

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



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

CITY OF SOUTH EL MONTE

REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION

AGENDA

July 22, 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 Retamoza

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. CONSIDERATION AND APPROVAL OF THE REGULAR PLANNING COMMISSION MEETING MINUTES OF JUNE 24, 2025

RECOMMENDED ACTION: Staff is requesting approval of the Minutes for the June 24, 2025, Regular Planning Commission Meeting.

7. PUBLIC HEARINGS

7.a. ADOPTION OF RESOLUTION NO. 25-06 APPROVING CONDITIONAL USE PERMIT (CUP 25-05) TO ALLOW FOR THE OPERATION OF AN AUTOMOTIVE BODY SHOP WITH A SPRAY BOOTH LOCATED AT 10628 WEAVER AVENUE.

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 25-06, approving Conditional Use Permit (No. 25-05), subject to the conditions of approval contained therein.

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

11.a. VICE CHAIR BARRERA

1. How is the City promoting businesses for the Olympics?
2. Any update on a viable applicant for Cielito Lindo or Cindy's restaurant?
3. Metal building ordinance.

12. STAFF MEMBER COMMENTS

12.a. Update on projects.

13. ADJOURNMENT

NEXT REGULAR PLANNING COMMISSION MEETING:

Tuesday, August 26, 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 17th day of July 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, June 24, 2025, 6:00 P.M.

1. **ROLL CALL** – Chair Ortiz called the meeting to order at 6:01 p.m.

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

ABSENT: Commissioner(s): None

STAFF PRESENT: Adrian De Leon, 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 Rubio led the Pledge of Allegiance.

3. **PRESENTATIONS**

3.a. **BROWN ACT TRAINING PRESENTED BY ADRIAN DE LEON.**

Adrian De Leon, Assistant City Attorney introduces Manny Cruz from Olivarez Madruga Law Organization, who provided a presentation to the Planning Commissioners regarding the Brown Act.

The Commissioners raised questions, which were addressed by Adrian De Leon, Assistant City Attorney and Manny Cruz.

4. **APPROVAL OF AGENDA**

A motion was made by Commissioner Rubio, seconded by Commissioner Tang, to approve the agenda. 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**

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

6. **CONSENT CALENDAR**

A motion was made by Commissioner Retamoza, seconded by Commissioner Barrera, 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 - NONE**
- 8. **GENERAL BUSINESS - NONE**
- 9. **COMMISSIONERS REPORTS, INCLUDING AB 1234 REPORTS – NONE**
- 10. **CORRESPONDENCE – NONE**
- 11. **COMMISSIONERS' AGENDA - NONE**
- 12. **STAFF MEMBER COMMENTS - NONE**
- 13. **ADJOURNMENT**

At 6:28 p.m., there being no more business before the Commission, Chair Ortiz adjourned the meeting to a Regular Planning Commission Meeting on Tuesday, July 22, 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 17th day of July 2025.

Secretary



Planning Commission Agenda Report Agenda Item No. 7.a.

DATE: July 22, 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: ADOPTION OF RESOLUTION NO. 25-06 APPROVING CONDITIONAL USE PERMIT (CUP 25-05) TO ALLOW FOR THE OPERATION OF AN AUTOMOTIVE BODY SHOP WITH A SPRAY BOOTH LOCATED AT 10628 WEAVER AVENUE.

PUBLIC NOTICE: Notice of Public Hearing was posted on July 10, 2025.

ENVIRONMENTAL DETERMINATION: Categorical Exemption, Section 15301 Class 1 – Existing Facilities.

PROJECT LOCATION:

Address: 10628 Weaver Ave
 Project Applicant: Manuk Torosyan
 Property Owner: Rambeau Investments, INC.
 Zone: M (Manufacturing)
 Lot Size: 43,320 square feet (0.99 acres)

SURROUNDING ZONING AND LAND USE:

	Zone	General Plan	Land Use
North	"R-3" (Multi-Family Residential)	Medium-Density Residential	Residential
South	"M" (Manufacturing)	Industrial	Wholesale
East	"M" (Manufacturing)	Industrial	Wholesale
West	"M" (Manufacturing) R-1 (Single-Family Residential)	Industrial Low-Density Residential	Wholesale Residential

BACKGROUND: The subject site is located on the northwest intersection of Weaver Avenue and Santa Anita Avenue. The project site is a 43,320 square foot site, which consists as a 19,975 square foot industrial building. The building is made up of five individual units, with the majority of the units currently occupied by wholesale businesses. On April 8, 2025, the applicant, Manuk Torosyan (Highway Collision) applied for a

Conditional Use Permit to operate an automotive body shop with a spray booth at 10628 Weaver Ave.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 25-06, approving Conditional Use Permit (No. 25-05), subject to the conditions of approval contained therein.

ANALYSIS:

General Plan & Zoning Consistency

The General Plan designation for the subject site is “Industrial” and the proposed CUP is consistent with the goals and objectives of the Land Use designation. Automotive repair is allowed by right in the Manufacturing zone, unless the subject site is within 300 feet of a residential zone. The proposed uses will promote balanced and dynamic economic growth of the area and provide for the commercial needs of the City and surrounding region.

