

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



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

## **CITY OF SOUTH EL MONTE**

### **SPECIAL MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION**

#### **AGENDA**

December 17, 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](mailto: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 OCTOBER 28, 2025**

**RECOMMENDED ACTION:** Staff is requesting approval of the Minutes of the October 28, 2025, Regular Planning Commission Meeting.

**7. PUBLIC HEARINGS**

**7.a. ADOPTION OF RESOLUTION NO. 25-08 FOR THE PLANNING COMMISSION TO RECOMMEND THAT THE CITY COUNCIL APPROVE ZONE TEXT AMENDMENT (NO. 25-01) TO AMEND SOUTH EL MONTE MUNICIPAL CODE CHAPTER 17.09 AND CHAPTER 5.26 TO ALLOW COMMERCIAL CANNABIS OPERATIONS IN THE MANUFACTURING ZONE AND TO AMEND THE EXISTING REQUIRED BUFFER DISTANCE FROM SENSITIVE USES.**

**RECOMMENDED ACTION:**

- Initiate by motion a Zone Text Amendment (ZTA) to the South El Monte Municipal Code.
- Consider alternative sensitive use and buffer requirements and select an alternative sensitive use and buffer requirement for recommendation to City Council.
- Approve Resolution No. 25-08 to recommend that the City Council approve Zone Text Amendment No. 25-01 (ZTA 25-01) to:
  - Amend the South El Monte Municipal Code Chapter 17.09 to allow retailer commercial cannabis operations as a permitted use within the Manufacturing (M) zone;
  - Amend the South El Monte Municipal Code Chapter 5.26 to add the Manufacturing (M) zone as a permissible zone for retailer commercial cannabis operations and amend the existing required buffer distance from sensitive uses to the alternative requirement selected by Planning Commission.

**8. GENERAL BUSINESS - None**

**9. COMMISSIONERS REPORTS, INCLUDING AB 1234 REPORTS**

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

**10. CORRESPONDENCE - None**

**11. COMMISSIONERS AGENDA - None**

**12. STAFF MEMBER COMMENTS - None**

**13. ADJOURNMENT**

**NEXT REGULAR PLANNING COMMISSION MEETING:**

Tuesday, January 27, 2026, 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 December 11, 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](http://www.cityofsouthelmonte.org).

*Renee Reyes*  
Secretary

**CITY OF SOUTH EL MONTE**  
**PLANNING COMMISSION MEETING MINUTES**  
Tuesday, October 28, 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: Adrian De Leon, Assistant City Attorney; Gerardo Marquez, Director of Community Development/Public Works 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.

*Chair called for a recess and resumed shortly after.*

3. **PRESENTATIONS** - None

4. **APPROVAL OF AGENDA**

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

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

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): Rubio

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 Tang, 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 AUGUST 26, 2025.**

**RECOMMENDED ACTION:** Staff recommends the Planning Commission approve the Minutes for the August 26, 2025, Regular Planning Commission meeting.

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

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): Rubio

**7. PUBLIC HEARING - None**

**8. GENERAL BUSINESS**

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

Gerardo Marquez, Director of Community Development/Public Works provided a brief background on the subject site of the construction of 207 single-family and multi-family units. Giving the Commissioners a refresher and an update on the project.

Commissioners had questions for Staff, and Staff provided responses.

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

Gerardo Marquez, Director of Community Development/Public Works provided a brief background on the construction of a new 156,108 square foot warehouse and office building. Giving the Commissioners a refresher and an update on the project.

Commissioners had questions for Staff, and Staff provided responses.

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

Gerardo Marquez, Director of Community Development/Public Works provided a brief background on the construction of a new 103,108 square foot warehouse and office building. Giving the Commissioners a refresher and an update on the project.

Commissioners had questions for Staff, and Staff provided responses.

**9. COMMISSIONERS REPORTS, INCLUDING AB 1234 REPORTS - None**

**10. CORRESPONDENCE – None**

**11. COMMISSIONERS' AGENDA - None**

**12. STAFF MEMBER COMMENTS – None**

**13. ADJOURNMENT**

At 6:31 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](http://www.cityofsouthelmonte.org) on this 11<sup>th</sup> day of December 2025.

\_\_\_\_\_  
Secretary

DRAFT



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

**DATE:** December 17, 2025

**TO:** Honorable Chairman and Members of the Planning Commission

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

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

**SUBJECT:** ADOPTION OF RESOLUTION NO. 25-08 FOR THE PLANNING COMMISSION TO RECOMMEND THAT THE CITY COUNCIL APPROVE ZONE TEXT AMENDMENT (NO. 25-01) TO AMEND SOUTH EL MONTE MUNICIPAL CODE CHAPTER 17.09 AND CHAPTER 5.26 TO ALLOW COMMERCIAL CANNABIS OPERATIONS IN THE MANUFACTURING ZONE AND TO AMEND THE EXISTING REQUIRED BUFFER DISTANCE FROM SENSITIVE USES.

**PUBLIC NOTICE:** Public Hearing Notice was posted on November 27, 2025 in the San Gabriel Valley Tribune

**ENVIRONMENTAL DETERMINATION:** Review for Exemption, Section 15061 (b) – General Rule

---

**BACKGROUND:** On November 8, 2022, the voters of South El Monte approved Measure CM, which led to the adoption of Ordinance No. 1260. This ordinance added Chapter 5.26 to Title 5 of the South El Monte Municipal Code (SEMMC) to allow for the permitting and regulation of retail commercial cannabis operation within the City, allowing for the future issuance of a maximum of three (3) retailer commercial cannabis operation permits. On September 26, 2023 City Council adopted Ordinance No. 1268, amending Chapter 5.26 to Title 5 of the SEMMC.

