

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

August 26, 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

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. CONSIDERATION AND APPROVAL OF THE REGULAR PLANNING COMMISSION MEETING MINUTES OF JULY 22, 2025

RECOMMENDED ACTION: Staff is requesting approval of the Minutes for the July 22, 2025, Regular Planning Commission Meeting.

7. PUBLIC HEARINGS

7.a. CONTINUED ITEM FROM PREVIOUS MEETING: 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.

7.b. ADOPTION OF RESOLUTION NO. 25-07 APPROVING TENTATIVE PARCEL MAP NO. 25-01 (TENTATIVE PARCEL MAP NO. 84727) TO ALLOW FOR THE SUBDIVISION OF A SINGLE 22,048 SQUARE FOOT LOT INTO TWO SEPARATE 11,024 SQUARE FOOT LOTS LOCATED AT 11456 BROADMEAD AVE

RECOMMENDED ACTION: Staff recommends the Planning Commission adopt Resolution 25-07 to approve Tentative Parcel Map No. 25-01 at 11456 Broadmead St.

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

12. STAFF MEMBER COMMENTS - None

13. ADJOURNMENT

NEXT REGULAR PLANNING COMMISSION MEETING:

Tuesday, September 23, 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 21st day of August, 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, July 22, 2025, 6:00 P.M.

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

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

ABSENT: Commissioner(s): Rubio

STAFF PRESENT: Manny Cruz, 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 Tang, to approve the agenda. Motion passed 4-0 by the following vote:

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

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): Rubio

5. PUBLIC COMMENT

Chair Ortiz opened Public Comment.

1. John Ventura – Requested the Commissioners support regarding the radius buffer for the cannabis project.

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

6. CONSENT CALENDAR

A motion was made by Commissioner Retamoza, seconded by Vice Chair Barrera, to approve the agenda. Motion passed 4-0, by the following vote:

6.a. APPROVAL OF THE REGULAR PLANNING COMMISSION MEETING MINUTES FOR June 24, 2025.

RECOMMENDED ACTION: Staff recommends the Planning Commission approve the Minutes for the June 24, 2025, Regular Planning Commission meeting.

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

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): Rubio

7. PUBLIC HEARING

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 AVE.

Planning Assistant, Charlize Hernandez gave a presentation providing details of the subject site and the proposed business. She read the conditions of approval issued by the City of South El Monte, Los Angeles County Sheriff's Department (LACSD) and Air Quality Management District (AQMD).

Commissioner posed questions to Staff.

Chair Ortiz opens Public Comment.

1. Manuk Torosyan, owners son – Answers Commissioners questions and concerns.
2. John Ventura – Posed concerns about the proposed business.
3. Gloria Olmos – Had questions for Staff about the proposed business.
4. Karina Ramirez – Posed concerns about the proposed business.
5. Ishimura – Posed concerns about the proposed business.
6. Eduardo Saucedo – Had questions for Staff and the applicant. And posed concerns about the proposed business.
7. Resident – Posed concerns about the proposed project.

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.

A motion was made by Commissioner Retamoza, seconded by Commissioner Tang, to continue Conditional Use Permit No. 25-05 to the next Regular Planning Commission Meeting. Motion passed 4-0 by the following vote:

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

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): Rubio

8. GENERAL BUSINESS - None

9. COMMISSIONERS REPORTS, INCLUDING AB 1234 REPORTS

Commissioner Retamoza, Vice President of the ERA, reported that at the Night Market the South El Monte/El Monte Resource Association gave away 300 food items to families in the City of South El Monte.

10. CORRESPONDENCE – None

11. COMMISSIONERS' AGENDA

11.a. Vice Chair Barrera

1. How is the City promoting businesses for the Olympics?

Interim Director of Community Development, Gerardo Marquez stated that the City Council established an Olympic Committee, alongside with the San Gabriel Valley Council of Governments (SGVCOG). Staff also attended ICSC, International Commercial Conference, a few months ago that sparked interest in vacant sites within the City.

2. Any updates on a viable applicant for Cielito Lindo or Cindys restaurant?

Interim Director of Community Development, Gerardo Marquez shared there are a few tenants interested in Cindy's restaurant. He also stated the owner of Cielito Lindo are looking to submit plans to remodel the site.

3. Metal buildings.

Interim Director of Community Development, Gerardo Marquez spoke to the City's Code Enforcement Officer to create a report and issue notices to the businesses to remind them of the actions to take to change the metal buildings.

Vice Chair Barrera raised the topic of the Cannabis project, and a discussion followed between the Commissioners and Staff. Discussion concluded after the City Attorney advised that continuing the conversation could constitute a Brown Act violation.

12. STAFF MEMBER COMMENTS

Interim Director of Community Development, Gerardo Marquez gave an update and clarification on projects happening in the City.

Commissioners posed questions to Staff.

13. ADJOURNMENT

At 7:24 p.m., there being no more business before the Commission, Chair Ortiz adjourned the meeting to a Regular Planning Commission Meeting on Tuesday, August 26, 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 21st day of August 2025.

Secretary



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

DATE: August 26, 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: CONTINUED ITEM FROM PREVIOUS MEETING: 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 August 14, 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 of 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. The project was previously heard at the July 22, 2025, Planning Commission meeting. On that date, the Commission voted to continue the project to the August 26, 2025, Planning Commission meeting to allow staff time to provide additional information regarding the operation of the business.

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.

Project

The Applicant has proposed a spray booth in conjunction with the automotive repair business. As a result, conditions of approval have been added to Resolution No. 25-06 to mitigate potential emissions from the spray booth. The Applicant must obtain a permit to operate from the South Coast Air Quality Management District and must follow all regulations. The spray booth is required to have its own air filtration system. Additionally, the Applicant is required to provide a clarifier and a second air filtration system for the tenant space as well.

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	6
Kitchen Supplies Wholesale (Unit B)	1800 sq. ft.	2	2
Kitchen Supplies Wholesale (Unit C)	1800 sq. ft.	2	2
Wine Products Wholesale (Unit E)	5680 sq. ft.	6	7
		Total Parking	36

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
- D. AQMD Permit

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

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. On that date, the Commission voted to continue the Project to the August 26, 2025, Planning Commission meeting to allow the staff time to provide additional information regarding the operation of the business.

WHEREAS, the public hearing was continued to the August 26, 2025, Planning Commission meeting 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.

NOW, THEREFORE, 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 install an additional industrial strength air filtration system for the subject tenant space D.
 21. 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.
 22. 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.
23. The Applicant understands that any violation of the foregoing conditions shall be grounds for the modification, suspension or revocation of the Conditional Use Permit.
 24. There shall be no display or merchandise in the parking area or on walkways, except as permitted as a temporary use.
 25. No vehicles shall be displayed "For sale" in the public parking lot.
 26. No repair of vehicles shall occur outdoors at any time.
 27. No automotive parts or mechanical equipment shall be stored outside in the parking lot area.
 28. 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.
 29. 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.
 30. All loading and unloading shall occur on-site at all times.
 31. 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.
 32. 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.
 33. 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:

34. 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.
35. 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.

- 36. 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.
- 37. 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.
- 38. 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 26th day of August 2025.

Chairman

ATTEST:

Secretary

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

Resolution No. 25-06
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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 26th day of August 2025.

AYES:

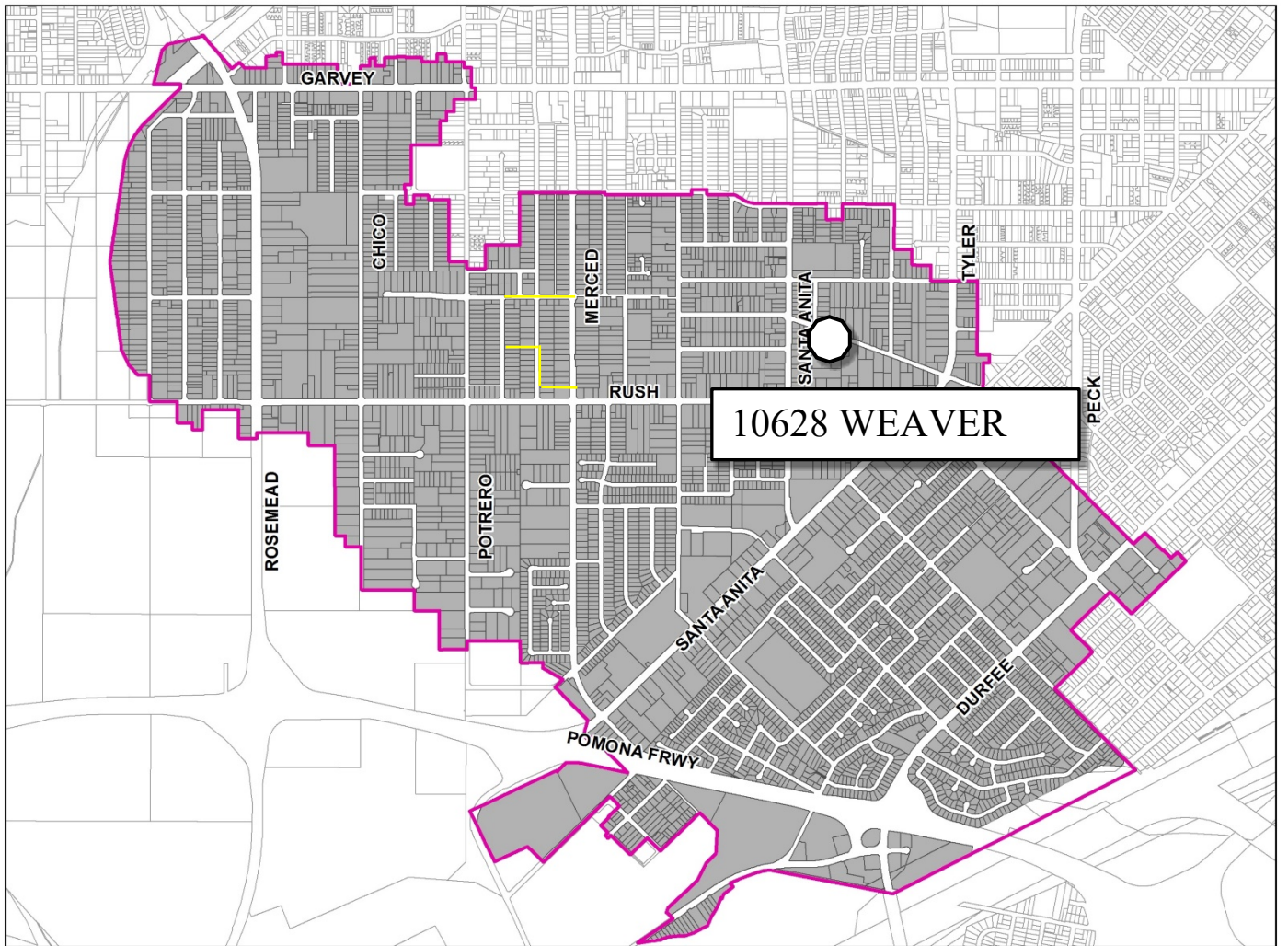
NOES:

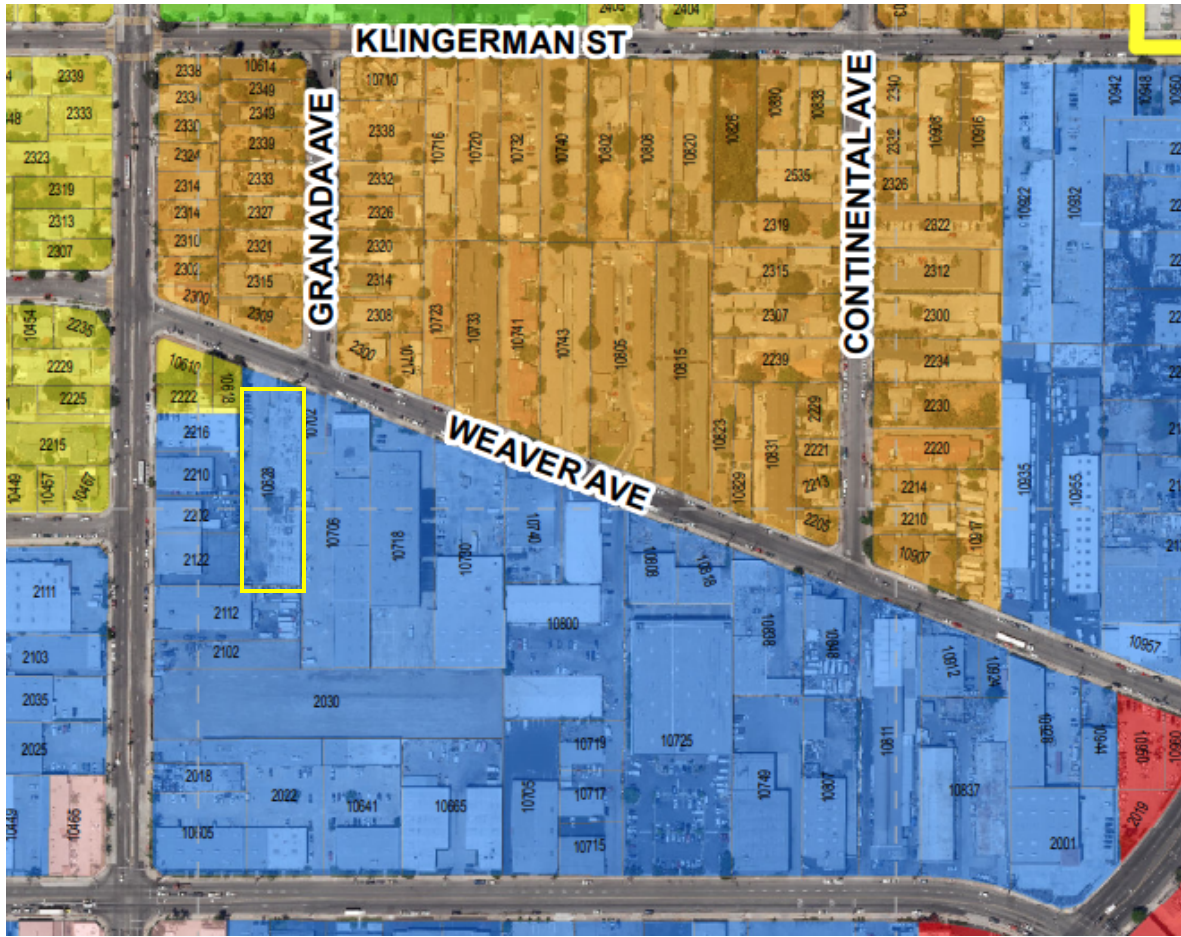
ABSENT:

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 10
 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	

Sheet Content :

EXISTING SITE PLAN

AHJ Stamp Approval :

Date 2/15/2025

Drawn By Sarina Truong

Sheet Number :

T-1

Sheet : X Of : X

SCOPE OF WORK

TO APPLY FOR BUSINESS LICENSE

APPLICABLE CODES

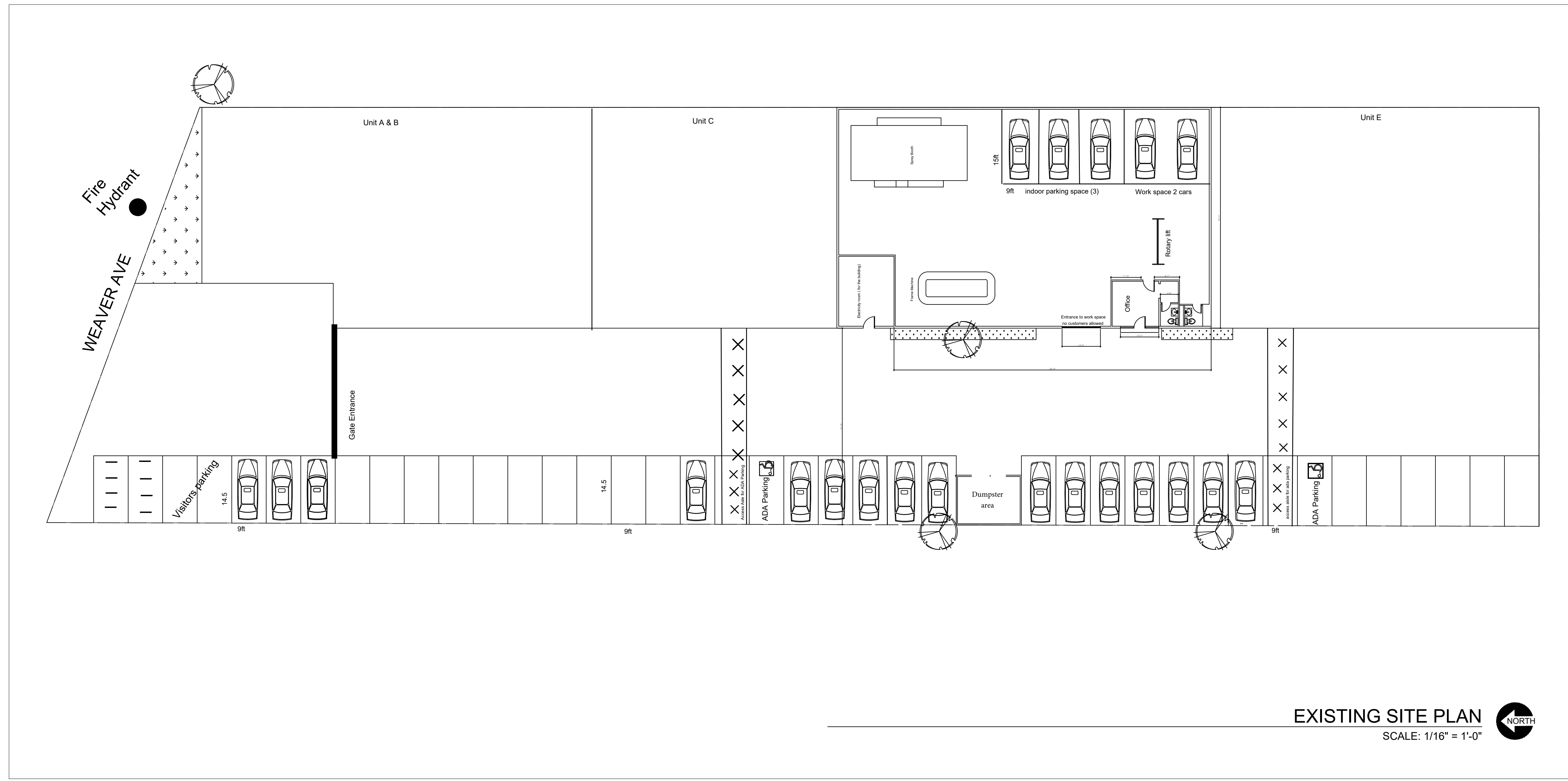
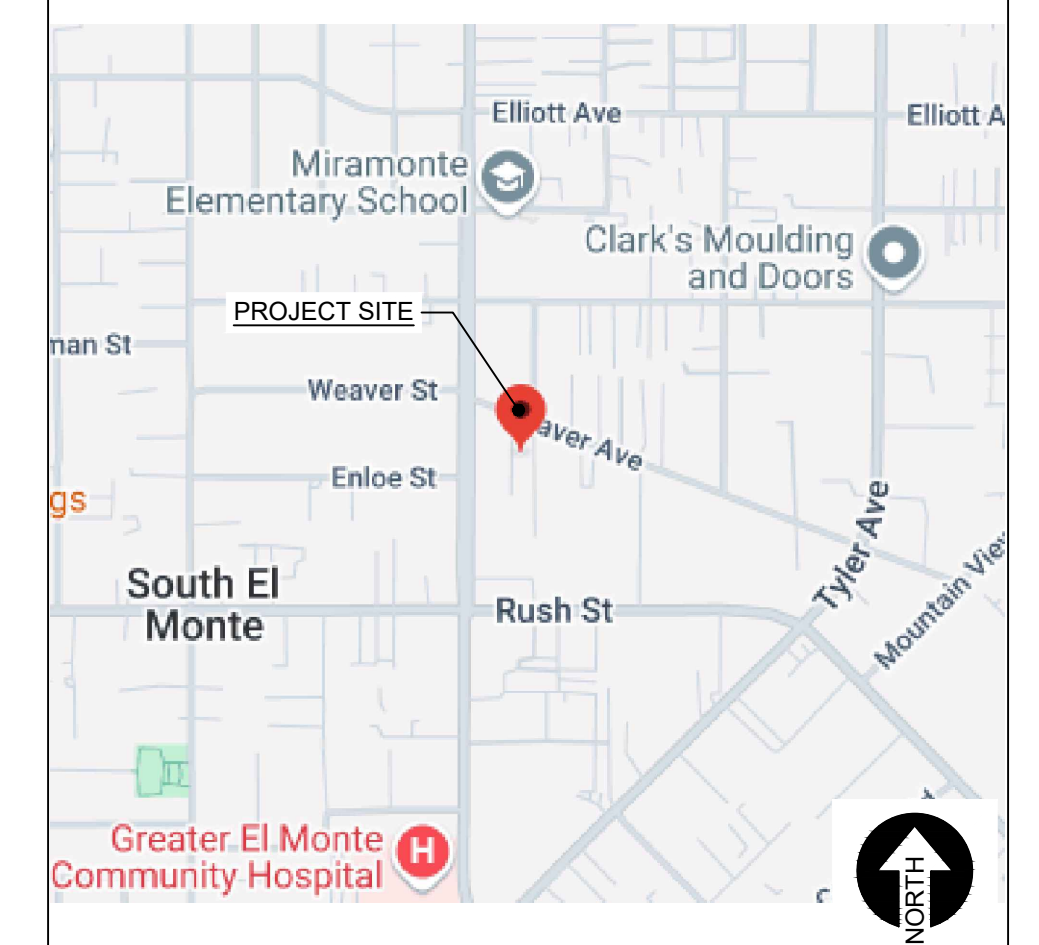
- ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:
- 2022 CALIFORNIA BUILDING CODE (CBC)
 - 2022 CALIFORNIA FIRE CODE (FC)
 - 2022 CALIFORNIA MECHANICAL CODE (CMC)
 - 2022 CALIFORNIA PLUMBING CODE (CPC)
 - 2022 CALIFORNIA ELECTRICAL CODE (CEC)
 - 2022 CALIFORNIA GREEN CODE (CGC)
 - AND ALL APPLICABLE CODES, LOCAL, CURRENT OSHA LAWS, T-24 ENERGY CONSERVATION, LISTS OF STANDARDS, DISABLED ACCESS REGULATIONS.

SHEET INDEX

ARCHITECTURAL

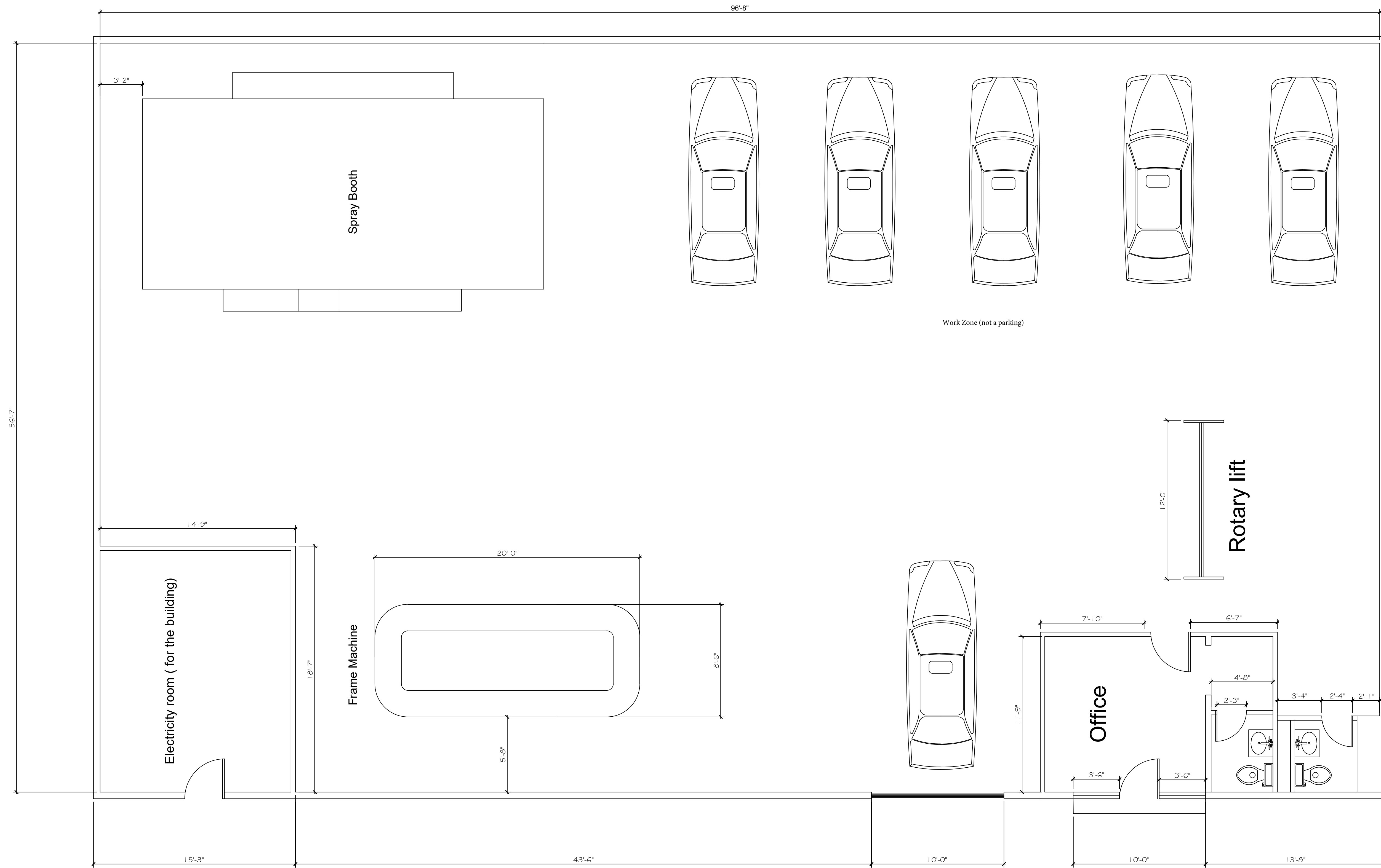
- T-1 EXISTING SITE PLAN
- T-2 EXISTING FLOOR PLAN
- T-2.1 ROTARY LIFT MODEL NUMBER
- T-2.2 FRAME MACHINE INFORMATION
- GN-1 CALIFORNIA BUILDING CODE
- GN-2 CALIFORNIA BUILDING CODE

VICINITY MAP



EXISTING SITE PLAN
 SCALE: 1/16" = 1'-0"

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"



Sarina Truong

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sarina1@mangodesigner.com

www.mangodesigner.com

9087 Las Tunas Dr, Temple City, CA



Project Name & Address :

Business Lisence

10628 WEAVER AVE UNIT D
 SOUTH EL MONTE CA 91733

Owner :

- | -

Revisions	Date
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Issue Date	By
1st	
2nd	
3rd	

Sheet Content :

EXISTING
 FLOOR PLAN

AHJ Stamp Approval :

Date 2/15/2025

Drawn By Sarina Truong

Sheet Number :

T-2

Sheet : X Of : X



Sarina Truong

626 598 9988
sarina1@mangodesigner.com
www.mangodesigner.com
9087 Las Tunas Dr, Temple City, CA



Project Name & Address :

For Business License

10628 WEAVER AVE UNIT D
SOUTH EL MONTE CA 91733

Owner :

- | -

Revisions	Date
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Issue Date	By
1st	
2nd	
3rd	

Sheet Content :

ROTARY LIFT
MODEL NUMBER

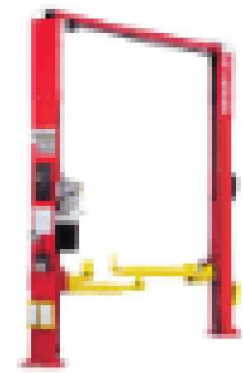
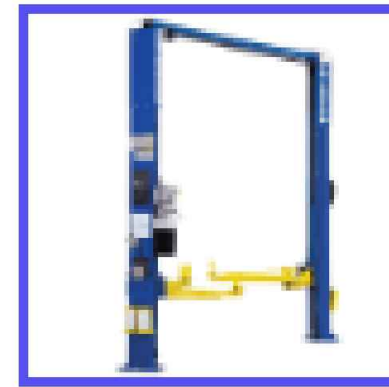
AHI Stamp Approval :

Date	2/15/2025
Drawn By	Sarina Truong

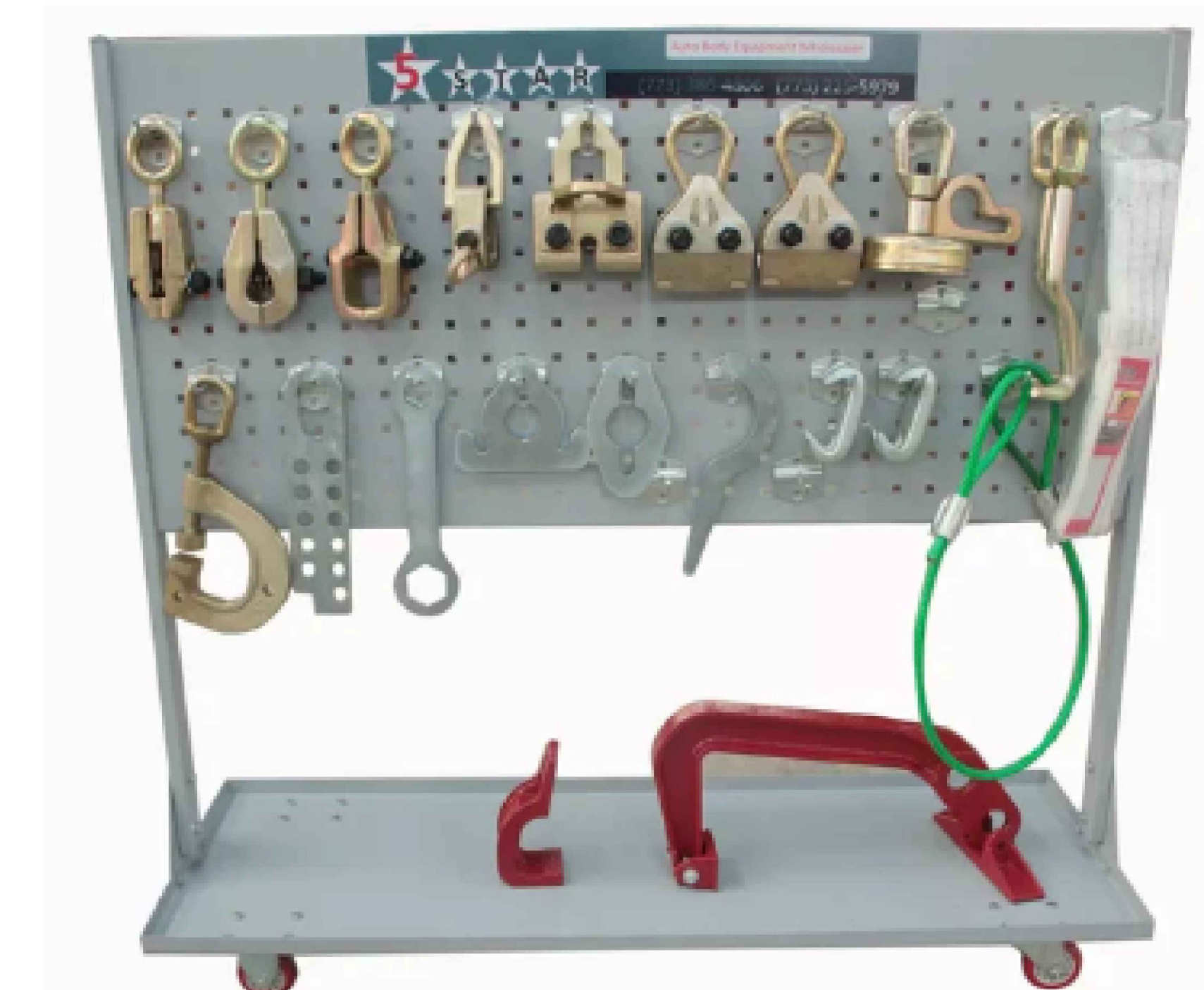
Sheet Number :

T-2.1

Sheet : X Of : X



Rotary Lift- Model number - SP050N500



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



Sarina Truong

626 598 9988
 sarina1@mangodesigner.com
 www.mangodesigner.com
 9077 Las Tunas Dr, Temple City, CA



Project Name & Address :

For Business License

10628 WEAVER AVE UNIT D
 SOUTH EL MONTE CA 91733

Owner :

-|-

Revisions	Date
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△	
△	
△	
△	
△	

Issue Date	By
1st	
2nd	
3rd	

Sheet Content :

FRAME MACHINE
 INFORMATION

AHJ Stamp Approval :

Date 2/15/2025

Drawn By Sarina Truong

Sheet Number :

T-2.1

Sheet : X Of : X



South Coast Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178

PERMIT TO OPERATE

Page 1
Permit No.
G79194
A/N 657726

This initial permit must be renewed ANNUALLY unless the equipment is moved, or changes ownership.
If the billing for the annual renewal fee (Rule 301(d)) is not received by the expiration date, contact the District.

