

Gloria Olmos, Mayor/Chair
Rudy Bojorquez, Mayor Pro Tem/ Vice Chair
Manuel Acosta, Councilmember/
Boardmember
Hector Delgado, Councilmember/
Boardmember
Larry Rodriguez, Councilmember/
Boardmember



Rene Salas, City Manager/Executive
Director
Susie A. Altamirano, City Attorney/
General Counsel
Adrian Garcia, City Clerk/Secretary
Masami Higa, Director of
Finance/Treasurer

CITY OF SOUTH EL MONTE

REGULAR MEETING OF THE SOUTH EL MONTE CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE SOUTH EL MONTE IMPROVEMENT DISTRICT

AGENDA

July 21, 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.

Each speaker will be limited to five minutes. Time limits may not be shared with other speakers. This is the only opportunity for public input except for scheduled public hearing items. 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.

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.

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.

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 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 packets 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 (GC 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. Councilmembers are also required to make such disclosures and recuse themselves.

AGENDA BEGINS ON THE FOLLOWING PAGE

1. CALL TO ORDER AND ROLL CALL

Councilmembers/Boardmembers: Acosta, Delgado, Rodriguez, Mayor Pro Tem/Vice Chair Bojorquez, and Mayor/Chair Olmos

2. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Rudy Bojorquez

3. INVOCATION

Mayor Gloria Olmos

4. PRESENTATIONS

4.a. Sheriff's Department Report for the month of June 2026.

4.b. Code Enforcement and Parking Enforcement Report for the month of June 2026.

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 - CITY COUNCIL

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.

7.a. CONSIDERATION AND APPROVAL OF THE REGULAR CITY COUNCIL MEETING MINUTES OF JUNE 2, 2026, AND JUNE 16, 2026

Staff is requesting approval of the minutes for the June 2, 2026, and June 16, 2026, Regular City Council Meetings.

RECOMMENDED ACTION: Staff is requesting approval of the minutes for the June 2, 2026, and June 16, 2026, Regular City Council Meetings.

Consent Calendar Items 7.b. through 7.d. next page.

CONSENT CALENDAR (CONTINUED)

7.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-054, APPROVING WARRANTS FOR THE PERIOD OF JULY 1, THROUGH JULY 15, 2026

Authorizing payment of City expenditures for the period of July 1, 2026, through July 15, 2026, totaling \$1,569,262.32.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 26-054, authorizing payment of City expenditures.

7.c. CONSIDERATION AND APPROVAL OF PROPOSED DARK COUNCIL MEETING DATES FOR THE MONTH OF AUGUST 2026

Staff is requesting City Council "go dark" on Tuesday, August 4, 2026, and Tuesday, August 18, 2026, as the City Council will be taking a recess during the month of August 2026.

RECOMMENDED ACTION: Staff recommends City Council approve "going dark" on Tuesday, August 4, 2026, and Tuesday, August 18, 2026

7.d. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-055, SUPPORTING NOMINATION OF FOUR CENSUS TRACTS FOR FEDERAL OPPORTUNITY ZONE 2.0 DESIGNATION

The City of South El Monte seeks City Council approval to formally recommend the nomination of four qualifying census tracts to the California Governor's Office of Business and Economic Development (GO-Biz) for designation as Federal Opportunity Zones 2.0. This designation is a critical strategic component of the City's robust economic development efforts, designed to leverage millions of dollars in recent and planned capital improvement projects to attract high-value industrial and commercial investment, including new headquarters and overseas business operations.

RECOMMENDED ACTION: Staff recommends that the City Council adopt the Resolution No. 26-055, recommending the nomination of four identified census tracts for Opportunity Zone 2.0 designation by the State of California.

7.e. CONSIDERATION AND APPROVAL OF RESOLUTION 26-056 APPROVING AMENDED CITY-WIDE SALARY SCHEDULE IN COMPLIANCE WITH CALPERS REQUIREMENTS

The City of South El Monte ("City") contracts with the CalPERS to provide retirement benefits for its employees.

Consent Calendar Item 7.e. (Recommendation) next page.

CONSENT CALENDAR (CONTINUED)

Item 7.e.

RECOMMENDED ACTION: Staff recommends that the City Council:

1. Adopt Resolution No. 26-056 approving and adopting the City-wide Publicly Available Pay Schedule for Fiscal Year 2026-2027 for all full-time and part-time employee positions in accordance with the Public Employees' Retirement Law (PERL), the Public Employees' Pension Reform Act of 2013 (PEPRA), and Section 570.5 of Title 2 of the California Code of Regulations (CCR); and
2. Authorize and direct staff to provide CalPERS with detailed information about all City job classifications so that pension computations can be drawn up, and to direct staff to make the adopted resolution containing pay schedules publicly available on the City's website in accordance with applicable CalPERS requirements.

8. CONSENT CALENDAR - SUCCESSOR AGENCY

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 Board during "Approval of the Agenda" for individual consideration. Any items removed shall be individually considered immediately after taking action on the Consent Calendar.

8.a. CONSIDERATION AND APPROVAL OF THE SUCCESSOR AGENCY MEETING MINUTES FOR JUNE 16, 2026

Staff is requesting approval of the minutes of the June 16, 2026, Successor Agency Meeting.