Only cannabis retailers issued a valid commercial cannabis operation permit, among other approvals, are allowed to operate in the City. The City has not yet issued any commercial cannabis operation permits. Chapter 5.26 specifies zoning and locational restrictions for cannabis retailers, and requires that prospective applicants for a retailer commercial cannabis operation permit obtain site control of a property meeting the City's zoning and locational restrictions in order to be eligible for consideration in the licensing application process. The City's current zoning and locational restrictions result in four (4) compliant parcels as depicted on the map in Attachment B; specifically, Chapter 5.26

allows for cannabis retail as a permitted use within the Commercial (C) and Commercial-Manufacturing (C-M) zones, including any overlay zone districts covering the C or C-M zones, and includes a buffer requirement that cannabis retailers be located at least 1,000 feet from the following (“sensitive uses”):

- Other Cannabis Retail Operations
- Alcohol or Drug Treatment Facility
- Day Care Centers
- Religious Institutions
- Schools
- Youth Centers
- City Jurisdictional Boundary
- Residential Zoned Properties
- Parks

Pursuant to California Business and Professions Code Section 26054(b), state law sets 600-foot buffers from schools, daycare centers, and youth centers, but allows local jurisdictions to specify different buffer requirements.

**RECOMMENDATION:**

- Initiate by motion a Zone Text Amendment (ZTA) to the South El Monte Municipal Code.
- Consider alternative sensitive use and buffer requirements and select an alternative sensitive use and buffer requirement for recommendation to City Council.
- Approve Resolution No. 25-08 to recommend that the City Council approve Zone Text Amendment No. 25-01 (ZTA 25-01) to:
  - Amend the South El Monte Municipal Code Chapter 17.09 to allow retailer commercial cannabis operations as a permitted use within the Manufacturing (M) zone;
  - Amend the South El Monte Municipal Code Chapter 5.26 to add the Manufacturing (M) zone as a permissible zone for retailer commercial cannabis operations and amend the existing required buffer distance from sensitive uses to the alternative requirement selected by Planning Commission.

**ANALYSIS:**

As depicted in Attachment B, the current zoning and location restrictions under Chapter 5.26 result in four (4) eligible parcels in the City, reducing the likelihood of potential applicants to obtain site control of a compliant property necessary for consideration in the established licensing application process, which is a mandatory prerequisite to obtaining the commercial cannabis operation permit and other necessary permissions to operate a cannabis retailer business in the City. Notably, although Commercial (C) zones are permissible under Chapter 5.26, no C-zoned properties are eligible locations under the City’s current sensitive use and buffer requirements due to proximity to enumerated sensitive uses.

The cannabis maps display the lots that would be eligible locations for future cannabis retailers if the City amends its permitted zoning for cannabis retailers to add Manufacturing (M) under the current 1,000 buffer requirement, and potential reduced buffers of 900, 800, 700, and 600 feet. The pink lots represent the Commercial-Manufacturing (C-M) zoned lots and the blue lots represent the Manufacturing (M) zoned lots.

Additionally, staff provided an alternative map displaying eligible locations if Manufacturing is added as a permissible zone, and the current 1,000-foot buffer from all existing sensitive uses is maintained except for jurisdictional boundaries, the buffer for which would change to 350 feet. It is important to note that jurisdictional boundaries are not sensitive uses under State law, nor commonly designated as a sensitive use by other local jurisdictions. Reducing the buffer from the jurisdictional boundary to 350 feet while maintaining the 1,000 foot buffer from all other sensitive uses designated under SEMMC Chapter 5.26 would allow for 23 possible Commercial Manufacturing Zoned sites and 82 Manufacturing Zoned sites, allowing for eligible sites along the southwestern portion of the city, where the prominent uses are manufacturing/industrial operating businesses.

The table below shows the number of parcels available under the current zoning and location requirements, and that may be available under current and alternative buffer requirements if Manufacturing was added as an eligible zone, broken down in each zone for each alternative buffer requirement:

Number of Eligible Lots							
	Current Zoning and location requirements	1000 ft Buffer	900 ft Buffer	800 ft Buffer	700 ft buffer	600 ft Buffer	1000 ft w/ 350 ft Jurisdictional Boundary
Commercial-Manufacturing Zone	4	4	8	14	17	24	23
Manufacturing Zone	N/A	12	42	77	146	250	82
Commercial Zone	0	0	0	0	0	0	0

## FINDINGS

Per SEMMC Section 17.03.150 (E)(3), Planning Commission shall base a recommendation for approval of a Zone Text Amendment based on the following findings:

1. *Substantial proof exists that the proposed change will promote the public health, safety, convenience and general welfare of the citizens of the city;* Unregulated commercial cannabis activities have the potential to adversely affect the public health and safety of South El Monte residents and those engaged in licensed commercial cannabis operations. The amendment of land use regulations, in alignment with State requirements, specific only to future cannabis retailers vetted by the City’s licensing application process and ultimately awarded a commercial cannabis operation permit, that will sell cannabis and cannabis products that will be tested and only sold to those that are lawfully permitted under State law to purchase the products, substantially

reduces this threat to the public health and safety. Per SEMMC Chapter 5.26, operating standards, permit application procedures and restrictions have been established to ensure that all amendments made to the code shall not be detrimental to the city in general. The City's screening process (i) requires applicants to hold site control of a location compliant with City zoning and buffer requirements, ensuring a future permittee is located in appropriate location (ii) ensures that applicants have operational experience, and bars applicants with past violations, disciplinary actions, or evidence of detriment to public health and safety from being awarded a permit; (iii) requires applicants to provide detailed operational and security measures, so only an applicant with plans ensuring full compliance may receive a permit. Chapter 5.26 for allows the City to review each future permittee annually for compliance with all local and State laws, so a permittee that receives a permit then relaxes its operational or security measures would be required to correct deficiencies or be subject to disciplinary actions, including revocation of its permit.