**Legal Owner
or Operator:**

HIGHWAY COLLISION INC
10628 WEAVER AVE, UNIT D
SOUTH EL MONTE, CA 91733

ID 206238

Equipment Location: 10628 WEAVER AVE, UNIT D, SOUTH EL MONTE, CA 91733

Equipment Description :

Spray Booth, RGI Spraybooths.net, Model No. Delta 250, Fully-Enclosed Side-Downdraft Type, 16'-4" W. x 27'-4" L. x 11'-6" H., with Twelve 20" x 36" Fiberglass Filters, and Two 2-H.P. Exhaust Fans.

Conditions :

1. Operation of this equipment shall be conducted in accordance with all data and specifications submitted with the application under which this permit is issued unless otherwise noted below.
2. This equipment shall be properly maintained and kept in good operating condition at all times.
3. The exhaust stack shall be oriented and maintained to ensure emissions from this equipment are discharged vertically to the outside atmosphere without obstruction. If the stack is equipped with a weather cap, it shall exclusively utilize a butterfly damper or equivalent as determined by the South Coast AQMD.
4. This spray booth shall not be operated unless all exhaust air passes through filter media at least 2 inches thick.
5. A gauge shall be installed and maintained to indicate, in inches of water, the static pressure differential across the exhaust filters. In operation, the pressure differential shall not exceed 0.25 inches of water. At least once a week, the operator shall observe and record the pressure drop across the filters while the equipment is in operation.
6. This equipment shall be operated in compliance with Rules 1151 and 1171.
7. Automotive Coatings formulated to comply with Phase I and Phase II VOC limits shall not contain more than 0.01 weight percent of either para-Chlorobenzotrifluoride (pCBtF) or tertButyl Acetate (t-Bac).
8. The total quantity of Volatile Organic Compound (VOC)-containing materials used in this equipment and associated operations shall not exceed 2 gallons in any one day. Associated operations include, but are not limited to, surface preparation, equipment clean-up, and the application of any other materials to parts that are previously or subsequently processed in the permitted equipment.
9. Materials used in this equipment shall not contain any carcinogenic air contaminants identified in Rule 1401, Table 1, with an effective date of September 1, 2017, or earlier.



South Coast Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178

PERMIT TO OPERATE

Page 2
Permit No.
G79194
A/N 657726

10. SDS for all materials used at this facility and subject to South Coast AQMD rules shall be kept current and made available to South Coast AQMD personnel upon request.
11. The operator shall comply with Rule 109 (Recordkeeping for Volatile Organic Compound Emissions).
12. Pursuant to the recordkeeping requirements of Rule 109, the operator shall keep adequate records for this equipment and this facility to verify the daily material usage in gallons. In addition, monthly and yearly records shall be kept to verify compliance with Condition No. 9. These records shall be prepared in a format that is acceptable to the South Coast AQMD, shall be retained at the facility for at least 24 months, and shall be made available to South Coast AQMD personnel upon request.
13. All records required by this permit shall be retained at the facility for 24 months and shall be made available to any South Coast AQMD representative upon request.

ORIGINAL



South Coast Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178

PERMIT TO OPERATE

Page 3
Permit No.
G79194
A/N 657726

NOTICE

In accordance with Rule 206, this Permit to Operate or copy shall be posted on or within 8 meters of the equipment.

This permit does not authorize the emission of air contaminants in excess of those allowed by Division 26 of the Health and Safety Code of the State of California or the applicable Rules and Regulations of the South Coast Air Quality Management District (SCAQMD). This permit cannot be considered as permission to violate existing laws, ordinances, regulations or statutes of other government agencies.

Executive Officer

BY JASON ASPELL/AC05
3/19/2025

ORIGINAL



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

DATE: August 26, 2025

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Gerardo Marquez, Interim Director of Community Development

SUBMITTED BY: Gerardo Marquez, Interim Director of Community Development

SUBJECT: ADOPTION OF RESOLUTION NO. 25-07 APPROVING TENTATIVE PARCEL MAP NO. 25-01 (TENTATIVE PARCEL MAP NO. 84727) TO ALLOW FOR THE SUBDIVISION OF A SINGLE 22,048 SQUARE FOOT LOT INTO TWO SEPARATE 11,024 SQUARE FOOT LOTS LOCATED AT 11456 BROADMEAD AVE

PUBLIC NOTICE: Notice of Public Hearing was posted on August 14, 2025.

ENVIRONMENTAL DETERMINATION: Categorical Exemption, Section 15315 Class 15 – Minor Land Divisions

PROJECT LOCATION:

Address: 11456 Broadmead St
 Project Applicant: Alex Sun
 Property Owner: We Kang Lei
 Zone: R-1 (Single-Family Residential)
 Lot Size: 22,048 square feet (0.50 acres)

SURROUNDING ZONING AND LAND USE:

	Zone	General Plan	Land Use
North	“R-1 (Single-Family Residential)”	Low-Density Residential	Residential
South	“R-1 (Single-Family Residential)”	Low-Density Residential	Residential
East	“R-1 (Single-Family Residential)”	Low-Density Residential	Residential
West	“R-1 (Single-Family Residential)”	Low-Density Residential	Residential

BACKGROUND: The subject site is located on the southeast intersection of Broadmead St and Farndon St. The project site is 22,048 square feet and currently consists of a 2,098 square foot single-family dwelling. On April 9, 2025, the applicant, Alex Sun, applied for a Subdivision application to divide the subject site into two 11,024 sq. ft. lots, and to construct four (4) single-family dwellings and two (2) ADU's at 11456 Broadmead St. Each of the newly created lots would be developed with two (2) primary dwelling units and a single ADU.

RECOMMENDATION: Staff recommends the Planning Commission adopt Resolution 25-07 to approve Tentative Parcel Map No. 25-01 at 11456 Broadmead St.

ANALYSIS:

General Plan & Zoning Consistency

The General Plan designation for the subject site is “Low-Density Residential” and the proposed lot split is consistent with the goals and objectives of the Land Use designation. Per 17.05.020 of the South El Monte Municipal Code (SEMMC), One additional single family dwelling (provided the lot contains a minimum of 10,000 sq ft of lot area and provided that all setbacks, lot coverage limitations and parking requirements can be met). Additionally, the applicant is requesting a single detached ADU on each of the lots. All of the corresponding minimum development standards pursuant to the SEMMC will be met.

Development Standard	Required	Proposed Lot 1	Proposed Lot 2
Minimum Lot Area	5,000 square feet	11,024 square feet	11,024 square feet
Minimum Lot Width	50 feet	55 feet and 1 inch	55 feet and 1 inch
Minimum Lot Depth	None	200 feet	200 feet
Lot Coverage	52%	37.2%	37.2%

Circulation and Parking

The subject site is situated at the southeast corner of Broadmead St and Farndon St. Each proposed lot shall have a singular point of vehicular access from Broadmead St and all egress and ingress access shall take place on Broadmead St. Chapter 17.16, Off-Street Parking and Loading, of the Zoning Code requires two standards parking spaces within a garage. Additionally, per state ADU laws, given the proximity to bus stop within a half mile of the project site no parking is required for the proposed ADUs'. The applicant has proposed a single car garage for each of the ADU's which will exceed the minimum required parking. Below is a breakdown of the parking requirements for this project, and includes all current uses at the site:

Proposed Use	Required	Proposed
Two Single-Family Dwellings (Lot 1)	4	4
Two Single-Family Dwellings (Lot 2)	4	4
One ADU (Lot 1)	0	1
One ADU (Lot 2)	0	1

Total Parking	8	10
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Tentative Parcel Map

Tentative Parcel Map No. 84727 will allow for the subdivision of one parcel into two lots. The applicant will then proceed with the development of four (4) single-family dwellings and two (2) ADU's. The proposed subdivision of the Property is consistent with the General Plan and Zoning Ordinance.

Per SEMMC Section 16.16.025, the Planning Commission shall not approve a tentative map where:

1. *The proposed subdivision, including design and improvements, is not consistent with the general plan or any applicable specific or precise plan.* With the adoption and approval of Resolution No. 25-07 by the Planning Commission, the subdivision will be consistent with the General Plan.
2. *The site is not physically suitable for the type or proposed density of development.* The grade of the land is flat and suitable for residential development and can support higher density.
3. *The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or injure fish or wildlife or their habitat.* The subject site is currently improved with a single family residential development. There are no existing wildlife or other habitats at this site.
4. *The design of the subdivision or type of improvements is likely to cause serious public health problems.* The subject site is currently improved with a single family residential development and future improvements will provide similar residential developments. The proposed subdivision will be consistent with other adjacent sites within the vicinity.
5. *The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision. The city may approve the subdivision if the city finds that the subdivider will provide alternate easements for access or use that are substantially equivalent to the easements previously acquired by the public. This subsection shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction.* There are no conflicts of easements.
6. *The discharge of sewage from the proposed subdivision into the community sewer system would result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.* The subject site currently serves a residential development and has sewer services. The site can be adequately serviced.
7. *A preliminary soils report or geological hazard report indicates adverse soil or geological conditions and the subdivider has failed to provide sufficient information to the satisfaction of the city engineer that the subdivider can correct such conditions.* All preliminary reports were submitted to the satisfaction of the City and will be confirmed by the City Engineer.
8. *The proposed subdivision is not consistent with all applicable provisions of the municipal code and the Subdivision Map Act.* Staff has determined that the Project meets all the provisions of the Subdivision Map Act as well as the SEMMC as detailed in the attached Staff Report.

As proposed, the requested Tentative Parcel Map meets all of the development standards of the State Subdivision Map Act and Title 16 of the Municipal Code for the City of South El Monte. The proposed subdivision is consistent with the General Plan and meets development standards for residential development.

ENVIRONMENTAL ANALYSIS/DETERMINATION

Upon submittal of the project, staff reviewed the proposed project in accordance with the California Environmental Quality Act (CEQA) guidelines has been determined that the project is Categorical Exempt under Section 15315, Class 15, consists of the division of property in urbanized areas zoned for residential into four or fewer parcels when the division is in conformance with the General Plan and zoning.

CONCLUSION: The proposed project is compatible with existing uses Broadmead St 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 of the California Subdivision Map Act and all of the development standards as set forth in SEMMC Chapter 17.05, which sets development standards for the Residential "R-1" zone. Additionally, this project adheres to the findings in Section 16.16.025 of the South El Monte Municipal Code. Approval of the Tentative Parcel Map, 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 25-07 to approve TPM No. 25-01 at 11456 Broadmead St.

ATTACHMENT(S):

- A. Draft Resolution No. 25-07
- B. Vicinity Map/Aerials
- C. Map and Project Plans

PLANNING COMMISSION

RESOLUTION NO. 25-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE APPROVING TENTATIVE PARCEL MAP NO. 25-01 (TENTATIVE PARCEL MAP NO. 84727) TO ALLOW FOR THE SUBDIVISION OF A SINGLE 22,048 SQUARE FOOT LOT INTO TWO SEPARATE 11,024 SQUARE FOOT LOTS LOCATED AT 11456 BROADMEAD AVE

WHEREAS, Alex Sun (“Applicant”) filed an application for a Conditional Use Permit (“CUP”) to allow for the subdivision of a single 22,048 square foot lot into two separate 11,024 square foot lots located at 11456 Broadmead Ave (“Project”); and

WHEREAS, pursuant to South El Monte Municipal Code (“SEMMC”) Section 16.04.015, the Project requires Planning Commission review and approval because the Project consists of a tentative parcel map application; and

WHEREAS, a public hearing was held before the Planning Commission on August 26, 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.

NOW, THEREFORE, 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 15315 Class 15 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 consists of the division of property in urbanized areas zoned for residential into four or fewer parcels when the division is in conformance with the General Plan and zoning.

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

- A. With regard to the application for a Tentative Parcel Map, SEMMC Section 16.03.060 requires that the Planning Commission find that the proposed subdivision 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. All of the development standards for the creation of a R-1 Single-Family Residential zoned lot have been satisfied.
- C. The General Plan Land Use designation for the subject site is “Low-Density Residential” The Zoning Code designation is “R-1” (Single-Family Residential).

- D. The proposed Project adheres to the findings in Section 16.16.025 of the South El Monte Municipal Code.
- E. The subdivision and creation of the new lots shall 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 August 26, 2025, which is hereby incorporated into this Resolution 25-07 by reference, the Planning Commission hereby makes the following findings concerning TPM 25-01:

Per SEMMC Section 16.16.025, the Planning Commission shall not approve a tentative map where:

1. *The proposed subdivision, including design and improvements, is not consistent with the general plan or any applicable specific or precise plan. With the adoption and approval of Resolution No. 25-07 by the Planning Commission, the subdivision will be consistent with the General Plan.*
2. *The site is not physically suitable for the type or proposed density of development. The grade of the land is flat and suitable for residential development and can support higher density.*
3. *The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or injure fish or wildlife or their habitat. The subject site is currently improved with a single family residential development. There are no existing wildlife or other habitats at this site.*
4. *The design of the subdivision or type of improvements is likely to cause serious public health problems. The subject site is currently improved with a single family residential development and future improvements will provide similar residential developments. The proposed subdivision will be consistent with other adjacent sites within the vicinity.*
5. *The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision. The city may approve the subdivision if the city finds that the subdivider will provide alternate easements for access or use that are substantially equivalent to the easements previously acquired by the public. This subsection shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction. There are no conflicts of easements.*
6. *The discharge of sewage from the proposed subdivision into the community sewer system would result in violation of existing requirements prescribed by the California Regional*

Water Quality Control Board. The subject site currently serves a residential development and has sewer services. The site can be adequately serviced.

7. *A preliminary soils report or geological hazard report indicates adverse soil or geological conditions and the subdivider has failed to provide sufficient information to the satisfaction of the city engineer that the subdivider can correct such conditions.* All preliminary reports were submitted to the satisfaction of the City and will be confirmed by the City Engineer.
8. *The proposed subdivision is not consistent with all applicable provisions of the municipal code and the Subdivision Map Act.* Staff has determined that the Project meets all the provisions of the Subdivision Map Act as well as the SEMMC as detailed in the attached Staff Report.

SECTION 5: Based on the foregoing, the Planning Commission hereby approves TPM No. 25-01, 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. 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.

6. The proposed project shall be developed in accordance with the plans submitted.
7. The applicant shall be responsible for maintaining the subject site litter free at all times.
8. Graffiti shall be removed from the premises within twenty-four (24) hours of discovery.
9. 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.
10. 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.
11. The site shall be watered down periodically to reduce fugitive dust created during construction.
12. The applicant shall surround the subject site with a security fence during construction subject to approval by the Community Development Director (i.e., chain link with a lockable gate).
13. Provide numerical addresses in a font size on the corner of the building that can be easily viewed and read from the street.
14. 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.
15. Before issuance of a building permit, the parcel map shall be finalized and recorded with the Los Angeles County Recorder's Office.
16. 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.
17. 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).
18. 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.

19. All utilities shall be located underground.
20. All rooftop equipment shall be screened from public view.

Building Conditions:

21. 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.
22. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior permit issuance.
23. School Developmental Fees shall be paid to School District prior to the issuance of the building permit.
24. The building shall be addressed as 11448 and 11456 Broadmead St., and an application to assign unit numbers shall be filed with the City prior to plan check submittal.
25. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
26. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
27. 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.
28. 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.
29. 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.

30. 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. The form can be found at the following link <https://www.dropbox.com/scl/fi/xliqonam5j4jro5oklnw4/MS4-Permit-LID-Determination-Form.pdf?rlkey=zr7tu632u2staheexj6vqv xv g&dl=0>
31. Prior submitting grading plans to Engineering Department, LID review shall be completed and approved.
32. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.
33. 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.**
34. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.
35. Separate application and plan review is required for Electrical plans.
36. Separate application and plan review is required for Mechanical plans.
37. Separate application and plan review is required for Plumbing plans.
38. Project shall comply with the CalGreen Residential mandatory requirements.
39. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.
40. A demolition permit is required for any existing buildings which are to be demolished.
41. Fire-resistance rating requirements for exterior walls and Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 5 feet for dwellings and accessory buildings shall comply with Table R302.1(1) or with Table R302.1(2) as applicable.
42. 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.
43. Separate permit is required for Fire Sprinklers.
44. Building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official.

Engineering Conditions:

45. 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.
46. 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.
47. 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 another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.
48. 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.
49. 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.
50. Install new driveway approach in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee.
51. No portion of the driveway and/or parkway drain shall encroach to the frontage of the adjacent property.
52. Close existing driveway apron, and install necessary improvements (parkway, landscape, sidewalk, curb and gutter, any others as applicable) to match required adjacent sections, and as directed by the City Engineer or his/her designee.
53. Install new five-foot concrete sidewalk behind landscaped parkway along the length of the property frontage in accordance with SPPWC standard plan 113-2, and as directed by the City Engineer or his/her designee.

54. Remove and replace broken and off grade curb and gutter in accordance with SPPWC Standard Plan 120-2, and as directed by the City Engineer or his/her designee.
55. The approved building address(es) shall be painted on the curb to the City's standards as required by the Public Works Inspector prior to final inspection.
56. Relocate the water meter from the sidewalk as directed by the City Engineer or his/her designee.
57. Rehabilitate existing AC street pavement along the length of the property frontage and side to the centerline of the street on Santa Anita Ave and as directed by the City Engineer or his/her designee. Grind existing pavement and overlay new AC (from depth of 2" or 4" to be determined at the time of improvements). 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 (to centerline or full width depending on furthest excavation).
58. Underground all utility services adjacent to and to the property.
59. A final parcel map prepared by or under the direction of a registered civil engineer or licensed land surveyor shall be submitted to and approved by the City prior to being filed with the Los Angeles County Recorder.
60. A soils report is required.
61. A preliminary parcel map guarantee shall be provided which indicates all trust deeds (to include the name of the trustee), all easement holders, all fee interest holders, and all interest holders whose interest could result in a fee. The account for this title report shall remain open until the final parcel map is filed with the Los Angeles County Recorder.
62. Easements shall not be granted or recorded within any area proposed to be dedicated, offered for dedication, or granted for use as a public street, alley, highway, right of access, building restriction, or other easements until after the final parcel map is approved by the City and filed with the Los Angeles County Recorder; unless such easement is subordinated to the proposed dedication or grant. If easements are granted after the date of tentative approval, a subordination shall be executed by the easement holder prior to the filing of the final parcel map.
63. Monumentation of parcel map boundaries, street centerlines, and lot boundaries is required if the map is based on a field survey.
64. All conditions from City Departments and Divisions shall be incorporated into the parcel map prior to submitting the parcel map for review.

- 65. In accordance with California Government Code Sections 66442 and/or 66450, documentation shall be provided indicating the mathematical accuracy and survey analysis of the parcel map and the correctness of all certificates. Proof of ownership and proof of original signatures shall also be provided.
- 66. Proof of Tax clearance shall be provided at the time of parcel map review submittal.
- 67. A reciprocal easement for ingress and egress, sanitary sewer, utility, drainage, water shall be provided for each property that does not front on or have direct access to the public way. Services to each property shall be underground and shall be located in a trench within this easement.
- 68. Existing structures shall be demolished prior to the approval of the map.

SECTION 5: Any interested party may appeal this decision to the City Council pursuant to Section 17.03 of the South El Monte Municipal Code.

[SIGNATURES ON FOLLOWING PAGE]

PASSED, APPROVED AND ADOPTED this 26th day of August 2025.

Chairman

ATTEST:

Secretary

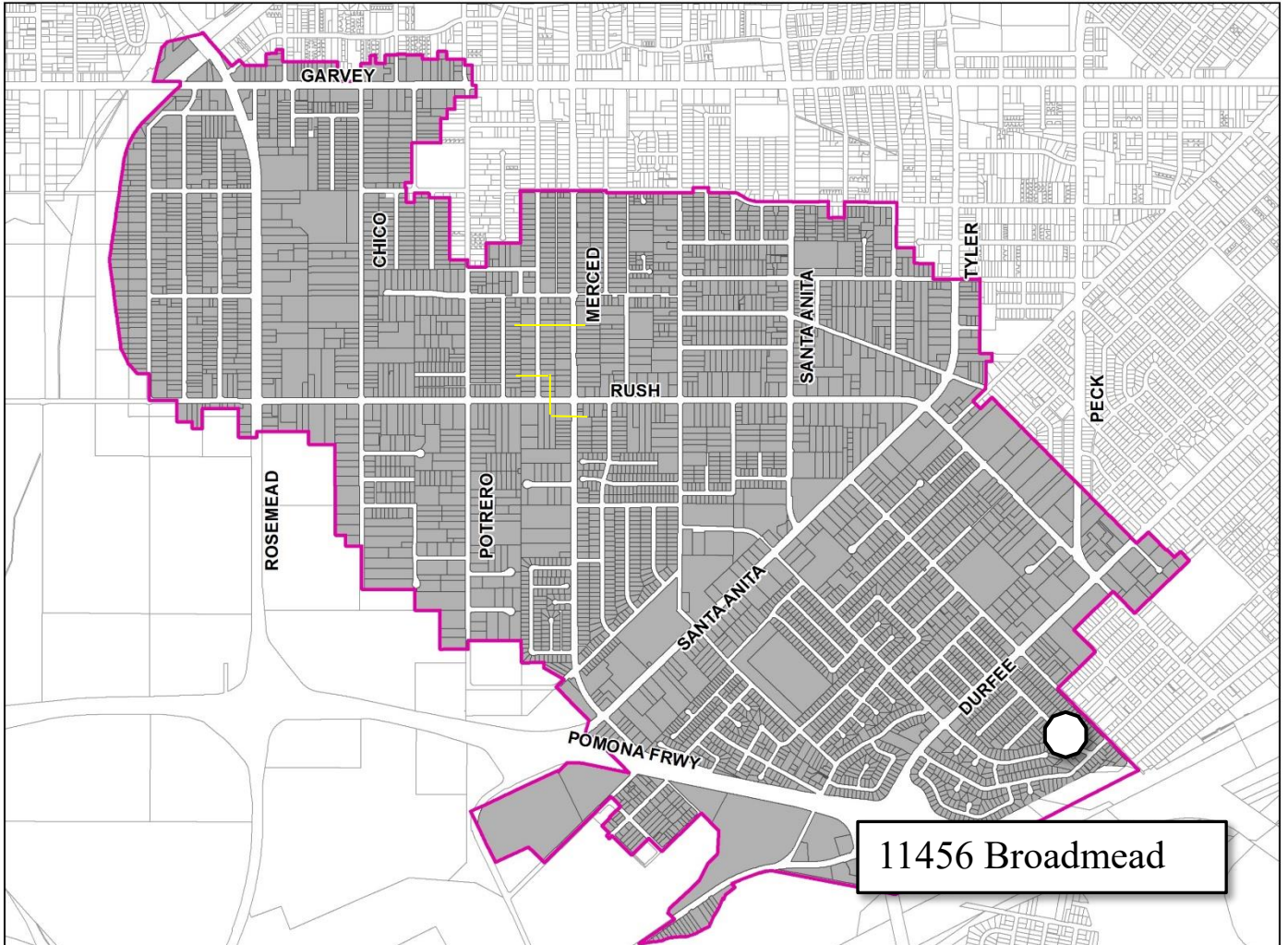
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH EL MONTE)

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. 25-07 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 26th day of August 2025.

AYES:
NOES:
ABSENT:
ABSTAIN:

Secretary

Attachment B



OWNER/SUBDIVIDER:
 BRUCE LEI
 2654 SAN GABRIEL BLVD.
 ROSEMEAD, CA 91770
 TEL. NO.: (626) 320-2138
 EMAIL: BRUCELEI@GMAIL.COM

BENCHMARK:
 COUNTY B.M. NO. SY6266

RDBM TAG IN CB MICHAEL HUNT DR
 3.3FT E/O BCR @ NE COR PECK
 RD-DURFEE AVE

ELEVATION: 242.170' (NAVD 1988)

BASIS OF BEARING:
 CENTERLINE OF BROADMEAD ST. N44°21'40"W
 PER TRACT NO. 24578, M.B. 659/41-43.