RECOMMENDED ACTION: Staff is requesting approval of the minutes of the June 16, 2026, Successor Agency Meeting.

9. PUBLIC HEARINGS

9.a. CONTINUED FROM THE JULY 7, 2026, REGULAR CITY COUNCIL MEETING: CONSIDERATION TO WAIVE FULL READING AND INTRODUCE ORDINANCE NO. 1292 AFFIRMING THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE ZONE TEXT AMENDMENT (NO. 26-02) TO AMEND SOUTH EL MONTE MUNICIPAL CODE SECTION 17.03.230 TO IMPOSE A 1,000-FOOT BUFFER DISTANCE FROM ALL SENSITIVE USES, OTHER MASSAGE BUSINESSES, AND JURISDICTIONAL BOUNDARIES.

Consideration to waive full reading and introduce by title only Ordinance No. 1292 amending Section 17.03.230 ("Massage Establishments") of Chapter 17.03 ("Permit Approval Procedures") of Title 17 ("Zoning"), approving Zone Text Amendment No. 26-02 ("ZTA-26-02") and establishing a 1,000-foot buffer distance from all sensitive uses, other massage establishments in the City, and the City's jurisdictional boundaries to protect and preserve the public health, safety, and welfare.

Public Hearings Item 9.a. (Recommendation) next page.

PUBLIC HEARINGS (CONTINUED)

Item 9.a.

RECOMMENDED ACTION: Staff recommends City Council:

1. Conduct a public hearing;
2. Take public testimony;
3. Determine that Ordinance No. 1292 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 full reading and introduce Ordinance No. 1292 by title only to amend the South El Monte Municipal Code (SEMMC) Section 17.03.230 ("Massage Establishments") to establish a 1,000-foot buffer distance from all sensitive uses, other massage establishments in the City, and from the City's jurisdictional boundaries.

10. GENERAL BUSINESS

10.a. APPOINTMENT OF SOUTH EL MONTE COMMUNITY FOUNDATION BOARD OF DIRECTORS

Appointments to be made to the South El Monte Community Foundation ("Foundation") Board of Directors, which is a five-member board serving staggered terms. Three Directors shall initially serve a four (4) year term and two Directors shall initially serve a two (2) year term.

RECOMMENDED ACTION:

Staff recommend that the City Council:

1. Appoint five individuals to the Foundation Board of Directors;
2. Establish initial staggered terms whereby three (3) Directors will serve an initial four-year term expiring June 30, 2030, and two (2) Directors will serve an initial two-year term expiring June 30, 2028.

General Business Item 10.b. next page.

GENERAL BUSINESS (CONTINUED)

10.b. CONSIDERATION AND APPROVAL OF A RESOLUTION (I) CALLING AND GIVING NOTICE OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 3, 2026, TO SUBMIT TO SOUTH EL MONTE VOTERS A MEASURE TO ENACT CITY COUNCIL TERM LIMITS; (II) REQUESTING CONSOLIDATION OF SUCH ELECTION WITH THE COUNTY-ADMINISTERED GENERAL ELECTION TO BE HELD ON THE SAME DAY; (III) REQUESTING THE COUNTY BOARD OF SUPERVISORS TO AUTHORIZE THE REGISTRAR-RECORDER/COUNTY CLERK FOR THE COUNTY OF LOS ANGELES TO PERFORM ELECTION SERVICES; AND (IV) SETTING PRIORITIES FOR FILING WRITTEN ARGUMENTS AND REBUTTALS REGARDING THE CITY MEASURE AND DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS

In accordance with the City Council's direction at its July 7, 2026 meeting, this item returns to the City Council for consideration and approval of the attached Resolution, which includes a proposed Ordinance for City electors to vote on regarding City Council term limits. If approved by a majority of South El Monte voters during the November 3, 2026 election, the proposed Ordinance would enact term limits on the City Council for terms of office beginning on or after November 3, 2026.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution 26-057, (I) Calling and giving notice of a General Municipal Election to be held on November 3, 2026 to submit to the City of South El Monte voters a measure to enact Term limits; (II) Requesting consolidation of such election with the County-administered General Municipal Election to be held on the same day; (III) Requesting the County Board of Supervisors to authorize the Registrar-Recorder/County Clerk for the County of Los Angeles to perform election services; and (IV) Setting priorities for filing written arguments and rebuttals regarding the City measure and directing the City Attorney to prepare an impartial analysis;
2. Provide direction on how partial terms should be counted towards the proposed term limits for City Councilmembers;
3. Move to approve the first reading of an Ordinance effectuating the same subject to voter approval;
4. Decide who will author the ballot argument; and
5. Take such additional, related, actions that may be desirable.

General Business Item 10.c. next page.