2. *The proposed change is in conformance with the purpose of this chapter and with all applicable, officially adopted policies and plans;* The proposed amendment will allow for commercial cannabis retailer uses that have received a permit through the City's licensing application process to be located within the Manufacturing zone, which is compatible with surrounding industrial and employment-oriented uses, as the footprint of cannabis retailers matches those of other general retail operations. The amendment does not change the operational and security requirements and safeguards established in Chapter 5.26 that ensure future cannabis retailers established in the City will not adversely affect existing businesses. In addition, the proposed amendment to the buffer distance from sensitive uses maintains appropriate separation and continues to protect nearby land uses. Thus the amendment is consistent with all applicable, officially adopted policies, regulations, and plans.
3. *Streets and public facilities existing or proposed are adequate to serve all uses permitted when the property is reclassified;* Cannabis retailer uses typically have building and operational footprints of other general retail uses, and therefore do not require additional streets and public facilities nor impose undue strain on existing infrastructure and services. Proposed modifications to subject sites must meet all applicable Planning and Building & Safety regulations. As such no change in service use will occur to the subject properties.
4. *All uses permitted when the property is reclassified will be compatible with present and potential future uses, and further, existing regulations applying to the property in question;* The proposed amendment will ensure that future uses meet all applicable standards and requirements per SEMMC Chapter 5.26 and Chapter 17.09 and thus will be compatible with present and future uses.

## **ENVIRONMENTAL ANALYSIS/DETERMINATION**

Staff reviewed the proposed project in accordance with the California Environmental Quality Act (CEQA) guidelines and has been determined that the project is exempt pursuant to CEQA Regulation 15061(b)(3). The amendment does not approve any development or construction, and any future projects will be subject to review pursuant to CEQA. The amendment does not allow for cannabis retailers to establish locations in the City without undergoing the licensing application process and receiving a permit, nor increase the number of available cannabis retailer licenses, and it does not change any building regulations or requirements that could have an environmental impact. In addition, Section 15061(b)(3) includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Additionally, retailer

commercial cannabis operations are similar to other commercial uses, subject to the same development and parking standards. Therefore, no further action is required under CEQA.

**CONCLUSION:** The proposed amendment will not create a negative impact on surrounding uses, as all future cannabis operations must abide by SEMMC Chapter 5.26, Chapter 17.09 and all applicable state requirements. The number of allowable cannabis retailer licenses will remain unchanged as well. Only cannabis retailers issued a valid commercial cannabis operation permit, among other approvals, are allowed to operate in the City. The City has not yet issued any commercial cannabis operation permits. The City is currently working with a consultant who will assist in evaluating future cannabis applicants to ensure that the most suitable operator is chosen to do business within the City of South El Monte.

**ATTACHMENT(S):**

- A. Resolution No. 25-08
- B. Current Buffer Map
- C. 600 ft Buffer Map
- D. 700 ft Buffer Map
- E. 800 ft Buffer Map
- F. 900 ft Buffer Map
- G. 1000 ft Buffer Map
- H. 1000 ft & 350 ft City Boundary Buffer Map
- I. Public Hearing Notice

**PLANNING COMMISSION**

**RESOLUTION NO. 25-08**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE TEXT AMENDMENT (NO. 25-01) TO AMEND SOUTH EL MONTE MUNICIPAL CODE CHAPTER 17.09 AND CHAPTER 5.26 TO ALLOW COMMERCIAL CANNABIS OPERATIONS IN THE MANUFACTURING ZONE AND TO AMEND THE EXISTING REQUIRED BUFFER DISTANCE FROM SENSITIVE USES.

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

WHEREAS, on January 1, 2016, a series of bills commonly referred to as Medical Cannabis Regulation and Safety Act (“MCRSA”) became effective which established a comprehensive State licensing and regulatory framework for the cultivation, manufacturing, transportation, testing, and distribution and sale of medical cannabis and which affirmed the authority of local governments to impose additional regulations or to prohibit certain activities related to the cultivation, manufacture, transportation, storage, distribution, delivery, and sale of medical cannabis; and

WHEREAS, on November 8, 2016, California voters approved the Control, Regulate, and Tax Adult Use of Marijuana Act (“AUMA”) legalizing possession, cultivation, and use of cannabis for recreational use by individuals over the age of twenty-one (21), established a State licensing and regulatory framework which made it legal to sell and distribute cannabis through regulated business as of January 1, 2018, and authorized local governments to impose additional regulations or to prohibit certain activities related to adult use cannabis; and

WHEREAS, on June 27, 2017, the California Legislature passed Senate Bill 94 which integrated the MCRSA with AUMA to create the Medicinal and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”) creating a single regulatory system governing the medical and adult-use cannabis industry in California; and

WHEREAS, the MAUCRSA preserved local control by authorizing local jurisdictions to adopt and enforce local ordinances to exercise control over cannabis-related operations; and

WHEREAS, the MAUCRSA provides that a State commercial cannabis license may not be issued to an applicant whose operations would violate the provisions of any local ordinance or regulation; and

WHEREAS, on November 8, 2022, the voters of the City of South El Monte (“City”) adopted Ordinance No. 1260, which added Chapter 5.26 to Title 5 of the South El Monte Municipal Code (“SEMMC”) which authorized and taxes certain cannabis businesses within the City; and

