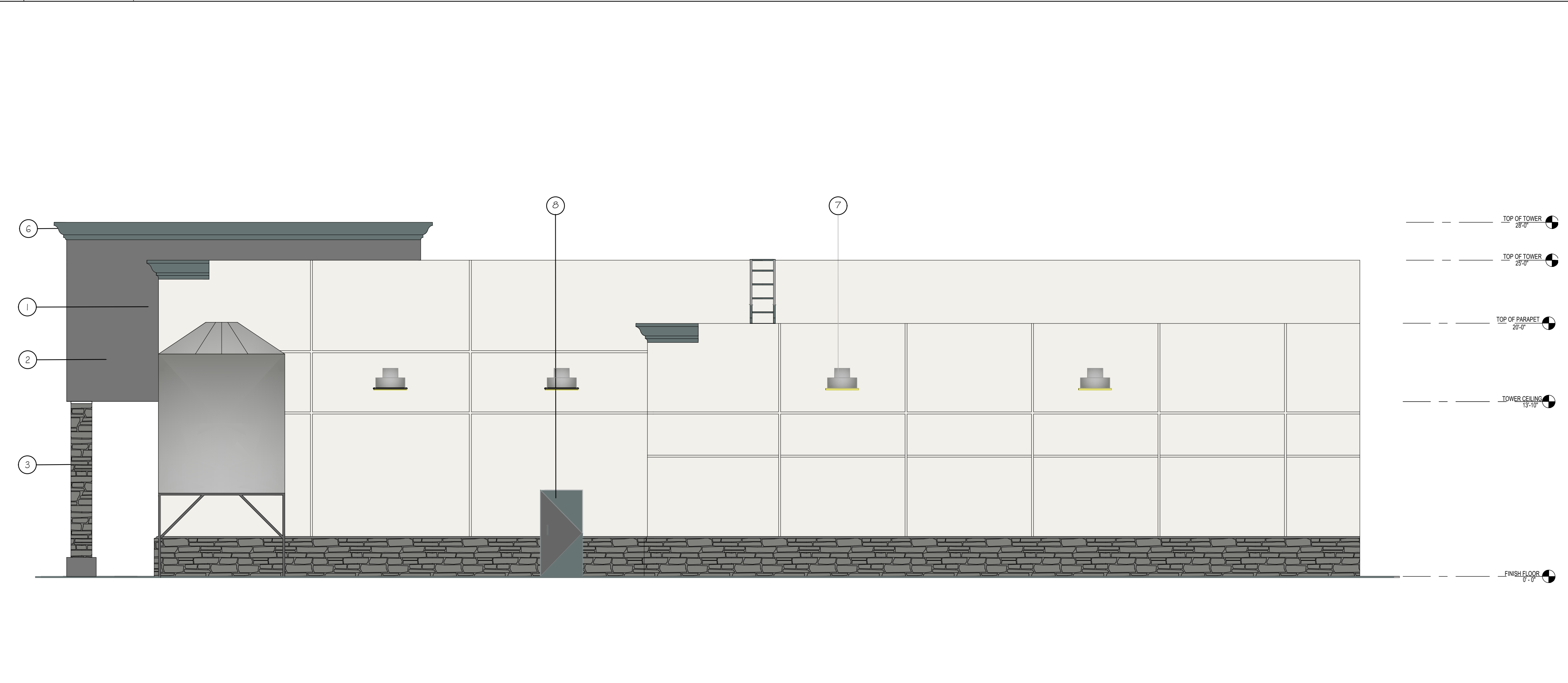
6_



3 MATERIALS LEGEND

1 SOUTH ELEVATION

SCALE: 3/16"=1'-0"



2 EAST ELEVATION

SCALE: 3/16"=1'-0"



THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF GARY WANG & ASSOCIATES, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF GARY WANG & ASSOCIATES. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAIL MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

ARCHITECT



1000 Corporate Center Drive
Suite 500
Monterey Park, CA 91754
Tel: (626) 268-6898
Member of The American Institute of Architects