GENERAL BUSINESS (CONTINUED)

- 10.c. CONSIDERATION AND APPROVAL OF A RESOLUTION (I) CALLING AND GIVING NOTICE OF THE SUBMISSION TO SOUTH EL MONTE VOTERS OF A BALLOT MEASURE TO REVERT THE ELECTIVE OFFICE OF MAYOR TO AN APPOINTIVE POSITION SELECTED BY THE CITY COUNCIL FROM AMONG ITS MEMBERS; (II) ACKNOWLEDGING CITY COUNCIL APPROVAL OF AN ORDINANCE EFFECTUATING THE FOREGOING AMENDMENTS; (III) ORDERING THAT THE BALLOT MEASURE BE SUBMITTED AS PART OF THE CITY'S NOVEMBER 3, 2026 GENERAL MUNICIPAL ELECTION; (IV) REQUESTING THAT THE LOS ANGELES COUNTY BOARD OF SUPERVISORS INCLUDE THE BALLOT MEASURE AS PART OF CITY'S PRIOR ELECTION CONSOLIDATION REQUEST; (V) REQUESTING THAT THE REGISTRAR-RECORDER/COUNTY CLERK PROVIDE SPECIFIC ELECTION ADMINISTRATION SERVICES, INCLUSIVE OF THE BALLOT MEASURE; AND (VI) SETTING PRIORITIES FOR FILING WRITTEN ARGUMENTS AND REBUTTALS REGARDING THE BALLOT MEASURE AND DIRECTING PREPARATION OF AN IMPARTIAL ANALYSIS**

In accordance with City Council's direction at its July 7, 2026 meeting, this item returns to the City Council for consideration and approval of the attached Resolution, which includes a proposed Ordinance submitting to the City electors the question of whether to return to a selected Mayor. If approved by a majority of South El Monte voters during the November 3, 2026 election, the proposed Ordinance would eliminate the elected office of Mayor, return the seat to a City Council seat, and reestablish the selection of the Mayor by the City Council from among its own members. The current incumbent would be allowed to serve the remainder of their term as Mayor through November 2028. The attached Resolution calls an election for this purpose, to be consolidated with the November 3, 2026 Statewide General Election, and the attached Ordinance effectuates the change to the South El Monte Municipal Code subject to voter approval.

General Business Item 10.c. (Recommendation) next page.

GENERAL BUSINESS (CONTINUED)

Item 10.c.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 26-058, (I) Calling and giving notice of a General Municipal Election to be held on November 3, 2026 to submit to the City of South El Monte voters a measure to revert the elective office of Mayor to an appointive position selected by the City Council from among its members; (II) Acknowledging City Council approval of an Ordinance effectuating the foregoing amendments; (III) Ordering that the ballot measure be submitted as part of the City's November 3, 2026 General Municipal Election; (IV) Requesting the Los Angeles County Board of Supervisors include the ballot measure as part of the City's prior election consolidation request; (V) Requesting that the Registrar-Recorder/County Clerk provide specific election administration services, inclusive of the ballot measure; and (VI) Setting priorities for filing written arguments and rebuttals regarding the ballot measure and directing preparation of an impartial analysis;
2. Move to approve the first reading of an ordinance effectuating the same subject to voter approval;
3. Decide who will author the ballot arguments; and
4. Take such additional, related, actions that may be desirable.

11. 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.

12. CORRESPONDENCE - None

13. COUNCILMEMBERS' AGENDA

13.a. COUNCILMEMBER MANUEL ACOSTA

Discussion and possible action regarding the City's response to the Walk for Justice Public Records Act request, including whether the six identified and withheld records should be released to promote transparency and strengthen public trust during a time of heightened concern over federal immigration enforcement.

14. CLOSED SESSION

14.a. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION -

Pursuant to Government Code § 54956.9(d)(1)

Name of case: GLORIA OLMOS, an individual, Plaintiff v. CITY OF SOUTH EL MONTE

Closed Session Items 14.b. through 14.f. next page.

CLOSED SESSION (CONTINUED)

- 14.b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS** - Pursuant to Government Code Section 54956.8
Property: APN 8119-005-911
Agency negotiator: Rene Salas, City Manager
Negotiating parties: U.S. Army Corps of Engineers
Under negotiation: Price and terms of payment as it relates to interests in real property
- 14.c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS** - Pursuant to Government Code Section 54956.8
Property: APN 8113-009-800, 8113-022-800, 8113-022-801, & 8113-022-802
Agency negotiator: Rene Salas, City Manager
Negotiating parties: Southern California Edison
Under negotiation: Price and terms of payment as it relates to interests in real property
- 14.d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS** - Pursuant to Government Code Section 54956.8
PROPERTY: 9617 Alpaca St, South El Monte, California 91733
Agency Negotiator: Rene Salas, City Manager
Negotiation Parties: Alpaca Park LLC
Under Negotiation: Price and terms of payment as it relates to interests in real property.
- 14.e. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION** - Pursuant to California Government Code Sections 54956.9(d)(2) and 54956.9(e)(1): One Matter
- 14.f. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION** - Pursuant to California Government Code Sections 54956.9(d)(2) and 54969(e)(1): One Matter.

15. ADJOURNMENT OF CITY COUNCIL AND SUCCESSOR AGENCY MEETING

In honor of Thomas "Tom" Reyes, a longtime resident.

NEXT REGULAR CITY COUNCIL MEETING:

Tuesday, September 1, 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 July 16, 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