WHEREAS, Section 14 of Ordinance No. 1260 and SEMMC Section 5.26.250 permit the City Council of the City (“City Council”) to amend the voter -approved cannabis regulations, provided that such amendments do not increase the adopted tax rate and, further, do not amend

SEMMC Section 5.26.060; and

WHEREAS, on September 26, 2023, the City Council adopted Ordinance No. 1268 amending SEMMC Chapter 5.26; and

WHEREAS, on November 18, 2025, the City Council reviewed maps of and discussed different variations on the zoning and locational requirements for retailer commercial cannabis operations under Chapter 5.26; and

WHEREAS, a retailer commercial cannabis operation is already a permitted use in the Commercial (C) and Commercial-Manufacturing (C-M) zones, is subject to the same development standards as other commercial retail uses, including but not limited to parking and setbacks; and

WHEREAS, the proposed Ordinance would not result in the approval of any construction or development, any future cannabis retailer uses would have to undergo the licensing application process under Chapter 5.26 and would be subject to review pursuant to the California Environmental Quality Act (“CEQA”) (Pub. Res. Code § 21000 *et seq.*); and

WHEREAS, at the December 17, 2025 special meeting, the Planning Commission of the City of South El Monte initiated a Zone Text Amendment to amend the South El Monte Municipal Code to allow retailer commercial cannabis operations as a permitted use in the Manufacturing (M) zone and to amend the existing required buffer distance from sensitive uses to \_\_\_\_\_; and

WHEREAS, pursuant to South El Monte Municipal Code (“SEMMC”) Section 17.03.150, a Zone Text Amendment (ZTA) may be initiated by a motion of the Planning Commission; and

WHEREAS, pursuant to SEMMC Section 17.03.150, Planning Commission must hold at least one public hearing on all ZTAs with notice of such public hearing made in accordance with SEMMC Section 17.03.130; and

WHEREAS, pursuant to SEMMC Section 17.03.150, Planning Commission may disapprove, continue to a later meeting, or recommend approval of a ZTA; and

WHEREAS, recommendations for approval of a ZTA must be based on the findings enumerated in SEMMC Section 17.03.150(E)(3); and

WHEREAS, pursuant to SEMMC Section 17.03.150, City Council must hold at least one public hearing on each Planning Commission recommendation to approve a ZTA and may decide to modify, approve, continue, or return to Planning Commission for further study and recommendations the ZTA, based on the required findings contained in SEMMC Section 17.03.150(E)(3); and

WHEREAS, a public hearing was held before the Planning Commission on December 17, 2025, to consider the application. All evidence, both written and oral, presented during said public

hearing was considered by the Planning Commission in making its determination.

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

**SECTION 1:** The Planning Commission hereby initiates a ZTA to the SEMMC as set forth in Section 2 of this Resolution.

**SECTION 2:** Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated December 17, 2025, which is hereby incorporated into this Resolution 25-08 by reference, the Planning Commission hereby makes the following findings concerning ZTA 25-01:

- A. Pursuant to South El Monte Municipal Code (“SEMCM”) Section 17.03.150, there shall be substantial proof that the proposed change will promote the public health, safety, convenience and general welfare of the citizens of the city.
- B. As conditioned, the proposed change is in conformance with the purpose of this chapter and with all applicable, officially adopted policies and plans.
- C. As conditioned, streets and public facilities existing or proposed are adequate to serve all uses permitted when the property is reclassified.
- D. As conditioned, uses permitted when the property is reclassified will be compatible with present and potential future uses, and further, existing regulations applying to the property in question.

**SECTION 3:** In accordance with SEMMC Section 17.03.150(A), the proposed ZTA is consistent with the City’s General Plan and other officially adopted policies and plans, and the goals and objectives stated therein. No goal or policy will be impaired.

**SECTION 4:** In accordance with SEMMC Section 17.03.150(C), the proposed ZTA does not relate to hazardous waste facilities, and therefore shall be consistent with the portions of the county of Los Angeles hazardous waste management plan as approved November 30, 1989, relating to siting of and siting criteria for hazardous waste facilities.

**SECTION 5:** Based on the findings enumerated in Section 2, Planning Commission hereby recommends that City Council approve ZTA-25-01, attached hereto as Exhibit “A” amending the SEMMC as follows:

- A. Amend SEMMC Chapter 17.09 to allow retailer commercial cannabis operations as a permitted use within the Manufacturing (M) zone;
- B. Amend SEMMC Chapter 5.26 to provide that retailer commercial cannabis operations are a permitted use subject to Chapter 5.26 in the Manufacturing (M) zone;

C. Amend the sensitive use and buffer requirements under SEMMC Chapter 5.26 to establish \_\_\_\_\_.

For the purposes of Exhibit A, ~~striketroughs~~ represent deletions and double underline represents additions.