Circulation and Parking

The subject site is situated at the northwest corner of Santa Anita Avenue and Weaver Avenue. The sole point of vehicular access from the site is from Weaver Ave and all egress and ingress access shall take place on Weaver Ave. Chapter 17.16, Off-Street Parking and Loading, of the Zoning Code requires one parking space for 300 square feet of floor area for automotive repair uses. Below is a breakdown of the parking requirements for this project, and includes all current uses at the site:

Proposed Use	Size of Area	Required	Proposed/Existing
Automotive Repair	5,680 sq. ft.	19	19
Existing Uses			
Kitchen Supplies Wholesale (Unit A)	5850 sq. ft.	6	8
Kitchen Supplies Wholesale (Unit B)	1800 sq. ft.	2	2
Kitchen Supplies Wholesale (Unit C)	1800 sq. ft.	2	3
Wine Products Wholesale (Unit E)	5680 sq. ft.	6	7
		Total Parking	39

CONDITIONAL USE PERMIT

In order to grant a CUP, the Commission must make the following finding pursuant to South El Monte Municipal Code (“SEMMC”) Section 17.03.060:

- 1. The commission shall find that the proposed use shall not be detrimental to persons or properties in the immediate vicinity nor to the city in general.**

The proposed project shall operate in a manner that is consistent with all applicable South El Monte Municipal Code noise limit standards as well as other conditions of approval

which will address lighting, littering and loitering. Approval of the CUP will not be detrimental to persons or properties in the immediate vicinity, nor to the City in general, due to the conditions of approval in the resolution and the fact that many of the surrounding parcels are being utilized as industrial, specifically in regards to air quality concerns.

Additionally, 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 expand on the services provided for the existing industrial uses in the surrounding area.

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 serve adjacent residential zones and will capture revenue from adjacent jurisdictions.

ENVIRONMENTAL ANALYSIS/DETERMINATION

Upon submittal of the project, staff reviewed the proposed project in accordance with the California Environmental Quality Act (CEQA) Guidelines and determined that the project is categorically exempt from the provisions of CEQA under Section 15301, Class 1, because the proposed Project satisfies the criteria for the Class 1 categorical exemption for existing facilities. The criteria is the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The Project falls within the criteria of operation of an existing building.

CONCLUSION: The proposed project is compatible with existing uses Weaver 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 17.09, which sets development standards for the Industrial “M” 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 25-06 to approve Conditional Use Permit No. 25-05 at 10628 Weaver Avenue.

ATTACHMENT(S):

- A. Resolution No. 25-06
- B. Vicinity Map/Aerials
- C. Project Plans

PLANNING COMMISSION

RESOLUTION NO. 25-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE APPROVING CONDITIONAL USE PERMIT NO. 25-05 TO ALLOW FOR THE OPERATION OF AN AUTOMOTIVE BODY SHOP WITH A SPRAY BOOTH LOCATED AT 10628 WEAVER AVE

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

WHEREAS, Manuk Torosyan (“Applicant”) filed an application for a Conditional Use Permit (“CUP”) to allow for the operation of an automotive body shop with a spray booth located at 10628 Weaver Avenue. (“Project”); and

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

WHEREAS, a public hearing was held before the Planning Commission on July 22, 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 incorporates them herein by this reference.

SECTION 2: Pursuant to Section 15301 (Class 1) of the California Environmental Quality Act (“CEQA”), the proposed Project is categorically exempt from environmental review and a Notice of Exemption has been prepared. The proposed Project qualifies for a Class 1 Categorical Exemption for the Project is proposed to be operated within existing facilities. The criteria is the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The Planning Commission finds that the Project is exempt from the provisions of CEQA. The documents and other material, which constitute the record on which this decision is based, are located in the Department of Community Development and are in the custody of the Director of Community Development.

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 subject site is “Industrial.” The Zoning

Code designation is “M” (Manufacturing).

- C. The proposed Project promotes the City’s goals and objectives stated in the General Plan. No goal or policy will be impaired.
- D. The operation of the new automotive body shop with a spray booth 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 July 22, 2025, which is hereby incorporated into this Resolution 25-06 by reference, the Planning Commission hereby makes the following findings concerning CUP 25-05:

- A. Pursuant to South El Monte Municipal Code (“SEMMC”) Section 17.03.060, the proposed use is not detrimental to persons or properties in the immediate vicinity nor to the city in general.
- B. As conditioned, the proposed Project shall operate in a manner that is consistent with all applicable South El Monte Municipal Code noise limit standards as well as other conditions of approval which will address lighting, littering, and loitering. 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 of the conditions of approval in the resolution and because many of the surrounding parcels are currently utilized as industrial.
- C. As conditioned, 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 expand on the services provided for the existing industrial uses in the surrounding area.
- 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 serve adjacent residential zones and will capture revenue from adjacent jurisdictions.

SECTION 5: Based on the foregoing, the Planning Commission hereby approves CUP No. 25-05, pursuant to the conditions listed below.

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 one (1) year from the date of this approval.
4. Applicant and its employees, agents and contractors shall comply with all Municipal Code provisions.

Planning Conditions:

5. The property owner shall ensure that future tenants are provided with the conditions of approval and that tenants sign a lease addendum confirming that they have read and understand all conditions relative to operation of the facility.
6. 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.
7. The applicant shall be responsible for maintaining the subject site litter free at all times.
8. 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.
9. All signage shall be approved separately by the Planning Division under the approved sign program under a separate sign and building permit.
10. Graffiti shall be removed from the premises within twenty-four (24) hours of discovery.

The exterior painting shall include an anti-graffiti application.

11. A copy of the approved resolution shall be kept on the premises at all times and presented to any Sheriff, or Business License or Community Staff person.
12. The Applicant shall provide the required 19 parking spaces for the proposed Project at all times.
13. The Applicant shall properly maintain the parking area and any other impermeable surface free of grease and oil.
14. All body/paint work must be within an enclosed structure at all times.
15. 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 10:00 p.m. and 7:00 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.
16. 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 10:00 p.m. and 7:00 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.
17. The Applicant shall install a clarifier if the proposed project is not equipped with the required clarifier.
18. The Applicant shall provide South Coast Air Quality Management District clearance to the Director of Community Development within ten (10) calendar days of the date of the Commission's approval.
19. The Applicant must comply with all South Coast Air Quality Management District regulations.
20. The Applicant shall not store any inoperable or operable vehicles, which is not in the process of immediately repairing, in the customer parking lot area.
21. The applicant shall provide adequate security lighting in the parking lot. All lighting shall be directed and shielded so that all lighting is directed onto the subject site only. Applicant shall also provide a photometric plan showing light levels in the area so that light is directed onto the subject site only and not adjacent property.
22. The Applicant understands that any violation of the foregoing conditions shall be grounds for the modification, suspension or revocation of the Conditional Use Permit.
23. There shall be no display or merchandise in the parking area or on walkways, except as permitted as a temporary use.
24. No vehicles shall be displayed "For sale" in the public parking lot.

