

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**  
**CALL AND NOTICE OF SPECIAL MEETING**  
**CALLED BY CHAIR JEFF ORTIZ**

**AGENDA**

March 25, 2026, 6:00 PM  
1415 Santa Anita Avenue, South El Monte, CA 91733

**NOTICE IS HEREBY GIVEN** that a Special Meeting of the Planning Commission of the City of South El Monte will be held on Wednesday, March 25 2026 at City Hall in the Council Chambers, 1415 Santa Anita Avenue, South El Monte, CA 91733

**PUBLIC COMMENT**

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#

Each speaker will be limited to five minutes. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from one meeting to another. This is the only opportunity for public input except for scheduled public hearing items. 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.

**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 City Clerk's office at (626) 579-6540 at least 72 hours prior to the meeting.

### **GENERAL COMMENT**

Members of the public wishing to submit a general comment or a comment on any item listed on agenda, can email [rreyes@soelmonte.org](mailto:rreyes@soelmonte.org) or call (626) 579-6540 to leave a voicemail message. Written public comments will be provided to the City Council and will be part of the record but will not be read aloud.

### **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 meeting's start times 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/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:

Renee Reyes, Secretary  
Ph (626) 652-3175

**AGENDA BEGINS ON THE FOLLOWING PAGE**

**1. ROLL CALL**

Commissioners: Retamoza, Rubio, Tang, Vice Chair Barrera, and Chair Ortiz

**2. PLEDGE OF ALLEGIANCE**

Commissioner Retamoza

**3. PRESENTATIONS - None**

**4. APPROVAL OF AGENDA**

By motion of the Planning Commission, this is the time to notify the public of any changes to the agenda, remove items from the consent calendar for individual consideration and/or rearrange the order of the agenda.

**5. PUBLIC COMMENT**

Speakers may only provide public comments on items listed 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 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 FEBRUARY 24, 2026.**

**RECOMMENDED ACTION:** Staff is requesting approval of the Minutes of the February 24, 2026, Planning Commission Meeting.

**7. PUBLIC HEARINGS**

**7.a. CONSIDERATION OF RESOLUTION NO. 26-05 WHEREBY THE PLANNING COMMISSION RECOMMENDS THE CITY COUNCIL CONSIDER A ZONE TEXT AMENDMENT (NO. 26-01), TO AMEND CHAPTER 17.12 "ACCESSORY DWELLING UNITS", TO COMPLY WITH NEW REQUIREMENTS SET FORTH BY THE STATE OF CALIFORNIA.**

**RECOMMENDED ACTION:** Staff recommends that the Planning Commission adopt Resolution No. 26-05, recommending that the City Council adopt Zone Text Amendment (No. 26-01) to amend and replace South El Monte Municipal Code ("SEMMC") Chapter 17.12 "Accessory

Dwelling Units” to bring the SEMMC into conformity with the newly amended State law.

**7.b. AN RESOLUTION OF THE CITY OF SOUTH EL MONTE CITY COUNCIL ADOPTING ZONE TEXT AMENDMENT (NO. 26-02) TO AMEND SOUTH EL MONTE MUNICIPAL CODE SECTION 17.03.230 TO IMPOSE A BUFFER DISTANCE FROM JURISDICTIONAL BOUNDARIES TO 350 FEET AND A 1,000 FOOT BUFFER FROM ALL SENSITIVE USES**

**RECOMMENDED ACTION:** Staff recommends the Planning Commission:

- Initiate by motion a Zone Text Amendment (ZTA) to the South El Monte Municipal Code.
- Approve Resolution No. 26-06 to recommend that the City Council approve Zone Text Amendment No. 26-02 (ZTA 26-02) to:
  - Amend the South El Monte Municipal Code Section 17.03.230 to add a sensitive use buffer and a jurisdictional boundary buffer for massage establishments.

**8. GENERAL BUSINESS**

**8.a. RE-ORGANIZATION - VOTE FOR VICE CHAIR**

**RECOMMENDED ACTION:** Staff recommends the Planning Commission elect a Vice Chair.

**8.b. RE-ORGANIZATION - VOTE FOR CHAIR**

**RECOMMENDED ACTION:** Staff recommends the Planning Commission elect a Chair.

**8.c. 2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT**

**RECOMMENDED ACTION:** Staff recommends that the Planning Commission receive and forward the Housing Element Annual Progress Report for Calendar Year 2025 to the City Council. The attached report shall be forwarded to the California Department of Housing and Community Development and the Governor’s Office of Planning and Research.

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

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

**10. CORRESPONDENCE - None**

**11. COMMISSIONERS AGENDA**

**11.a. COMMISSIONER TANG**

1. Recycling Facility Regulations and Location Review — Current zoning

and operation for recycling in the City, location of existing recycling centers, future land use, safety, buffering, or policy considerations the Planning Commission should evaluate following the recent fire at a recycling yard.

**11.b. VICE CHAIR BARRERA**

1. Is Rustic & Chic still operating?
2. Updates for speed bumps being installed on Michael Hunt Dr. and status on survey that was taken.

**12. STAFF MEMBER COMMENTS - None**

**13. ADJOURNMENT**

**NEXT REGULAR PLANNING COMMISSION MEETING:**

Tuesday, April 28, 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 this 19th of March 2026, twenty-four (24) 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