

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

AMENDED AGENDA

June 23, 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

Vice Chair Tang

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 APRIL 28, 2026

RECOMMENDED ACTION: Staff is requesting approval of the Minutes of the April 28, 2026, Regular Planning Commission Meeting.

7. PUBLIC HEARINGS - None

8. GENERAL BUSINESS

8.a. REVIEW OF CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 25-02

RECOMMENDED ACTION:

1. Receive a report and file on the implementation of Conditional Use Permit No. 25-02 and compliance with the conditions of approval.

8.b. REVIEW OF CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 25-07

RECOMMENDED ACTION:

1. Receive a report and file on the implementation of Conditional Use Permit No. 25-07 and compliance with the conditions of approval.

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 RETAZMOZA

1. What are the plans, responsibilities, or actions being taken to ensure properties are properly maintained?

12. STAFF MEMBER COMMENTS

12.a. 2026 ICSC, LAS VEGAS, RECAP

13. ADJOURNMENT

NEXT REGULAR PLANNING COMMISSION MEETING:

Tuesday, July 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 Thursday, June 18, 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

CITY OF SOUTH EL MONTE
PLANNING COMMISSION MEETING MINUTES
Tuesday, April 28, 2026, 6:00 P.M.

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

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

ABSENT: Commissioner(s): Retamoza

STAFF PRESENT: Adrian De Leon, Assistant City Attorney; Gerardo Marquez, Director of Community Development & Public Works; Charlize Hernandez; Assistant Planner; Tiffany Ho, Community Development Manager; and Renee Reyes, Secretary.

Zoom was provided for the Public to participate during public comment via teleconference.

2. PLEDGE OF ALLEGIANCE – Chair Rubio

3. PRESENTATIONS - None

4. APPROVAL OF AGENDA

Gerardo Marquez, Director of Community Development and Public Works, requested to reverse the order of the items on the agenda, under Public Hearing, being item 7.c. be presented first, 7.b. second and 7.a. last.

A motion was made by Commissioner Barrera, seconded by Commissioner Ortiz, to approve the agenda as amended. Motion passed 4-0 by the following vote:

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

NAYS: Commissioner(s): None

ABSTAIN: Commissioner(s): None

ABSENT: Commissioner(s): Retamoza

5. PUBLIC COMMENT

Chair Rubio opened Public Comment.

1. Jack Owen – Commented on item 7.a.
2. Kurt Curti – Provided a brief overview on item 7a., of the proposed business and shared background information regarding its plans to establish operations.

3. Karmen Pena – Spoke her concerns and had questions to Staff and Commissioners on item 7.c.
4. Eduardo Saucedo – Shared his opinions regarding the various development projects currently under review.
5. Marissa Pena – Expressed her opposition to item 7.c.
6. Pedro Pena - Expressed his opposition to item 7.c.
7. Ramon Alamillo - Expressed his opposition to item 7.c.
8. Greg Villagas - Expressed his opposition to item 7.c.
9. Pedro Pena - Expressed his opposition to item 7.c.
10. Milka Delgado – Expressed her opposition to item 7.c.
11. Eduardo Saucedo – Gave his ideas and opinions on item 7.c.

Chair Rubio closed Public Comment seeing no one else wishing to speak.

6. **CONSENT CALENDAR**

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

6.a. **CONSIDERATION AND APPROVAL OF THE REGULAR PLANNING COMMISSION MEETING MINUTES OF MARCH 25, 2026.**

RECOMMENDED ACTION: Staff is requesting approval of the Minutes of the March 25, 2026, Regular Planning Commission Meeting Minutes.

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

NAYS: Commissioner(s): None

ABSTAIN: Commissioner(s): None

ABSENT: Commissioner(s): Retamoza

7. **PUBLIC HEARING**

Chair Rubio opened Public Hearing for Item 7.c. at 6:45 pm.

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.

Gerardo Marquez, Director of Community Development and Public Works provided a background on the proposed project, presented photographs of the project site and reviewed the proposed Development Agreement with the Commission.

Commissioners posed questions to Staff.

Gerardo Marquez, Director of Community Development and Public Works invited the project developer, Rick Martinez, to the podium to respond to questions from the Planning Commission.

Chair Rubio opened Public Comment for item 7.c.

1. Jasmine - Expressed her opposition for the project.
2. Karmen Pena – Expressed her opinion regarding the proposed project.
3. Eduardo Saucedo – Spoke regarding the proposed project.
4. Pedro Pena – Spoke regarding the pollution the project will have.

Chair Rubio closed Public Comment for item 7.c.

RECOMMENDED ACTION: Staff recommends that the Planning Commission 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.

A motion was made by Commissioner Ortiz, seconded by Commissioner Barrera, to 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. Motion passed 4-0, by the following vote:

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

NAYS: Commissioner(s): None

ABSTAIN: Commissioner(s): None

ABSENT: Commissioner(s): Retamoza

Chair Rubio closed Public Hearing for Item 7.c. at 7:24 pm.