STAMP

PROJECT NAME/ADDRESS:
LA MANO TORTILLERIA
9529 GARVEY AVE,
SOUTH EL MONTE, CA

REVISIONS:

1	
2	
3	
4	
5	
6	

ISSUE DATE:

1ST	
2ND	
3RD	
4TH	
5TH	
6TH	

JOB NUMBER

-	
---	--

DRAWN BY

CHECKED BY

- LG

SHEET CONTENT

--

SHEET NO

A-102

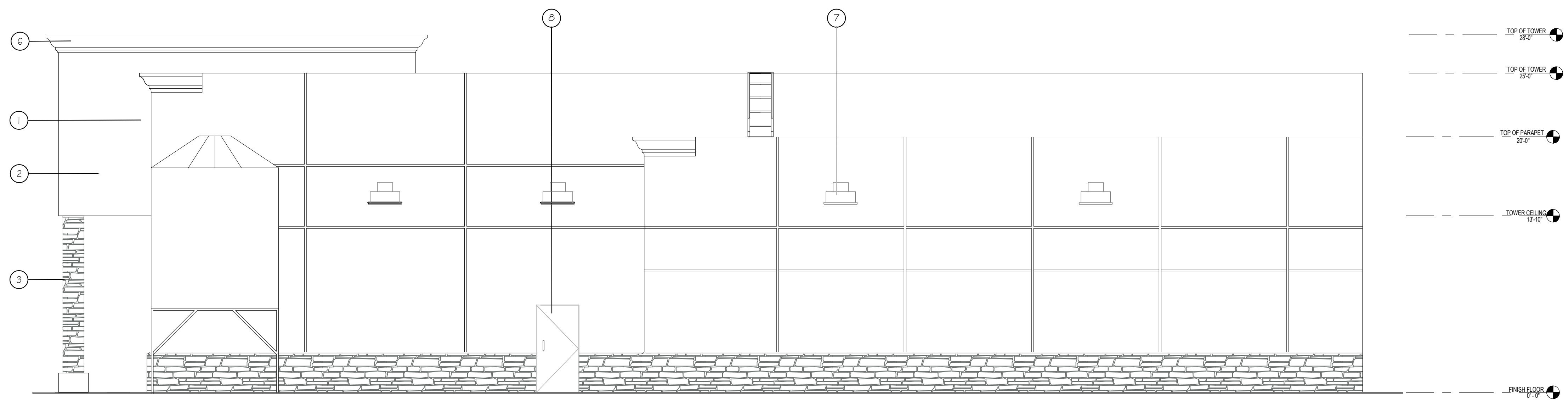
COLORLED ELEVATIONS
ARCHITECTURAL



1 SOUTH ELEVATION
SCALE: 3/16"=1'-0"

MATERIAL LEGEND:

- 1 SHERWIN- WILLIAMS: SW 7005 PURE WHITE EXTERIOR PAINT.
- 2 SHERWIN- WILLIAMS: SW 3063 CHARCOAL SOLID STAIN PAINT.
- 3 CORONADO STONE: STRIP STONE BLACK FOREST.
- 4 LIGHT FIXTURE
- 5 DARK GRAY ALUMINUM
- 6 CLEAR GLAZING
- 7 CORONADO STONE: 10" SPLIT STONE LINTEL CHARCOAL.
- 8 CORONADO STONE: CHISELED STONE SILL - CHARCOAL.
- 9 DECORAMOULD EXTERIOR TRIM: STUCCO CORNICE 004
- 10 BLACK IRON ART WORK
- 11 MURAL ART WORK



2 EAST ELEVATION
SCALE: 3/16"=1'-0"



THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF GARY WANG & ASSOCIATES, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF GARY WANG & ASSOCIATES. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAIL MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

ARCHITECT



1000 Corporate Center Drive
Suite 500
Monterey Park, CA 91754
Tel: (626) 288-6888
Member of The American Institute of Architects

STAMP

PROJECT NAME/ADDRESS:

LA MANO TORTILLERIA

9529 GARVEY AVE,
SOUTH EL MONTE, CA

REVISIONS:

