

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



Gerardo Marquez, 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

October 28, 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

Vice Chair Barrera

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 AUGUST 26, 2025

RECOMMENDED ACTION: Staff is requesting approval of Minutes for the August 26, 2025, Regular Planning Commission Meeting.

7. PUBLIC HEARINGS - None

8. GENERAL BUSINESS

8.a. Review of Conditions of Approval for Site Plan Review No. 21-19 (2540 Rosemead Blvd)

8.b. Review of Conditions of Approval for Conditional Use Permit No. 21-13 (2222 Rosemead Blvd)

8.c. Review of Conditions of Approval for Conditional Use Permit No. 23-06 (11214 Rush St)

9. COMMISSIONERS REPORTS, INCLUDING AB 1234 REPORTS

AB 1234, section 53232.3(d) requires Members of a legislative body to provide brief reports on meetings attended at the expense of the local agency (i.e., Conferences, seminars, training etc.) at the next regular meeting of the legislative body.

- 10. CORRESPONDENCE - None**
- 11. COMMISSIONERS AGENDA - None**
- 12. STAFF MEMBER COMMENTS**
 - 12.a. Community Development Update List**

RECOMMENDED ACTION:

- 13. ADJOURNMENT**

NEXT REGULAR PLANNING COMMISSION MEETING:

Tuesday, November 25, 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 23rd of October 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, August 26, 2025, 6:00 P.M.

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

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

ABSENT: Commissioner(s): Tang

STAFF PRESENT: Adrian De Leon, Assistant City Attorney; Gerardo Marquez, 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** – Chair Ortiz led the Pledge of Allegiance.

3. **PRESENTATIONS** - None

4. **APPROVAL OF AGENDA**

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

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

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): Tang

5. **PUBLIC COMMENT**

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

6. **CONSENT CALENDAR**

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

6.a. APPROVAL OF THE REGULAR PLANNING COMMISSION MEETING MINUTES FOR JULY 22, 2025.

RECOMMENDED ACTION: Staff recommends the Planning Commission approve the Minutes for the July 22, 2025, Regular Planning Commission meeting.

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

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): Tang

7. PUBLIC HEARING

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.

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 South Coast Air Quality Management District (AQMD). Additional conditions of approval were incorporated into the resolution to address residents' concerns regarding potential emissions from the subject site.

Commissioner Tang arrived at 6:08 p.m., during the presentation.

Commissioners posed questions for Staff.

Chair Ortiz opened Public Comment.

1. Alexandria Gram – Posed questions to Staff and applicant.
2. Manuk Torosyan, owner's son – Addressed questions and concerns raised by the Commissioners and members of the public.
3. Gloria Olmos – Had recommendations for Staff about the proposed business.

Chair Ortiz closed Public Comment.

Commissioners discussed among themselves.

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 Rubio, seconded by Vice Chair Barrera, approving Conditional Use Permit (No. 25-05), subject to the conditions of approval contained therein. Motion passed 5-0 by the following vote:

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

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): None

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.

Director of Community Development Gerardo Marquez provided a brief overview of the subject site, explaining how the lot will be subdivided. Staff requested the applicant to provide complete plans to better understand what is proposed for the newly created lots.

Commissioners posed questions for Staff.

Chair Ortiz opened Public Comment.

1. Alexandria Gram – Proposed questions and concerns to Staff.
2. Sam Zhou, Applicant – Addressed questions and concerns raised by the Commissioners and members of the public.

Chair Ortiz closed Public Comment.

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

A motion was made by Vice Chair Barrera, seconded by Commissioner Tang, to approve tentative parcel map No. 25-01 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. Motion passed 5-0 by the following vote:

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

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): None

8. **GENERAL BUSINESS** - None
9. **COMMISSIONERS REPORTS, INCLUDING AB 1234 REPORTS** - None
10. **CORRESPONDENCE** – None
11. **COMMISSIONERS' AGENDA** - None
12. **STAFF MEMBER COMMENTS** - None

13. ADJOURNMENT

At 6:50 p.m., there being no more business before the Commission, Chair Ortiz adjourned the meeting to a Regular Planning Commission Meeting on Tuesday, September 23, 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 23rd day of October 2025.

Secretary

DRAFT



Planning Commission Agenda Report

Agenda
Item No.
8.a.

DATE: October 28, 2025

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Gerardo Marquez, Director of Community Development & Public Works

PREPARED BY: Charlize Hernandez, Planning Assistant

SUBJECT: Review of Conditions of Approval for Site Plan Review No. 21-19 (2540 Rosemead Blvd)

BACKGROUND: At its March 15, 2022 meeting, the Planning Commission adopted Resolution No. 21-19 approving SPR-21-19 which allowed for the construction of 207 single-family and multi-family units located at 2540 Rosemead Boulevard (“Property”). In conjunction to the new development, KB Home (“Applicant”) restored the historic “Starlite” Drive-In sign and proposed to restore existing street pavement along Rosemead Blvd. Sidewalk, curb ramps, curb and gutter, and driveways would also be newly constructed to further improve the site. The master affordable housing covenant for the project was approved by City Council in July 2025.

The site has been vacant prior to the approval of SPR-21-19, as such no demolition work was conducted. Construction of the units commenced in January 2025. To date, 125 units have had permits issued out of the 207 total units. Currently, 96 total units have been sold, with 87 market-rate units and 9 affordable units sold. With 12 total affordable units up for sale, the city received 1,002 applications for the affordable housing lottery that was hosted in August 2025. To date, neither Planning staff nor Code Enforcement have received any complaints from residents, patrons, or the general public in regard to their construction.