UTILITY SERVICES:
 WATER: SAN GABRIEL VALLEY WATER COMPANY
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 SEWER: COUNTY OF LOS ANGELES
 ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
 SCHOOL: MOUNTAIN VIEW ELEMENTARY
 FIRE: LA COUNTY FIRE DEPARTMENT
 SHERIFF: TEMPLE SHERIFF DEPARTMENT

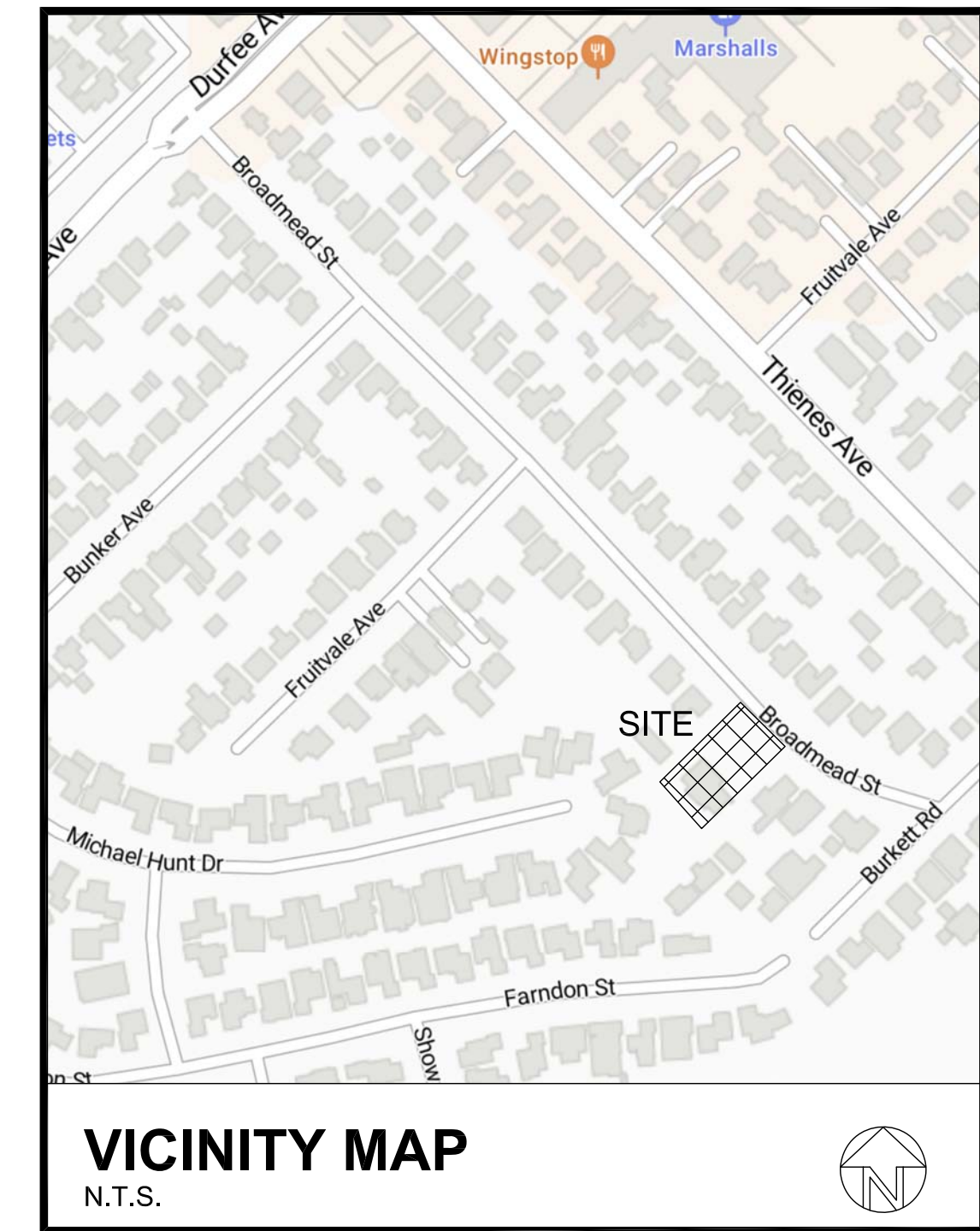
NOTES:
 ZONING: R-1
 A.P.N.: 8113-007-022
 NUMBER OF EX. LOTS: 1 LOT
 NUMBER OF PROP LOTS: 2 LOTS
 TOTAL LOT SIZE: 22,048 S.F. = 0.506 ACRES
 PARCEL 1: 11,024 S.F. = 0.253 ACRES
 PARCEL 2: 11,024 S.F. = 0.253 ACRES

TENTATIVE PARCEL MAP NO. 84727

A PORTION OF LOT 4 OF TRACT NO. 2377, IN THE CITY OF SOUTH EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE 107 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH A PORTION OF LOT 121 OF TRACT NO. 11904, IN THE CITY OF SOUTH EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 221 PAGES 14 AND 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

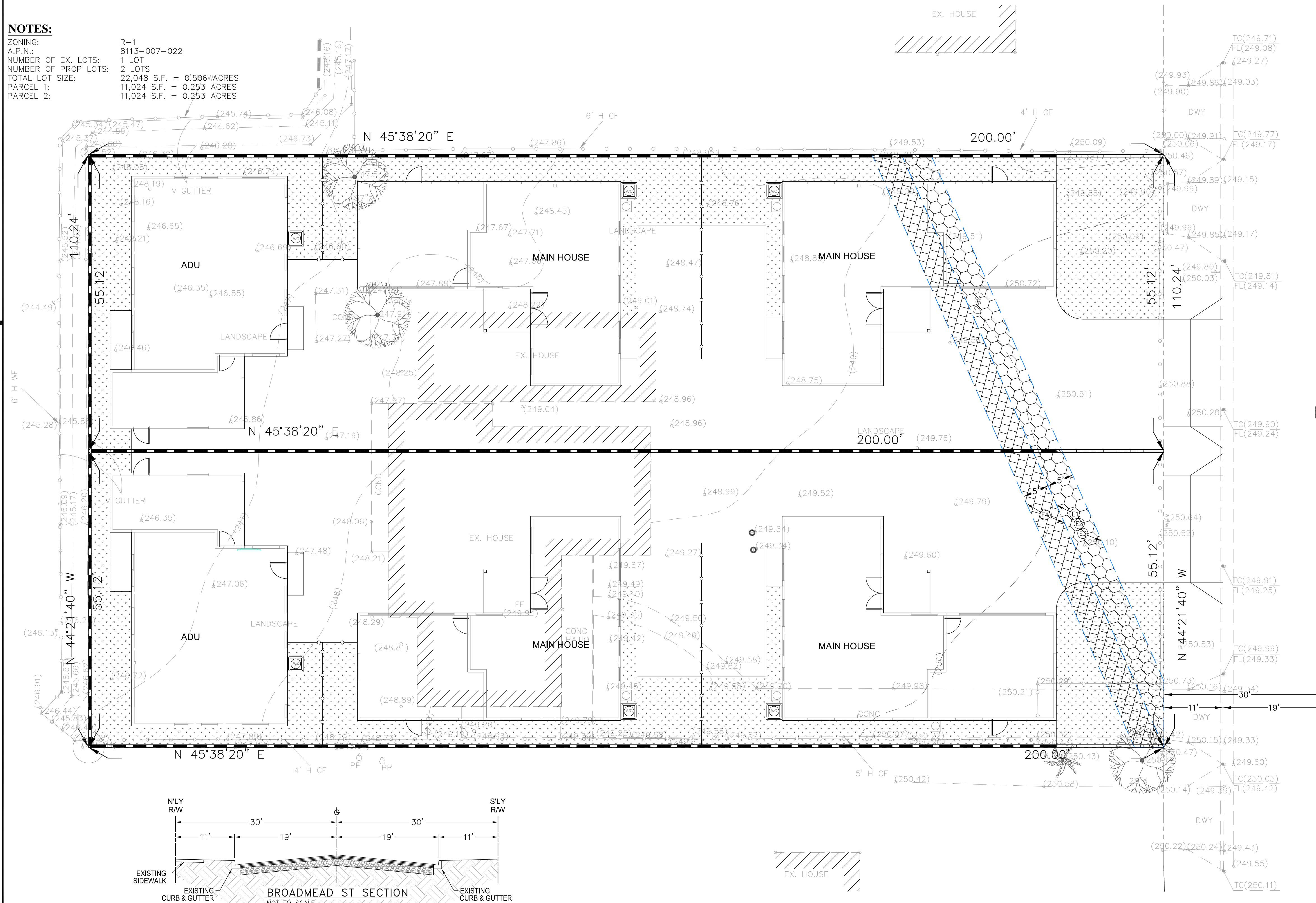
APN: 8113-007-022
FOR SUBDIVISION PURPOSES



CALLAND ENGINEERING & ASSOCIATES, INC.
 574 E. LAMBERT ROAD, BREA, CA 92821
 TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

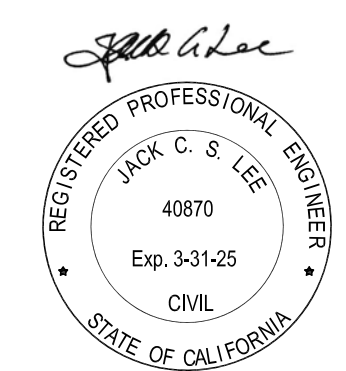
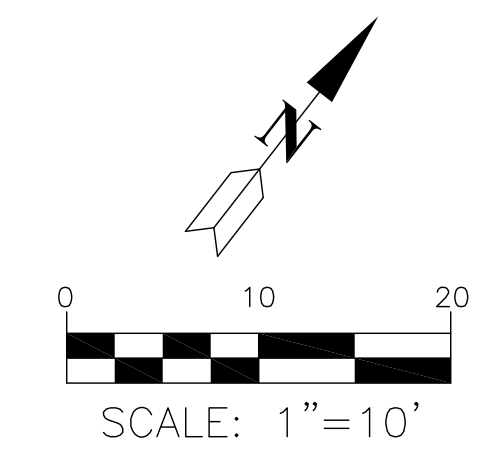
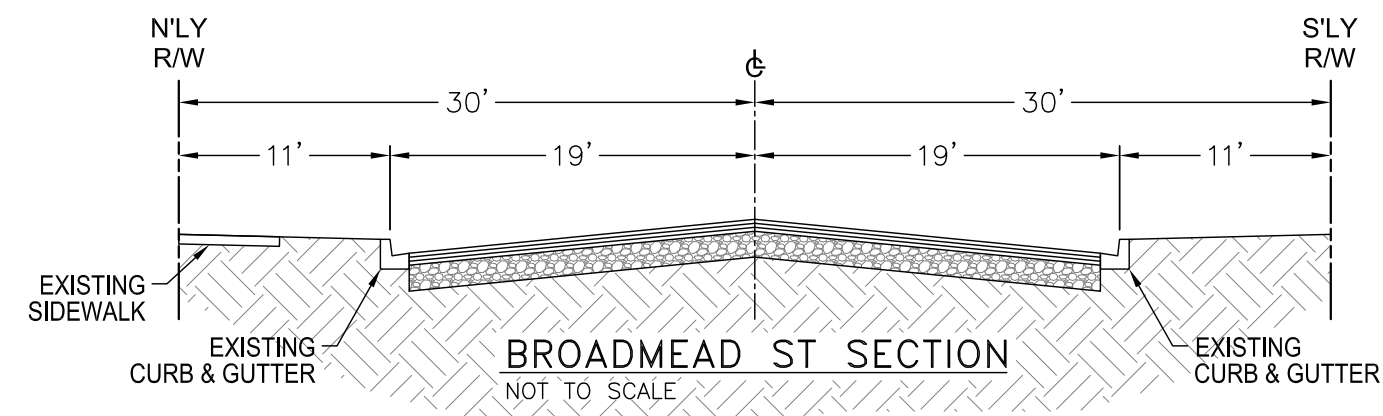
REVISIONS



BROADMEAD STREET

- LEGEND:**
- (527.63).....EXISTING ELEVATION
 - 520.00.....PROPOSED ELEVATION
 - (530).....EXISTING CONTOUR
 -EX. DRAINAGE PATTERN
 -PROPOSED STRUCTURE
 -PROPOSED WALL
 - SW.....SIDE WALK
 -LIGHT
 -CENTER LINE
 -PROPERTY LINE
 - ④.....CONSTRUCTION NOTES
- ABBREVIATIONS:**
- TC.....TOP OF CURB
 - FL.....FLOW LINE
 - FG.....FINISH GRADE
 - FS.....FINISH SURFACE
 - FF.....FLOOR FINISH
 - HP.....HIGH POINT
 - PP.....POWER POLE
 - DW.....DRAINWAY
 - WM.....WATER METER
 - INV.....INVERT ELEVATION
 - TG.....TOP OF GRATE
 - DS.....DOWNSPOUT

- EASEMENT NOTES:**
- E1 EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR POLES PURPOSES PER BOOK 17090, PAGE 326, OF OFFICIAL RECORDS.
 - E2 EASEMENT TO SOUTHERN CALIFORNIA TELEPHONE COMPANY FOR POLES PURPOSES PER BOOK 17279, PAGE 49, OF OFFICIAL RECORDS.
 - E3 EASEMENT TO SECURITY FIRST NATIONAL BANK OF LOS ANGELES FOR POLES PURPOSES PER BOOK 17788, PAGE 369, RECORDED FEBRUARY 15, 1950, OF OFFICIAL RECORDS.
 - E4 EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR POLES PURPOSES PER BOOK 18079, PAGE 90, OF OFFICIAL RECORDS.



PROJECT LOCATION:
 11456 Broadmead Street,
 South El Monte, CA 91733

DRAWN: AS
 CHECKED:
 DATE: 12-19-2024
 JOB NO.: 24-007-003
 SCALE: 1"=10'
 FILE NAME:

C-1
 SHEET 1 OF 1

- A-1 PROJECT SUMMARY / SITE PLAN
- A-2 VICINITY MAP / CONTACT INFO / SHEET INDEX
- A-3 PROPOSED LOT 01 MAIN HOUSE 01 FLOOR AND ROOF PLAN
- A-4 PROPOSED LOT 01 MAIN HOUSE 01 ELEVATION
- A-5 PROPOSED LOT 01 MAIN HOUSE 02 FLOOR AND ROOF PLAN
- A-6 PROPOSED LOT 01 MAIN HOUSE 02 ELEVATION
- A-7 PROPOSED LOT 01 ADU. FLOOR AND ROOF PLAN
- A-8 PROPOSED LOT 01 ADU. ELEVATION
- A-9 PROPOSED LOT 02 MAIN HOUSE 01 FLOOR AND ROOF PLAN
- A-10 PROPOSED LOT 02 MAIN HOUSE 01 ELEVATION
- A-11 PROPOSED LOT 02 MAIN HOUSE 02 FLOOR AND ROOF PLAN
- A-12 PROPOSED LOT 02 MAIN HOUSE 02 ELEVATION
- A-13 PROPOSED LOT 02 ADU. FLOOR AND ROOF PLAN
- A-14 PROPOSED LOT 02 ADU. ELEVATION

PROPERTY OWNER:
 WE KANG LEI
 11465 BROADMEAD STREET,
 SOUTH EL MONTE, CA 91733
 626-320-2138

DESIGNER:
 ZIGAS INC.
 SAM ZHOU
 320 N HOLLOW AVE.
 WEST COVINA, CA 91790
 626-632-4293

SHEET INDEX

SCALE
 N.T.S. 1

CONTACT INFO.

SCALE
 N.T.S. 2



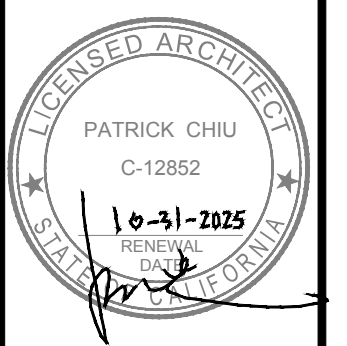
VICINITY MAP

SCALE
 N.T.S. 3

REVISIONS	BY
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ZIGAS, INC.
 COMMERCIAL & RESIDENTIAL DESIGN
 320 N. HOLLOW AVE.
 WEST COVINA, CA 91790
 (626) 632 4293



JOB NAME AND ADDRESS:
EL MONTE HOUSE (BUILD A NEW MAINHOUSE 01 & 02 AND ADU. FOR LOT 01 & 02)
 11456 BROADMEAD ST, EL MONTE, CA 91733

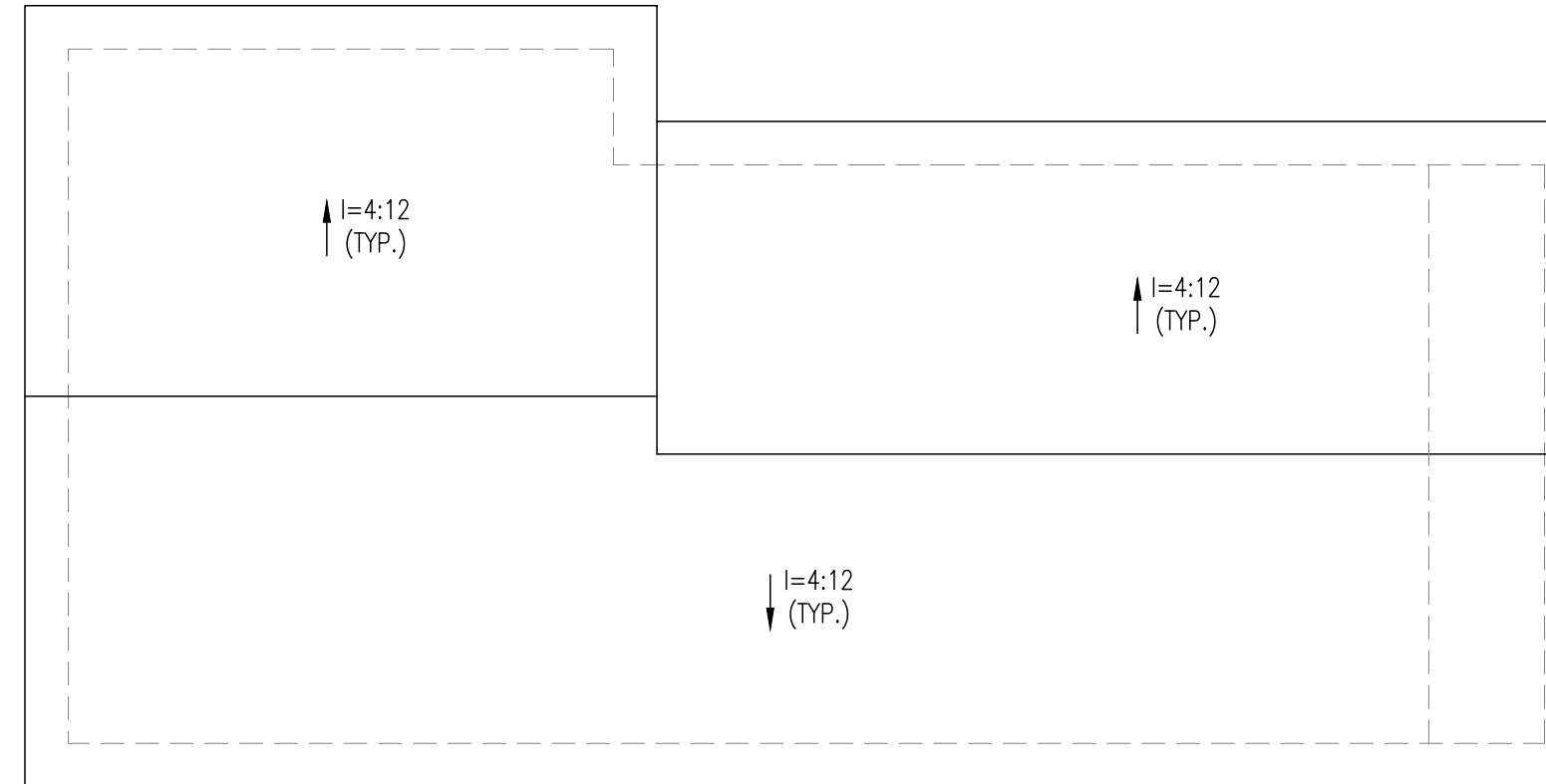
Date 02/07/2024
 Scale AS SHOWN
 Drawn SZ
 Job
 Sheet A-2
 VICINITY MAP / CONTACT INFO / SHEET INDEX /

DOOR SCHEDULE

NO.	SIZE	THK.	TYPE	MATERIAL	FINISH	REMARK
A	3'-0"x6'-8"	1-3/4"	SWINGING	WOOD	PAINT	FRONT ENTRANCE DOOR
B	6'-0"x6'-8"	1-3/4"	SWINGING	WOOD	PAINT	FRONT ENTRANCE DOOR
C	3'-0"x6'-8"	1-3/4"	SWINGING; SELF-CLOSING SELF-LATCHING	WOOD	PAINT	20-MIN. FIRE RATING GARAGE INT. DOOR
D	3'-0"x6'-8"	1-3/4"	SWINGING	WOOD	PAINT	BACK ENTRANCE DOOR
E	2'-8"x6'-8"	1-3/4"	SWINGING	WOOD	PAINT	BEDROOM DOOR
F	2'-6"x6'-8"	1-3/4"	SWINGING	WOOD	PAINT	INT. DOOR
G	4'-0"x6'-8"	1-3/4"	SLIDING	WOOD	PAINT	CLOSET
H	6'-0"x6'-8"	1-3/4"	SLIDING	ALUM W/ TEMP. GLASS	VINYL	EXT. DOOR
J	8'-0"x7'-0"	1-3/4"	ROLL-UP	ALUM W/ TEMP. GLASS	ALUMINUM	GARAGE DOOR
K	16'-0"x7'-0"	1-3/4"	ROLL-UP	ALUM W/ TEMP. GLASS	ALUMINUM	GARAGE DOOR

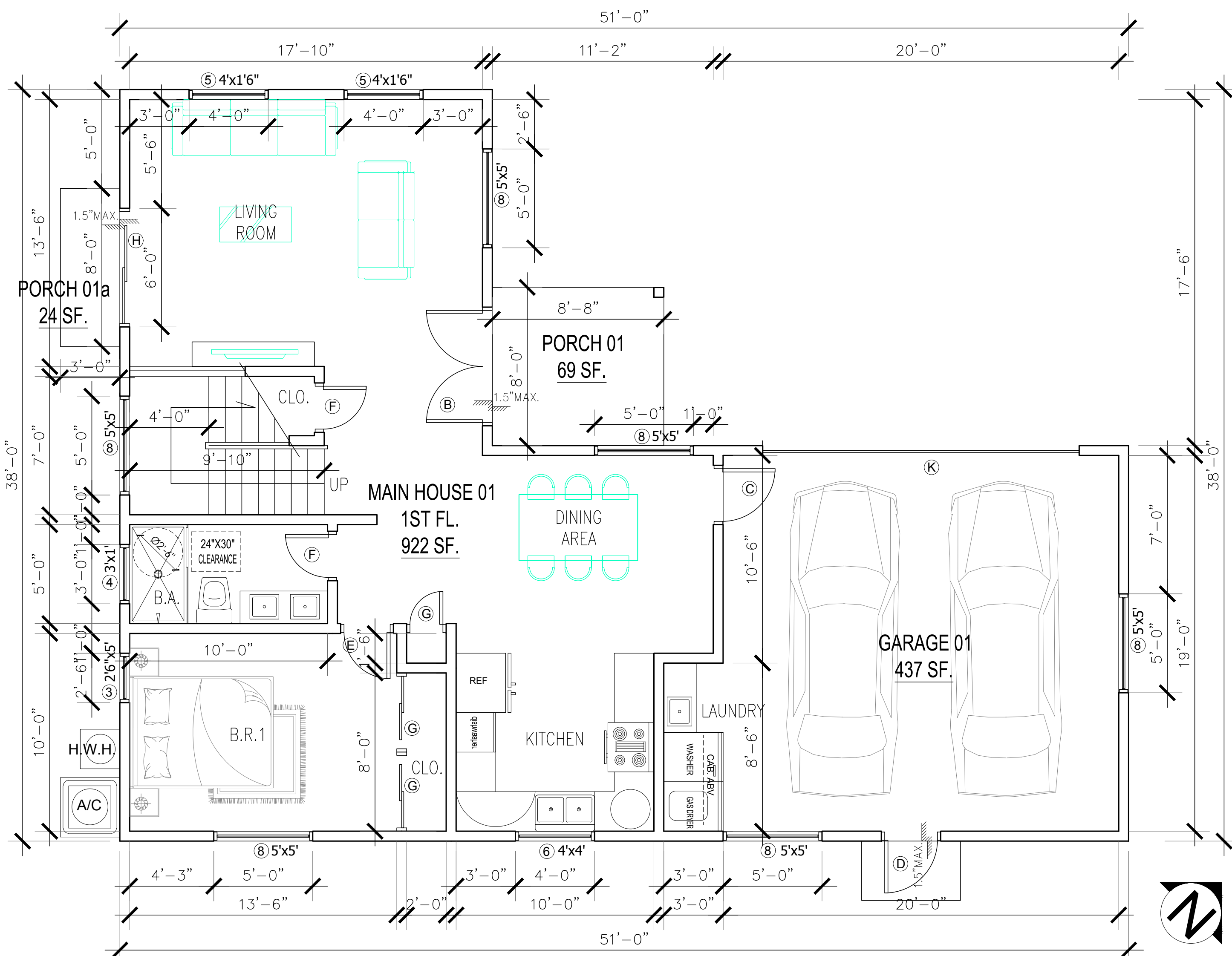
WINDOW SCHEDULE

NO.	SIZE	THK.	TYPE	MATERIAL	FINISH	REMARK
1	2'-0"x3'-0"	1-3/4"	SINGLE HUNG	VINYL	VINYL	
2	2'-6"x4'-0"	1-3/4"	SINGLE HUNG	VINYL	VINYL	
3	2'-6"x5'-0"	1-3/4"	SINGLE HUNG	VINYL	VINYL	
4	3'-0"x1'-0"	1-3/4"	SLIDING	VINYL	VINYL	
5	4'-0"x1'-6"	1-3/4"	SLIDING	VINYL	VINYL	
6	4'-0"x4'-0"	1-3/4"	SLIDING	VINYL	VINYL	
7	5'-0"x4'-0"	1-3/4"	SLIDING	VINYL	VINYL	
8	5'-0"x5'-0"	1-3/4"	SLIDING	VINYL	VINYL	



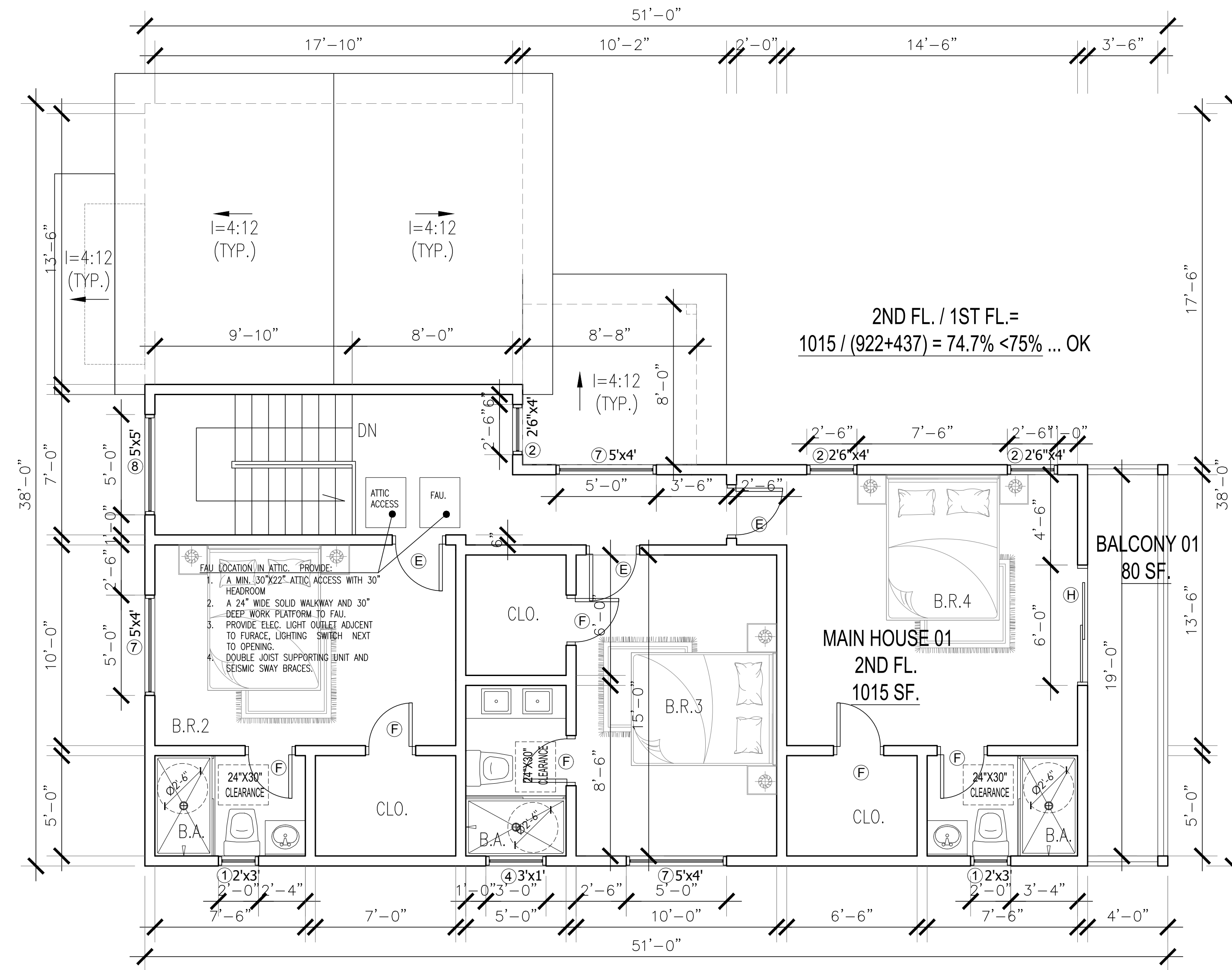
PROPOSED LOT 01 MAIN HOUSE 01 ROOF PLAN

SCALE 1/4"=1'-0" 3



PROPOSED LOT 01 MAIN HOUSE 01 1ST FLOOR PLAN

SCALE 1/4"=1'-0" 1



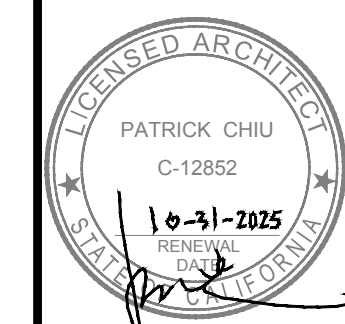
PROPOSED LOT 01 MAIN HOUSE 01 2ND FLOOR PLAN

SCALE 1/4"=1'-0" 2

REVISIONS	BY
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Notice: This document contains technical drawings, graphics, and models prepared by ZIGAS, INC. in accordance with the professional seal of ZIGAS, INC. These drawings are prepared for the use of the contractor and are not to be used for any other purpose without the written consent of ZIGAS, INC. Upon acceptance and use of this drawing, the contractor shall be deemed to have accepted the information contained in this document.

ZIGAS, INC.
COMMERCIAL & RESIDENTIAL DESIGN
320 N. HOLLOW AVE.
WEST COVINA, CA 91790
(626) 632 4293



JOB NAME AND ADDRESS:
EL MONTE HOUSE (BUILD A NEW MAINHOUSE 01 & 02 AND ADJ. FOR LOT 01 & 02))
11456 BROADMEAD ST., EL MONTE, CA 91733

Date: 02/07/2024
Scale: AS SHOWN
Drawn: SZ
Job:
Sheet: A-3
PROPOSED LOT 01
MAIN HOUSE 01
FLOOR PLAN

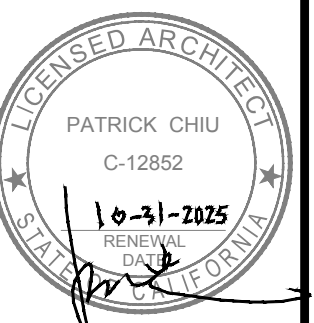
MATERIAL SPECIFICATIONS:

- 1** ROOFING:
OWENS CORNING
COLOR: ESTATE GRAY(MATCH EXISTING)
WEIGHT: 2.2 POUND/ S.F.
ICC-ES AC 438#
CLASS A
- 2** STUCCO:
LA HABRA
COLOR: SNOWBALL 10400L(75)
BODY: (SURFACE TO BE SAND FINISH)
- 3** FRONT ENTRANCE DOORS:
JELD-WEN
Statement Collection Customizable
Fiberglass Prehung Front Door
SIZE: 36"x80" COLOR: PRIMED
- 4** GARAGE DOORS:
UNIQUE GARAGE DOOR
MODEL: ALUMINUM DOOR
- 5** EXTERIOR DOORS & WINDOWS:
VALUE- GS SERIES
DuraPane LOW-E GLASS
WHITE VINYL FRAME
- 6** STONE VENEER
ELDORADO STONE
- LEDGESTONE

REVISIONS	BY

Notice: This set of drawings was prepared by the architect and is intended to be used in accordance with the applicable building codes and regulations. The architect is not responsible for the accuracy of the information contained in this document.