Chair Rubio opened Public Hearing for Item 7.b. at 7:25 pm.

7.b. ADOPTING 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 AVE., SOUTH EL MONTE, CA.

Tiffany Ho, Community Development Manager provided a background on the proposed project. She provided a few of the Conditions of Approvals to the Commission and some of the improvements the business has made.

Commissioners posed questions to Staff.

Chair Rubio opened and closed Public Comment for item 7.b., seeing no one else wishing to speak.

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

A motion was made by Commissioner Ortiz, seconded by Vice Chair Tang, to recommend that the Planning Commission adopt 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 Ave. Motion passed 4-0, by the following vote:

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

NAYS: Commissioner(s): None

ABSTAIN: Commissioner(s): None

ABSENT: Commissioner(s): Retamoza

Chair Rubio closed Public Hearing Item 7.b. at 7:40 pm.

Chair Rubio opened Public Hearing for Item 7.a. at 7:41 pm.

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 AVE., SOUTH EL MONTE, CA.

Charlize Hernandez, Assistant Planner provided a background on the proposed project.

Commissioners posed questions to Staff.

Chair Rubio opened Public Comment for item 7.a.

1. Jack Owen- Answered questions that the Commission had.
2. Eduino Saucedo – Spoke on the proposed project.

Chair Rubio closed Public Comment for item 7.a.

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.

A motion was made by Commissioner Ortiz, seconded by Commissioner Barrera, to adopt 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. Motion passed 4-0, by the following vote:

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

NAYS: Commissioner(s): None

ABSTAIN: Commissioner(s): None

ABSENT: Commissioner(s): Retamoza

Chair Rubio closed Public Hearing for Item 7.a. at 8:08 pm.

- 8. **GENERAL BUSINESS** – None
- 9. **COMMISSIONERS REPORTS, INCLUDING AB 1234 REPORTS** - None
- 10. **CORRESPONDENCE** – None
- 11. **COMMISSIONERS AGENDA**

11.a. COMMISSIONER BARRERA

- 1. Rumble plates on Michael Hunt Dr.

Gerardo Marquez, Director of Community Development and Public Works mentioned Staff put out a survey to residents along Michael Hunt and will continue with another survey.

- 2. Who over sees cleaning of the storefront at the Dollar Tree?

Gerardo Marquez, Director of Community Development and Public Works stated that he has tasked the City's Code Enforcement Officers to reach out to the property owner when there is a significant amount of debris, to have it cleaned up.

12. STAFF MEMBER COMMENTS

12.a. RECYCLING UPDATE

Gerardo Marquez, Director of Community Development and Public Works gave a brief presentation with the Conditions of Approval and Conditional Use Permits for recycling centers.

Commissioners posed questions to Staff.

13. ADJOURNMENT

At 8:21 p.m., there being no more business before the Commission, Chair Rubio adjourned the meeting to a Regular Planning Commission Meeting on Tuesday, May 26, 2026, 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 18th day of June 2026.

Secretary

DRAFT



Planning Commission Agenda Report Agenda Item No. 8.a.

DATE: June 23, 2026

TO: Honorable Chair and Members of the Planning Commission

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

SUBMITTED BY: Tiffany Ho, Community Development Manager

SUBJECT: REVIEW OF CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 25-02

BACKGROUND:

The Project Site consists of two parcels totaling 26,252 square feet, identified as Assessor's Identification Numbers (AINs) 8581-037-005 and 8581-037-006. The site is located at 9523 and 9529 Garvey Avenue, on the north side of Garvey Avenue approximately 880 feet east of Rosemead Boulevard in the City of South El Monte, California.

The site is currently developed with an existing retail market and restaurant ("La Mano") and has been subject to the following discretionary approvals:

- In 2005, the Planning Commission approved Conditional Use Permit (CUP) No. 05-1255, authorizing on-site alcoholic beverage sales under a Type 41 Alcoholic Beverage Control (ABC) License as an accessory use to the restaurant.
- In 2011, the Planning Commission approved CUP No. 11-012, permitting the expansion of the existing restaurant.

On April 29, 2025, at a Special Meeting, the Planning Commission unanimously adopted Resolution No. 25-02 and approved CUP No. 25-02 to allow the demolition of the existing 5,011.75-square-foot building and the construction of a new 8,640-square-foot retail commercial market. This Staff Report is provided to update the Planning Commission on the status of the implementation of the approved entitlement and the Applicant's progress toward satisfying the conditions of approval.

RECOMMENDATION:

1. Receive a report and file on the implementation of Conditional Use Permit No. 25-02 and compliance with the conditions of approval.