25. No repair of vehicles shall occur outdoors at any time.
26. No automotive parts or mechanical equipment shall be stored outside in the parking lot area.
27. The operations of the proposed project shall be limited to the hours between 9:00 a.m. to 5:00 p.m., Monday through Friday.
28. 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.
29. All loading and unloading shall occur on-site at all times.
30. 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.
31. 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.
32. 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.

Building Conditions:

33. Should there be proposed construction or equipment installation in connection with car repair operation, the second sheet of building 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.
34. Should there be proposed construction or equipment installation in connection with car repair operation, plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior permit issuance.
35. Should there be proposed equipment installations, such as installing a spray booth, a rotary lift or a frame machine, equipment anchorage details for each equipment along with the supporting structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
36. Proposed spray booth shall be designed, constructed and operated in accordance with Section 416 of the Building Code and applicable Fire Code, including but not limited fire-resistive construction, ventilation, and fire suppression system requirements.

- 37. Should there be proposed construction involving electrical, mechanical, or plumbing work in connection with car repair operation, separate application and plan review is required for Electrical, Mechanical, and Plumbing plans. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.

SECTION 6: Any interested party may appeal this decision to the City Council pursuant to Section 17.03 of the South El Monte Municipal Code.

PASSED, APPROVED AND ADOPTED this 22nd day of July 2025.

Chairman

ATTEST:

Secretary

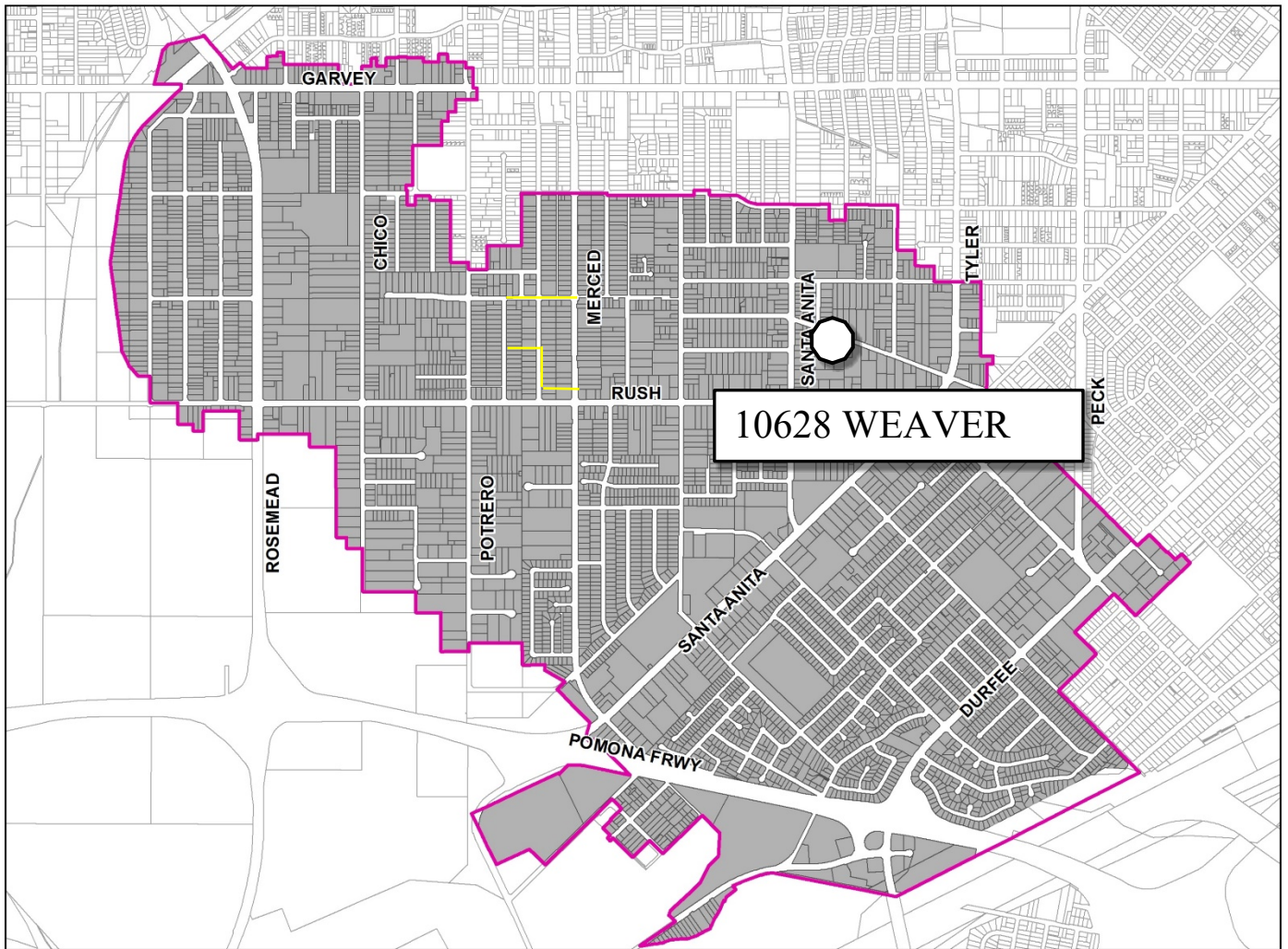
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH EL MONTE)

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. 25-06 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 22nd day of July 2025.

