

Gloria Olmos, Mayor
Rudy Bojorquez, Mayor Pro Tem
Manuel Acosta, Councilmember
Hector Delgado, Councilmember
Larry Rodriguez, Councilmember



Rene Salas, City Manager
Susie A. Altamirano, City Attorney
Adrian Garcia, City Clerk
Masami Higa, Director of Finance

CITY OF SOUTH EL MONTE

REGULAR MEETING OF THE SOUTH EL MONTE CITY COUNCIL

AGENDA

February 3, 2026, 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 sem.cityclerk@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 City Council 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 6833, when prompted, enter 86581711880#

LIVE STREAMING OF MEETINGS

The City of South El Monte live streams the City Council 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 City Clerk's office at (626) 579-6540 at least 72 hours prior to the meeting.

MEETINGS

The City Council holds regular meetings on the first and third 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 (GC 54954(a)(1)).

Agenda and Cancellation Notices can be viewed online 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 City Clerk's Office 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:

Adrian Garcia, MMC, City Clerk
Ph (626) 443-4928
Cell (626) 926-3071

Sabrina A. Muhne, Deputy City Clerk
Ph (626) 652-3121
Cell (626) 374-1998

LEVINE ACT DISCLOSURE

Pursuant to the Levine Act (Govt Code Section 84308), any party to a permit, license, contract, or other entitlement before the City Council is required to disclose on the record any campaign contribution, including aggregated contributions, of more than \$500 made by the party or the party's agents within the preceding 12 months to any City official. Participants and agents are requested to make this disclosure as well. The disclosure should be made when the agenda item is called and must include the name of the party, participant, or agent, and any other person making the contribution, the name of the recipient, the amount of the contribution, and the date the contribution was made. Council Members are also required to make such disclosures and recuse themselves.

CONFLICT OF INTEREST

City Council Members with a conflict of interest under the Political Reform Act are required to make disclosure of financial interest when the item is called and recuse themselves.

AGENDA BEGINS ON THE FOLLOWING PAGE

1. ROLL CALL

Councilmembers: Acosta, Delgado, Rodriguez, Mayor Pro Tem Bojorquez, and Mayor Olmos

2. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Rudy Bojorquez

3. INVOCATION

Pastor Benjamin Garrett, Faith Dominion Church

4. PRESENTATIONS

4.a. Presentation of Certificates of Recognition to the South El Monte Community Outreach Church volunteers.

4.b. Presentation of Certificates of Recognition to the South El Monte High School Football team and coaches for their CIF win.

4.c. Presentation of Certificate of Recognition to Diana Manzano, Area D Coordinator, for her service to the City of South El Monte.

4.d. Presentation by Los Angeles County Fire Department Assistant Fire Chief Paul Stump.

4.e. Presentation by Los Angeles County Sheriff Department Captain Meza.

5. APPROVAL OF THE AGENDA AND WAIVER OF FULL READING OF ORDINANCES

By motion of the City Council, 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.

6. PUBLIC COMMENT

Speakers may provide public comments on any matter within the subject matter jurisdiction of the City Council, including items on the agenda. Each speaker will be limited to five minutes. Unless a majority of the Council objects, the Mayor may provide speakers more or less time to speak. All comments or queries shall be addressed to the Council 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 City Council 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.

7. 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 removed by a member of the City Council during "Approval of the Agenda" for individual consideration. Any items removed shall be individually considered immediately after taking action on the Consent Calendar.

CONSENT CALENDAR (CONTINUED)

7.a. CONSIDERATION AND APPROVAL OF THE REGULAR CITY COUNCIL MEETING MINUTES OF DECEMBER 2, 2025

Staff is requesting approval of Minutes for the December 2, 2025, Regular City Council Meeting.

RECOMMENDED ACTION: Staff is requesting approval of Minutes for the December 2, 2025, Regular City Council Meeting.

7.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-005, APPROVING WARRANTS FOR THE PERIOD OF JANUARY 15, THROUGH JANUARY 28, 2026

Authorizing payment of City expenditures for the period of January 15, 2026, through January 28, 2026, totaling \$1,033,107.35.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 26-005, authorizing payment of City expenditures.

7.c. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-006, APPROVING FIRST AMENDMENT TO THE CONTRACT SERVICES AGREEMENT WITH COUNCIL FOR WATERSHED HEALTH FOR THE MERCED AVENUE GREENWAY PHASE II DESIGN PROJECT

The Merced Avenue Greenway Project in the City of South El Monte (“City”) is a multi-benefit green street project which includes decentralized Low Impact Development (LID) Best Management Practices (BMPs) within the street right-of-way that slows, captures, treats, and infiltrate stormwater runoff. The City recently completed Phase I Improvements on Merced Avenue. Phase II of Merced Avenue Project focuses on the north segment of Merced Avenue between Rush St and Garvey Ave within City of South El Monte and El Monte). The proposed improvements include installation of infiltration galleries, construction of pervious concrete, connections to the existing storm drain system, roadway resurfacing, reconstruction of concrete curb ramps, reconstruction of non-compliant sidewalks and driveways, reconstruction of curb and gutter, construction of curb extensions, and planting along Merced Avenue between Fern Street and Garvey Avenue. The City recently received construction phase funds through Active Transportation Program (ATP Cycle 6). Staff recommends an amendment to the Contract Services Agreement with Council for Watershed Health, dated July 25, 2024, to finalize the required design for the ATP Cycle 6 additional scope, in the amount of \$219,504.