1	
2	
3	
4	
5	
6	
7	

ISSUE DATE:

1ST	
2ND	
3RD	
4TH	
5TH	
6TH	

JOB NUMBER

-

DRAWN BY CHECKED BY

-

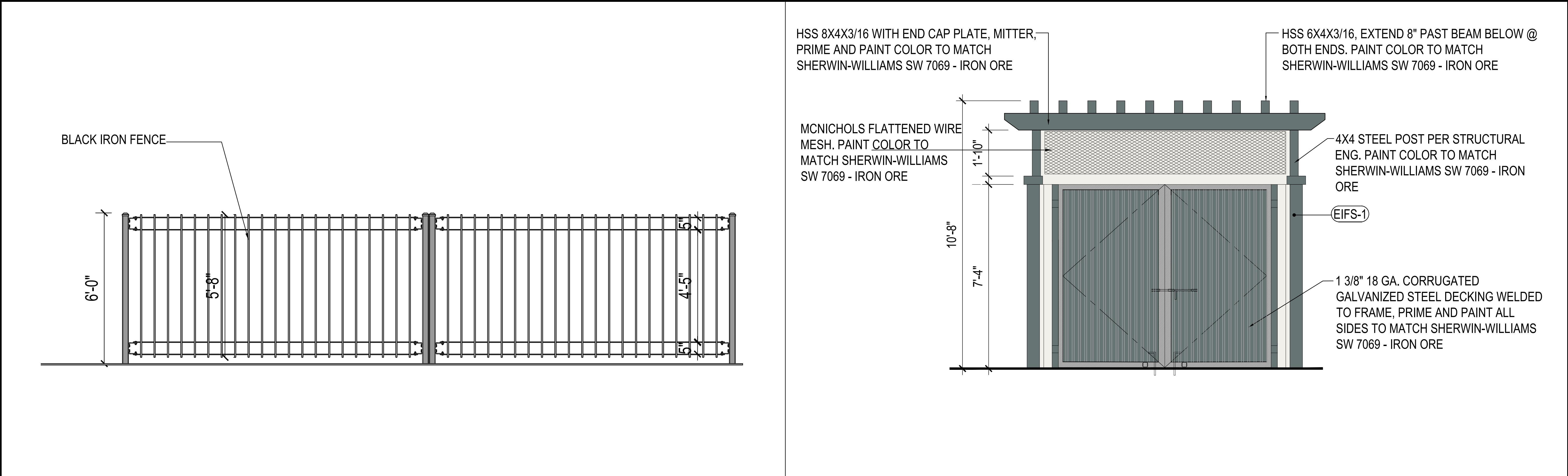
LG

SHEET CONTENT

SHEET NO

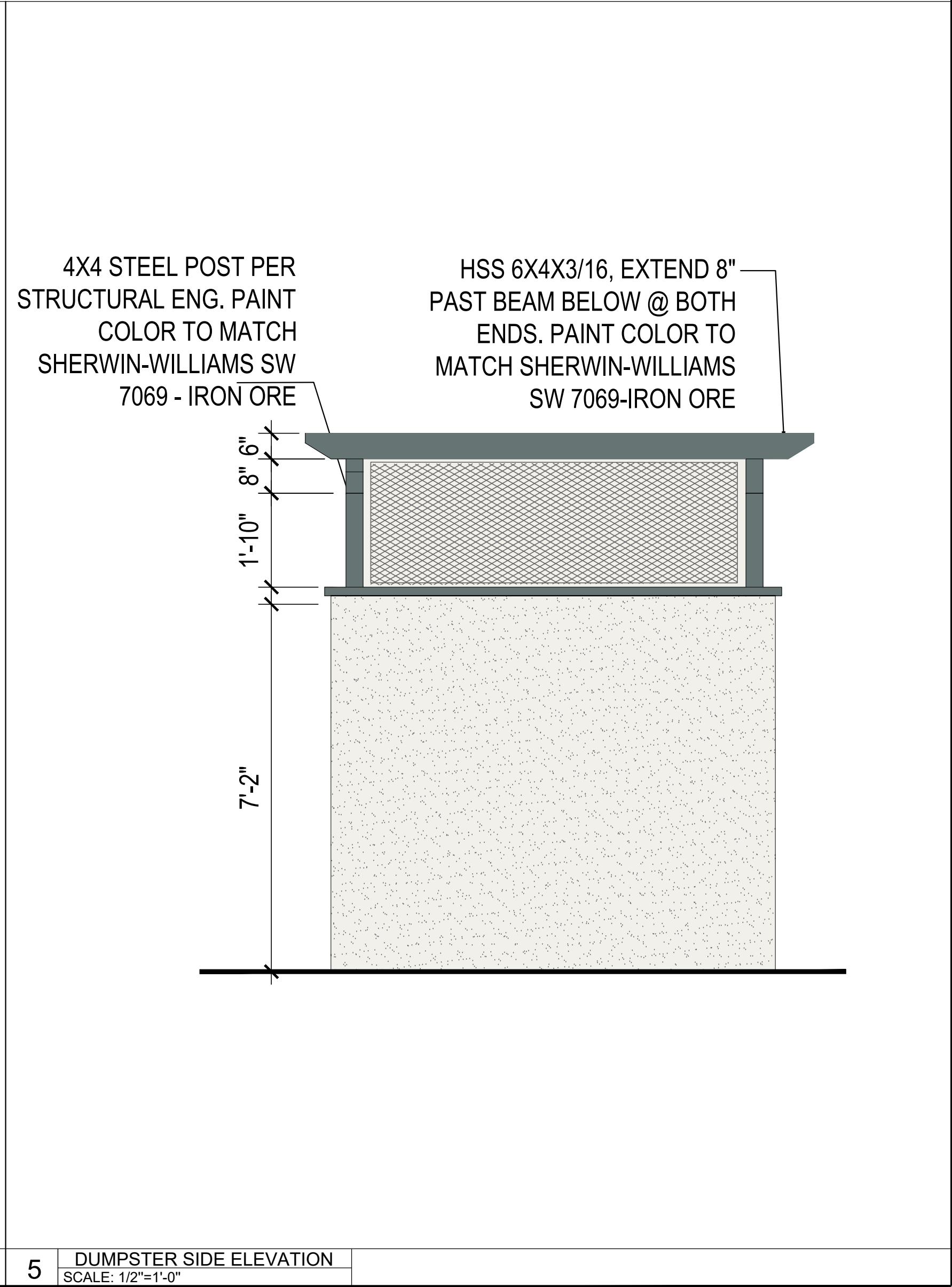