AYES:
NOES:
ABSENT:
ABSTAIN:

Secretary

Attachment B



Unit A, 5850sq ft
 Unit B, 1800sq ft (Unit A, B and C is occupied by same company)
 Unit C, 1800sq ft (Commercial restaurant's kitchen supplies distributors)

Unit D, 5680sq ft (Highway Collision)

Unit E 4845sq Ft (Wine Distribution company)

Parking Lot 18,796.32sq ft
 parking unit size 9ft *14.5ft

ADA access aisle 9ft

Total outside parking 36

Unit A, B and C parking 13

Unit E Parking 7

Highway Collision parkings 16 outside parkings 3 inside parkings

ADA parkings 2

visitors parking 2

Landscaping is Existing

ABBREVIATIONS

A.C.	- AIR CONDITION	MECH.	- MECHANICAL
A.F.F.	- ABOVE FINISH FLOOR	MIN.	- MINIMUM
CONC.	- CONCRETE	(N)	- NEW
DET.	- DETAIL	NO.	- NUMBER
D.S.	- DOWN SPOUT	N.T.S.	- NOT TO SCALE
(E)	- EXISTING	O.C.	- ON CENTER
E.P.	- ELECTRICAL PANEL	R	- PROPERTY LINE
EQ.	- EQUAL	P.P.	- POWER POLE
F.F.	- FINISH FLOOR	REQ.	- REQUIRED
F.G.	- FINISH GRADE	S.F.	- SQUARE FEET
F.H.	- FIRE HYDRANT	SIM.	- SIMILAR
FIN	- FINISH, FINISHED	SQ.	- SQUARE
FLR	- FLOOR	TYP.	- TYPICAL
FDN	- FOUNDATION	U.O.N.	- UNLESS OTHERWISE NOTED
FTG	- FOOTING	V.I.F.	- VERIFY IN FIELD
G.M.	- GAS METER	W.M.	- WATER METER
GYP. BD.	- GYPSUM BOARD	WD.	- WOOD
MAX	- MAXIMUM	W&D	- WASH AND DRYER

PROJECT DIRECTORY

PROPERTY ADDRESS : 10628 WEAVER AVE UNIT D
 SOUTH EL MONTE CA 91733

BUSINESS OWNER : MANUK TOROSYAN
 COMPANY NAME : HIGHWAY COLLISION INC

DESIGNER : Sarina Truong
 Email: mangodesign5988@gmail.com
 Tel : 626.598.9988

APPLICANT : MANGO DESIGN
 Email: SARINA1@MANGODESIGNER.COM
 Tel: 626.598.9988



Sarina Truong

626 598 9988

sarina1@mangodesigner.com

www.mangodesigner.com

9087 Las Tunas Dr, Temple City, CA

Project Name & Address :

HIGHWAY COLLISION

10628 WEAVER AVE UNIT D
 SOUTH EL MONTE CA 91733

Owner :

- | - HIGHWAY COLLISION INC

Revisions	Date

Issue Date	By
1st	
2nd	
3rd	

SCOPE OF WORK

TO APPLY FOR BUSINESS LICENSE

- APPLICABLE CODES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:
- 2022 CALIFORNIA BUILDING CODE (CBC)
 - 2022 CALIFORNIA FIRE CODE (CFC)
 - 2022 CALIFORNIA MECHANICAL CODE (CMC)
 - 2022 CALIFORNIA PLUMBING CODE (CPC)
 - 2022 CALIFORNIA ELECTRICAL CODE (CEC)
 - 2022 CALIFORNIA GREEN CODE (CGC)
- AND ALL APPLICABLE CODES, LOCAL, CURRENT OSHA LAWS, T24 ENERGY CONSERVATION, LISTS OF STANDARDS, DISABLED ACCESS REGULATIONS.

- SHEET INDEX**
- ARCHITECTURAL**
- T-1 EXISTING SITE PLAN
 - T-2 EXISTING FLOOR PLAN
 - T-2.1 ROTARY LIFT MODEL NUMBER
 - T-2.2 FRAME MACHINE INFORMATION
 - GN-1 CALIFORNIA BUILDING CODE
 - GN-2 CALIFORNIA BUILDING CODE

Sheet Content :

EXISTING SITE PLAN

AHJ Stamp Approval :