ZIGAS, INC.
COMMERCIAL & RESIDENTIAL DESIGN
320 N. HOLLOW AVE.
WEST COVINA, CA 91790
(626) 632 4293

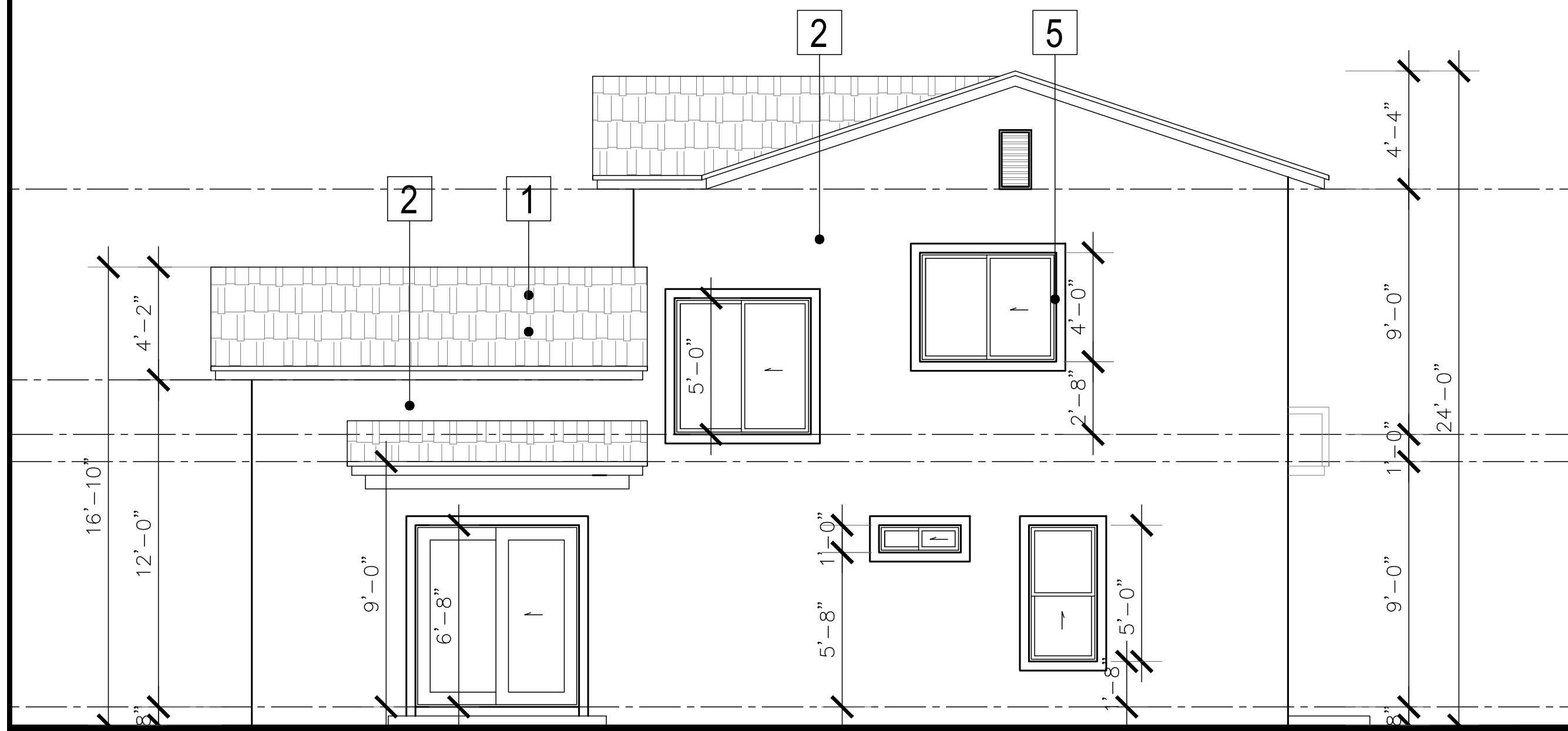


JOB NAME AND ADDRESS:
EL MONTE HOUSE (BUILD A NEW MAINHOUSE 01 & 02 AND ADU. FOR LOT 01 & 02)
11456 BROADMEAD ST., EL MONTE, CA 91733

Date: 02/07/2024
Scale: AS SHOWN
Drawn: SZ
Job:
Sheet: **A-4**

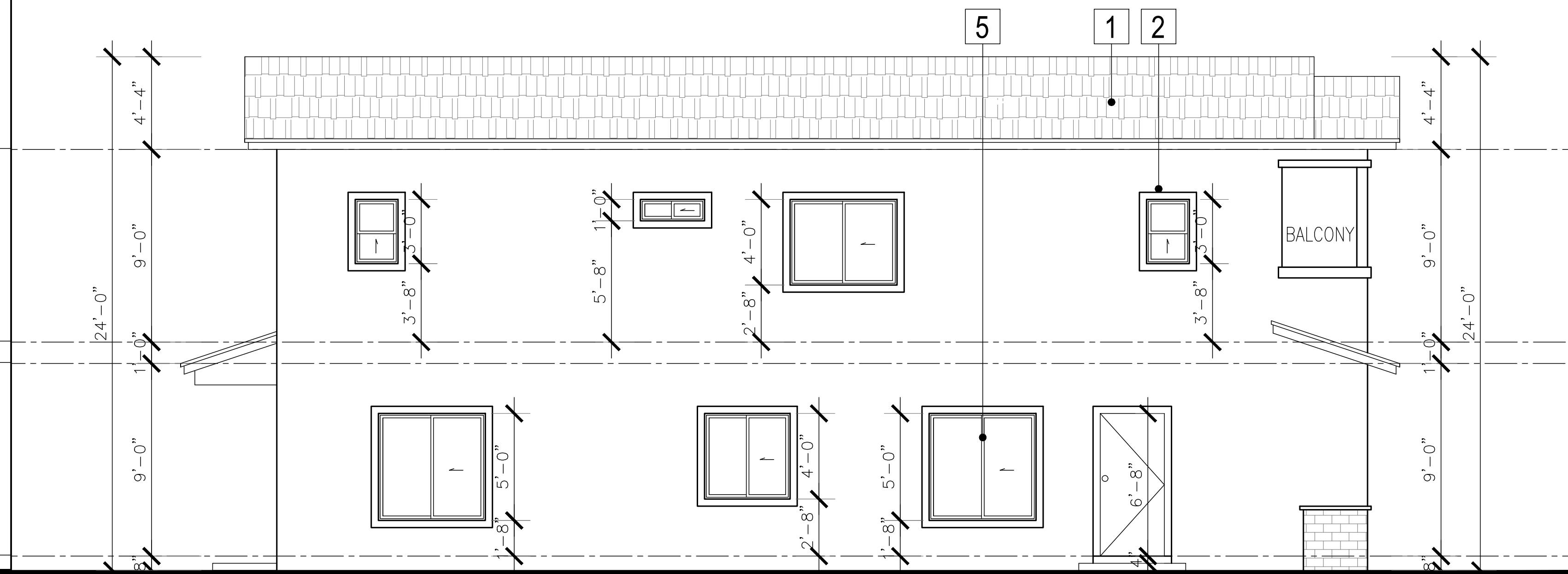
PROPOSED LOT 01
MAIN HOUSE 01
ELEVATION

of Sheets



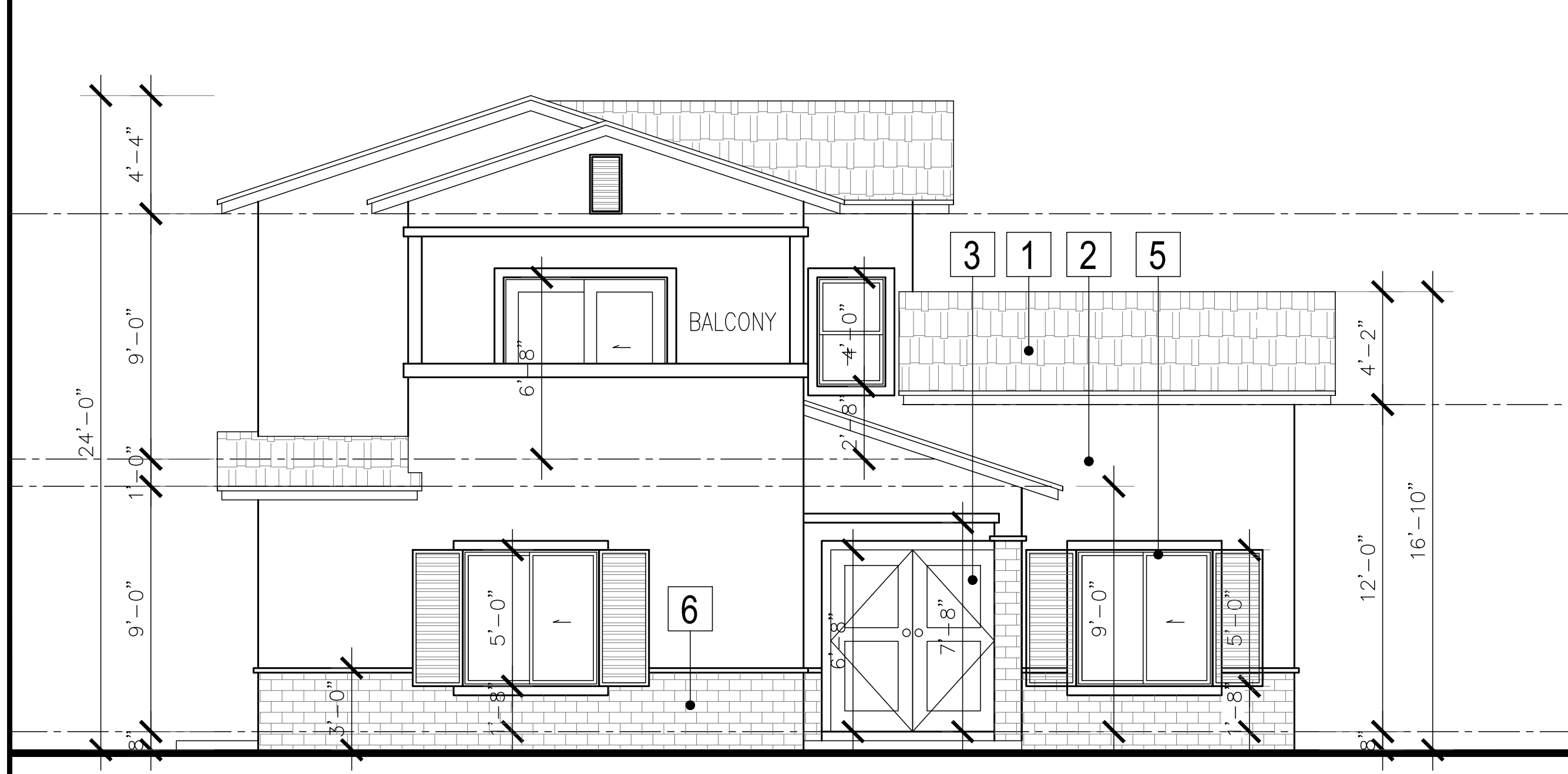
PROPOSED LOT 01 MAIN HOUSE 01 SOUTHWEST ELEVATION

SCALE
1/4"=1'-0" **1**



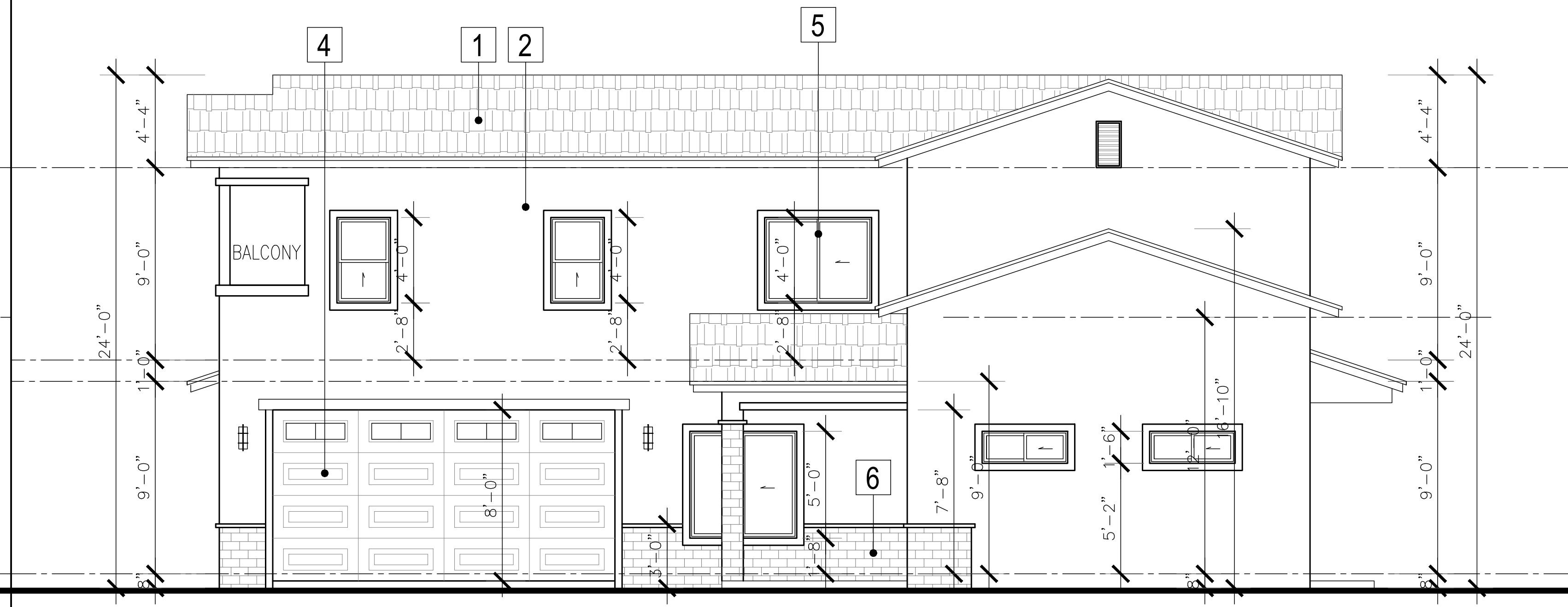
PROPOSED LOT 01 MAIN HOUSE 01 SOUTHEAST ELEVATION

SCALE
1/4"=1'-0" **2**



PROPOSED LOT 01 MAIN HOUSE 01 NORTHEAST ELEVATION

SCALE
1/4"=1'-0" **3**



PROPOSED LOT 01 MAIN HOUSE 01 NORTHWEST ELEVATION

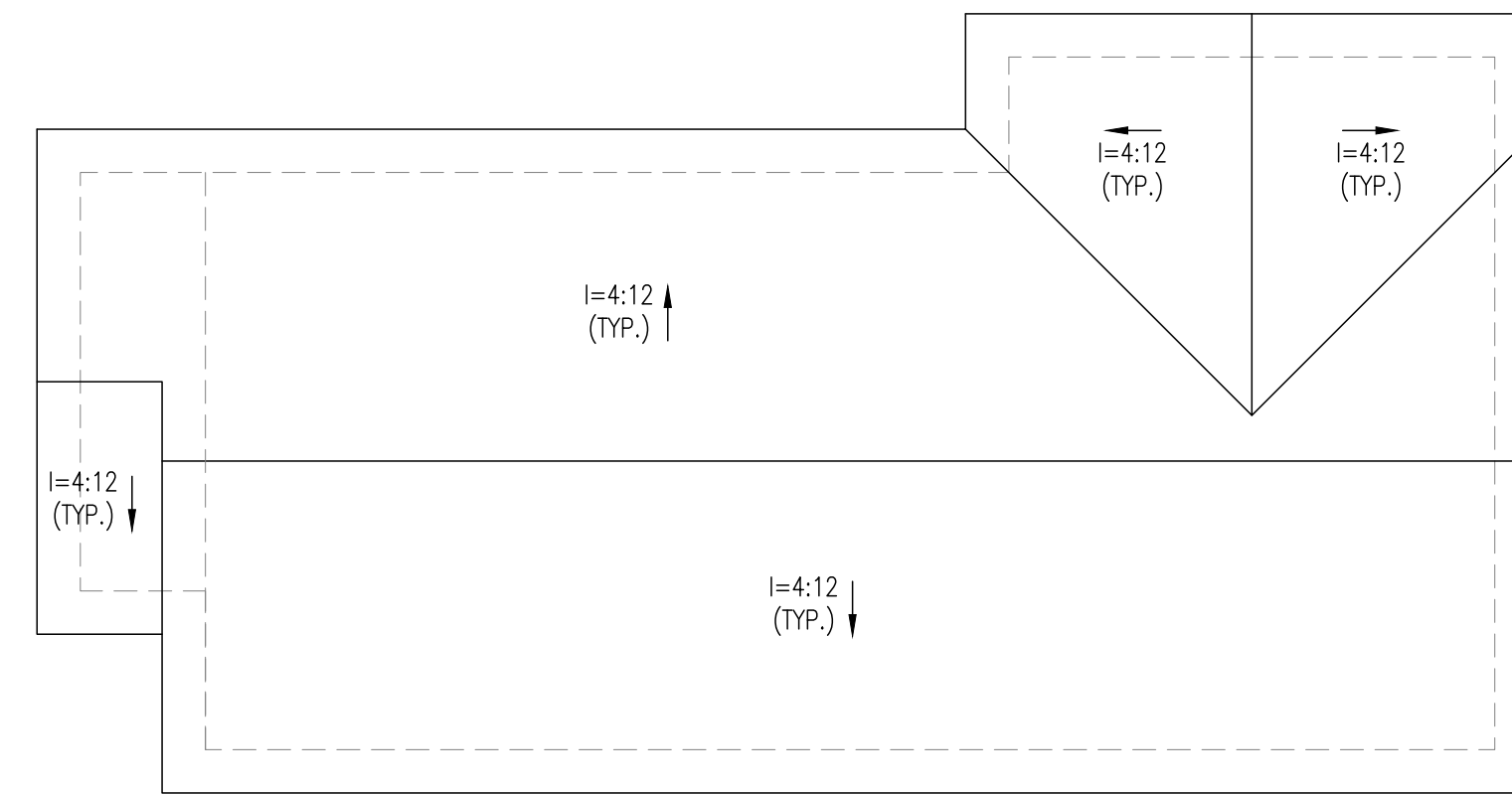
SCALE
1/4"=1'-0" **4**

DOOR SCHEDULE

NO.	SIZE	THK.	TYPE	MATERIAL	FINISH	REMARK
A	3'-0"x6'-8"	1-3/4"	SWINGING	WOOD	PAINT	FRONT ENTRANCE DOOR
B	6'-0"x6'-8"	1-3/4"	SWINGING	WOOD	PAINT	FRONT ENTRANCE DOOR
C	3'-0"x6'-8"	1-3/4"	SWINGING; SELF-CLOSING SELF-LATCHING	WOOD	PAINT	20-MIN. FIRE RATING GARAGE INT. DOOR
D	3'-0"x6'-8"	1-3/4"	SWINGING	WOOD	PAINT	BACK ENTRANCE DOOR
E	2'-8"x6'-8"	1-3/4"	SWINGING	WOOD	PAINT	BEDROOM DOOR
F	2'-6"x6'-8"	1-3/4"	SWINGING	WOOD	PAINT	INT. DOOR
G	4'-0"x6'-8"	1-3/4"	SLIDING	WOOD	PAINT	CLOSET
H	6'-0"x6'-8"	1-3/4"	SLIDING	ALUM W/ TEMP. GLASS	VINYL	EXT. DOOR
J	8'-0"x7'-0"	1-3/4"	ROLL-UP	ALUM W/ TEMP. GLASS	ALUMINUM	GARAGE DOOR
K	16'-0"x7'-0"	1-3/4"	ROLL-UP	ALUM W/ TEMP. GLASS	ALUMINUM	GARAGE DOOR

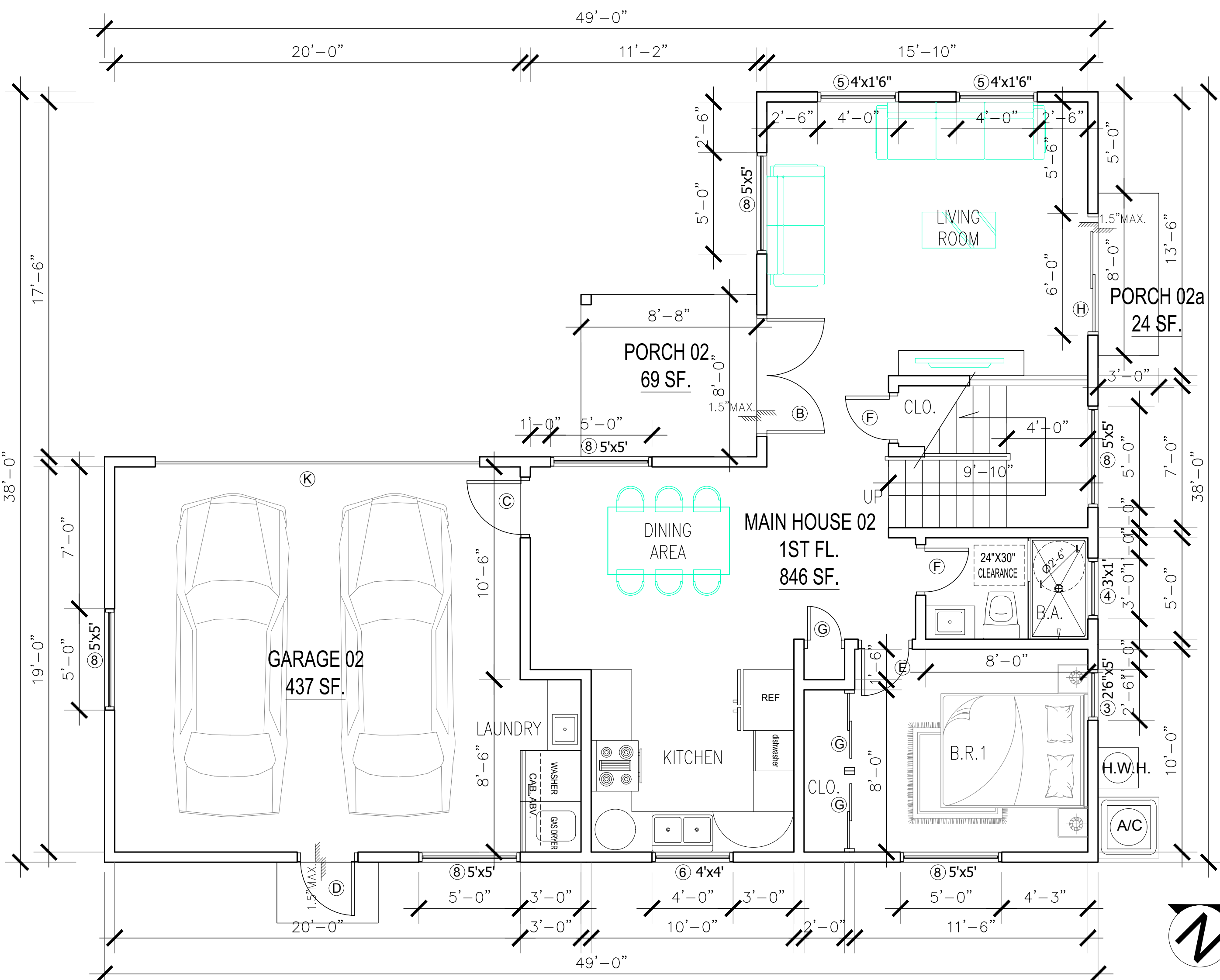
WINDOW SCHEDULE

NO.	SIZE	THK.	TYPE	MATERIAL	FINISH	REMARK
1	2'-0"x3'-0"	1-3/4"	SINGLE HUNG	VINYL	VINYL	
2	2'-6"x4'-0"	1-3/4"	SINGLE HUNG	VINYL	VINYL	
3	2'-6"x5'-0"	1-3/4"	SINGLE HUNG	VINYL	VINYL	
4	3'-0"x1'-0"	1-3/4"	SLIDING	VINYL	VINYL	
5	4'-0"x1'-6"	1-3/4"	SLIDING	VINYL	VINYL	
6	4'-0"x4'-0"	1-3/4"	SLIDING	VINYL	VINYL	
7	5'-0"x4'-0"	1-3/4"	SLIDING	VINYL	VINYL	
8	5'-0"x5'-0"	1-3/4"	SLIDING	VINYL	VINYL	



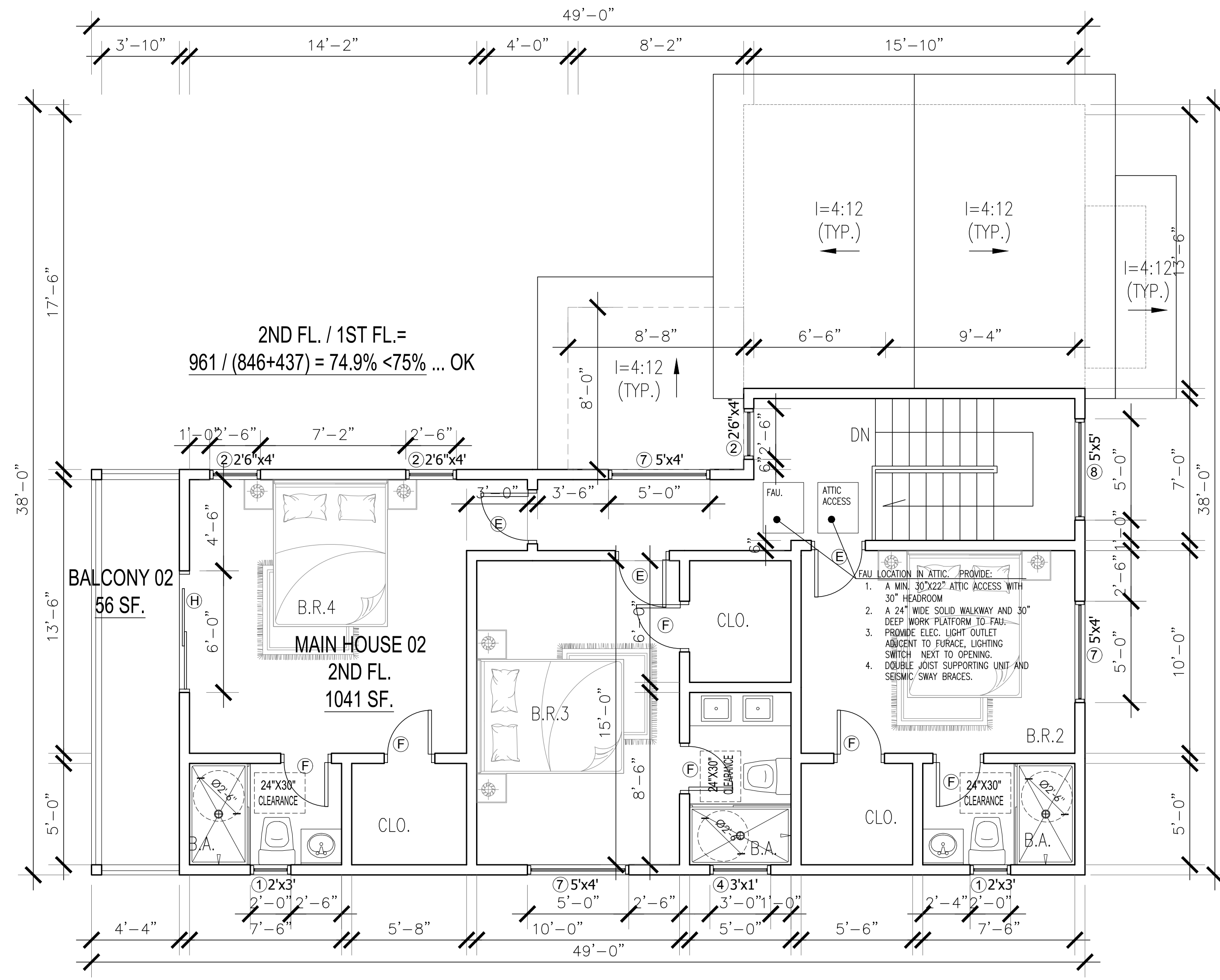
PROPOSED LOT 01 MAIN HOUSE 02 ROOF PLAN

SCALE 1/4"=1'-0" 3



PROPOSED LOT 01 MAIN HOUSE 02 1ST FLOOR PLAN

SCALE 1/4"=1'-0" 1



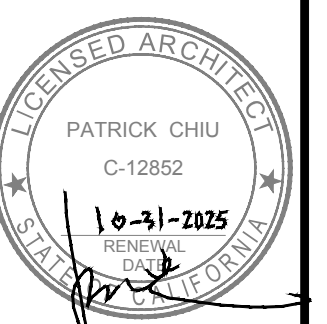
PROPOSED LOT 01 MAIN HOUSE 02 2ND FLOOR PLAN

SCALE 1/4"=1'-0" 2

REVISIONS	BY
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Notice: This plan was prepared by the architect or other professional person named in the title block and is not to be construed as a contract. It is the responsibility of the contractor to verify all dimensions and conditions of the site and to obtain all necessary permits and approvals from the appropriate authorities. The architect or other professional person named in the title block is not responsible for any errors or omissions in this plan or for any consequences arising therefrom. Upon acceptance and use of this drawing, the contractor shall be deemed to have accepted the information contained hereon and to have agreed to the information contained hereon.

ZIGAS, INC.
COMMERCIAL & RESIDENTIAL DESIGN
320 N. HOLLOW AVE.
WEST COVINA, CA 91790
(626) 632 4293



JOB NAME AND ADDRESS
EL MONTE HOUSE (BUILD A NEW MAINHOUSE 01 & 02 AND ADU. FOR LOT 01 & 02))
11456 BROADMEAD ST., EL MONTE, CA 91733

Date 02/07/2024
Scale AS SHOWN
Drawn SZ
Job
Sheet A-5
PROPOSED LOT 01
MAIN HOUSE 02
FLOOR PLAN

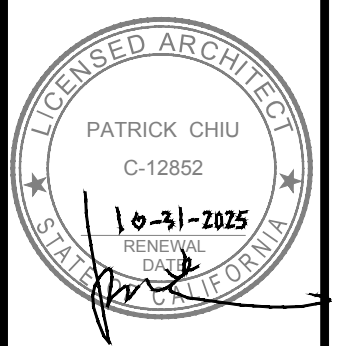
MATERIAL SPECIFICATIONS:

- 1** ROOFING:
OWENS CORNING
COLOR: ESTATE GRAY (MATCH EXISTING)
WEIGHT: 2.2 POUND/ S.F.
ICC-ES AC 438#
CLASS A
- 2** STUCCO:
LA HABRA
COLOR: SNOWBALL 10400L(75)
BODY: (SURFACE TO BE SAND FINISH)
- 3** FRONT ENTRANCE DOORS:
JELD-WEN
Statement Collection Customizable
Fiberglass Prehung Front Door
SIZE: 36"x80" COLOR: PRIMED
- 4** GARAGE DOORS:
UNIQUE GARAGE DOOR
MODEL: ALUMINUM DOOR
- 5** EXTERIOR DOORS & WINDOWS:
VALUE- GS SERIES
DuraPane LOW-E GLASS
WHITE VINYL FRAME
- 6** STONE VENEER
ELDORADO STONE
- LEDGESTONE

REVISIONS	BY

Notice: This plan was prepared by the architect and is not to be used for construction without the architect's approval. The architect is not responsible for the accuracy of the information contained in this document. The architect is not responsible for the accuracy of the information contained in this document. The architect is not responsible for the accuracy of the information contained in this document.