**SECTION 6:** Planning Commission determines that this project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Section 15061(b)(3) (common sense exemption), and a Notice of Exemption has been prepared. The exemption applies only to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

**SECTION 7:** 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 17<sup>th</sup> day of December 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. 25-08 was duly passed and adopted by the Planning Commission of the City of South El Monte at a special meeting of said Commission held on the 17<sup>th</sup> day of December 2025.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Secretary

**EXHIBIT A TO RESOLUTION 25-08**

**5.26.120 Retailer operating standards and restrictions.**

C. Location and Design Requirements. Pursuant to the authority delegated by the state to the city under Section 26054(b) of the State Business and Professions Code and overriding the location and design requirements contained in Section 26054(b) of the State Business and Professions Code, retailer commercial cannabis operations in the city shall be subject to the following location and design requirements:

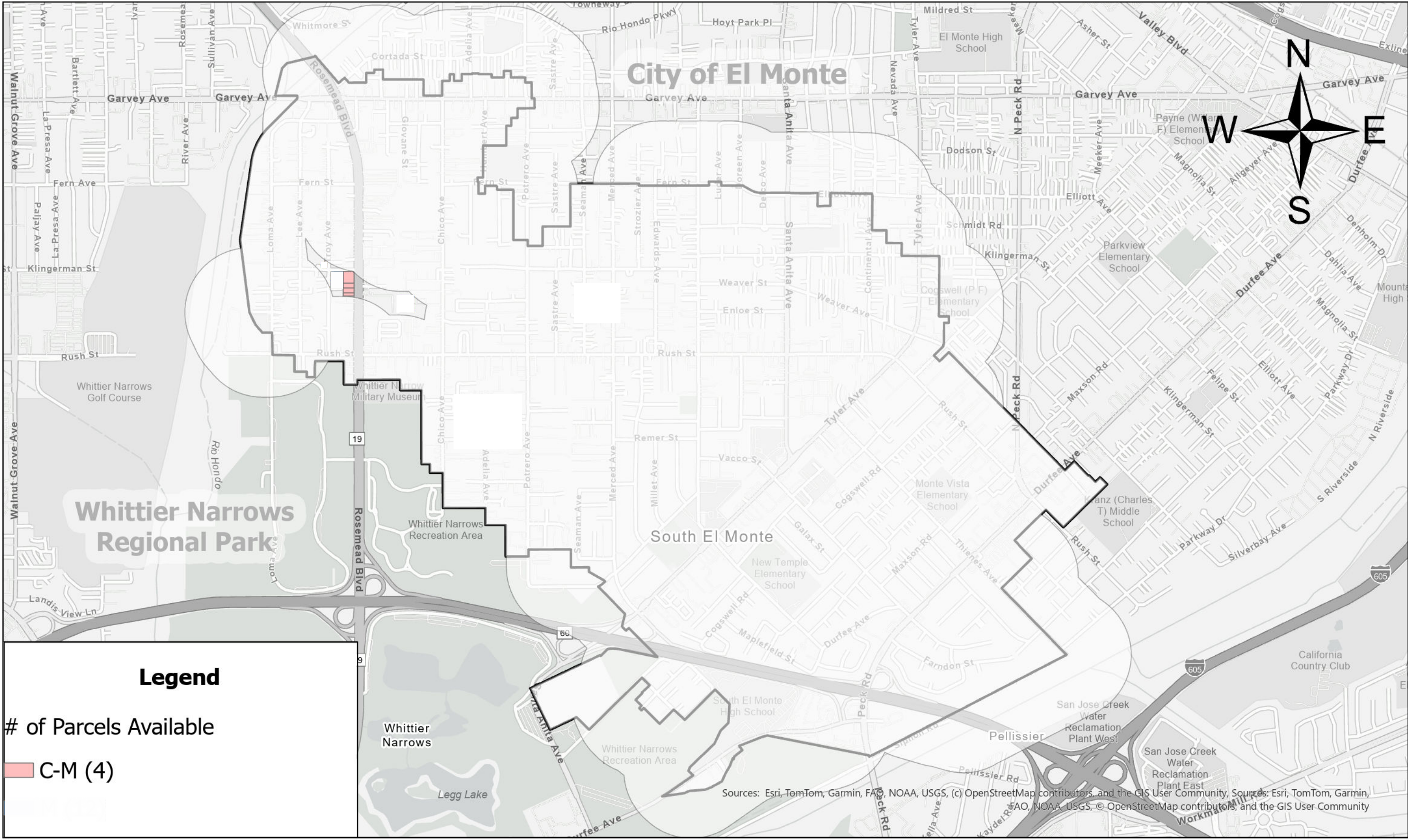
1. Retailer commercial cannabis operations shall be a permitted use subject to this chapter on property: (a) located more than \_\_\_\_\_ ~~one thousand~~ feet any retailer commercial cannabis operation permitted under this chapter, alcohol or drug treatment facility, day care center, religious institution, school, or youth center; (b) located more than \_\_\_\_\_ ~~one thousand~~ feet from the city's jurisdictional boundary or any park or residentially zoned property; and (c) zoned M (manufacturing zone), C (commercial zone) or C-M (commercial-manufacturing zone) including any overlay zone districts covering the M (manufacturing zone), C (commercial zone) or C-M (commercial-manufacturing zone).

**Table 17.09.020-A Uses for Industrial Zones – Manufacturing Zone (M)**

The following row is added to Table 17.09.020-A:

<u>Retailer commercial cannabis operations in accordance with Chapter 5.26 of Title 5 of this Code</u>	<u>P</u>
--	----------