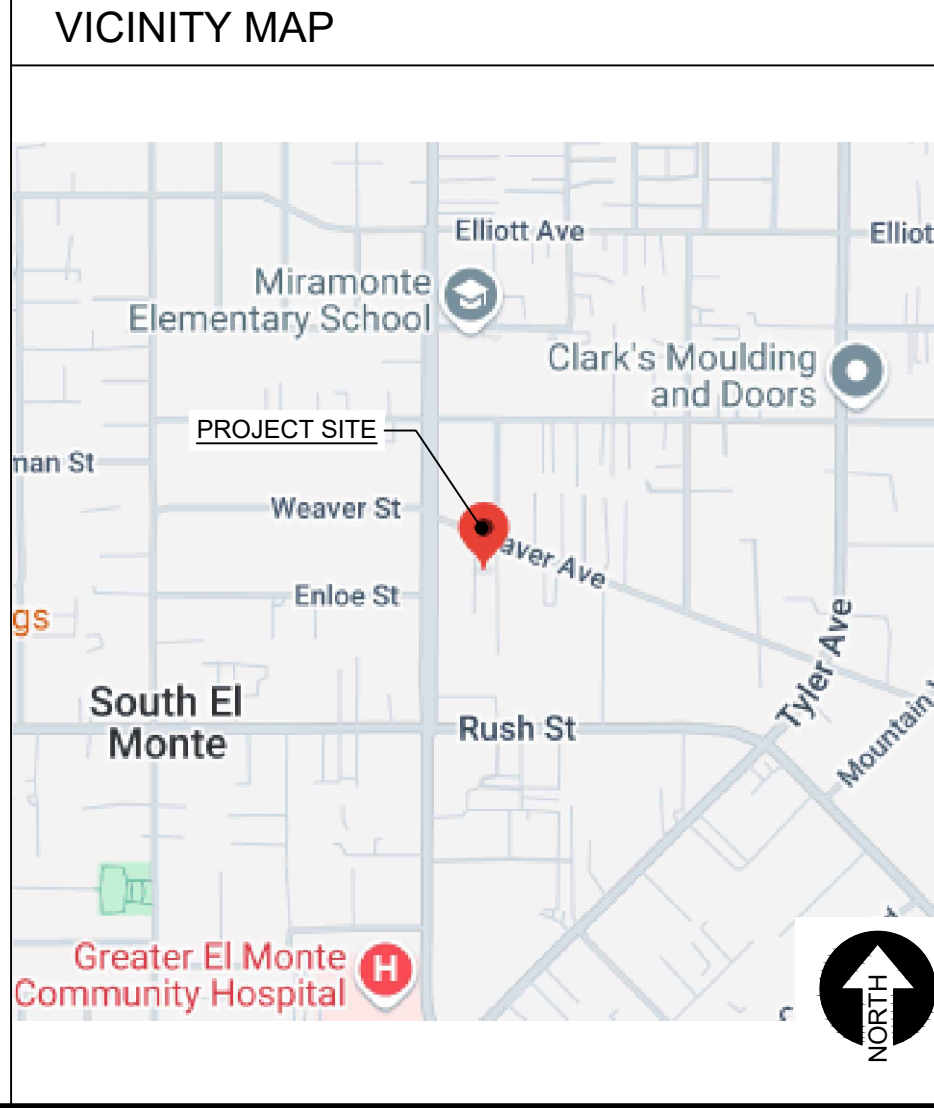
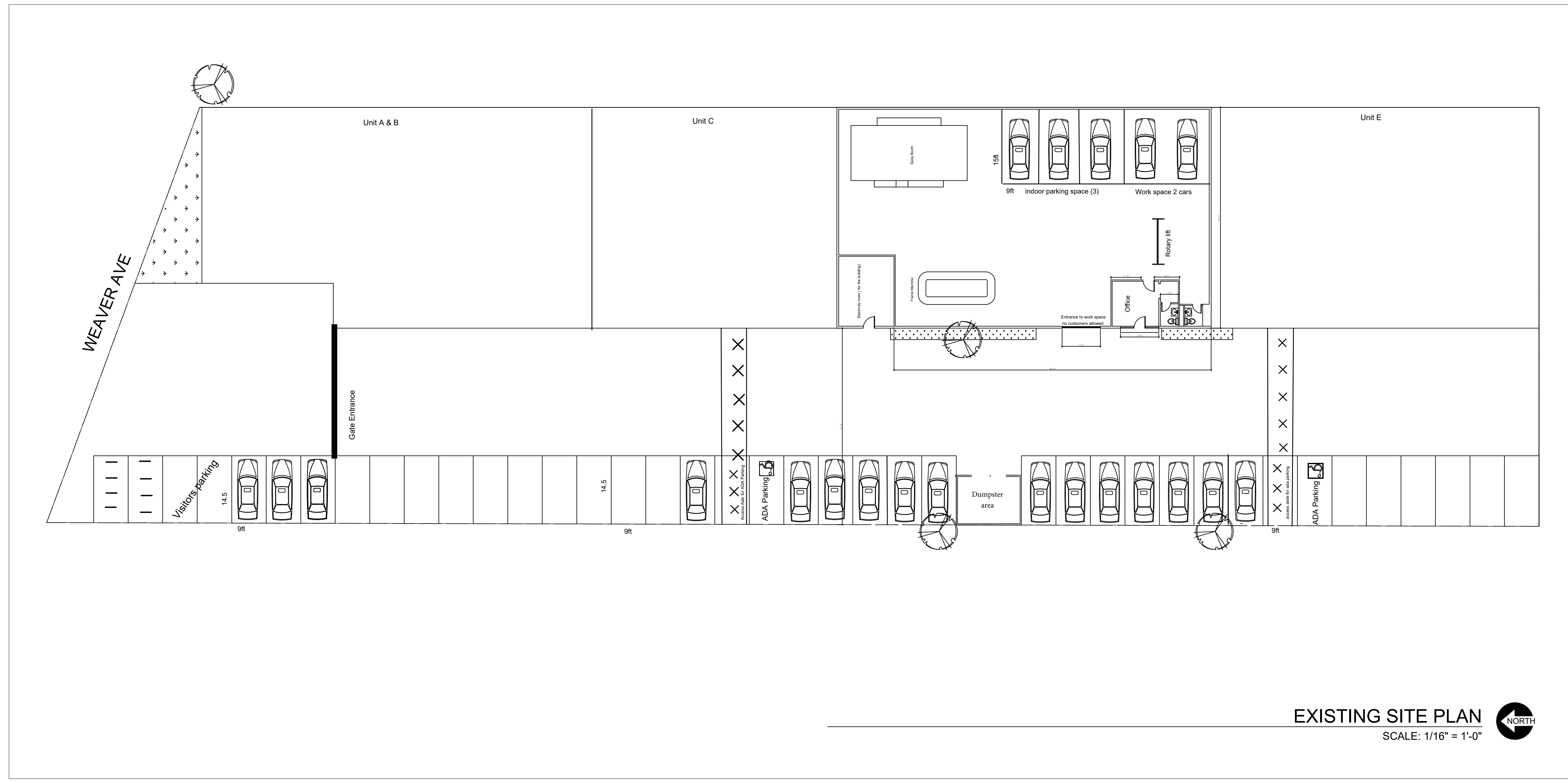
Date 2/15/2025