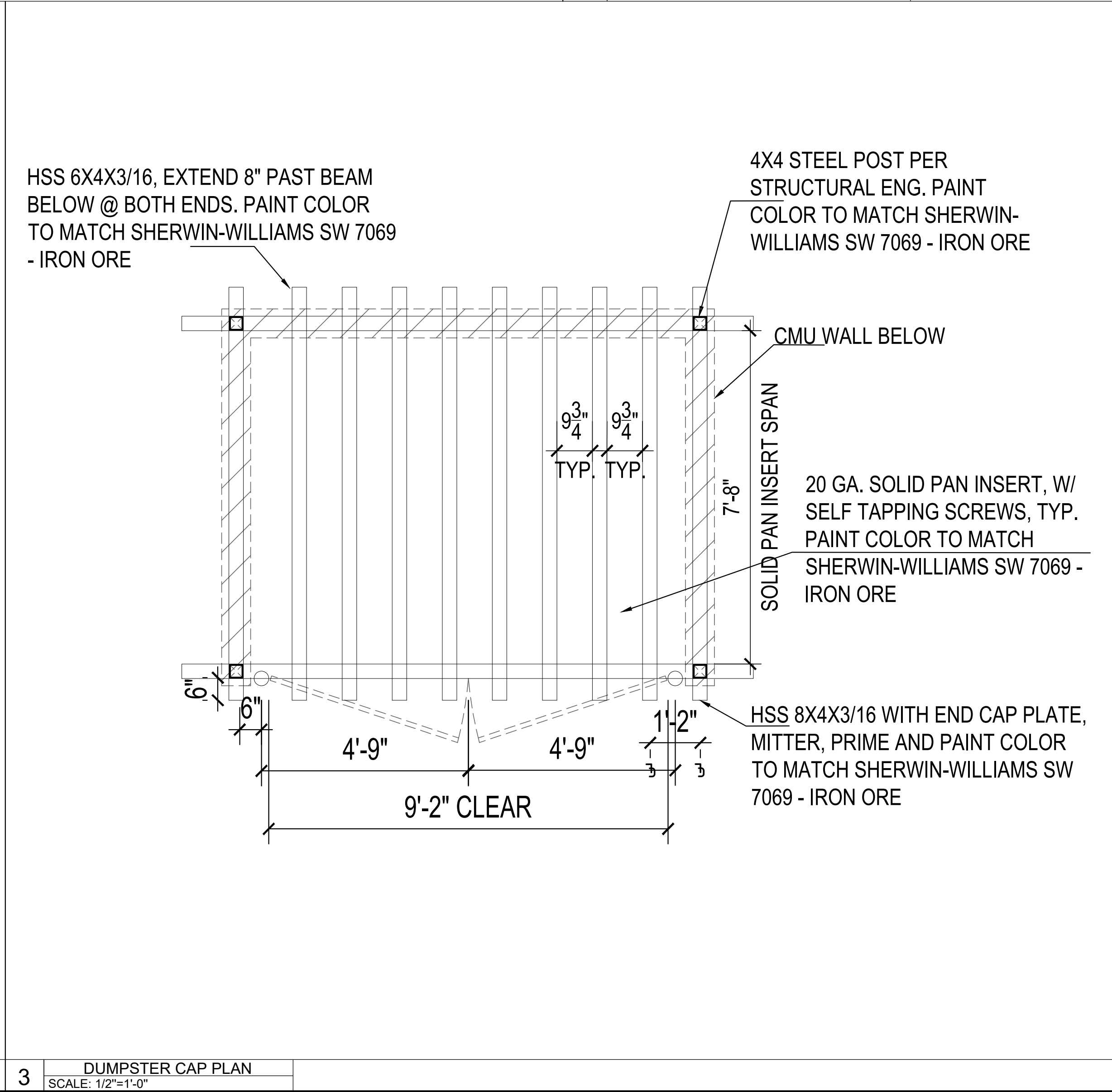
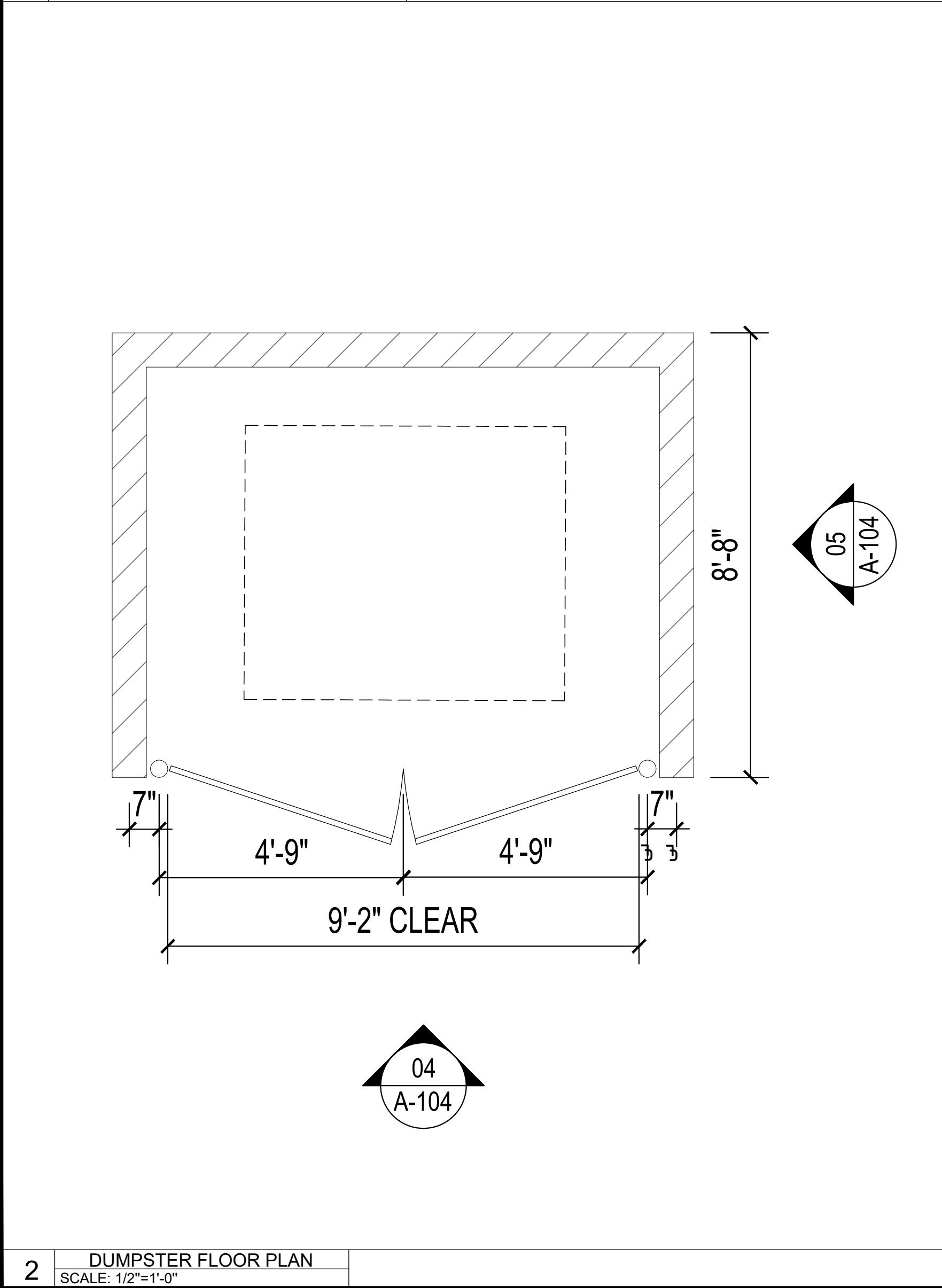
A-103