# Buffer of 1000 Feet from SEM Boundary and 1000 Feet From Sensitive Uses



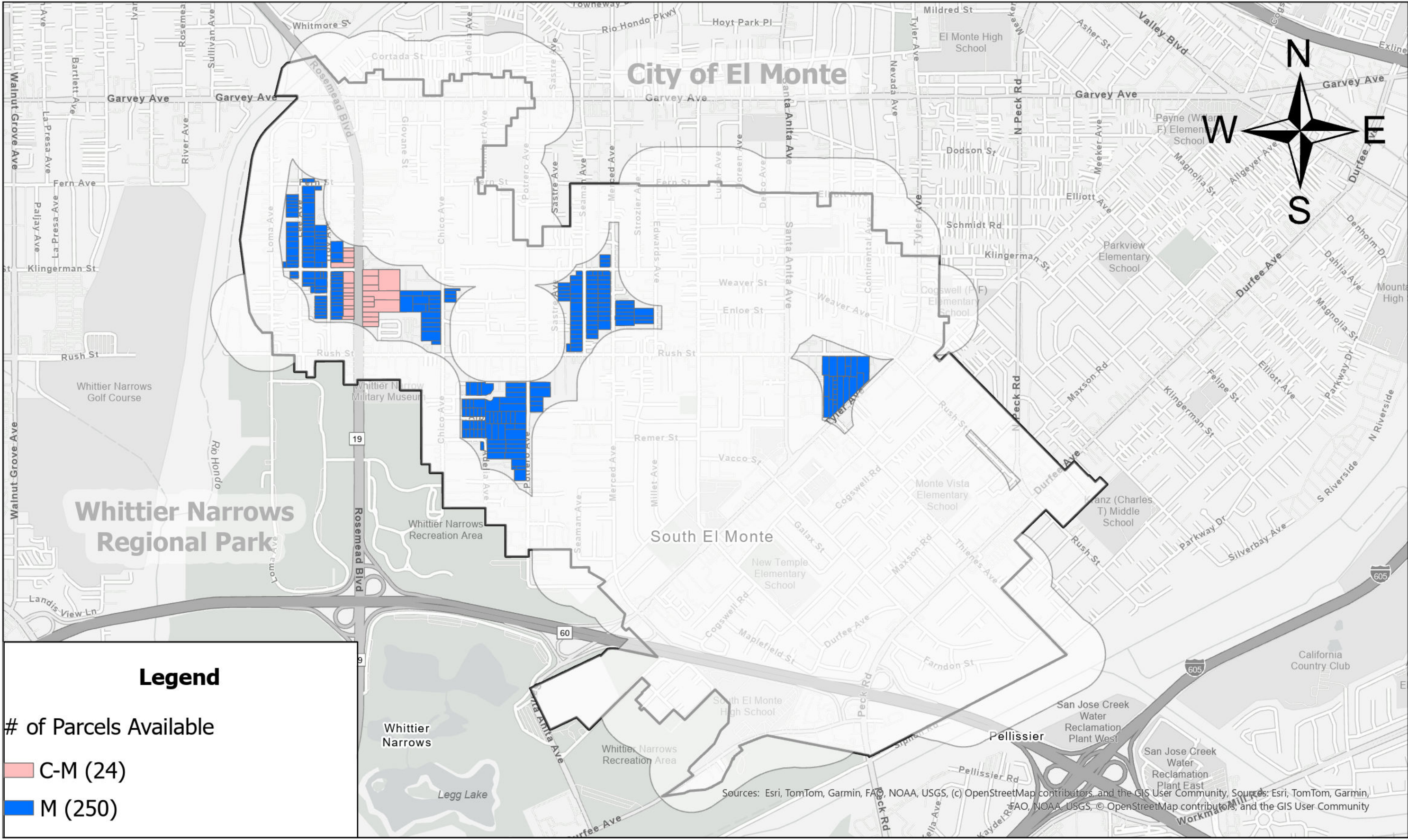
**Legend**

# of Parcels Available

■ C-M (4)