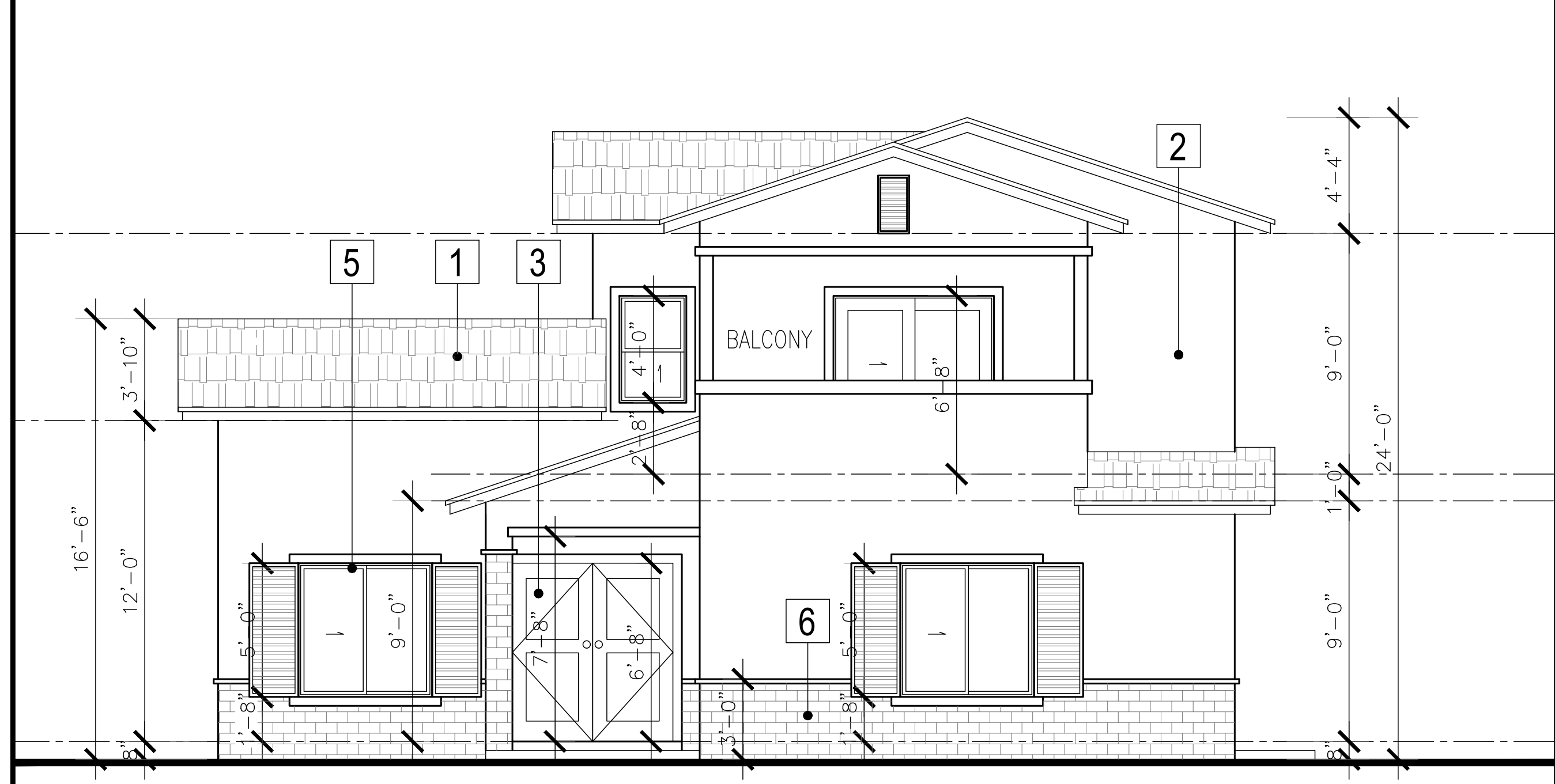
ZIGAS, INC.
COMMERCIAL & RESIDENTIAL DESIGN
320 N. HOLLOW AVE.
WEST COVINA, CA 91790
(626) 632 4293



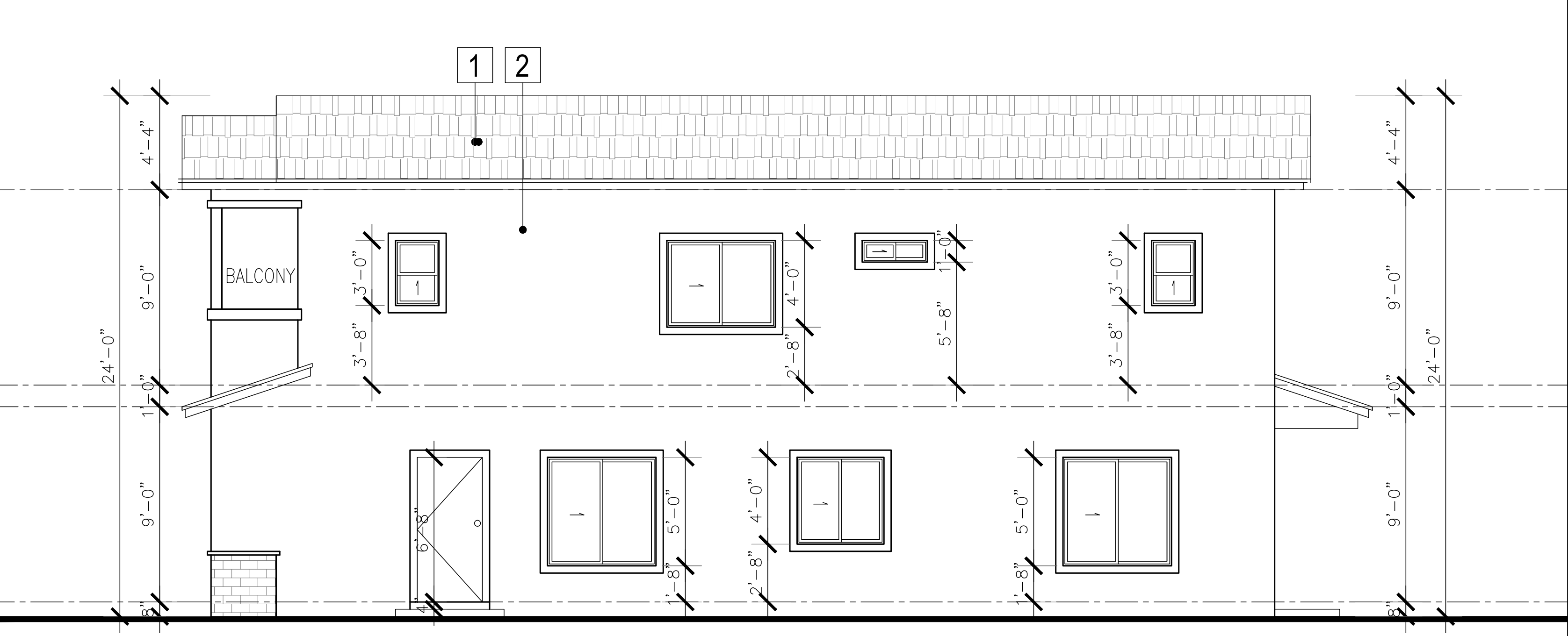
JOB NAME AND ADDRESS:
EL MONTE HOUSE (BUILD A NEW MAINHOUSE 01 & 02 AND ADU. FOR LOT 01 & 02))
11456 BROADMEAD ST., EL MONTE, CA 91733

Date: 02/07/2024
Scale: AS SHOWN
Drawn: SZ
Job:
Sheet: **A-6**

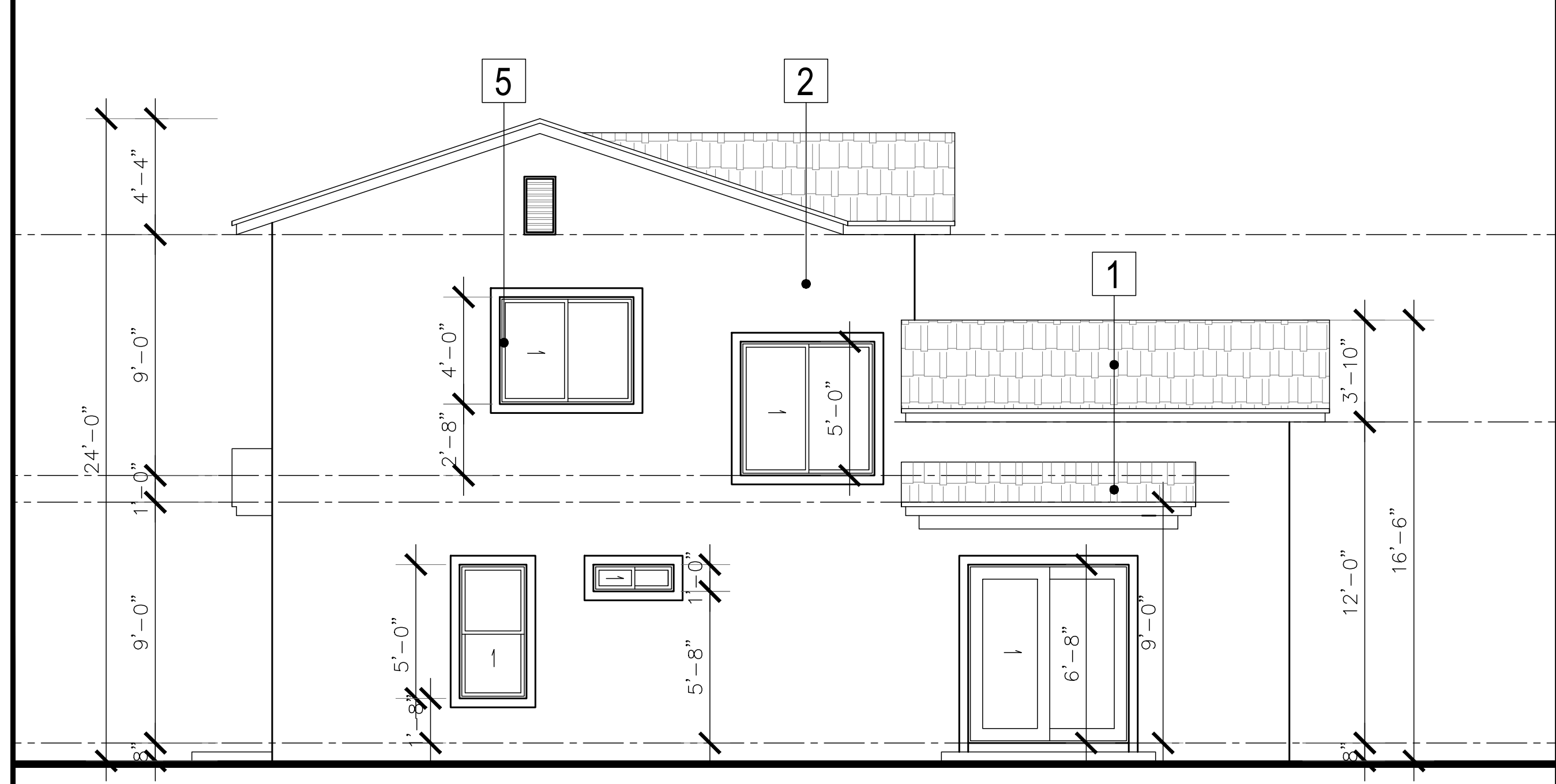
PROPOSED LOT 01
MAIN HOUSE 02
ELEVATION



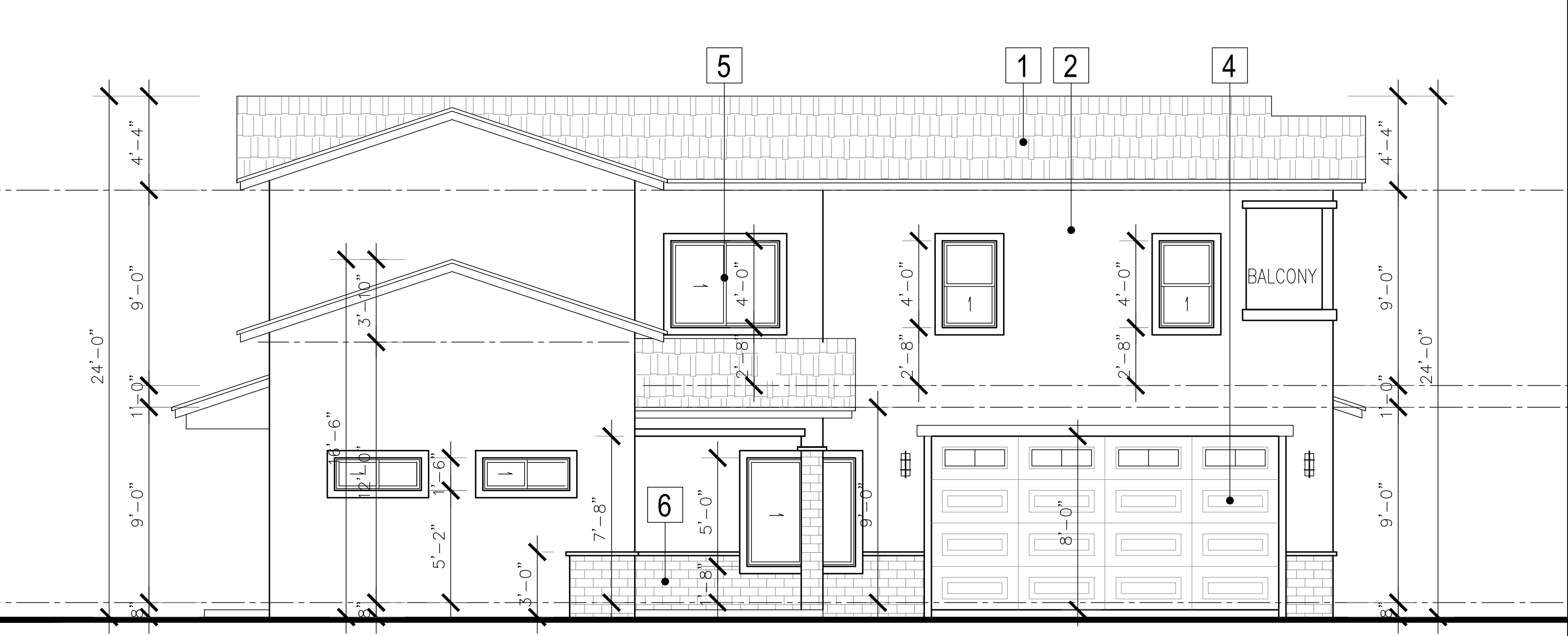
PROPOSED LOT 01 MAIN HOUSE 02 SOUTHWEST ELEVATION SCALE 1/4"=1'-0" **1**



PROPOSED LOT 01 MAIN HOUSE 02 SOUTHEAST ELEVATION SCALE 1/4"=1'-0" **2**



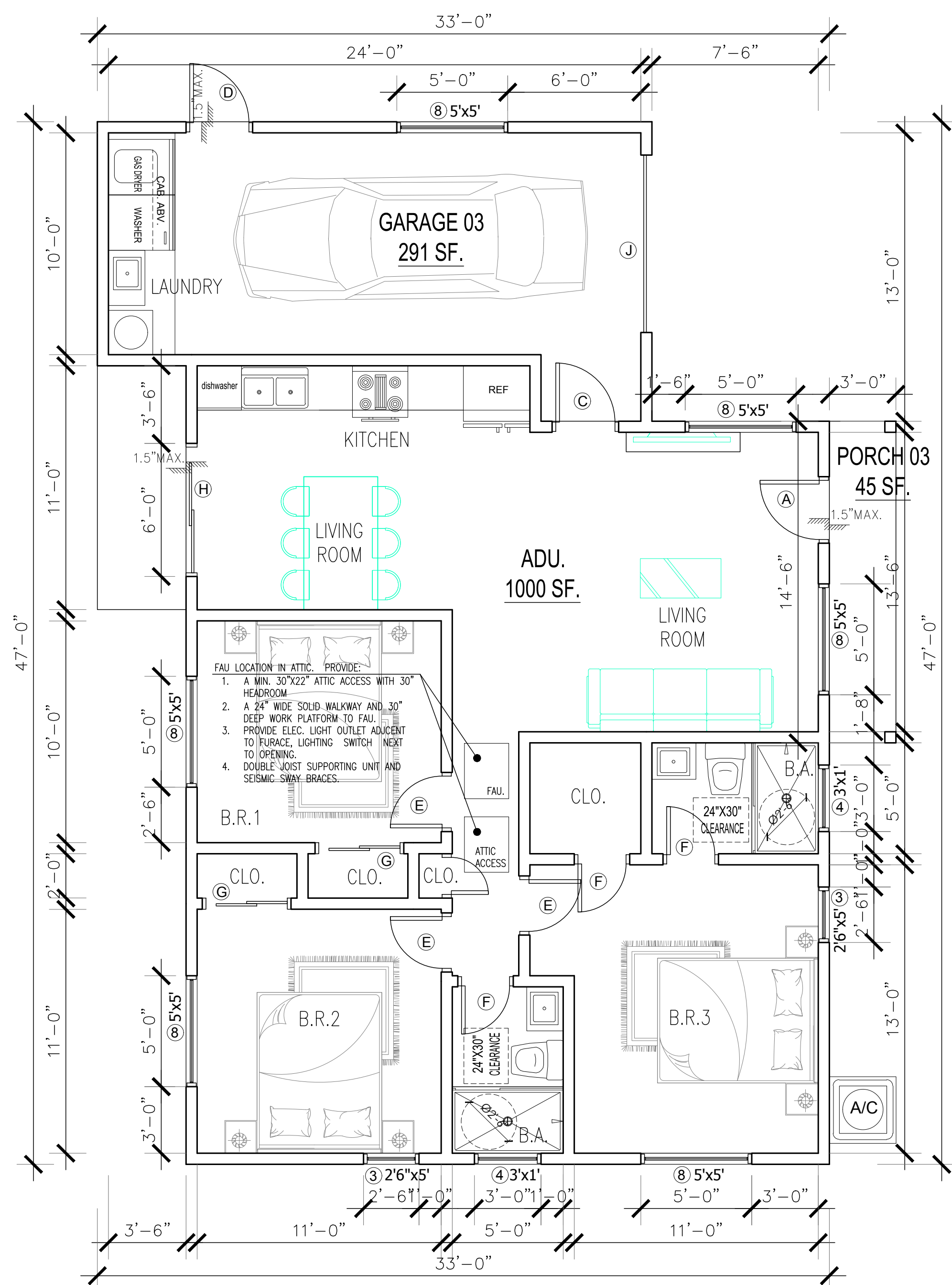
PROPOSED LOT 01 MAIN HOUSE 02 NORTHEAST ELEVATION SCALE 1/4"=1'-0" **3**



PROPOSED LOT 01 MAIN HOUSE 02 NORTHWEST ELEVATION SCALE 1/4"=1'-0" **4**

DOOR SCHEDULE						
NO.	SIZE	THK.	TYPE	MATERIAL	FINISH	REMARK
A	3'-0"X6'-8"	1-3/4"	SWINGING	WOOD	PAINT	FRONT ENTRANCE DOOR
B	6'-0"X6'-8"	1-3/4"	SWINGING	WOOD	PAINT	FRONT ENTRANCE DOOR
C	3'-0"X6'-8"	1-3/4"	SWINGING; SELF-CLOSING SELF-LATCHING	WOOD	PAINT	20-MIN. FIRE RATING GARAGE INT. DOOR
D	3'-0"X6'-8"	1-3/4"	SWINGING	WOOD	PAINT	BACK ENTRANCE DOOR
E	2'-8"X6'-8"	1-3/4"	SWINGING	WOOD	PAINT	BEDROOM DOOR
F	2'-6"X6'-8"	1-3/4"	SWINGING	WOOD	PAINT	INT. DOOR
G	4'-0"X6'-8"	1-3/4"	SLIDING	WOOD	PAINT	CLOSET
H	6'-0"X6'-8"	1-3/4"	SLIDING	ALUM W/ TEMP. GLASS	VINYL	EXT. DOOR
J	8'-0"X7'-0"	1-3/4"	ROLL-UP	ALUMINUM W/ TEMP. GLASS	ALUMINUM	GARAGE DOOR
K	16'-0"X7'-0"	1-3/4"	ROLL-UP	ALUMINUM W/ TEMP. GLASS	ALUMINUM	GARAGE DOOR

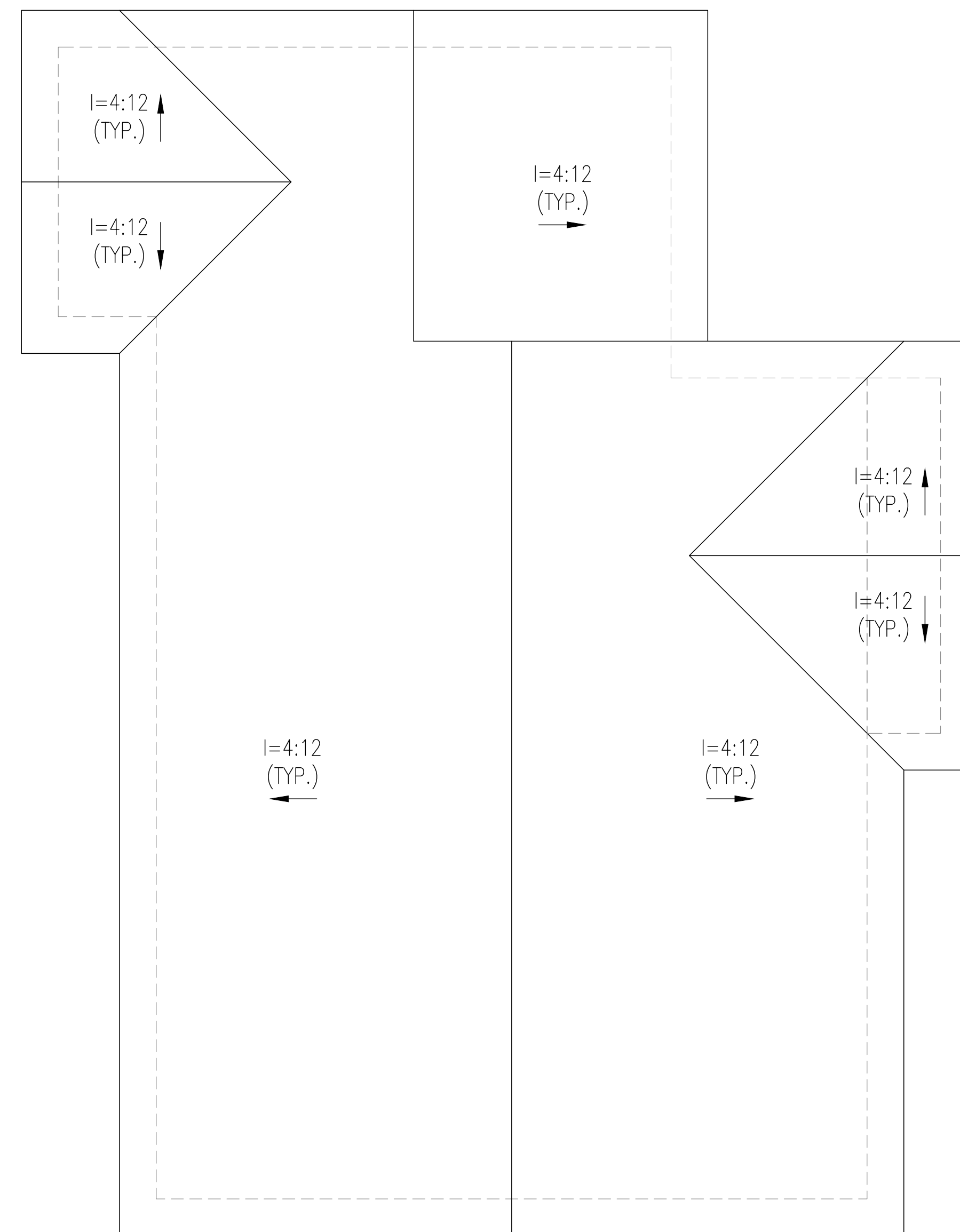
WINDOW SCHEDULE						
NO.	SIZE	THK.	TYPE	MATERIAL	FINISH	REMARK
①	2'-0"X3'-0"	1-3/4"	SINGLE HUNG	VINYL	VINYL	
②	2'-6"X4'-0"	1-3/4"	SINGLE HUNG	VINYL	VINYL	
③	2'-6"X5'-0"	1-3/4"	SINGLE HUNG	VINYL	VINYL	
④	3'-0"X1'-0"	1-3/4"	SLIDING	VINYL	VINYL	
⑤	4'-0"X1'-6"	1-3/4"	SLIDING	VINYL	VINYL	
⑥	4'-0"X4'-0"	1-3/4"	SLIDING	VINYL	VINYL	
⑦	5'-0"X4'-0"	1-3/4"	SLIDING	VINYL	VINYL	
⑧	5'-0"X5'-0"	1-3/4"	SLIDING	VINYL	VINYL	



PROPOSED LOT 01 ADU. FLOOR PLAN

SCALE 1/4"=1'-0" 1

PROPOSED LOT 01 ADU. ROOF PLAN

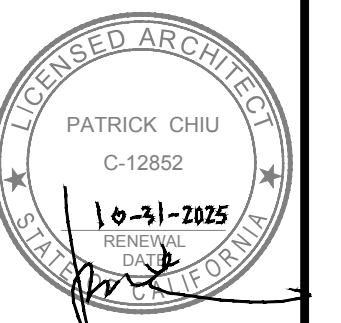


SCALE 1/4"=1'-0" 2

REVISIONS	BY
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Notice: This plan was prepared by the architect or contractor or engineer, and it is the responsibility of the contractor or engineer to verify the accuracy of the information contained in this document.

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COMMERCIAL & RESIDENTIAL DESIGN
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JOB NAME AND ADDRESS
EL MONTE HOUSE (BUILD A NEW MAINHOUSE 01 & 02 AND ADU. FOR LOT 01 & 02))
11456 BROADMEAD ST., EL MONTE, CA 91733

Date 02/07/2024

Scale AS SHOWN

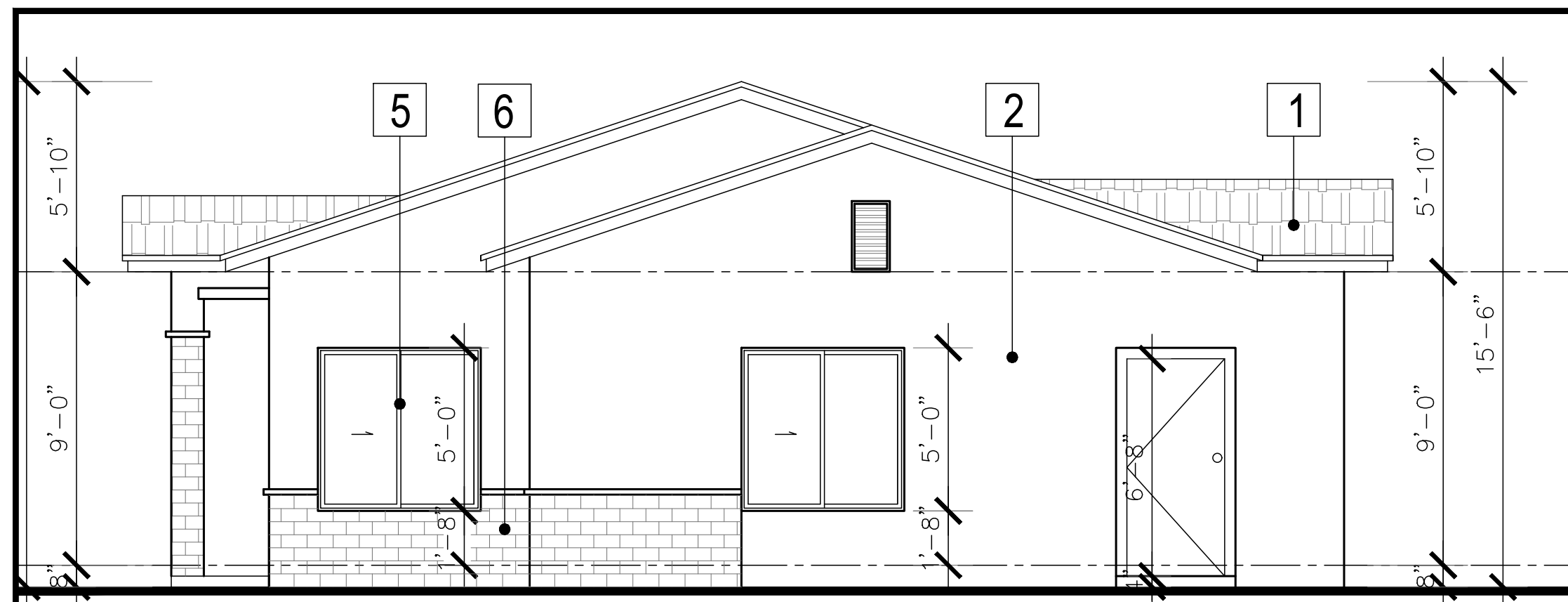
Drawn SZ

Job

Sheet A-7

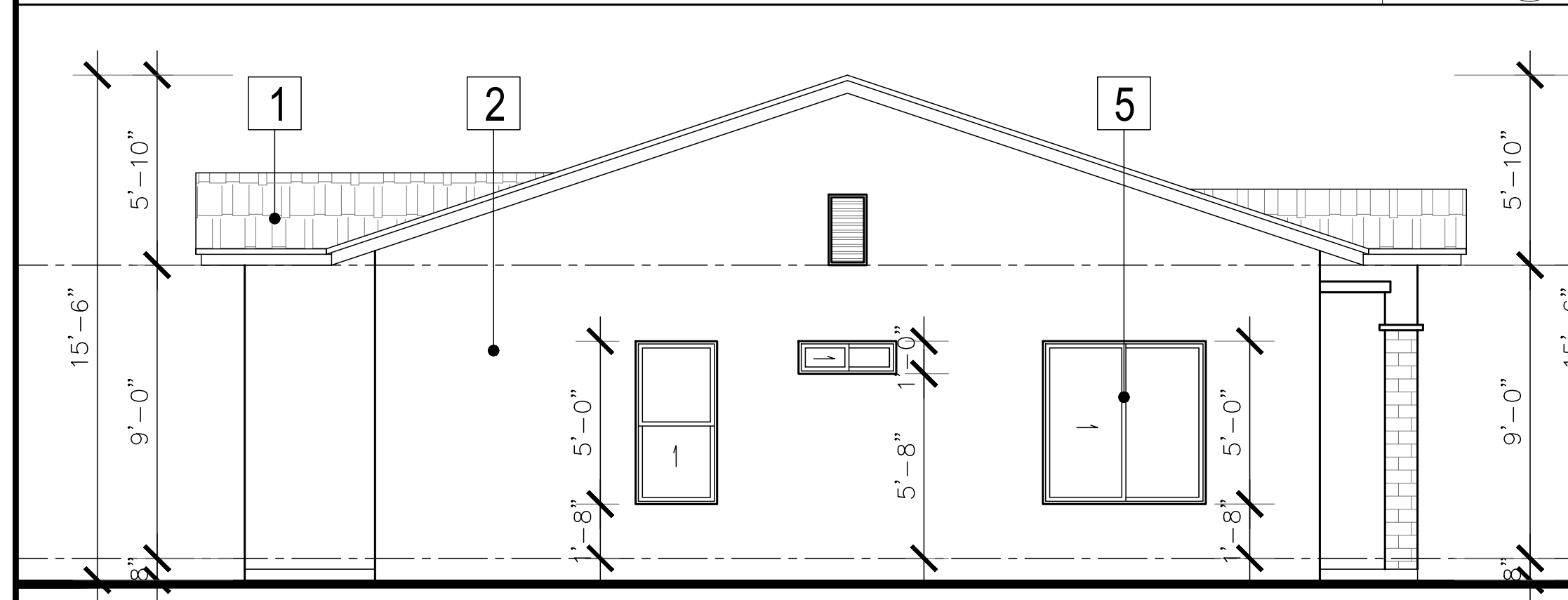
PROPOSED LOT 01
ADU. FLOOR AND
ROOF PLAN

of Sheets



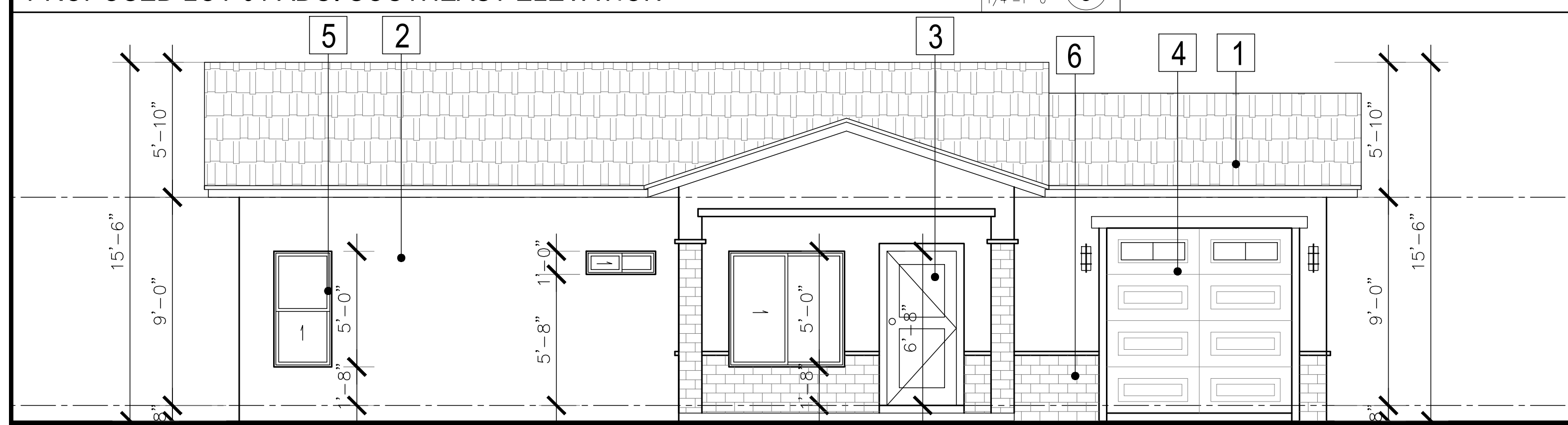
PROPOSED LOT 01 ADU. NORTHWEST ELEVATION