ELEVATIONS
ARCHITECTURAL



1 PROPOSED IRON FENCE
SCALE: 1/2"=1'-0"

4 DUMPSTER FRONT ELEVATION
SCALE: 1/2"=1'-0"



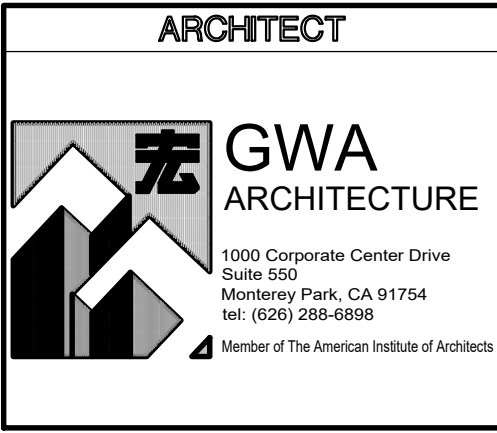
2 DUMPSTER FLOOR PLAN
SCALE: 1/2"=1'-0"

3 DUMPSTER CAP PLAN
SCALE: 1/2"=1'-0"

5 DUMPSTER SIDE ELEVATION
SCALE: 1/2"=1'-0"



THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF GARY WANG & ASSOCIATES, AND NO PART THEREOF SHALL BE COPIED, UNLESS TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF GARY WANG & ASSOCIATES. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAIL MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.



ARCHITECT

STAMP

PROJECT NAME/ADDRESS:

LA MANO TORTILLERIA

9529 GARVEY AVE,
SOUTH EL MONTE, CA

REVISIONS:	
1	
2	
3	
4	
5	
6	

ISSUE DATE:	
1ST	
2ND	
3RD	
4TH	
5TH	
6TH	

JOB NUMBER	
-	

DRAWN BY	CHECKED BY
-	LG

SHEET CONTENT	

SHEET NO	
A-104	
DETAILS ARCHITECTURAL	



Planning Commission Agenda Report

Agenda Item No. 8.a.