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

# Buffer of 600 Feet from SEM Boundary and 600 Feet From Sensitive Uses



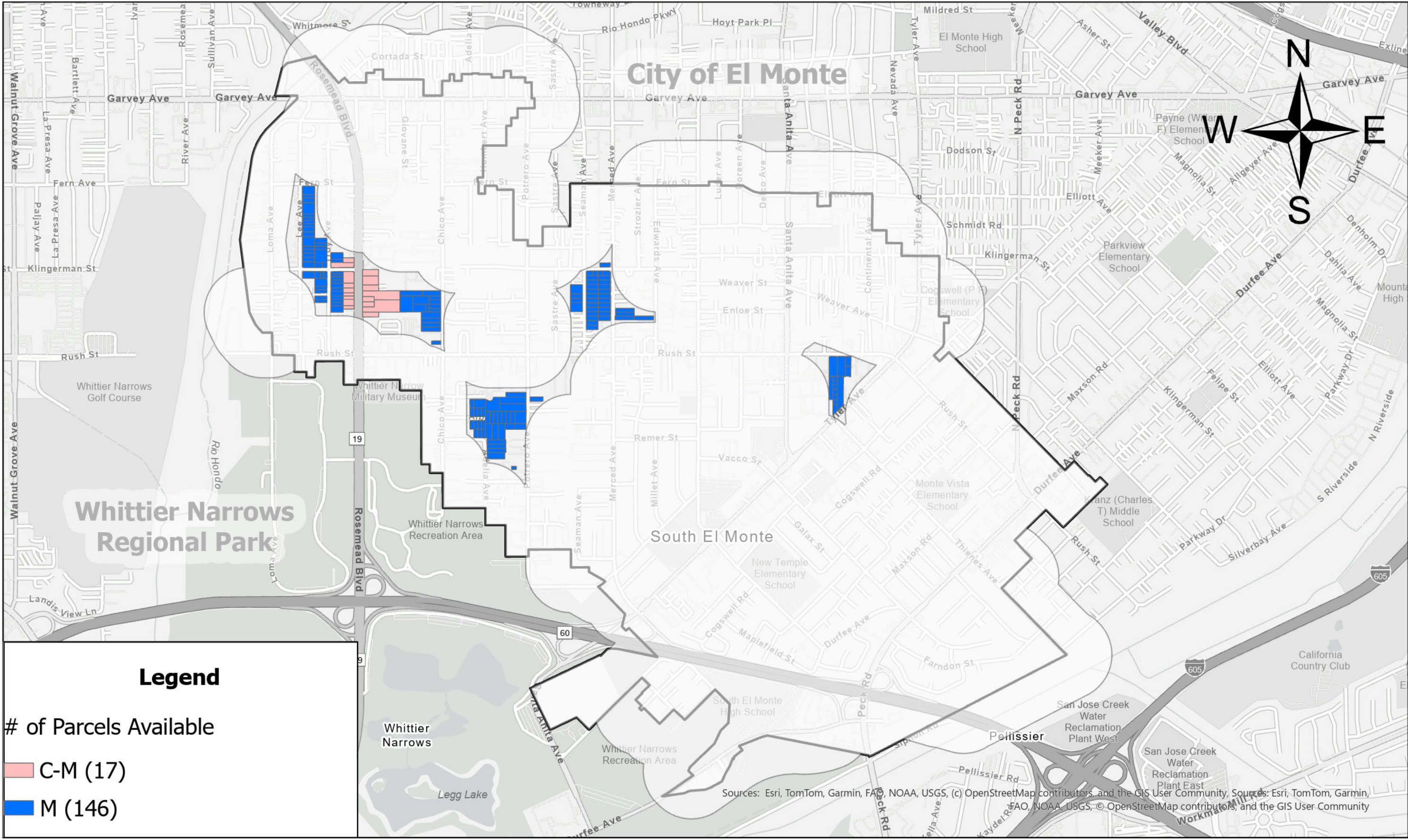
**Legend**

# of Parcels Available

- C-M (24)
- M (250)

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

# Buffer of 700 Feet from SEM Boundary and 700 Feet From Sensitive Uses



**Legend**

# of Parcels Available

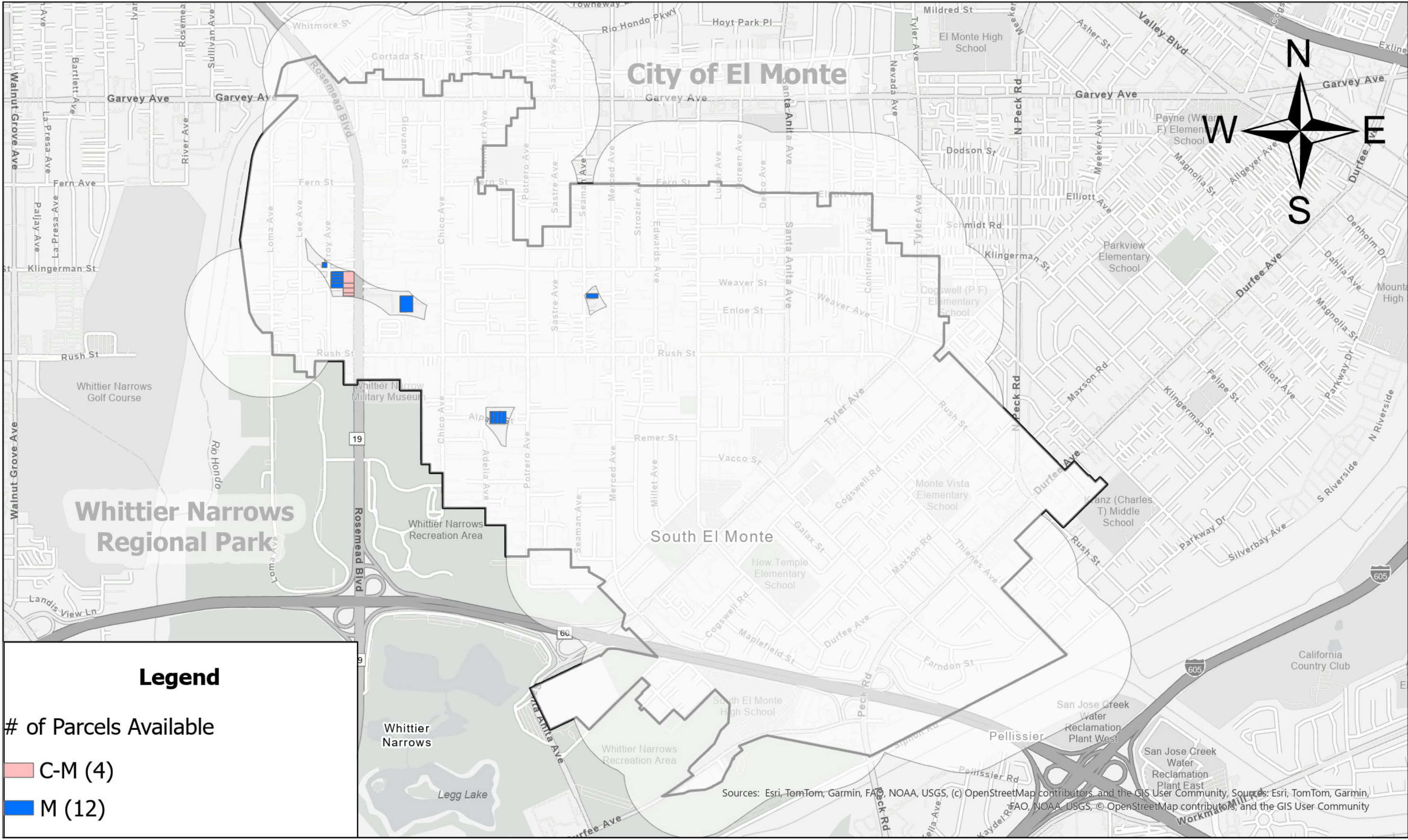
- C-M (17)
- M (146)