ANALYSIS:

The following actions and progress have been made toward implementation of the approved entitlement and compliance with the conditions of approval:

- The signed and notarized the Acceptance of Conditions Affidavit was received.
- The Applicant has informed Staff that its civil engineering team has been engaged to prepare and process the required Lot Line Adjustment/Lot Merger in compliance with Condition No. 36. This condition must be satisfied prior to the issuance of building permits.
- Applications for the necessary building permits have been submitted to the City. Plan check corrections have been issued, and the Applicant is currently preparing revised plans for resubmittal. The permit applications associated with the project include:
 - COM-DEM-26-001 (Demolition Permit)
 - COM-ELEC-26-019 (Electrical Permit)
 - COM-MEC-26-005 (Mechanical Permit)
 - COM-PLB-26-005 (Plumbing Permit)
 - COM-NEW-26-003 (Building Permit)

Additionally, Staff has observed the following:

- No code enforcement violations or incidents related to the project have been reported to the City's Code Enforcement Division.
- Staff has not received any complaints from adjacent property owners, businesses, or members of the public regarding activities associated with the project.

Pursuant to South El Monte Municipal Code (SEMMC) Section 17.03.060, a Conditional Use Permit may become null and void if it is not exercised within twenty-four (24) months of approval, unless an extension is approved by the Community Development Department. A CUP is considered exercised upon the issuance of a building permit and/or business license associated with the approved use.

CONCLUSION:

The Applicant is actively progressing toward implementation of Conditional Use Permit No. 25-02 and is making measurable progress toward satisfying the conditions of approval. Upon completion and recordation of the required Lot Line Adjustment/Lot Merger and the issuance of building permits, the entitlement will be considered exercised in accordance with SEMMC Section 17.03.060. Thereafter, Staff's monitoring efforts will primarily focus on ensuring ongoing compliance with applicable operational conditions and other requirements of approval.

ATTACHMENT(S):

None



Planning Commission Agenda Report Agenda Item No. 8.b.

DATE: June 23, 2026

TO: Honorable Chair and Members of the Planning Commission

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

SUBMITTED BY: Charlize Hernandez, Assistant Planner

SUBJECT: REVIEW OF CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 25-07

BACKGROUND:

On May 27, 2025, at a Regular Meeting, the Planning Commission unanimously approved Resolution No. 25-05 to approve Conditional Use Permit (CUP) No. 25-07 to allow for the construction of a new 3,886-square foot (sf) drive-through In-N-Out restaurant. The Project Site involves one parcel totaling 61,732 sf or 1.4 acres and is identified as Assessor's Identification Number (AIN) 8116-027-047. The Project Site is addressed as 1221 Santa Anita Ave and is located on the north side of Santa Anita Ave, approximately 800 feet from the State Route (SR) 60 on-off ramps in the City of South El Monte, California. The parcel was previously unimproved prior to the approval of CUP 25-07. As such, no demolition work was conducted. Construction of the restaurant commenced on April 2026.

RECOMMENDATION:

1. Receive a report and file on the implementation of Conditional Use Permit No. 25-07 and compliance with the conditions of approval.

ANALYSIS:

The following activity and progress has been made to effectuate the entitlement and comply with the conditions of approval:

- The signed and notarized Acceptance of Conditions Affidavit was received.
- Lot Line Adjustment (LLA) was recorded on 2/18/2026.
- COM-NEW-25-010 (Building Permit) was issued on 2/24/2026.
 - Footing & Foundation Inspections were passed on 4/23/2026.
 - Slab Inspection was passed on 5/4/2026.
- COM-ELC-25-044/COM-MEC-25-007/COM-PLB-25-024/COM-SEW-25-004 (Electrical/Mechanical/Plumbing/Sewer) permits were issued on 2/24/2026.

- MISC-GRADE-26-001 (Grading Permit) was issued on 2/26/2026.
 - Grading Rough-In Inspections was passed on 5/6/2026, 5/21/2026 & 6/11/2026.

Additionally, the following have been observed:

- 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.

Pursuant to South El Monte Municipal Code (SEMMC) Section 17.03.060, a Conditional Use Permit may become null and void if it is not exercised within twenty-four (24) months of approval, unless an extension is approved by the Community Development Department. A CUP is considered exercised upon the issuance of a building permit and/or business license associated with the approved use.

CONCLUSION:

The Applicant is actively progressing toward implementation of CUP 25-07 and significant progress has been made since the project was initially approved by the Planning Commission in May 2025. All the building permits have been issued for the project, and more than a third of construction has been completed. Since the Applicant was able to effectuate CUP 25-07 within the allocated two years from the date of approval, future compliance with the conditions of approval would instead focus on daily operations for the business in perpetuity. Currently, construction is ongoing for the framing, roofing, electrical and plumbing for the restaurant. Construction is still in process for the overall site, with construction expected to continue until November 2026.

ATTACHMENT(S):

None