Consent Calendar Agenda Item 7.c. Recommendation on next page.

CONSENT CALENDAR (CONTINUED)

Item 7.c.

RECOMMENDED ACTION: Staff recommends City Council:

1. Approve Resolution No. 26-006, approving First Amendment to the Contract Services Agreement with Council for Watershed Health (CWH), dated July 25, 2024, to increase the not-to-exceed contract sum in the amount of Two Hundred Nineteen Thousand Five Hundred Four Dollars (\$219,504.00), for a new total not-to-exceed sum of One Million Five Hundred Eight Thousand Two Hundred Two Dollars (\$1,508,202.00) and to extend the term of the agreement by one (1) year; and
2. Authorize City Manager or designee to negotiate and execute the amendment, approved as to form by the City Attorney.

8. PUBLIC HEARINGS

- 8.a. CONSIDERATION OF ORDINANCE 1286, AMENDING THE SOUTH EL MONTE MUNICIPAL CODE BY MODIFYING TITLE 15 THEREOF ADOPTING BY REFERENCE THE 2026 LOS ANGELES COUNTY BUILDING CODE (TITLE 26), ELECTRICAL CODE (TITLE 27), PLUMBING CODE (TITLE 28), MECHANICAL CODE (TITLE 29), RESIDENTIAL CODE (TITLE 30), GREEN BUILDING STANDARDS CODE (TITLE 31), AND EXISTING BUILDING CODE (TITLE 33), WHICH ADOPTS BY REFERENCE, WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS THERETO, TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS.**

Second reading of an ordinance amending the South El Monte Municipal Code by modifying Title 15 thereof, adopting by reference the 2026 Los Angeles County Building Code.

RECOMMENDED ACTION: Staff recommends City Council adopt Ordinance No. 1286 (Attachment "A") amending the South El Monte Municipal Code by modifying Title 15 thereof adopting by reference the 2026 Los Angeles County Building Code (Title 26), Electrical Code (Title 27), Plumbing Code (Title 28), Mechanical Code (Title 29), Residential Code (Title 30), Green Building Standards Code (Title 31), and Existing Building Code (Title 33), thereby adopting by reference Title 24 of the California Code of Regulations with certain amendments, additions and deletions thereto

- 8.b. CONSIDERATION OF FIRST READING OF ORDINANCE NO. 1287 AFFIRMING THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE ZONE TEXT AMENDMENT 25-01 TO AMEND THE 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 DISTANCES FROM JURISDICTIONAL BOUNDARIES TO 350 FEET AND MAINTAIN 1,000 FOOT BUFFERS FROM ALL OTHER SENSITIVE USES**

Public Hearing Agenda Item 8.b. continued on next page.

PUBLIC HEARINGS (CONTINUED)

Agenda Item 8.b.

Consideration to introduce Ordinance No. 1287, affirming the Planning Commission's recommendation to approve zoning text amendment to the 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 distances from jurisdictional boundaries to 350 feet and maintain 1,000-foot buffers from all other sensitive uses.

RECOMMENDED ACTION: Staff recommends City Council:

1. Conduct a public hearing;
2. Take public testimony;
3. Determine that Ordinance 1287 is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption); and
4. Waive the full reading and introduce Ordinance No. 1287 by title only, approving Planning Commission's recommendation and adopting Zone Text Amendment No. 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 of 1,000-foot buffer from all existing sensitive uses except for jurisdictional boundaries, the buffer of which will be 350 feet.

9. GENERAL BUSINESS

9.a. CONSIDERATION OF FIRST READING OF ORDINANCE NO. 1288, AMENDING CHAPTER 5.26 OF TITLE 5 OF THE SOUTH EL MONTE MUNICIPAL CODE THEREBY AMENDING THE CITY'S CANNABIS REGULATIONS IN RELATION TO APPLICATION PROCEDURE AND CRITERIA, PERMITTING AND OPERATIONAL REQUIREMENTS, AND MAKE SUCH OTHER CHANGES TO ALIGN WITH LEGAL DEVELOPMENTS

Staff is requesting City Council consider for adoption an ordinance amending Chapter 5.26 of Title 5 of the South El Monte Municipal Code, thereby amending the City's cannabis regulations, in relation to application procedure and criteria, permitting and operational requirements, clarification changes, and other changes in order to align with legal developments and to improve the administration thereof.

General Business Agenda Items 9.a. (Recommendation) through 9.e. next page.