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community





# Buffer of 1000 Feet from SEM Boundary and 1000 Feet From Sensitive Uses



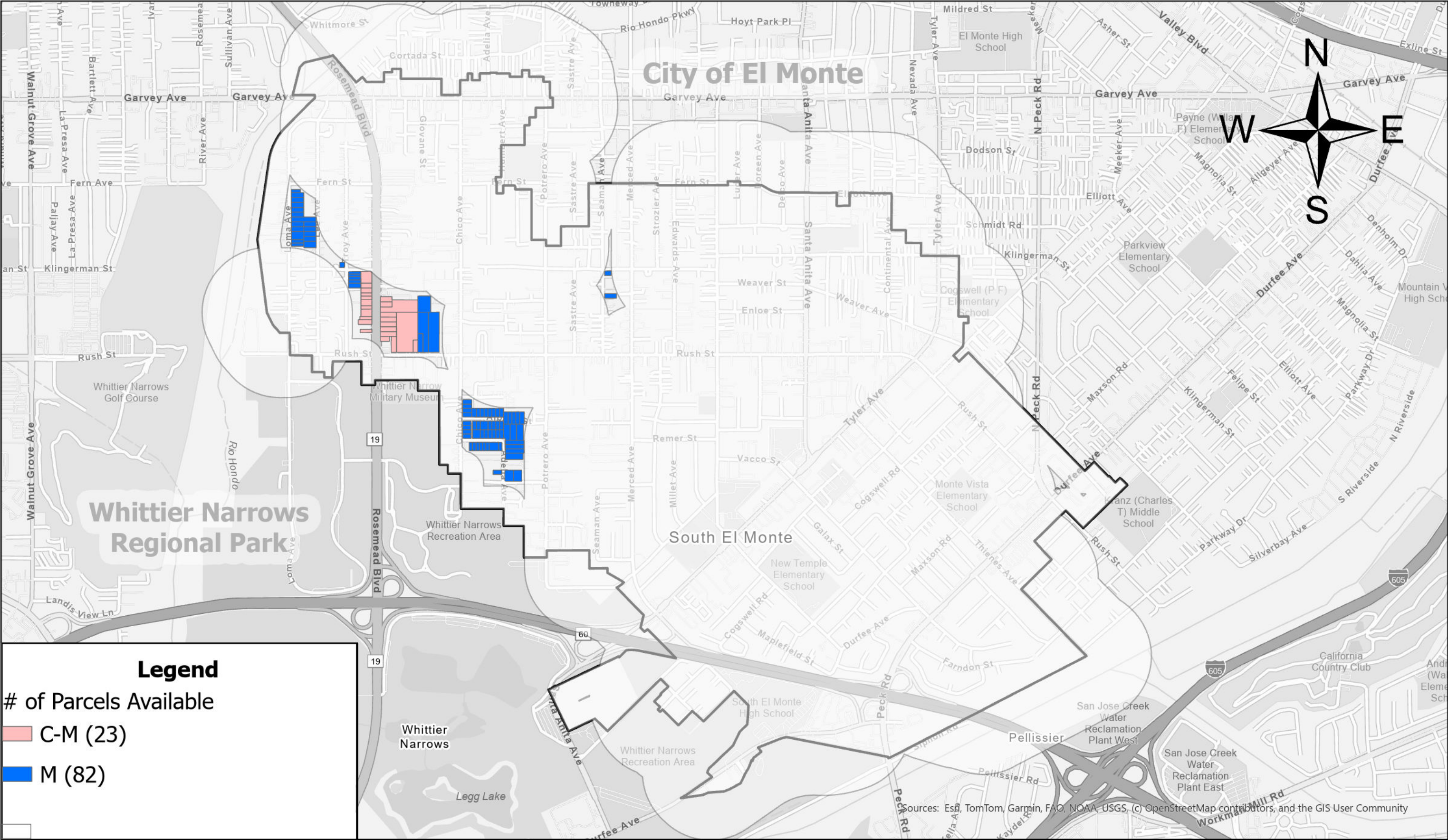
**Legend**

# of Parcels Available

- C-M (4)
- M (12)

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

# Buffer of 350 Feet from SEM Boundary and 1000 Feet From Sensitive Uses



NOTICE OF PUBLIC HEARING  
Special Meeting  
Zone Text Amendment (ZTA 25-01)

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of South El Monte will hold a **Public Hearing** at a special meeting on **Wednesday, December 17, 2025 at 6:00 p.m.**, or as soon thereafter as the matter may be heard, at the **Council Chambers, 1415 Santa Anita Avenue, South El Monte, CA**, to consider a Zone Text Amendment application for No. 25-01 to approve Resolution No. 25-08, recommending approval to the City Council to modify the South El Monte Zoning Code Chapter 17.09.020, Table A to recognize commercial cannabis operations as a permitted use within the Manufacturing (M) zone; and to modify the South El Monte Municipal Code Chapter 5.26.120, amending the permissible zones for retailer commercial cannabis operations and existing required distances from sensitive uses.

Any interested party or their representative may appear in person at the meeting and comment on the project. Additional Information on this item, including Staff Reports, and other pertinent documents are available for review with the Planning Division. If you challenge the matter in Court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City at, or prior to, the public hearing. The file can be viewed at City Hall, 1415 Santa Anita Avenue, Monday through Thursday from 7:00 am to 5:30 pm except for major holidays. Digital copies can be requested via email at [rreyes@soelmonte.org](mailto:rreyes@soelmonte.org).  
Published by: /s/Adrian Garcia, City Clerk

Sent to paper (via on-line through Column): Thursday, November 20, 2025

Published 11/27/25

To run: Wednesday, December 17, 2025