Drawn By Sarina Truong

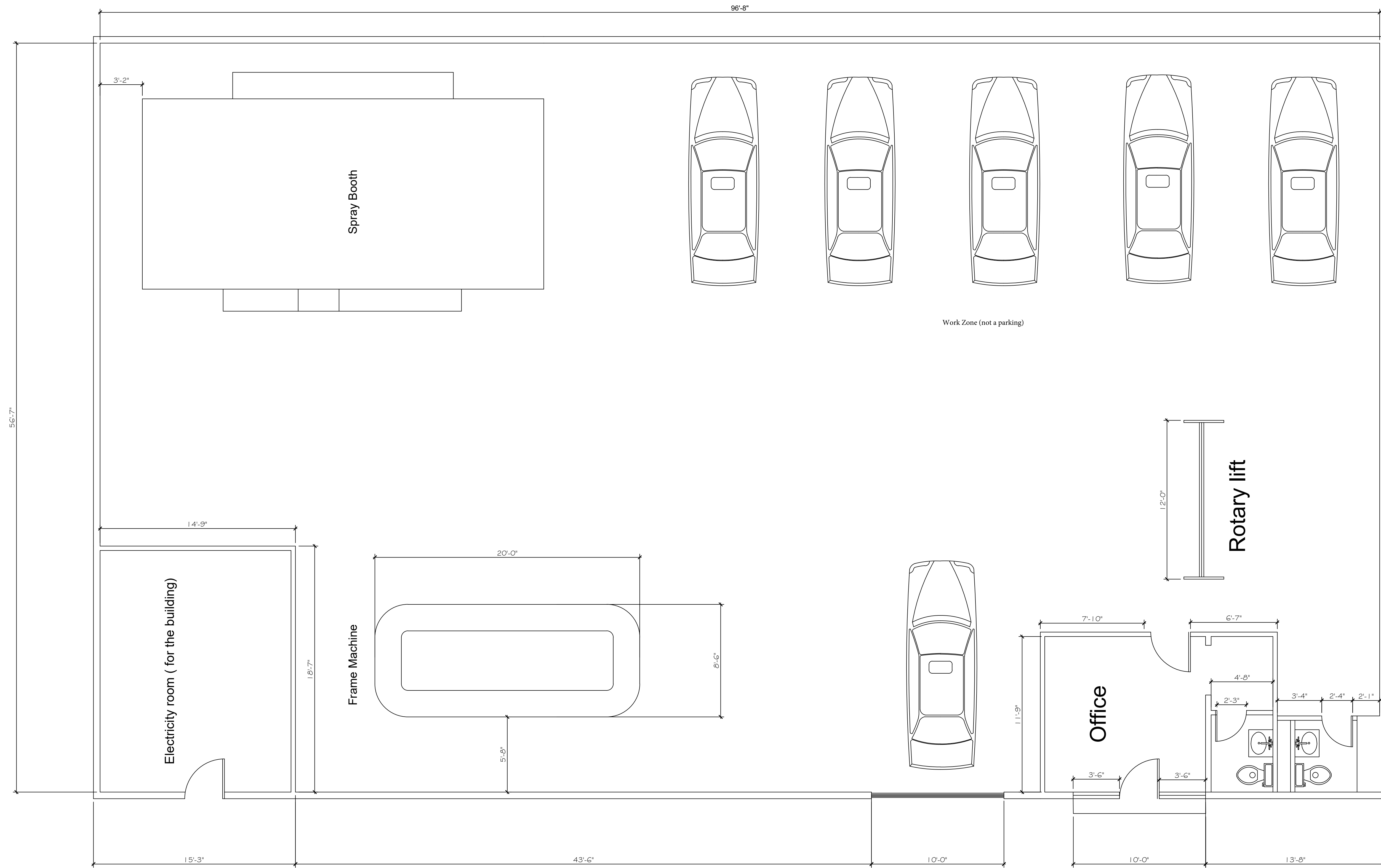
Sheet Number :

T-1

Sheet : X Of : X



NOTE: Rotary Lift- Model number - SP050N500
 Frame machine - ProBSE 20' Heavy Duty frame machine with 3 round towers
 Spray Booth details see attached files



EXISTING FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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Business Lisence

10628 WEAVER AVE UNIT D
 SOUTH EL MONTE CA 91733

Owner :

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Revisions	Date
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Issue Date	By
1st	
2nd	
3rd	

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EXISTING
 FLOOR PLAN

AHJ Stamp Approval :

Date 2/15/2025

Drawn By Sarina Truong

Sheet Number :

T-2

Sheet : X Of : X



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Issue Date	By
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2nd	
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Sheet Content :

ROTARY LIFT
MODEL NUMBER

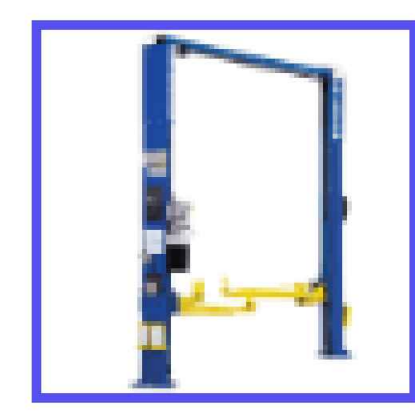
AHI Stamp Approval :