SCALE
1/4"=1'-0" 4



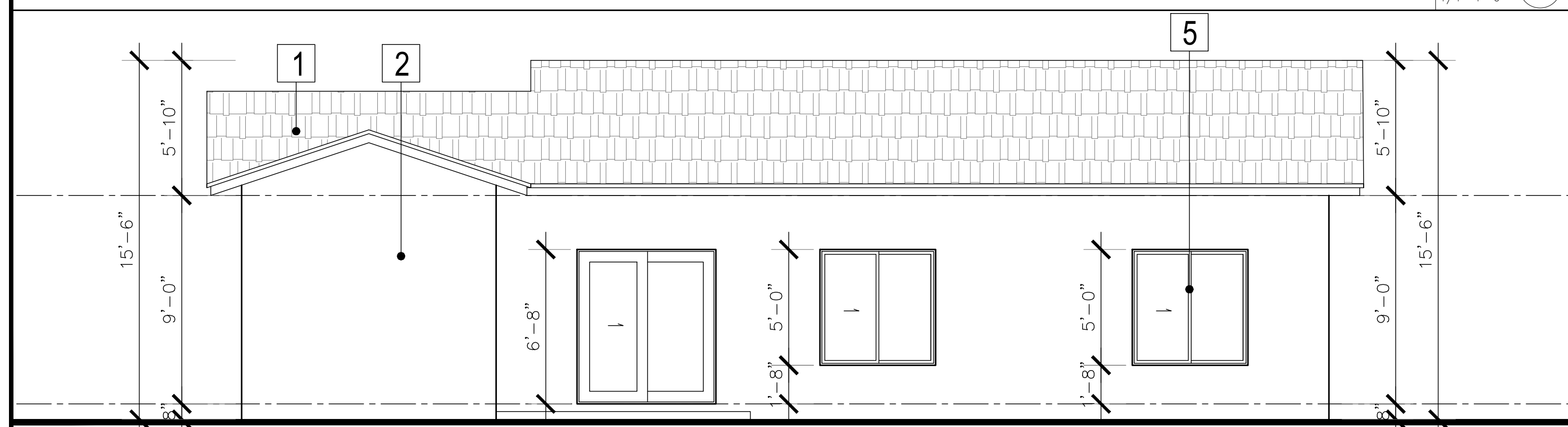
PROPOSED LOT 01 ADU. SOUTHEAST ELEVATION

SCALE
1/4"=1'-0" 3



PROPOSED LOT 01 ADU. NORTHEAST ELEVATION

SCALE
1/4"=1'-0" 2



PROPOSED LOT 01 ADU. SOUTHWEST ELEVATION

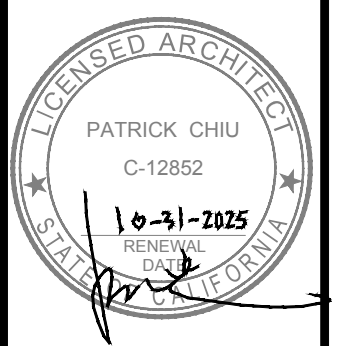
SCALE
1/4"=1'-0" 1

MATERIAL SPECIFICATIONS:

- 1 ROOFING:
OWENS CORNING
COLOR: ESTATE GRAY(MATCH EXISTING)
WEIGHT: 2.2 POUND/ S.F.
ICC-ES AC 438#
CLASS A
- 2 STUCCO:
LA HABRA
COLOR: SNOWBALL 10400L(75)
BODY: (SURFACE TO BE SAND FINISH)
- 3 FRONT ENTRANCE DOORS:
JELD-WEN
Statement Collection Customizable
Fiberglass Prehung Front Door
SIZE: 36"x80" COLOR: PRIMED
- 4 GARAGE DOORS:
UNIQUE GARAGE DOOR
MODEL: ALUMINUM DOOR
- 5 EXTERIOR DOORS & WINDOWS:
VALUE- GS SERIES
DuraPane LOW-E GASS
WHITE VINLY FRAME
- 6 STONE VENEER
ELDORADO STONE
- LEDGESTONE

REVISIONS	BY

ZIGAS, INC.
COMMERCIAL & RESIDENTIAL DESIGN
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WEST COVINA, CA 91790
(626) 632 4293



JOB NAME AND ADDRESS:
EL MONTE HOUSE (BUILD A NEW MAINHOUSE 01 & 02 AND ADU. FOR LOT 01 & 02)
11456 BROADMEAD ST., EL MONTE, CA 91733

Date	02/07/2024
Scale	AS SHOWN
Drawn	SZ
Job	
Sheet	A-8
LOT 01 ADU. ELEVATION	

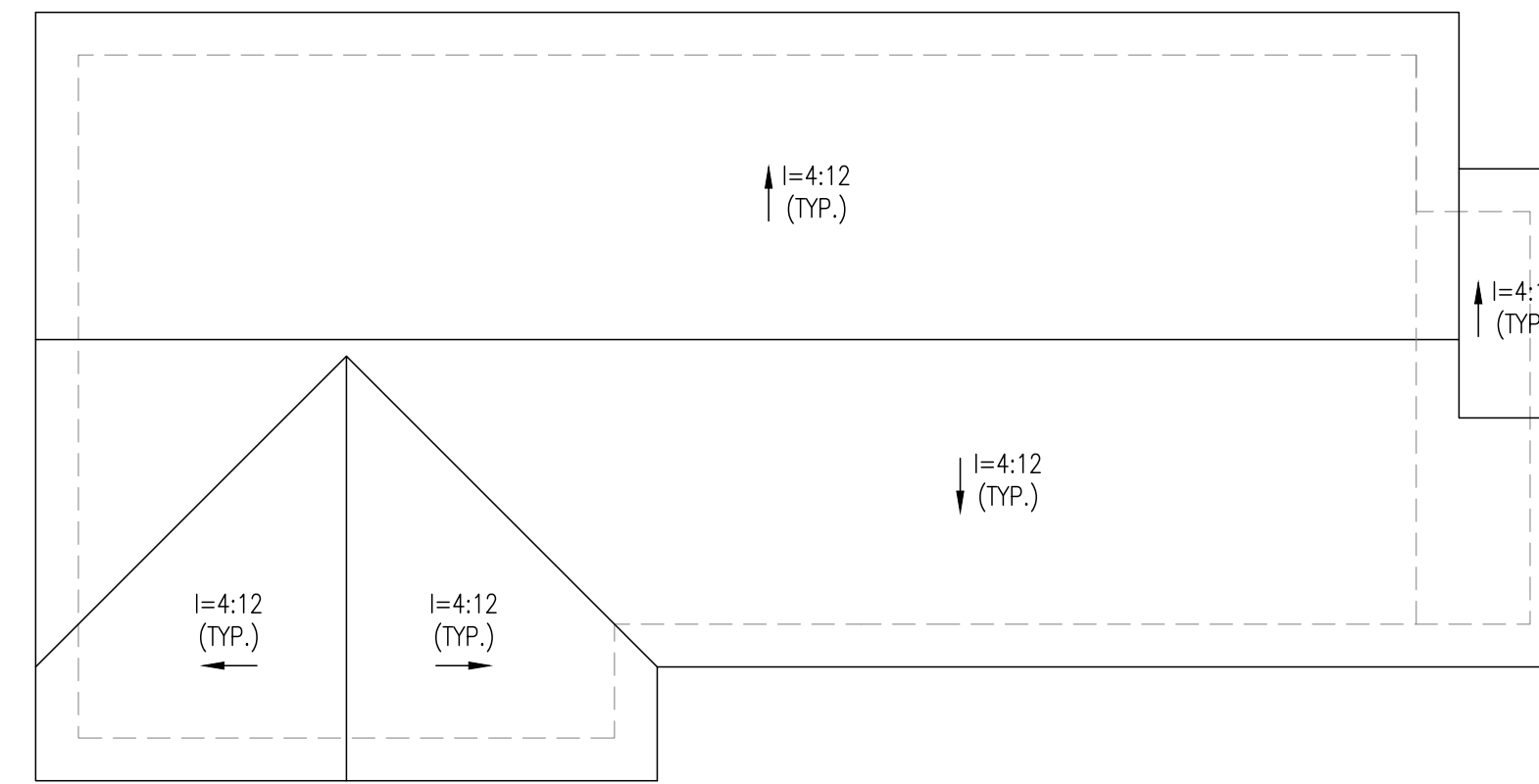
of Sheets

DOOR SCHEDULE

NO.	SIZE	THK.	TYPE	MATERIAL	FINISH	REMARK
(A)	3'-0"X6'-8"	1-3/4"	SWINGING	WOOD	PAINT	FRONT ENTRANCE DOOR
(B)	6'-0"X6'-8"	1-3/4"	SWINGING	WOOD	PAINT	FRONT ENTRANCE DOOR
(C)	3'-0"X6'-8"	1-3/4"	SWINGING; SELF-CLOSING SELF-LATCHING	WOOD	PAINT	20-MIN. FIRE RATING GARAGE INT. DOOR
(D)	3'-0"X6'-8"	1-3/4"	SWINGING	WOOD	PAINT	BACK ENTRANCE DOOR
(E)	2'-8"X6'-8"	1-3/4"	SWINGING	WOOD	PAINT	BEDROOM DOOR
(F)	2'-6"X6'-8"	1-3/4"	SWINGING	WOOD	PAINT	INT. DOOR
(G)	4'-0"X6'-8"	1-3/4"	SLIDING	WOOD	PAINT	CLOSET
(H)	6'-0"X6'-8"	1-3/4"	SLIDING	ALUM W/ TEMP. GLASS	VINYL	EXT. DOOR
(J)	8'-0"X7'-0"	1-3/4"	ROLL-UP	ALUM W/ TEMP. GLASS	ALUMINUM	GARAGE DOOR
(K)	16'-0"X7'-0"	1-3/4"	ROLL-UP	ALUM W/ TEMP. GLASS	ALUMINUM	GARAGE DOOR

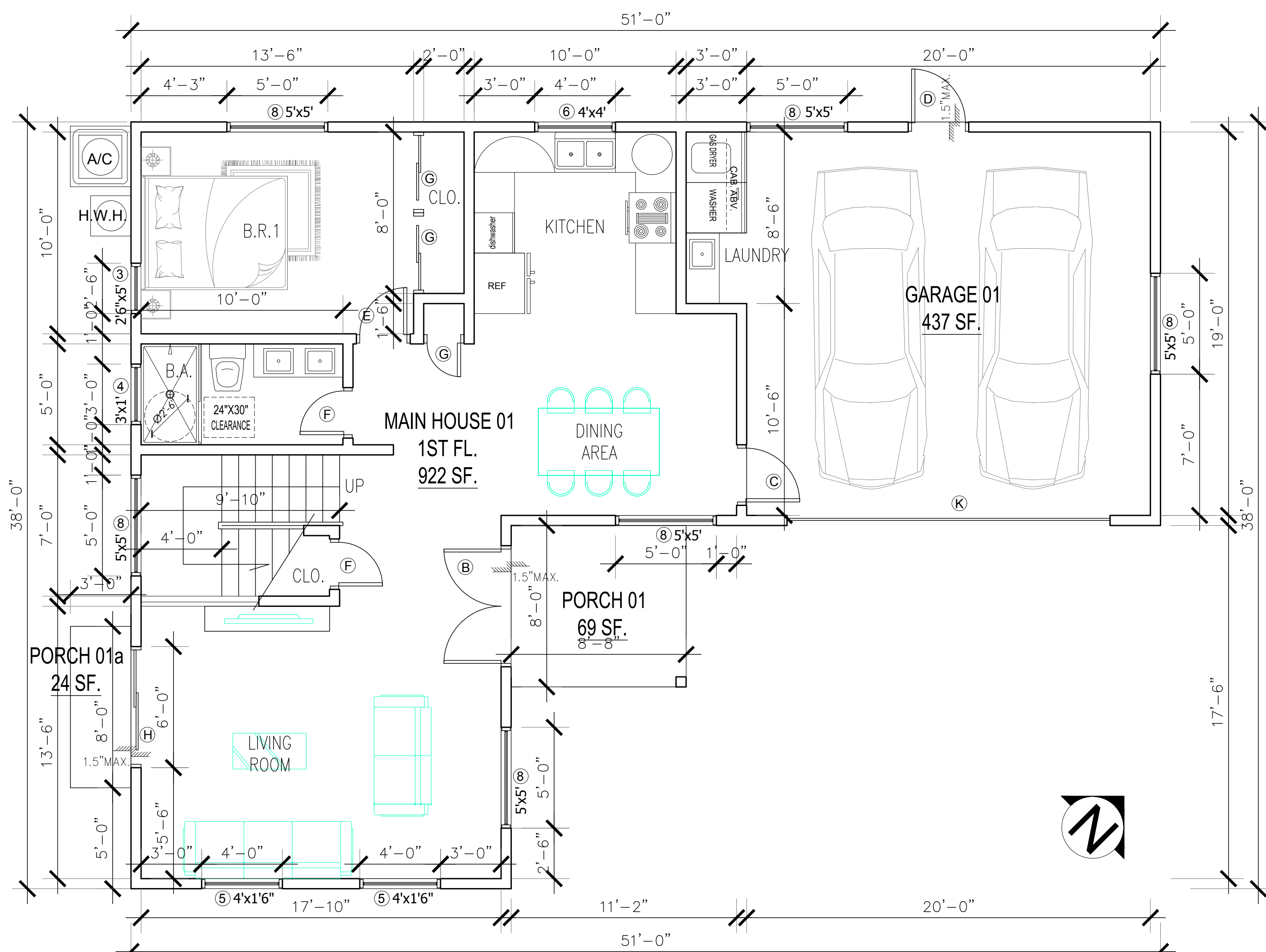
WINDOW SCHEDULE

NO.	SIZE	THK.	TYPE	MATERIAL	FINISH	REMARK
(1)	2'-0"X3'-0"	1-3/4"	SINGLE HUNG	VINYL	VINYL	
(2)	2'-6"X4'-0"	1-3/4"	SINGLE HUNG	VINYL	VINYL	
(3)	2'-6"X5'-0"	1-3/4"	SINGLE HUNG	VINYL	VINYL	
(4)	3'-0"X1'-0"	1-3/4"	SLIDING	VINYL	VINYL	
(5)	4'-0"X1'-6"	1-3/4"	SLIDING	VINYL	VINYL	
(6)	4'-0"X4'-0"	1-3/4"	SLIDING	VINYL	VINYL	
(7)	5'-0"X4'-0"	1-3/4"	SLIDING	VINYL	VINYL	
(8)	5'-0"X5'-0"	1-3/4"	SLIDING	VINYL	VINYL	



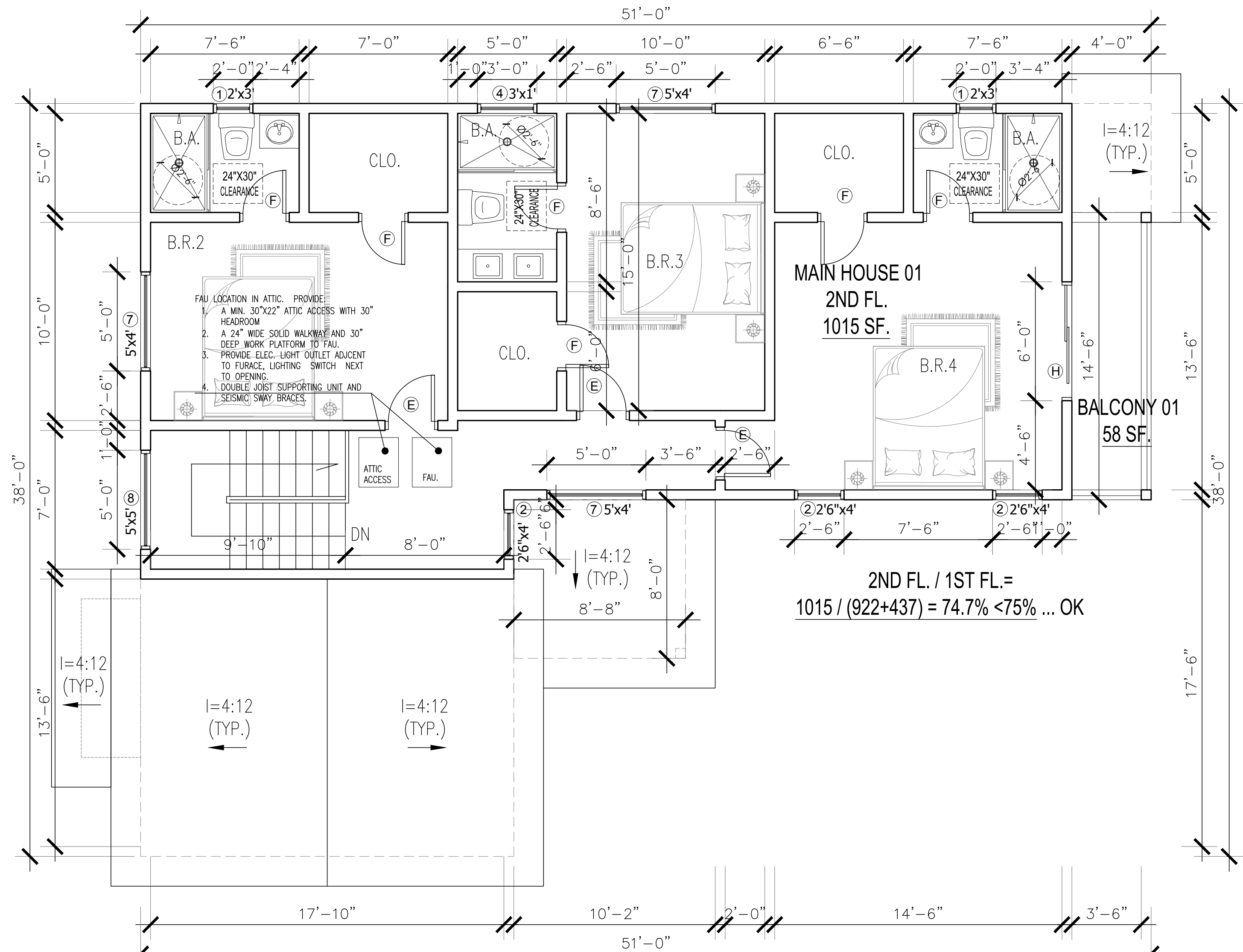
PROPOSED LOT 02 MAIN HOUSE 01 ROOF PLAN

SCALE 1/4"=1'-0" 3



PROPOSED LOT 02 MAIN HOUSE 01 1ST FLOOR PLAN

SCALE 1/4"=1'-0" 1



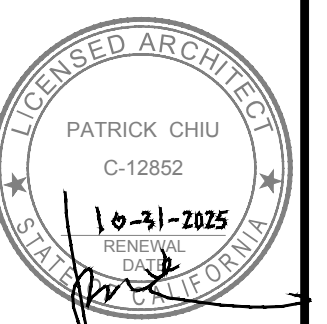
PROPOSED LOT 02 MAIN HOUSE 01 2ND FLOOR PLAN

SCALE 1/4"=1'-0" 2

REVISIONS	BY
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Notice: This plan was prepared by the architect in accordance with the applicable building codes and standards. The architect is not responsible for the accuracy of the information contained herein. The architect is not responsible for the accuracy of the information contained herein. The architect is not responsible for the accuracy of the information contained herein.

ZIGAS, INC.
COMMERCIAL & RESIDENTIAL DESIGN
320 N. HOLLOW AVE.
WEST COVINA, CA 91790
(626) 632 4293



JOB NAME AND ADDRESS
EL MONTE HOUSE (BUILD A NEW MAIN-HOUSE 01 & 02 AND ADU. FOR LOT 01 & 02)
11456 BROADMEAD ST., EL MONTE, CA 91733

Date	02/07/2024
Scale	AS SHOWN
Drawn	SZ
Job	
Sheet	A-9
PROPOSED LOT 02 MAIN HOUSE 01 FLOOR PLAN	

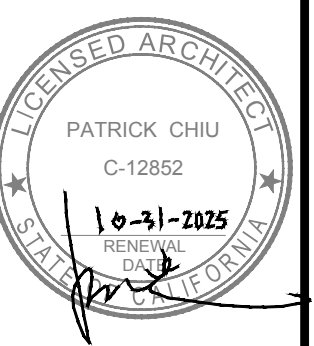
MATERIAL SPECIFICATIONS:

- 1 ROOFING:
OWENS CORNING
COLOR: ESTATE GRAY(MATCH EXISTING)
WEIGHT: 2.2 POUND/ S.F.
ICC-ES AC 438#
CLASS A
- 2 STUCCO:
LA HABRA
COLOR: SNOWBALL 10400L(75)
BODY: (SURFACE TO BE SAND FINISH)
- 3 FRONT ENTRANCE DOORS:
JELD-WEN
Statement Collection Customizable
Fiberglass Prehung Front Door
SIZE: 36"x80" COLOR: PRIMED
- 4 GARAGE DOORS:
UNIQUE GARAGE DOOR
MODEL: ALUMINUM DOOR
- 5 EXTERIOR DOORS & WINDOWS:
VALUE- GS SERIES
DuraPane LOW-E GLASS
WHITE VINYL FRAME
- 6 STONE VENEER
ELDORADO STONE
- LEDGESTONE

REVISIONS	BY

Notice: This set of drawings was prepared by the architect, engineer, contractor, and/or other professional as indicated. It is not to be used for any other purpose without the written consent of the professional who prepared it. The user of these drawings is responsible for obtaining all necessary permits, approvals, and clearances from the appropriate authorities. The user of these drawings is also responsible for obtaining all necessary approvals and clearances from the appropriate authorities. The user of these drawings is also responsible for obtaining all necessary approvals and clearances from the appropriate authorities. The user of these drawings is also responsible for obtaining all necessary approvals and clearances from the appropriate authorities.

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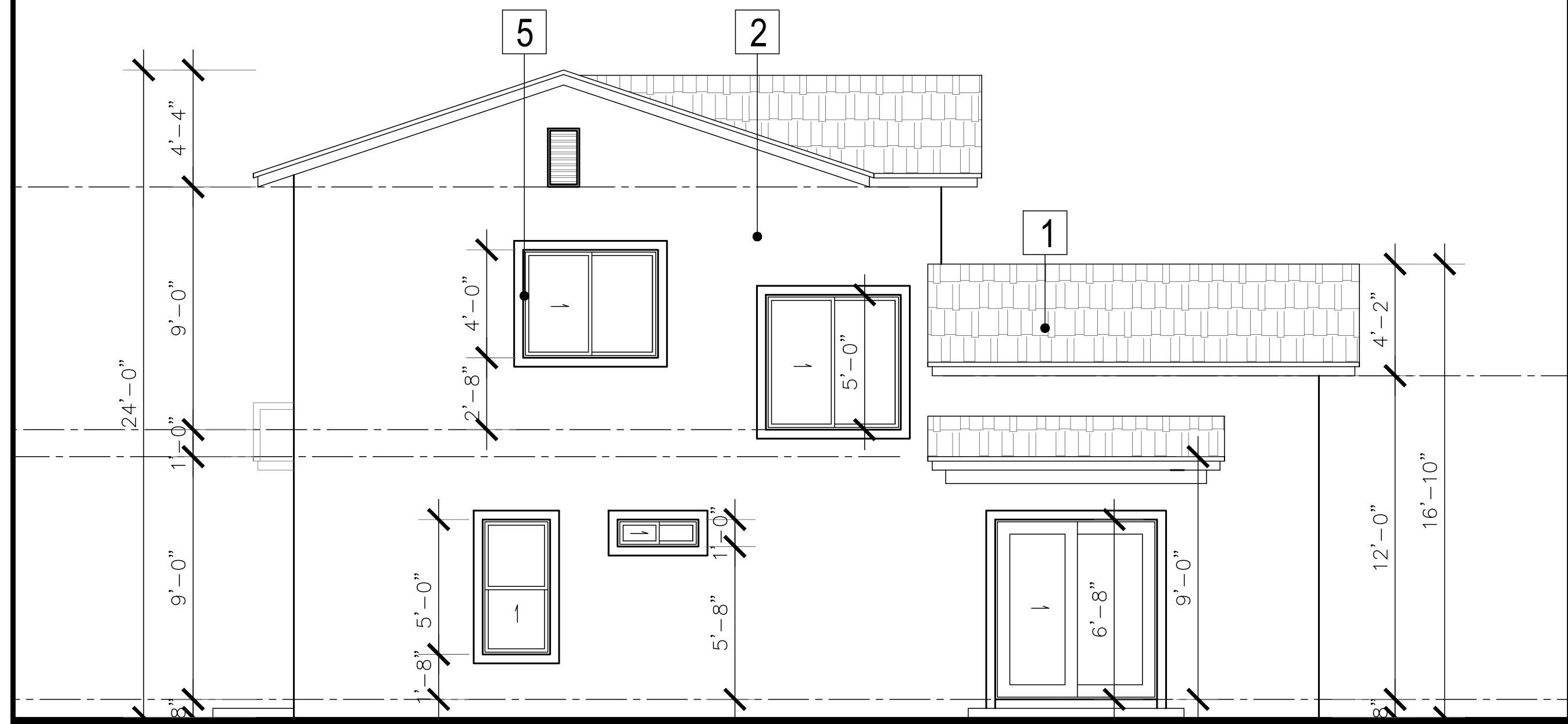


JOB NAME AND ADDRESS:
EL MONTE HOUSE (BUILD A NEW MAINHOUSE 01 & 02 AND ADU. FOR LOT 01 & 02))
11456 BROADMEAD ST., EL MONTE, CA 91733

