

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



Gerardo Marquez, Director of Community
Development & Public Works
Tiffany Ho, Community Development
Manager
Renee Reyes, Secretary
Adrian De Leon, Assistant City Attorney

CITY OF SOUTH EL MONTE

REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION

AGENDA

April 28, 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 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: Barrera, Ortiz, Retamoza, Vice Chair Tang, and Chair Rubio

2. PLEDGE OF ALLEGIANCE

Chair Rubio

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 SPECIAL PLANNING COMMISSION MEETING MINUTES OF MARCH 25, 2026.

RECOMMENDED ACTION: CONSIDERATION AND APPROVAL OF THE SPECIAL PLANNING COMMISSION MEETING MINUTES OF MARCH 25, 2026.

7. PUBLIC HEARINGS

7.a. ADOPTION OF RESOLUTION NO. 26-09 APPROVING CONDITIONAL USE PERMIT MODIFICATION CUPMOD 26-01 AND VARIANCE MODIFICATION VARMOD 26-01 TO REQUEST TO MODIFY CONDITIONAL USE PERMIT CUP 24-04 & VARIANCE VAR 24-01 TO ALLOW FOR THE CONSTRUCTION OF A NEW 986 SQUARE FOOT DRIVE-THROUGH RESTAURANT AND TO MODIFY THE PREVIOUSLY APPROVED MAXIMUM SIGN HEIGHT AND SIGN AREA OF A POLE SIGN FROM 75 FEET AND 240 SQUARE FEET TO 97 FEET AND 1,438

SQUARE FEET, RESPECTIVELY, LOCATED AT 1127 SANTA ANITA AVENUE, SOUTH EL MONTE, CA.

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 26-09, approving CUP Modification 26-01 and VAR Modification 26-01, subject to the conditions of approval contained therein.

- 7.b. ADOPTION OF RESOLUTION NO. 26-08 APPROVING A CONDITIONAL USE PERMIT CUP 26-03 TO REQUEST TO ALLOW FOR THE OFF-SALE OF BEER AND WINE WITHIN AN EXISTING CONVENIENCE STORE & GAS STATION AT 1100 SANTA ANITA AVENUE, SOUTH EL MONTE, CA.**

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 26-08, approving Conditional Use Permit No. 26-03.

- 7.c. ADOPTION OF RESOLUTION NO. 26-07, RECOMMENDING THAT THE CITY COUNCIL APPROVE A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SOUTH EL MONTE AND MAGELLAN VALUE PARTNERS TO DEDICATE 10.7 ACRES TO THE CITY OF SOUTH EL MONTE FOR THE FUTURE DEVELOPMENT OF A PUBLIC PARK AT 825 LEXINGTON-GALLATIN ROAD, SOUTH EL MONTE, CA.**

RECOMMENDED ACTION: Adopt Resolution No. 26-07 (**Attachment A**), recommending that the City Council approve a Development Agreement between the City of South El Monte and Magellan Value Partners to dedicate 10.7 acres to the City of South El Monte for the future development of a public park at 825 Lexington-Gallatin Road, South El Monte, CA.

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

11.a. COMMISSIONER BARRERA

1. Rumble plates on Michael Hunt Drive.
2. Who oversees cleaning of the storefront at the Dollar Tree?

12. STAFF MEMBER COMMENTS

- 12.a. Recycling update.**

13. ADJOURNMENT

NEXT REGULAR PLANNING COMMISSION MEETING:

Tuesday, May 26, 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 Thursday, April 23rd, 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.

Renee Reyes
Secretary