ANALYSIS:

- There have not been any incidents reported to the South El Monte Code Enforcement Department.
- Staff has not received any complaints from adjacent properties or the public regarding the construction at this location.
- Building permits for units # 126-207 are in review.
- Electrical/Mechanical/Sewer permits are in review.
- The Subdivision (tract map) application was approved in January 2025.

CONCLUSION: Significant progress has been made since the project was initially approved by the Planning Commission in March 2022. More than half of the 207 total units have been constructed, and 87 units have been sold. More than 1,000 applicants applied for the affordable home lottery, with 9 out of 12 affordable units sold. Construction is still in process for the remaining units, with construction expected to continue until 2027.



Planning Commission Agenda Report

Agenda
Item No.
8.b.

DATE: October 28, 2025

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Gerardo Marquez, Director of Community Development & Public Works

PREPARED BY: Charlize Hernandez, Planning Assistant

SUBJECT: Review of Conditions of Approval for Conditional Use Permit No. 21-13 (2222 Rosemead Blvd)

BACKGROUND: At its November 1, 2024 meeting, the Planning Commission adopted Resolution No. 24-09 approving CUP-24-13 which allowed for the construction of a new 156,108 square foot warehouse and office building (“Project”) located at 2222 Rosemead Boulevard (“Property”). An appeal was filed against the decision for the April 15, 2025 City Council meeting, where the appeal was denied and the Project was approved.

In conjunction to the new development, Rosemead Holding LLC (“Applicant”) provided 7,777 square feet of landscaping to the parking lot area and proposed to restore existing street pavement along Rosemead Blvd. Sidewalk, curb ramps, curb and gutter, and driveways would also be newly constructed to further improve the site.

Demolition work commenced and was completed in July 2022. Soil remediation work has commenced and is currently in progress. To date, neither Planning staff nor Code Enforcement have received any complaints from residents, patrons, or the general public in regard to their construction.

ANALYSIS:

- There have not been any incidents reported to the South El Monte Code Enforcement Department.
- Staff has not received any complaints from adjacent properties or the public regarding the construction at this location.
- Grading permit (MISC-GRADE-25-002) was issued on 1/27/2025.
- Building permit (COM-NEW-23-003) was approved on GoPost. Permit cannot be approved by the City until the applicant has received all clearance from all environmental agencies.
- Building permit (COM-NEW-23-003) extension was approved on 8/12/2025.
- Electrical/Mechanical/Sewer permits are in review.

CONCLUSION: Progress has been made since the project was initially approved by the City Council in April 2025. The Demolition and Grading permits have been issued, and the soil

remediation work is in progress. Once the soil remediation is completed and the applicant has received all clearances, the Building/Mechanical/Electrical/Sewer permits may continue to be processed.



Planning Commission Agenda Report

Agenda
Item No.
8.c.

DATE: October 28, 2025

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Gerardo Marquez, Director of Community Development & Public Works

PREPARED BY: Charlize Hernandez, Planning Assistant

SUBJECT: Review of Conditions of Approval for Conditional Use Permit No. 23-06 (11214 Rush St)

BACKGROUND: At its August 20, 2024 meeting, the Planning Commission adopted Resolution No. 24-05 approving CUP-23-06 which allowed for the construction of a new 103,108 square foot warehouse and office building (“Project”) located at 11214 Rush Street (“Property”). In conjunction to the new warehouse, Rexford Industrial (“Applicant”) provided 11,156 square feet of landscaping to the parking lot area and proposed to restore existing street pavement along Rush Street and Leafdale Avenue. Sidewalk, curb ramps, curb and gutter, and driveways would also be newly constructed to further improve the site.

Demolition of the existing buildings was completed in November 2024. Grading work commenced in February 2025 and is currently in progress. Framing, footings and foundation work has commenced and is currently in progress. To date, neither Planning staff nor Code Enforcement have received any complaints from residents, patrons, or the general public in regard to their construction.

ANALYSIS:

- There have not been any incidents reported to the South El Monte Code Enforcement Department.
- Staff has not received any complaints from adjacent properties or the public regarding the construction at this location.
- Demolition permit (COM-DEM-24-011) was approved on 11/18/2024.
- Grading permit (MISC-GRADE-25-001) inspection was passed on 10/1/2025.
- Building permit (COM-NEW-24-004) framing and foundation inspections was passed on 9/24/2025 and 9/10/2025 respectively.
- Electrical permit (COM-ELC-24-040) inspection was passed on 9/17/2025.
- Mechanical permit (COM-MEC-24-014) was issued on 4/15/2025.
- Plumbing permit (COM-PLB-24-019) inspection was passed on 7/2/2025.
- Sewer permit (COM-SEW-24-002) inspection was passed on 6/30/2025.
- Lot Merger (SUBPRE-24-01 & SUBPRE-24-02) application was approved by the Engineering Department on 3/7/2025.

CONCLUSION: Significant progress has been made since the project was initially approved by the Planning Commission in August 2024. The Demolition and Grading permits have been issued, and the Lot Merger application has been approved. With the Lot Merger application approved, the Building/Mechanical/Electrical/Plumbing/Sewer permits have been reviewed and are currently in inspection phase. March 2026 is stated as the tentative completion date for the project.