Date: 02/07/2024
Scale: AS SHOWN
Drawn: SZ
Job:
Sheet: A-10

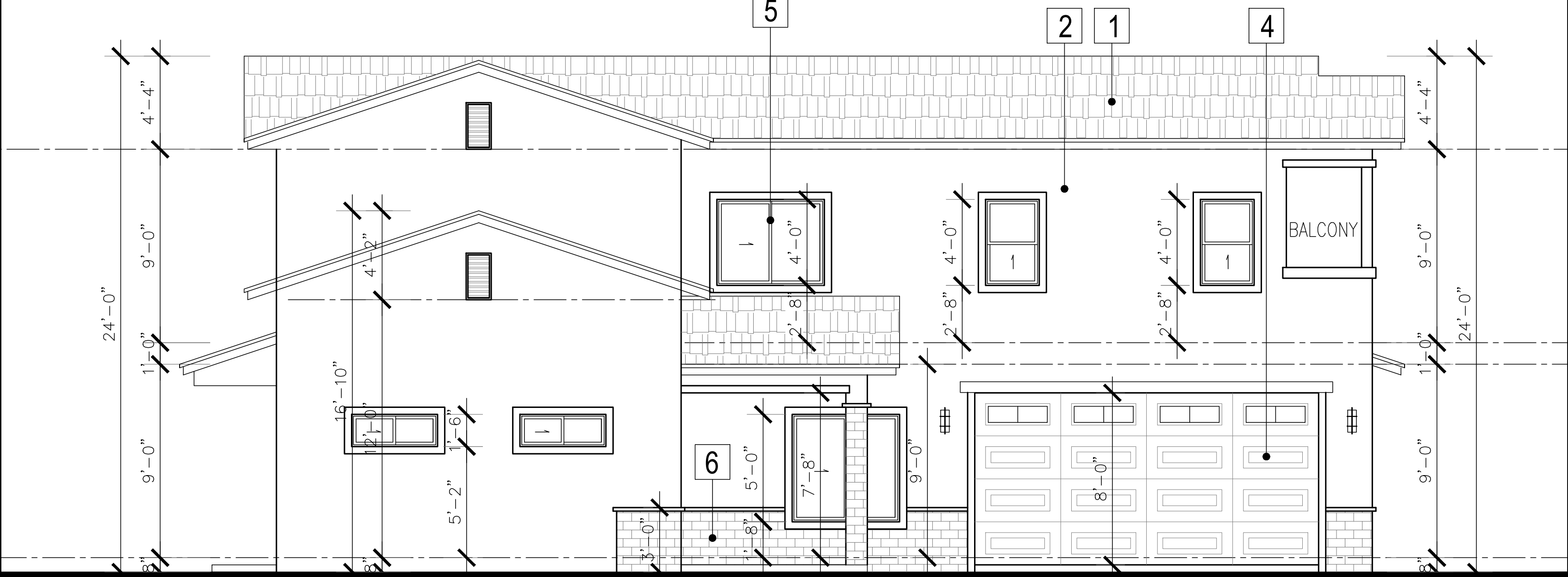
PROPOSED LOT 02
MAIN HOUSE 01
ELEVATION

of Sheets



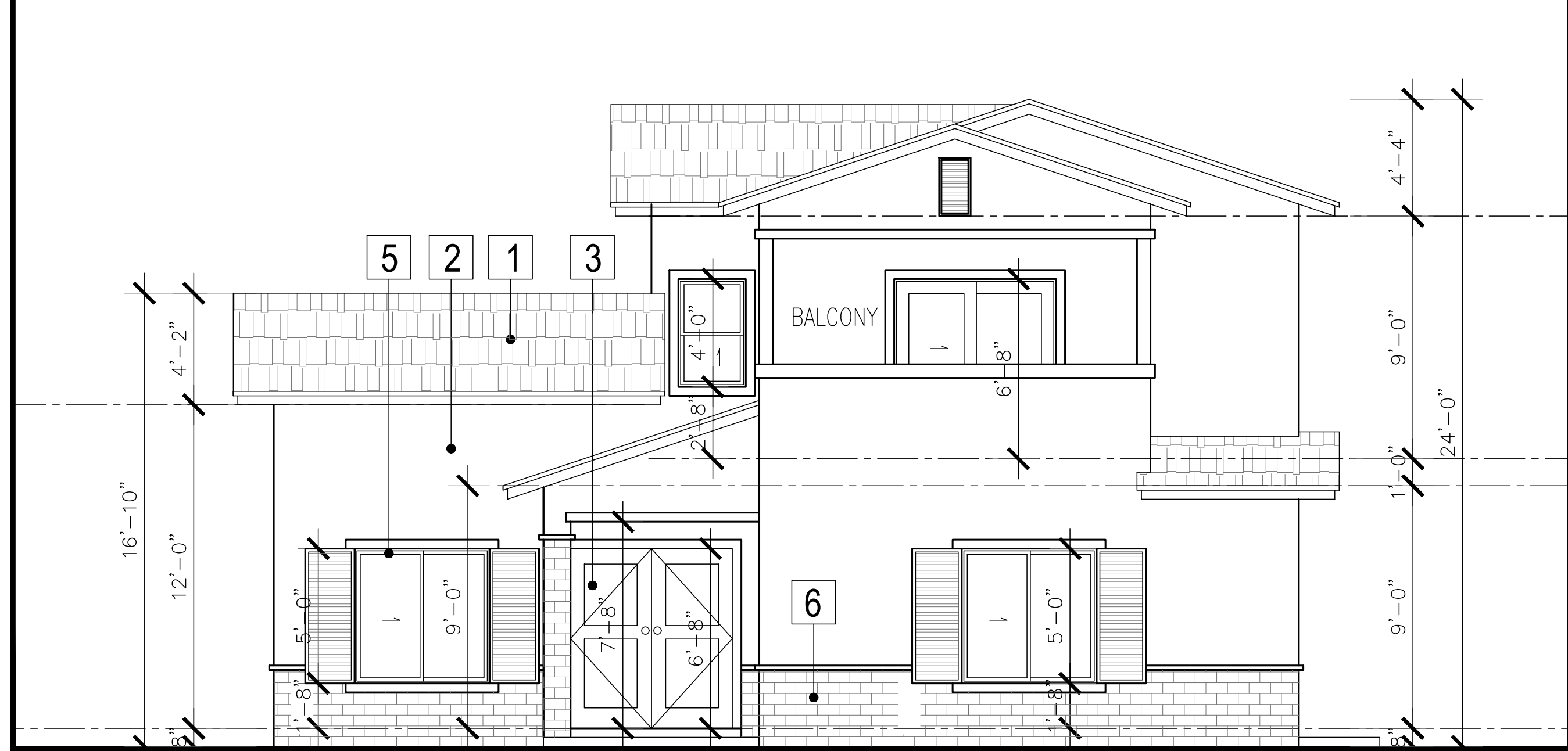
PROPOSED LOT 02 MAIN HOUSE 01 SOUTHWEST ELEVATION

SCALE 1/4"=1'-0" 1



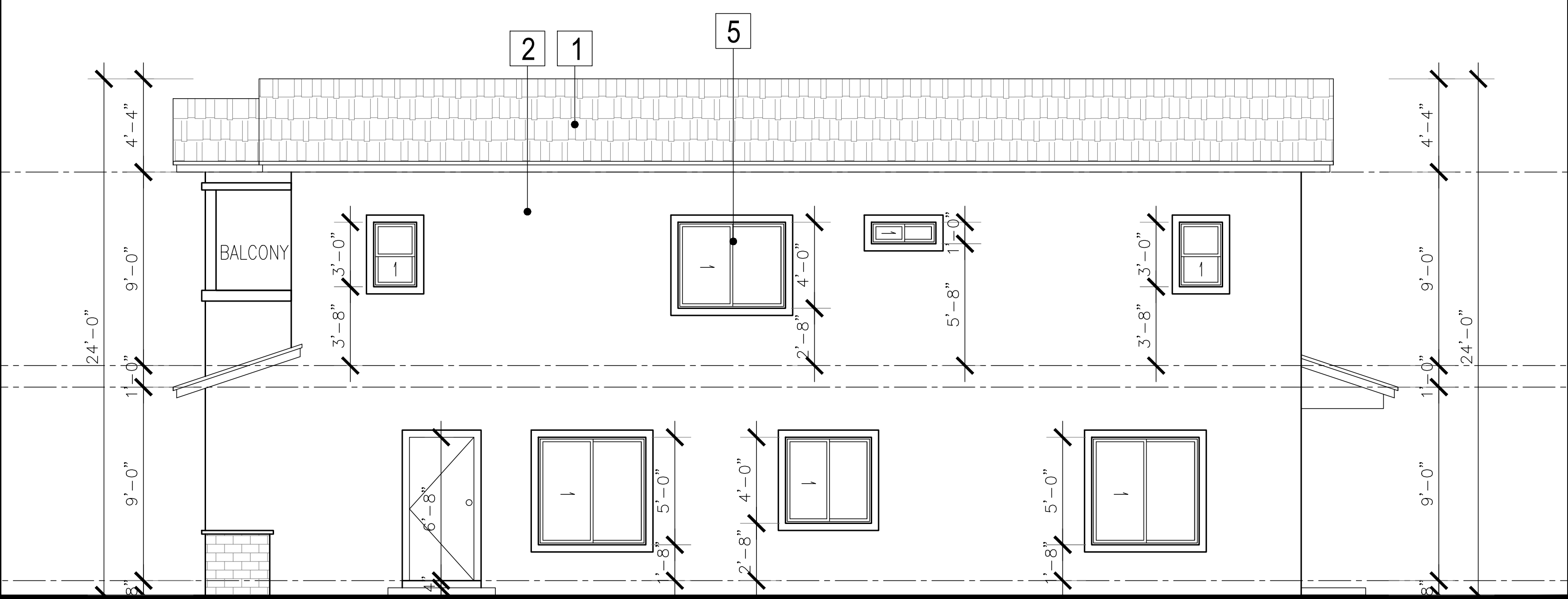
PROPOSED LOT 02 MAIN HOUSE 01 SOUTHEAST ELEVATION

SCALE 1/4"=1'-0" 2



PROPOSED LOT 02 MAIN HOUSE 01 NORTHEAST ELEVATION

SCALE 1/4"=1'-0" 3



PROPOSED LOT 02 MAIN HOUSE 01 NORTHWEST ELEVATION

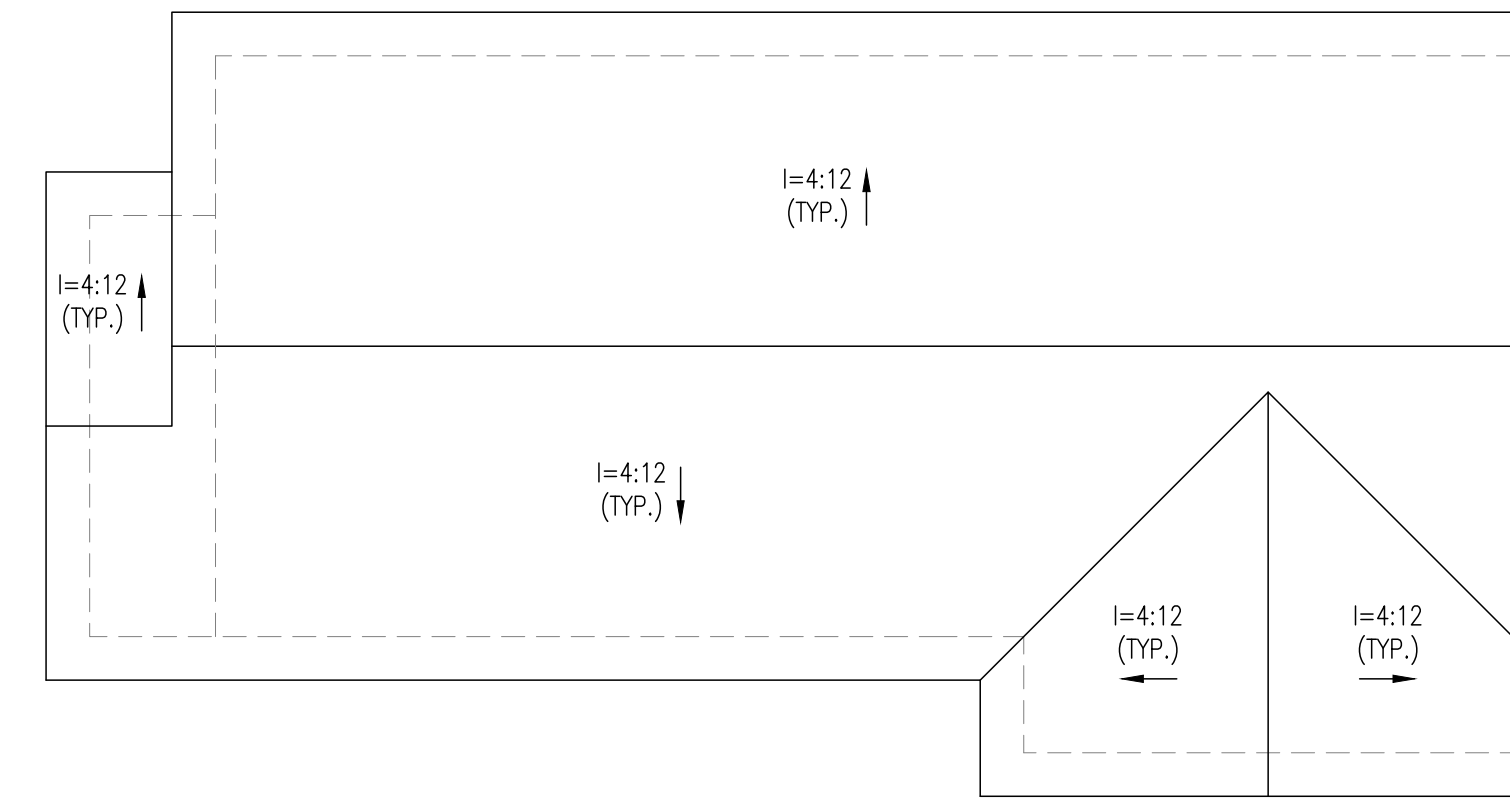
SCALE 1/4"=1'-0" 4

DOOR SCHEDULE

NO.	SIZE	THK.	TYPE	MATERIAL	FINISH	REMARK
A	3'-0"x6'-8"	1-3/4"	SWINGING	WOOD	PAINT	FRONT ENTRANCE DOOR
B	6'-0"x6'-8"	1-3/4"	SWINGING	WOOD	PAINT	FRONT ENTRANCE DOOR
C	3'-0"x6'-8"	1-3/4"	SWINGING; SELF-CLOSING SELF-LATCHING	WOOD	PAINT	20-MIN. FIRE RATING GARAGE INT. DOOR
D	3'-0"x6'-8"	1-3/4"	SWINGING	WOOD	PAINT	BACK ENTRANCE DOOR
E	2'-8"x6'-8"	1-3/4"	SWINGING	WOOD	PAINT	BEDROOM DOOR
F	2'-6"x6'-8"	1-3/4"	SWINGING	WOOD	PAINT	INT. DOOR
G	4'-0"x6'-8"	1-3/4"	SLIDING	WOOD	PAINT	CLOSET
H	6'-0"x6'-8"	1-3/4"	SLIDING	ALUM W/ TEMP. GLASS	VINYL	EXT. DOOR
J	8'-0"x7'-0"	1-3/4"	ROLL-UP	ALUM W/ TEMP. GLASS	ALUMINUM	GARAGE DOOR
K	16'-0"x7'-0"	1-3/4"	ROLL-UP	ALUM W/ TEMP. GLASS	ALUMINUM	GARAGE DOOR

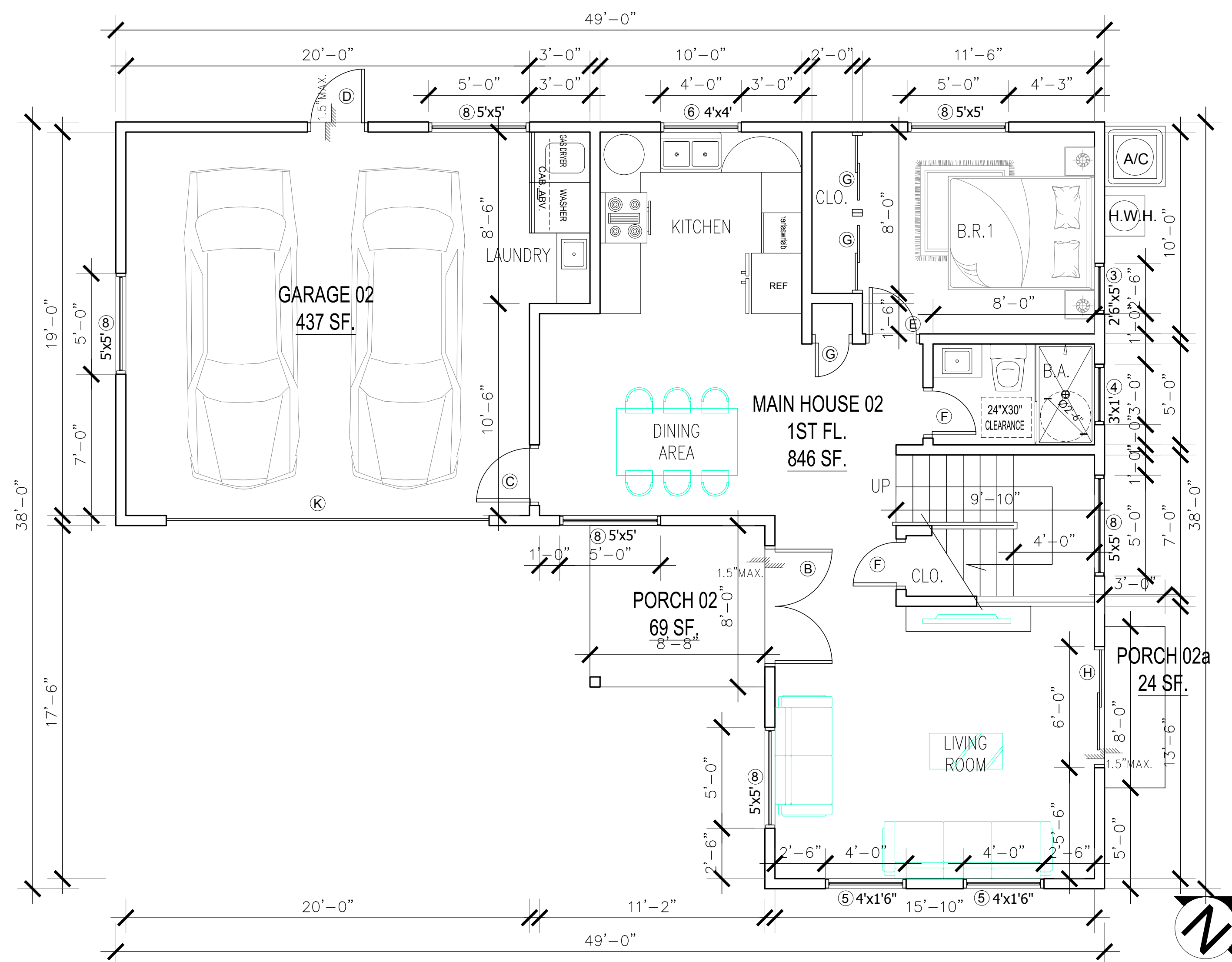
WINDOW SCHEDULE

NO.	SIZE	THK.	TYPE	MATERIAL	FINISH	REMARK
1	2'-0"x3'-0"	1-3/4"	SINGLE HUNG	VINYL	VINYL	
2	2'-6"x4'-0"	1-3/4"	SINGLE HUNG	VINYL	VINYL	
3	2'-6"x5'-0"	1-3/4"	SINGLE HUNG	VINYL	VINYL	
4	3'-0"x1'-0"	1-3/4"	SLIDING	VINYL	VINYL	
5	4'-0"x1'-6"	1-3/4"	SLIDING	VINYL	VINYL	
6	4'-0"x4'-0"	1-3/4"	SLIDING	VINYL	VINYL	
7	5'-0"x4'-0"	1-3/4"	SLIDING	VINYL	VINYL	
8	5'-0"x5'-0"	1-3/4"	SLIDING	VINYL	VINYL	



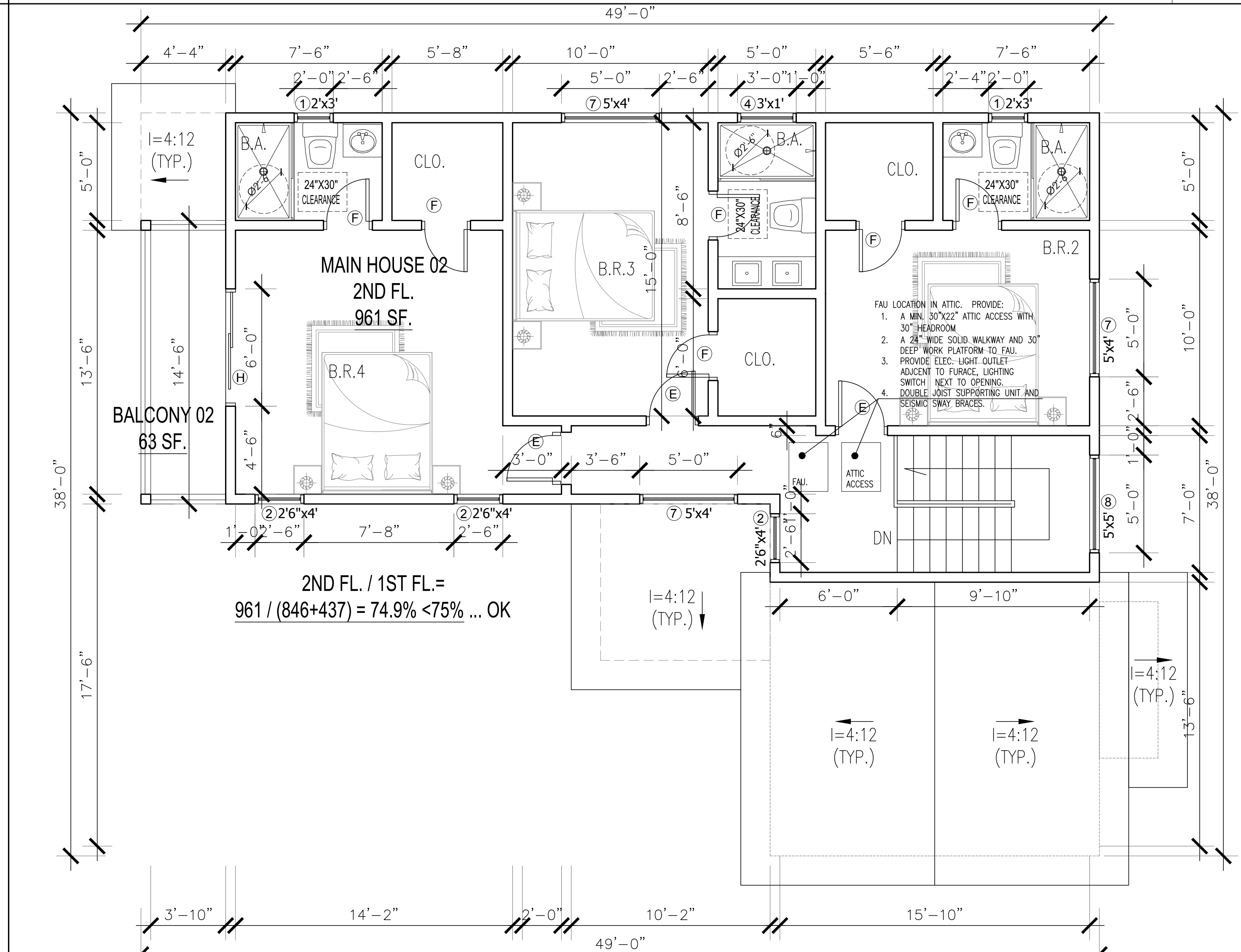
PROPOSED LOT 02 MAIN HOUSE 02 ROOF PLAN

SCALE 1/4"=1'-0" 3



PROPOSED LOT 02 MAIN HOUSE 02 1ST FLOOR PLAN

SCALE 1/4"=1'-0" 1



PROPOSED LOT 02 MAIN HOUSE 02 2ND FLOOR PLAN

SCALE 1/4"=1'-0" 2

REVISIONS	BY
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ZIGAS, INC.
COMMERCIAL & RESIDENTIAL DESIGN
320 N. HOLLOW AVE.
WEST COVINA, CA 91790
(626) 632 4293



JOB NAME AND ADDRESS
EL MONTE HOUSE (BUILD A NEW MAINHOUSE 01 & 02 AND ADJ. FOR LOT 01 & 02)
11456 BROADMEAD ST., EL MONTE, CA 91733

Date	02/07/2024
Scale	AS SHOWN
Drawn	SZ
Job	
Sheet	A-11
PROPOSED LOT 02 MAIN HOUSE 02 FLOOR PLAN	

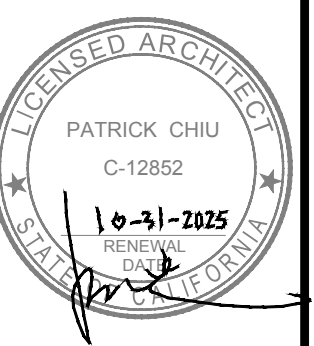
MATERIAL SPECIFICATIONS:

- 1** ROOFING:
OWENS CORNING
COLOR: ESTATE GRAY(MATCH EXISTING)
WEIGHT: 2.2 POUND/ S.F.
ICC-ES AC 438#
CLASS A
- 2** STUCCO:
LA HABRA
COLOR: SNOWBALL 10400L(75)
BODY: (SURFACE TO BE SAND FINISH)
- 3** FRONT ENTRANCE DOORS:
JELD-WEN
Statement Collection Customizable
Fiberglass Prehung Front Door
SIZE: 36"x80" COLOR: PRIMED
- 4** GARAGE DOORS:
UNIQUE GARAGE DOOR
MODEL: ALUMINUM DOOR
- 5** EXTERIOR DOORS & WINDOWS:
VALUE- GS SERIES
DuraPane LOW-E GASS
WHITE VINYL FRAME
- 6** STONE VENEER
ELDORADO STONE
- LEDGESTONE

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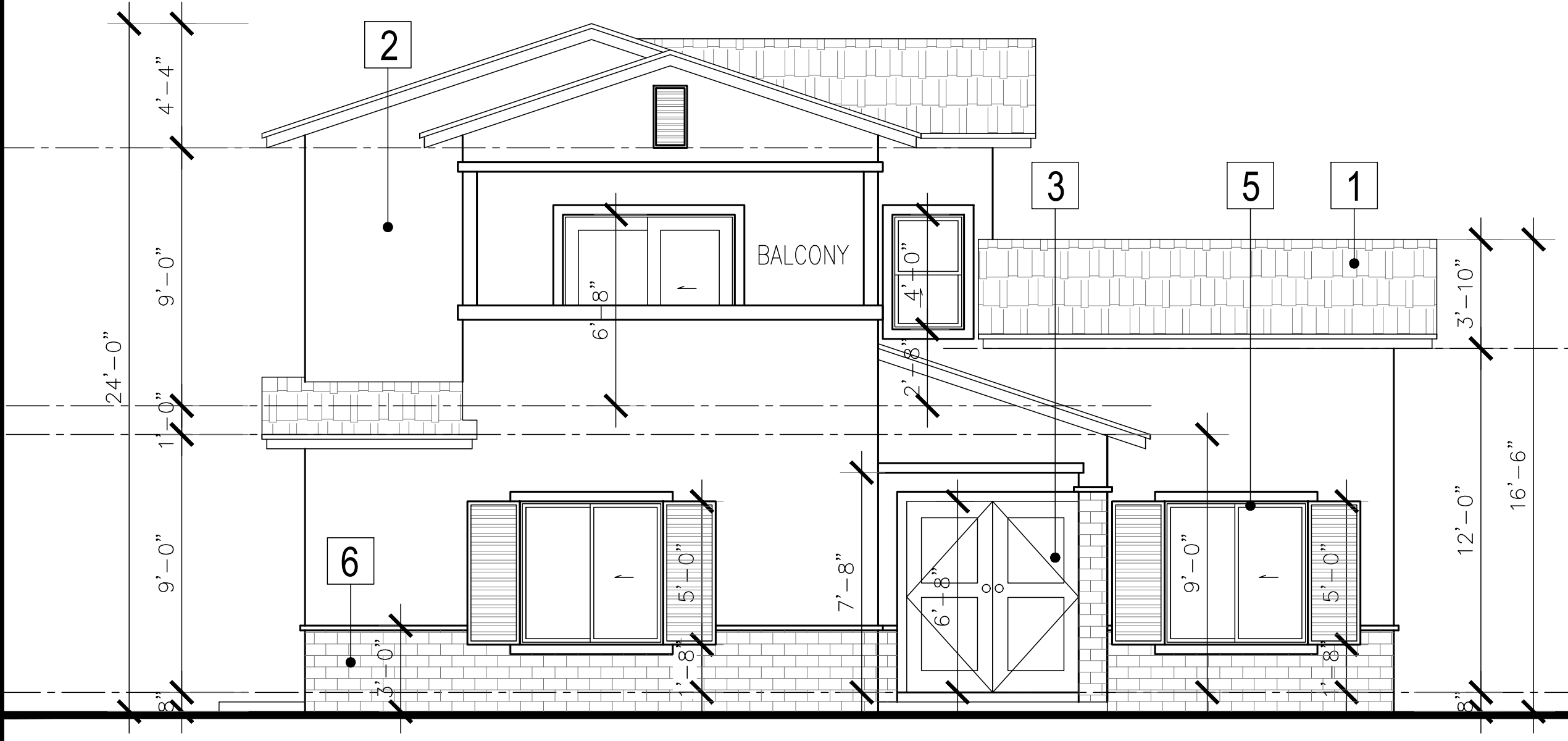
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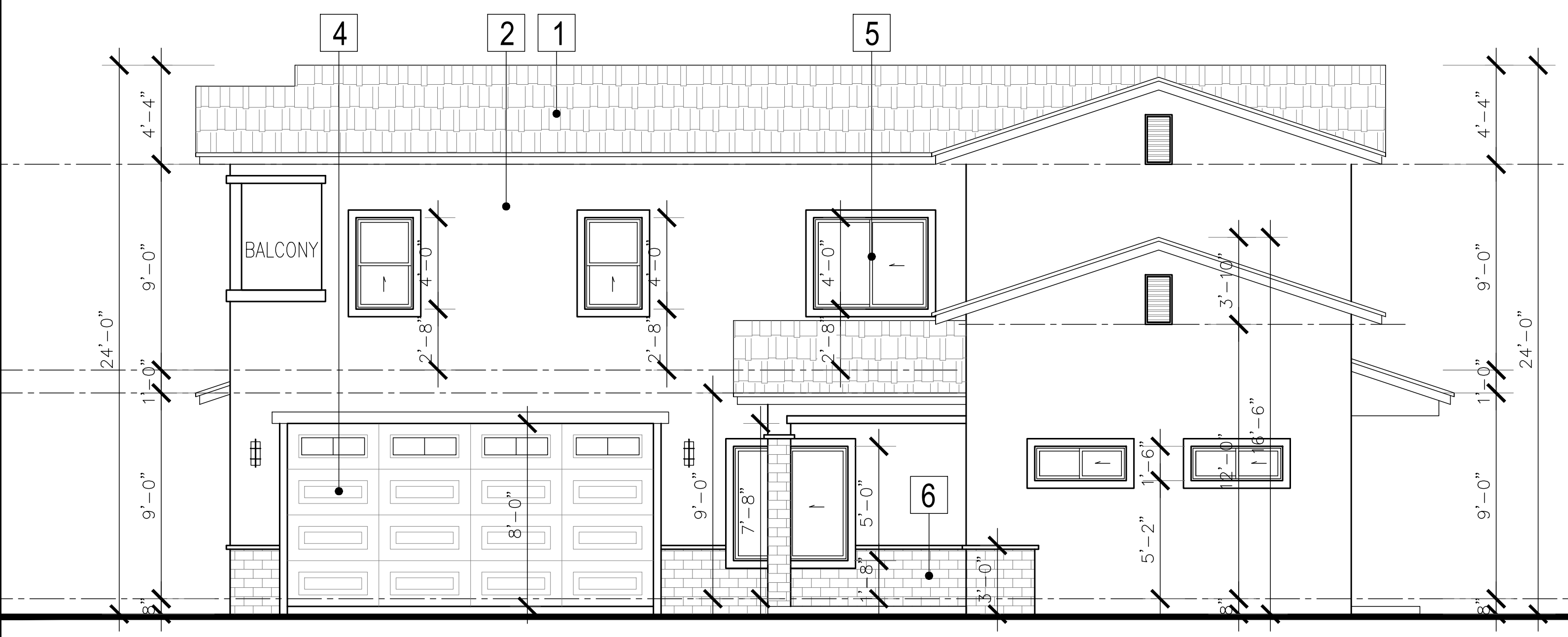
JOB NAME AND ADDRESS:
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11456 BROADMEAD ST., EL MONTE, CA 91733

