

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, Assistant City Attorney

CITY OF SOUTH EL MONTE

REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION

AGENDA

June 24, 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 rreyes@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 Planning Commission 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 6933, when prompted, enter 86581711880#

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 Secretary at (626) 652-3175 at least 72 hours prior to the meeting.

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 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 (Government Code Section 54954(a)(1)).

Agenda and Cancellation Notices can be viewed online (at the link below) 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/Meeting-Agendas-Minutes> or in the Community Development's Office at City Hall 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, Commission 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

Commissioner Rubio

3. PRESENTATIONS

3.a. Brown Act Training presented by Adrian De Leon

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. CONSIDERATION AND APPROVAL OF THE REGULAR PLANNING COMMISSION MEETING MINUTES OF MAY 27, 2025

7. PUBLIC HEARINGS - None

8. GENERAL BUSINESS - None

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 - None

12. STAFF MEMBER COMMENTS - None

13. ADJOURNMENT

NEXT REGULAR PLANNING COMMISSION MEETING:

Tuesday, July 22, 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 19th day of June 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.

Renee Reyes
Secretary

CITY OF SOUTH EL MONTE
PLANNING COMMISSION MEETING MINUTES
Tuesday, May 27, 2025, 6:00 P.M.

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

PRESENT: Commissioner(s): Retamoza, Rubio, Tang, 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 – Vice Chair Barrera led the Pledge of Allegiance.

3. PRESENTATIONS – None

4. APPROVAL OF AGENDA

A motion was made by Commissioner Retamoza, seconded by Commissioner Rubio, to rearrange the agenda and bring item 7.b. forward. Motion passed 5-0-0 by the following vote:

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

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): None

5. PUBLIC COMMENT

Vice Chair Ortiz opened Public Comment.

1. Gloria Olmos – Expressed her excitement about the project’s arrival, offering a warm welcome for item 7.b.

Vice Chair closed Public Comment.

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 MAY 27, 2025.

RECOMMENDED ACTION: Staff recommends the Planning Commission approve the Minutes for the May 27, 2025, Regular Planning Commission meeting.

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

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): None

7. PUBLIC HEARING

Chair Ortiz opened Public Hearing for 7.b.

7.b. ADOPTION OF RESOLUTION NO. 25-05 APPROVING CONDITIONAL USE PERMIT (CUP 25-07) TO ALLOW FOR THE CONSTRUCTION OF A NEW 3,886 SQUARE FOOT DRIVE-THROUGH RESTAURANT LOCATED AT 1223 SANTA ANITA AVENUE.

Gerardo Marquez, Interim Community Development Director gave a presentation regarding In-N-Out's site plan, parking layout, landscaping and additional project details. He invited the Applicant to present his portion of the project.

1. Peter Kulmaticki, Applicant – Gave a presentation on In-N-Out's background, history and the services they provide.

Commissioners posed questions and comments for Staff and Applicant.

Chair Ortiz opened Public Comment.

1. John Venture – Thanks the applicant for choosing to come to the City, expressing appreciation for them.

Chair Ortiz closed Public Hearing.

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 25-05 approving Conditional Use Permit (CUP 25-07) to allow for the construction of a new 3,886 square foot drive through restaurant located at 1223 Santa Anita Avenue.

A motion was made by Commissioner Rubio, seconded by Commissioner Retamoza, to adopt Resolution No. 25-05, approving Conditional Use Permit (No. 25-07), subject to the conditions of approval contained therein. Motion passed 5-0-0, by the following vote:

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

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): None

Chair Ortiz dismissed Commissioner Rubio at 6:33 pm.

Chair Ortiz opened Public Hearing for 7.a.

7.a. CONSIDERATION OF TIME EXTENSION REQUEST (TX 25-01) FOR CONDITIONAL USE PERMIT NO. 21-11 TO UPGRADE FROM A TYPE 41 (ON-SALE BEER AND WINE – EATING PLACE) TO A TYPE 47 (ON-SALE GENERAL – EATING PLACE (E.G. BEER, WINE AND SPIRITS) IN CONJUNCTION WITH A BONA FIDE EATING ESTABLISHMENT, A PROPOSED ADDITION TO THE EXISTING RESTAURANT, AND TO ALLOW LIVE ENTERTAINMENT AT 2327 ROSEMEAD BLVD (MARISCOS SAN ISIDRO).

Charlize Hernandez, Planning Assistant provided a brief overview of the proposed project. She explained that the applicant is requesting to scale back the proposed project due to hardships since the pandemic.

Commissioners posed questions and comments for Staff.

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

Chair Ortiz closed the Public Hearing.

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 25-05, approving Time Extension 25-01 (TX 25-01) for Conditional Use Permit (No. 21-11) to upgrade from a Type 41 (On-Sale Beer and Wine with a bona fide eating place) to a Type 47 (On-Sale General (e.g. beer, wine and spirits) with a bona fide eating place), expand the license to the proposed addition to the existing restaurant (Marico's San Isidro) and allow live entertainment at 2327 Rosemead Blvd.

A motion was made by Vice Chair Barrera, seconded by Commissioner Tang, to adopt Resolution No. 25-05, approving Time Extension 25-01 (TX 25-01) for Conditional Use Permit (No. 21-11) to upgrade from a Type 41 (On-Sale Beer and Wine with a bona fide eating place) to a Type 47 (On-Sale General (e.g. beer, wine and spirits) with a bona fide eating place), expand the license to the proposed addition to the existing restaurant (Marico's San Isidro) and allow live entertainment at 2327 Rosemead Blvd. Motion passed 5-0-0, by the following vote:

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

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): None

8. GENERAL BUSINESS

8.a. FUTURE PLANNING COMMISSIONER TRAINING

Gerardo Marquez, Interim Director of Community Development anticipates the Brown Act training at the next Planning Commission meeting. As well as a mandatory AB 1234 training.

9. COMMISSIONERS REPORTS, INCLUDING AB 1234 REPORTS – NONE

10. CORRESPONDENCE – NONE

11. COMMISSIONERS' AGENDA

11.a. CHAIR ORTIZ

1. Update on massage parlor, Sunny Spa, and is it still operating?

Gerardo Marquez, Interim Community Development Director informed the Commissioners that the City's Code Enforcement has observed the site is still in operation. He added that the City's Code Enforcement is currently working with the appropriate authorities to initiate an investigation.

Commissioners posed questions and comments for Staff.

2. Update on Rustic & Chic's appeal to City Council.

Gerardo Marquez, Interim Community Development Director stated the appeal was brought before City Council, which resulted in the revocation of the Conditional Use Permit (CUP). However, City Council granted the applicant a six-month period to wind down business operations.

12. STAFF MEMBER COMMENTS

12.a. RECAP OF 2025 ICSC CONFERENCE

Gerardo Marquez, Interim Community Development Director highlighted key takeaways, emerging trends in retail development and opportunities for potential investment and economic growth.

Commissioners posed questions and comments for Staff.

13. ADJOURNMENT

At 6:55 p.m., there being no more business before the Commission, Chair Ortiz adjourned the meeting to a regular Planning Commission Meeting on Tuesday, June 24, 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 19th day of June 2025.

Secretary