Date	2/15/2025
Drawn By	Sarina Truong

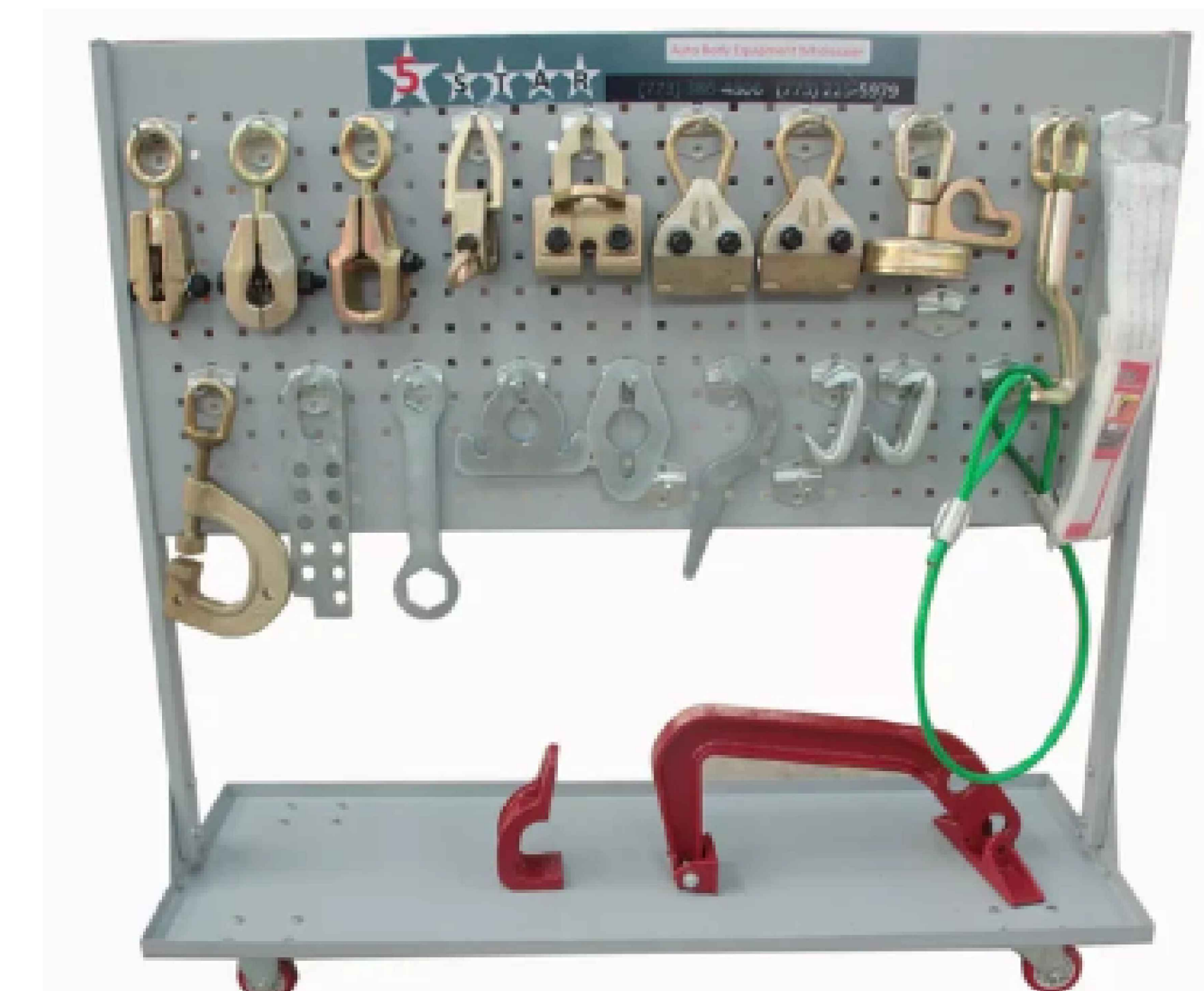
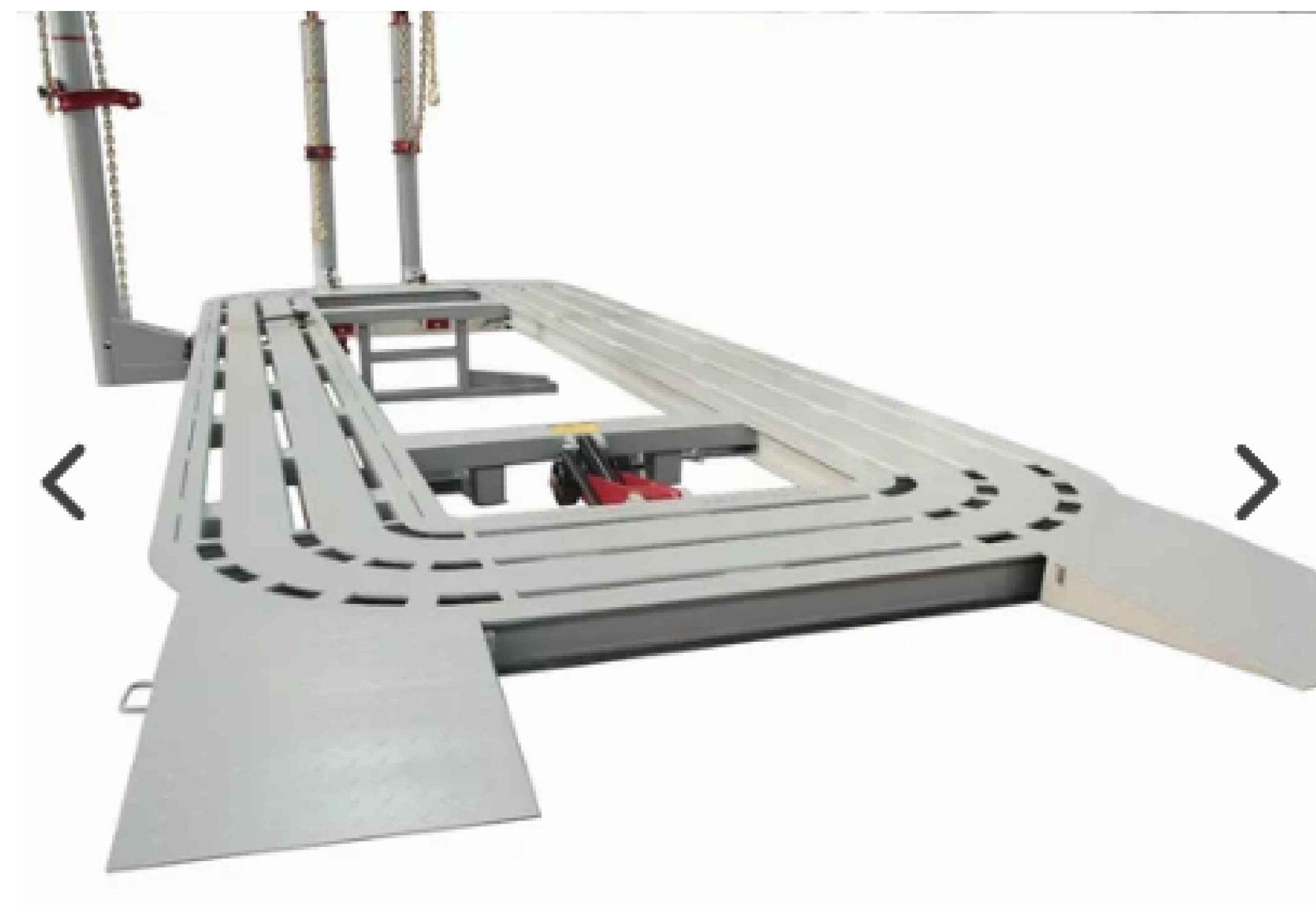
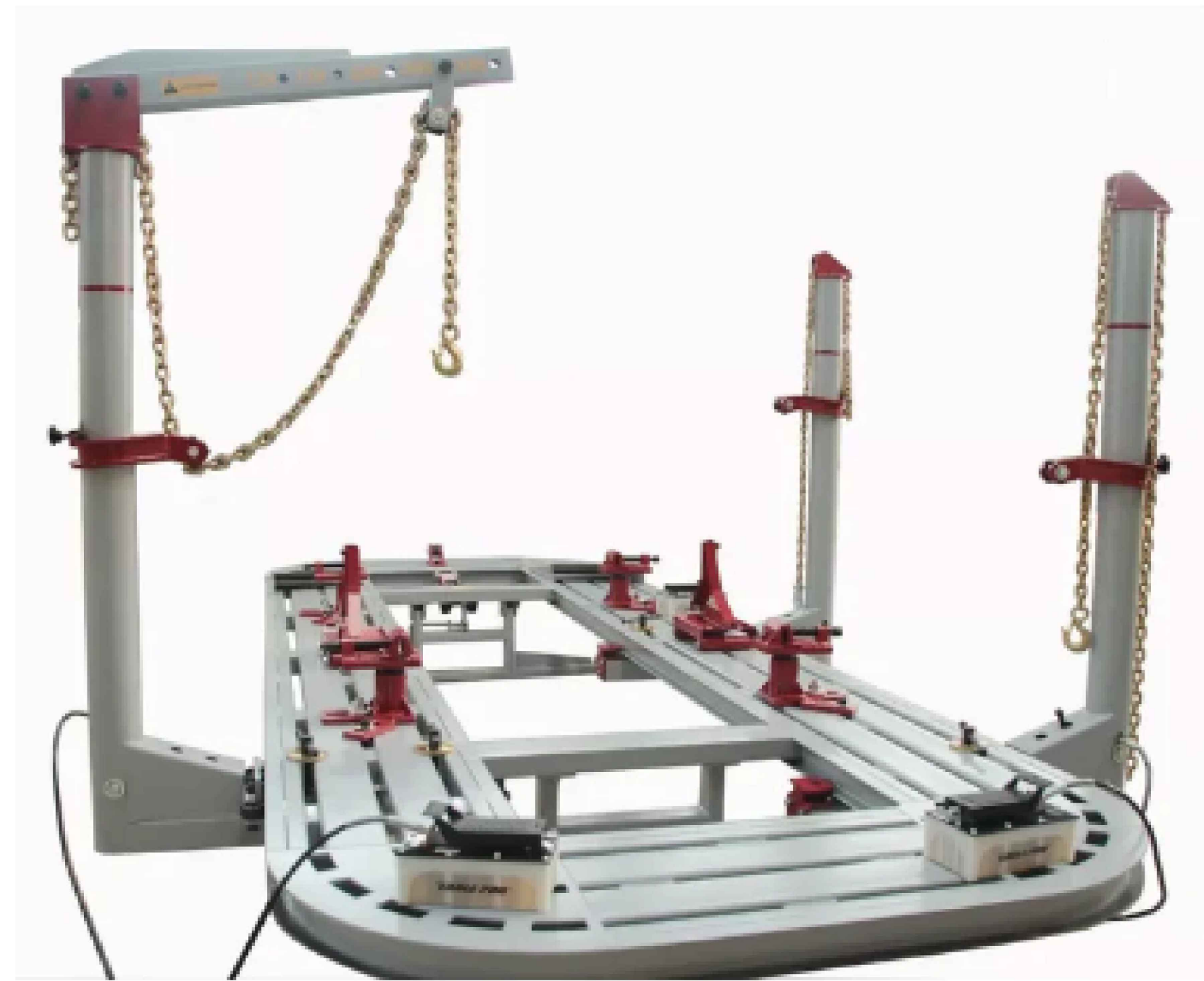
Sheet Number :

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Sheet : X Of : X



Rotary Lift- Model number - SP050N500



Frame machine - ProBSE 20' Heavy Duty frame machine with 3 round towers



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FRAME MACHINE
 INFORMATION

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Sheet Number :

T-2.1

Sheet : X Of : X