Date: 02/07/2024
Scale: AS SHOWN
Drawn: SZ
Job:
Sheet: A-12

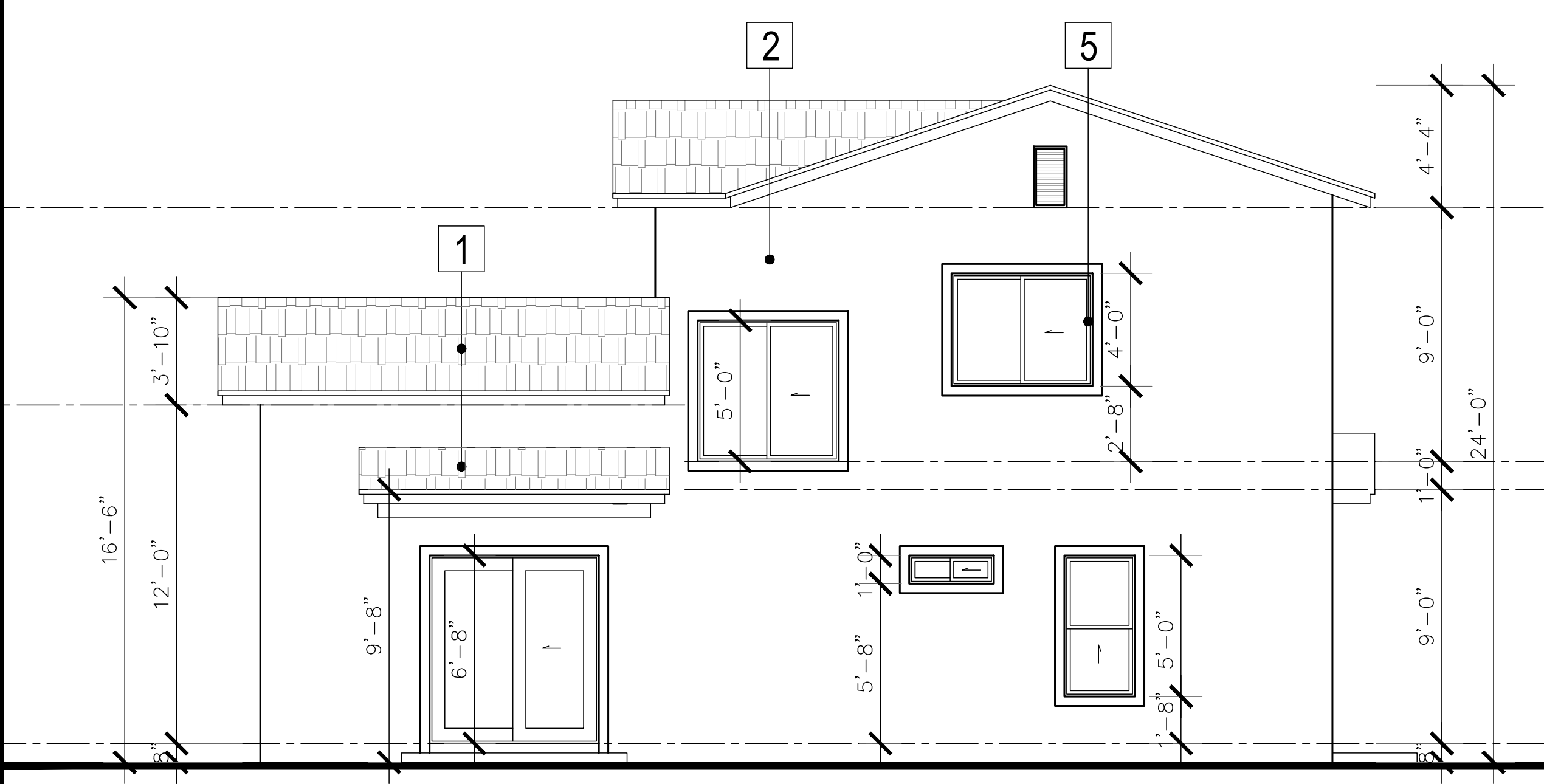
PROPOSED LOT 02 MAIN HOUSE 02 ELEVATION



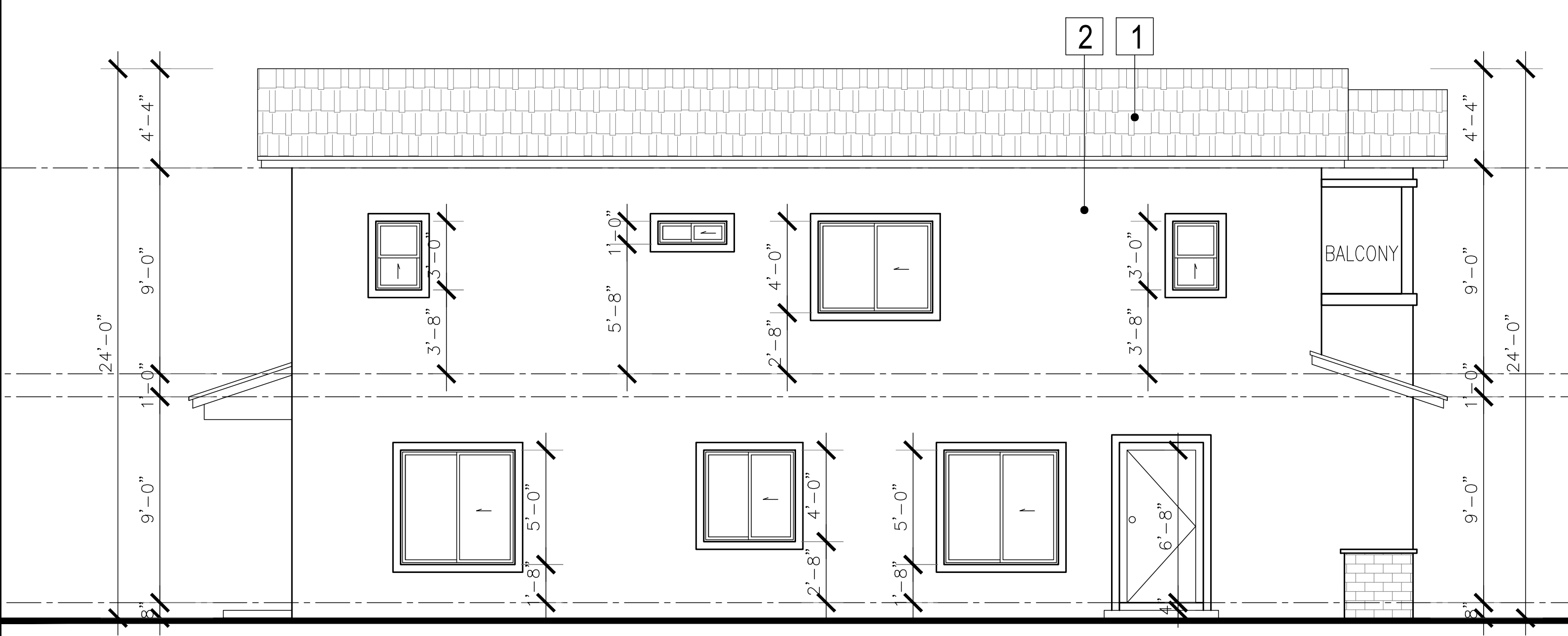
PROPOSED LOT 02 MAIN HOUSE 02 SOUTHWEST ELEVATION SCALE 1/4"=1'-0" 1



PROPOSED LOT 02 MAIN HOUSE 02 SOUTHEAST ELEVATION SCALE 1/4"=1'-0" 2



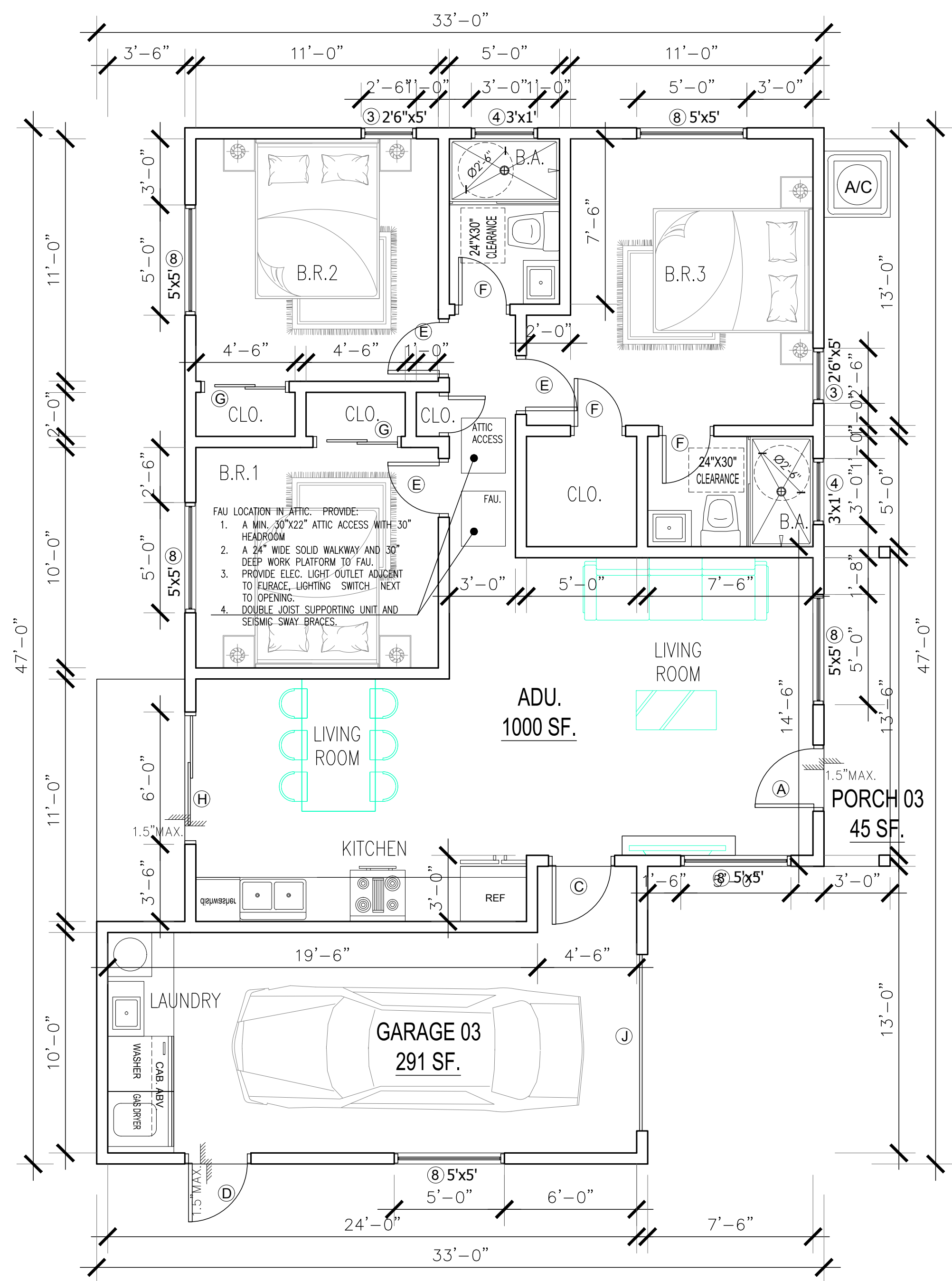
PROPOSED LOT 02 MAIN HOUSE 02 NORTHEAST ELEVATION SCALE 1/4"=1'-0" 3



PROPOSED LOT 02 MAIN HOUSE 02 NORTHWEST ELEVATION SCALE 1/4"=1'-0" 4

DOOR SCHEDULE						
NO.	SIZE	THK.	TYPE	MATERIAL	FINISH	REMARK
A	3'-0"x6'-8"	1-3/4"	SWINGING	WOOD	PAINT	FRONT ENTRANCE DOOR
B	6'-0"x6'-8"	1-3/4"	SWINGING	WOOD	PAINT	FRONT ENTRANCE DOOR
C	3'-0"x6'-8"	1-3/4"	SWINGING; SELF-CLOSING SELF-LATCHING	WOOD	PAINT	20-MIN. FIRE RATING GARAGE INT. DOOR
D	3'-0"x6'-8"	1-3/4"	SWINGING	WOOD	PAINT	BACK ENTRANCE DOOR
E	2'-8"x6'-8"	1-3/4"	SWINGING	WOOD	PAINT	BEDROOM DOOR
F	2'-6"x6'-8"	1-3/4"	SWINGING	WOOD	PAINT	INT. DOOR
G	4'-0"x6'-8"	1-3/4"	SLIDING	WOOD	PAINT	CLOSET
H	6'-0"x6'-8"	1-3/4"	SLIDING	ALUM W/ TEMP. GLASS	VINYL	EXT. DOOR
J	8'-0"x7'-0"	1-3/4"	ROLL-UP	ALUM W/ TEMP. GLASS	ALUMINUM	GARAGE DOOR
K	16'-0"x7'-0"	1-3/4"	ROLL-UP	ALUM W/ TEMP. GLASS	ALUMINUM	GARAGE DOOR

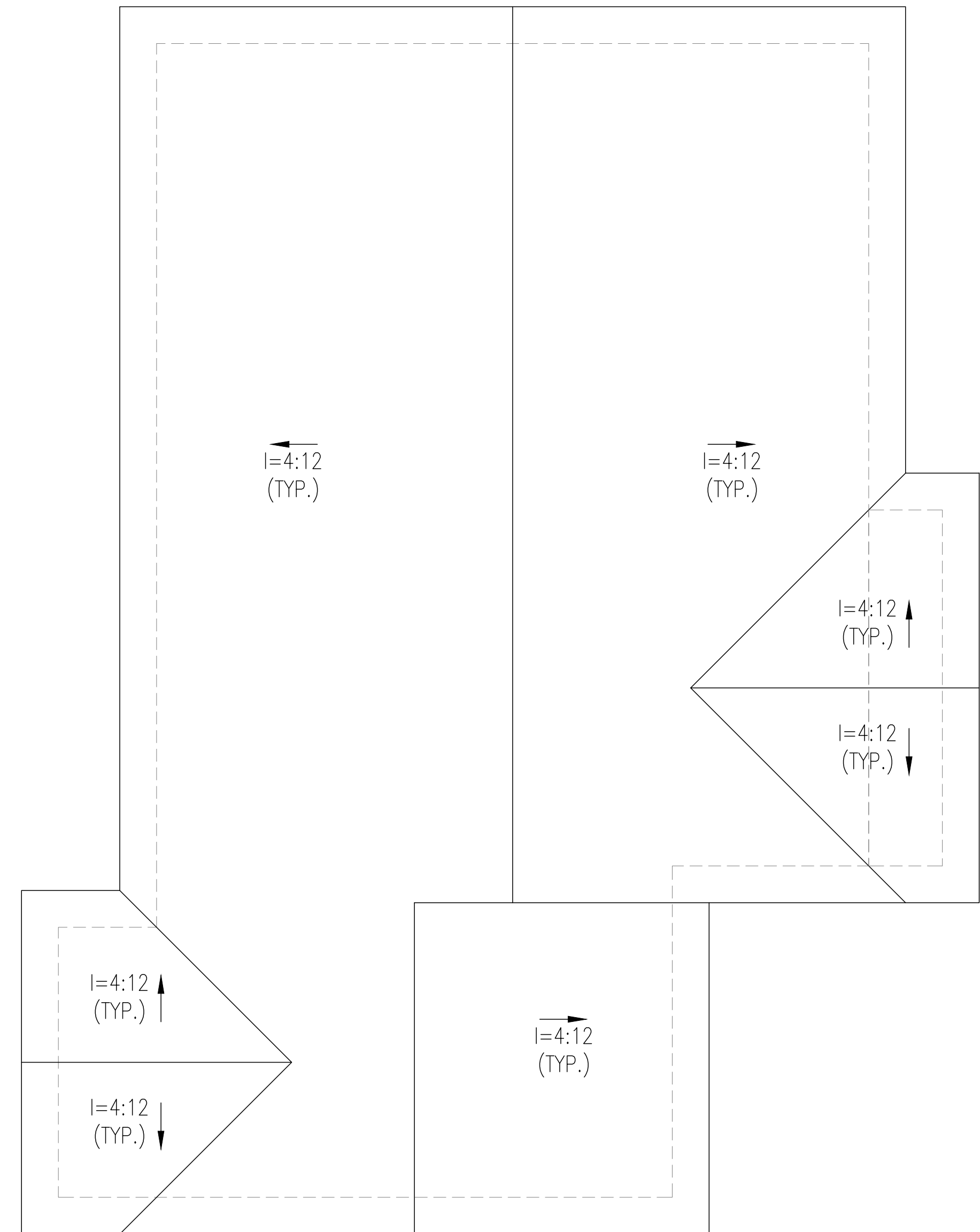
WINDOW SCHEDULE						
NO.	SIZE	THK.	TYPE	MATERIAL	FINISH	REMARK
①	2'-0"x3'-0"	1-3/4"	SINGLE HUNG	VINYL	VINYL	
②	2'-6"x4'-0"	1-3/4"	SINGLE HUNG	VINYL	VINYL	
③	2'-6"x5'-0"	1-3/4"	SINGLE HUNG	VINYL	VINYL	
④	3'-0"x1'-0"	1-3/4"	SLIDING	VINYL	VINYL	
⑤	4'-0"x1'-6"	1-3/4"	SLIDING	VINYL	VINYL	
⑥	4'-0"x4'-0"	1-3/4"	SLIDING	VINYL	VINYL	
⑦	5'-0"x4'-0"	1-3/4"	SLIDING	VINYL	VINYL	
⑧	5'-0"x5'-0"	1-3/4"	SLIDING	VINYL	VINYL	



PROPOSED LOT 02 ADU. FLOOR PLAN

SCALE 1/4"=1'-0" 1

PROPOSED LOT 02 ADU. ROOF PLAN



SCALE 1/4"=1'-0" 2

REVISIONS	BY
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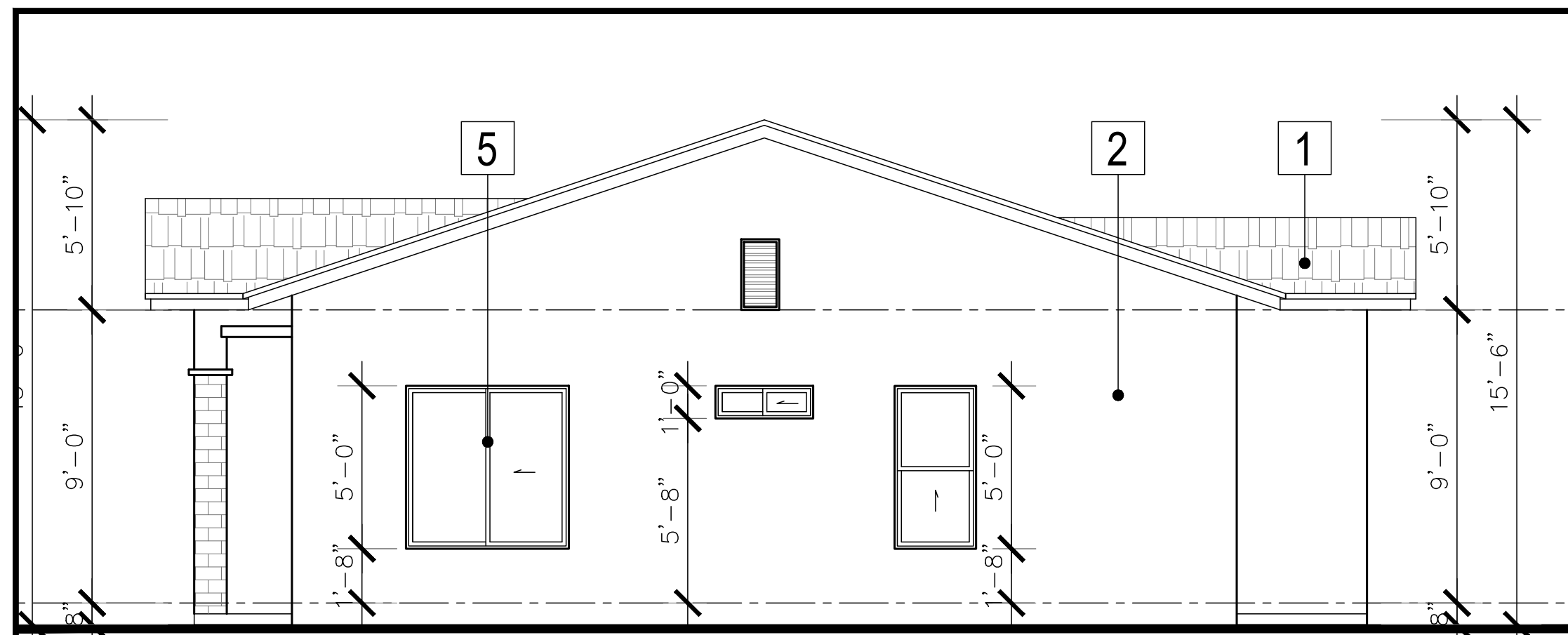
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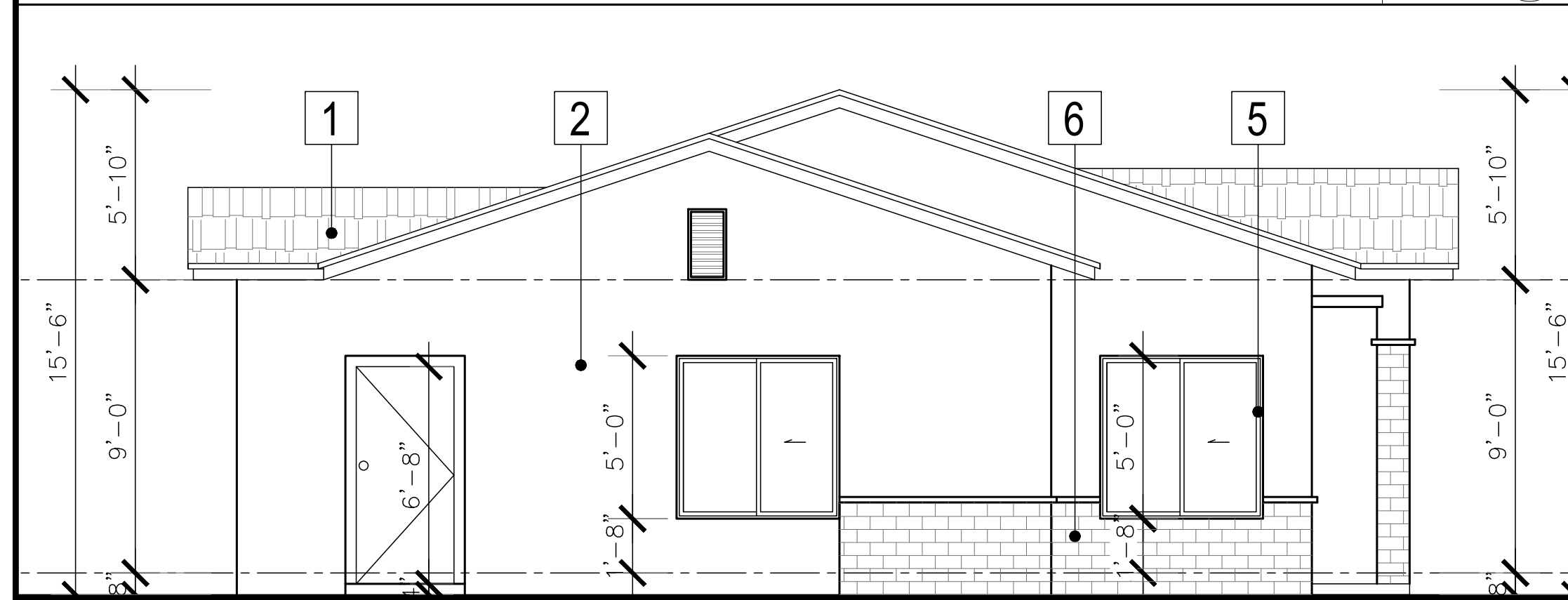
JOB NAME AND ADDRESS:
EL MONTE HOUSE (BUILD A NEW MAINHOUSE 01 & 02 AND ADU. FOR LOT 01 & 02))
 11456 BROADMEAD ST., EL MONTE, CA 91733

Date: 02/07/2024
 Scale: AS SHOWN
 Drawn: SZ
 Job:
 Sheet: A-13
 PROPOSED LOT 02 ADU. FLOOR AND ROOF PLAN



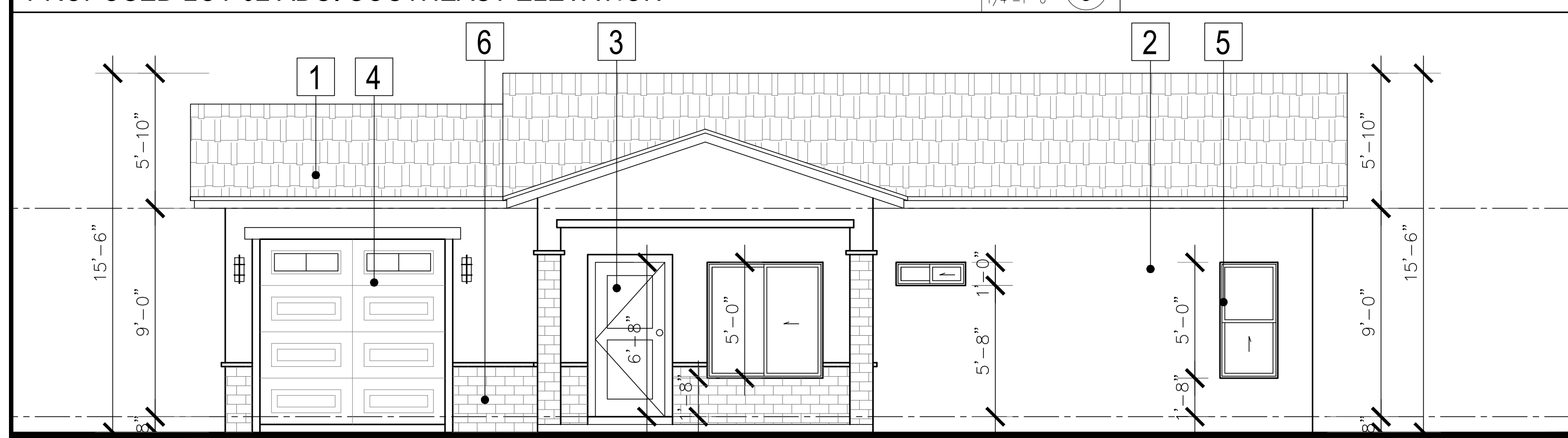
PROPOSED LOT 02 ADU. NORTHWEST ELEVATION

SCALE
1/4"=1'-0" 4



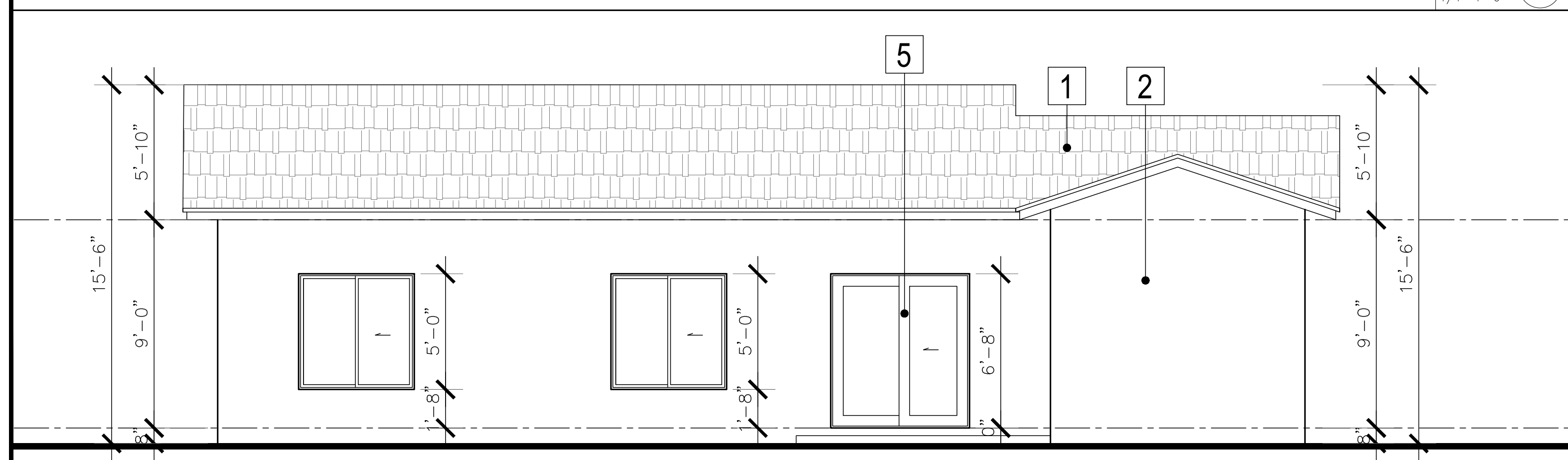
PROPOSED LOT 02 ADU. SOUTHEAST ELEVATION

SCALE
1/4"=1'-0" 3



PROPOSED LOT 02 ADU. NORTHEAST ELEVATION

SCALE
1/4"=1'-0" 2



PROPOSED LOT 02 ADU. SOUTHWEST ELEVATION

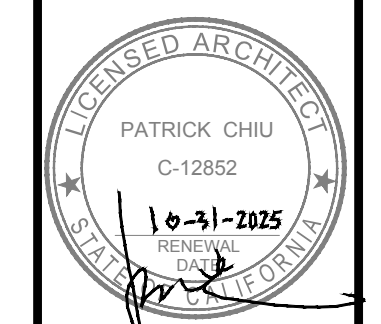
SCALE
1/4"=1'-0" 1

MATERIAL SPECIFICATIONS:

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Date 02/07/2024
Scale AS SHOWN
Drawn SZ
Job
Sheet **A-14**
LOT 02 ADU.
ELEVATION

of Sheets