DATE: April 29, 2025

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Gerardo Marquez, Interim Director of Community Development

SUBMITTED BY:

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

PROJECT LOCATION: 2327 Rosemead Boulevard

BACKGROUND:

At its March 15, 2022 meeting, the Planning Commission adopted Resolution No. 21-11 that allowed for establishment of a Type 47 On-Sale General - Eating Place, with live entertainment in the form of karaoke and mariachis, in conjunction with a bona fide eating place ("Project"). Conditional Use Permit ("CUP") No. 21-11 detailed all conditions applicable to the restaurant, Mariscos San Ysidro, located at 2327 Rosemead Boulevard ("Property"). Pursuant to the conditions of approval, the requirement for a six-month review was established to allow for Planning Commission to review how the business has operated after the establishment of such use and to evaluate whether the use negatively impacts surrounding uses or the City in general.

On May 16, 2023, Staff prepared a status update for Planning Commission review. Staff contacted the Sheriff's Department, the Department of Alcoholic Beverage Control (ABC), and the City of South El Monte's Code Enforcement Division. There was only one call for service with the Sheriff's Department, but no complaints submitted to the Code Enforcement Division or any disciplinary actions on behalf of ABC. At that time, construction plans were in the plan check process with a March 15, 2024 expiration date to begin construction. Staff recommended that the Planning Commission receive and file the staff report as the business was operating in compliance with the CUP.

At the time of the first status update on May 16, 2023, construction plans were in the plan check process. Construction plans were approved shortly thereafter on June 19, 2023, with approval expiration on June 19, 2023, however, approval of the CUP expired on March 15, 2024, two years after initial CUP approval. An extension was filed and approved by the Planning Commission for a 12 month extension on April 16, 2024.

In addition, staff contacted ABC and found that the applicant also never applied for a Type 47 License, (On-Sale General – Eating Place). They have continued operating with a Type 41 License, On-Sale Beer & Wine – Eating Place. Staff confirmed this with the restaurant owner and again mentioned that he had been financially unable to proceed with the project. The applicant also indicated that he was not hosting any live entertainment

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

ANALYSIS:

Staff recently spoke to the business owner, Mr. Luis Roman and he indicated that he was financially unable to proceed with the expansion and remodel of the restaurant, as well as with the application for the Type 47 ABC license due to the negative impact Covid-19 had on his restaurant. Because of this, the owner indicated that they have been operating under the previously approved resolution, Resolution No. 93-856, which allowed a Type 41 ABC license (On-Sale, Beer and Wine – Eating Place).

As part of the normal status update, Staff followed up with the following departments/agencies:

- South El Monte Code Enforcement Department
- Department of Alcoholic Beverage Control (ABC)
- Los Angeles County Sheriff's Department

In following up with the Sheriff's Department, staff was informed that there have been no calls-for-service, and the City of South El Monte Code Enforcement Department has not received any complaints since the March 2024 status update. In addition, the Department of Alcoholic Beverage Control has also not received any complaints regarding the operation of the restaurant and thus, the restaurant has not been subject to any disciplinary action since its establishment.

Adopted Resolution No. 21-11 included a condition of approval that requires that construction of the restaurant expansion take place within two years of approval of this application. In speaking with the business owner, he indicated that he will be submitting an application to request an extension of the CUP approval soon.

CONCLUSION: The Planning Commission can choose to receive and file this report and allow Resolution No. 21-11 to expire, which would result in the applicant having to abide by the previously approved Resolution No. 93-856, which allows the restaurant to operate with a Type 41 License, On-Sale Beer and Wine – Eating Place. This license allows the sale of beer and wine with meals, and live entertainment is not permitted. In receiving and filing the report, the Commission could also allow the applicant to submit an extension request, which would require a public hearing before the Planning Commission.

ATTACHMENT(S):

None