GENERAL BUSINESS (CONTINUED)

Agenda Item 9.a.

RECOMMENDED ACTION: Staff recommends City Council:

1. Determine that Ordinance 1288 is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption); and
2. Waive the full reading and introduce Ordinance No. 1288 by title only, amending Chapter 5.26 of Title 5 of the South El Monte Municipal Code, thereby amending the City's cannabis regulations, in relation to application procedure and criteria, permitting and operational requirements, clarification changes, and other changes in order to align with legal developments and to improve the administration thereof.

9.b. FISCAL 2025-26 MID-YEAR BUDGET REVIEW

RECOMMENDED ACTION: Staff recommend City Council discuss and provide direction to staff.

9.c. APPOINTMENT OF ADVANCEMENT OF WOMEN AND GIRLS COMMISSIONERS

Appointments to be made to the Advancement of Women and Girls Commission, which is a five-member commission. The current terms expired on January 31, 2026.

RECOMMENDED ACTION: Staff recommends City Council consider appointing five individuals seeking re-appointment/appointment to the Advancement of Women and Girls Commission for a one-year term ending January 31, 2027.

9.d. APPOINTMENT OF COMMUNITY SERVICES COMMISSIONERS

Appointments to be made to the Community Services Commission, which is a seven-member commission. The current terms expired on January 31, 2026.

RECOMMENDED ACTION: Staff recommends City Council consider appointing seven individuals seeking reappointment/appointment to the Community Services Commission for a one-year term ending January 31, 2027.

9.e. APPOINTMENT OF PATRIOTIC COMMISSIONERS

Appointments to be made to the Patriotic Commission, which is a five-member commission. The current terms expired on January 31, 2026.

RECOMMENDED ACTION: Staff recommends City Council consider appointing five individuals seeking re-appointment/appointment to the Patriotic Commission for a one-year term ending January 31, 2027.

General Business Agenda Item 9.f. next page.

GENERAL BUSINESS (CONTINUED)

9.f. APPOINTMENT OF PLANNING COMMISSIONERS

Appointments to be made to the Planning Commission, which is a five-member commission. The current terms expired on January 31, 2026.

RECOMMENDED ACTION: Staff recommends City Council consider appointing five individuals seeking reappointment/appointment to the Planning Commission for a one-year term ending January 31, 2027.

10. COMMITTEE 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., League of California Cities Conferences, ICSC conferences, etc.) at the next regular meeting of the legislative body.

11. CORRESPONDENCE

11.a. LETTER FROM THE VETERANS HUNTERS PROJECT ORGANIZATION REQUESTING A FACILITY FEE WAIVER FOR THE USE OF THE SOUTH EL MONTE SENIOR CENTER TO HOST A MILITARY DEPLOYMENT CEREMONY AND A MONETARY DONATION

The Veterans Hunters Project organization is requesting a facility fee waiver for the use of the Senior Center Dining Room to host a military deployment ceremony on Saturday, February 7, 2026 from 9:30 a.m. to 12:30 p.m. In addition, the organization is requesting a monetary donation of \$300.00 to provide refreshments for the event.

RECOMMENDED ACTION: Staff recommends City Council discuss and consider:

1. The facility fee waiver request submitted by the Veterans Hunters Project organization for the use of the Senior Center Dining Room in the amount of \$300.00;
2. The fee waiver request for the non-waived fees associated with the reservation in the amount of \$899.00; and
3. A monetary donation of \$300.00 to provide refreshments for the event.

11.b. LETTER FROM THE EM/SEM JETS ORGANIZATION REQUESTING A DONATION TO THEIR VOLUNTEERS AND PROGRAM

RECOMMENDED ACTION: Discussion and/or action.

12. COUNCILMEMBERS' AGENDA

12.a. COUNCILMEMBER MANUEL ACOSTA

1. City Manager's Decision to Remove Public Safety Dept and Replace with Parking Enforcement Dept.

Discussion/Action: On December 23, 2025, the city manager replaced the Public Safety Dept with a new Parking Enforcement Dept. What tasks and duties that were performed by the Public Safety dept will not be performed by the new Parking Enforcement dept? What are the advantages of removing the Public Safety dept?

12.b. COUNCILMEMBER HECTOR DELGADO

1. Consideration of a \$5,000.00 donation to South El Monte High School's Varsity Football Team in support of their CIF Championship Run. Donation would help cover the cost of rings for student/athletes.

13. CLOSED SESSION

- 13.a. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION:** Pursuant to Government Code Sections 54956.9(d)(2) and 54956.9(e)(1): one matter

14. ADJOURNMENT

NEXT REGULAR CITY COUNCIL MEETING:

Tuesday, February 17, 2026, at 6:00 p.m.

CERTIFICATION

I, Adrian Garcia, MMC, City Clerk of the City of South El Monte, or my designee, hereby certify under penalty of perjury that a true, accurate copy of the foregoing agenda was posted on this January 29, 2026, 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.



Adrian Garcia, MMC