

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, Finance Director

CITY OF SOUTH EL MONTE

CALL AND NOTICE OF SPECIAL MEETING

CALLED BY MAYOR PRO TEM RUDY BOJORQUEZ, COUNCILMEMBER HECTOR DELGADO, AND COUNCILMEMBER LARRY RODRIGUEZ

AGENDA

August 18, 2026, 6:00 PM
1415 Santa Anita Avenue, South El Monte, CA 91733

NOTICE IS HEREBY GIVEN that a Special Meeting of the City Council of the City of South El Monte will be held on August 18, 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. 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.

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/City-Council-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 sem.cityclerk@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 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 www.cityofsouthelmonte.org/129/City-Council-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

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 Gloria Olmos

3. INVOCATION

Mayor Gloria Olmos

4. 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.

5. CLOSED SESSION

5.a. CONFERENCE WITH LEGAL – ANTICIPATED LITIGATION – Pursuant to California Government Code Section 54956.9(d)(2) and 54969(e)(1): One Matter

5.b. CONFERENCE WITH LEGAL – ANTICIPATED LITIGATION – Pursuant to California Government Code Section 54956.9(d)(2) and 54969(e)(1): One Matter

6. PUBLIC COMMENT

Speakers may only provide public comments on items listed on the agenda. Each speaker will be limited to five minutes, and time limits may not be shared with other speakers. 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. PUBLIC HEARINGS

7.a. PUBLIC HEARING TO CONSIDER GENERAL PLAN AMENDMENT NO. GPA 23-03 TO CHANGE THE LAND USE DESIGNATION FROM COMMERCIAL (C) TO COMMERCIAL-MANUFACTURING (C-M); ZONE CHANGE NO. ZC 23-01 TO CHANGE THE ZONING FROM COMMERCIAL (C) TO MANUFACTURING (M); AND, DEVELOPMENT AGREEMENT NO. DA 26-01 BETWEEN THE CITY OF SOUTH EL MONTE AND MAGELLAN VALUE PARTNERS, IN RELATION TO CONDITIONAL USE PERMIT NO. CUP 23-07 AND TENTATIVE PARCEL MAP NO. TPM 23-01

Public Hearing Item 7.a. continued next page.

The Project is a request that involves a General Plan Amendment to change the land use designation from Commercial (C) to Commercial-Manufacturing (C-M), and a Zone Change from Commercial (C) to Manufacturing (M) of 21.17-acre parcel located at 825 Lexington-Gallatin Road in South El Monte, California and identified as Assessor Parcel Number (APN) 8119-005-032.

Approval of the General Plan Amendment and Zone Change would effectuate a conditionally approved Subdivision/Tentative Map and Conditional Use Permit to subdivide the existing parcel into 10.5-acre parcel and 10.7-acre parcel and develop a 221,815-square-foot industrial building and a public park featuring athletic fields, walking trails, and other amenities.

An Environmental Impact Report (EIR) was prepared pursuant to the California Environmental Quality Act (CEQA). The Planning Commission has reviewed the Project and recommended certification of the Final EIR and approval of these actions, with further details available in the staff reports.

RECOMMENDED ACTION: Staff recommends City Council:

1. Conduct a public hearing;
2. Take public testimony;
3. Adopt Resolution No. 26-059, denying General Plan Amendment No. GPA 23-03 to amend the General Plan designation of the project site from Commercial (C) to Commercial-Manufacturing (C-M), Zone Change No. ZC 23-01 to amend the zone from Commercial (C) to Manufacturing (M) and Development Agreement No. DA 26-01; or,
4. Adopt Resolution No. 26-031, certifying the Final Environmental Impact Report (State Clearinghouse [SCH] No. 2024070062) and adopt the Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program (MMRP) pursuant to the California Environmental Quality Act (CEQA) for the Project, and approving General Plan Amendment No. GPA 23-03 to amend the General Plan designation of the project site from Commercial (C) to Commercial-Manufacturing (C-M); and
5. Waive full reading and introduce Ordinance No. 1290 to approve Zone Change No. ZC 23-01 to amend the zone from Commercial (C) to Manufacturing (M); and
6. Waive full reading and introduce Ordinance No. 1291 to approve Development Agreement No. DA 26-01 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.

General Business next page.

8. GENERAL BUSINESS

8.a. AN INTERIM URGENCY ORDINANCE OF THE CITY OF SOUTH EL MONTE IMPOSING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT, APPROVAL, AND EXPANSION OF SUBSTANCE USE DISORDER TREATMENT FACILITIES WITHIN CITY LIMITS PURSUANT TO GOVERNMENT CODE SECTION 65858

The proposed urgency ordinance would establish a temporary moratorium on the establishment, approval, and expansion of substance use disorder treatment facilities while the City evaluates appropriate land use classifications and development standards. The moratorium would provide time to address potential compatibility, parking, traffic, security, noise, and public health and safety considerations while ensuring the City's regulations remain consistent with evolving State law.

RECOMMENDED ACTION:

1. Determine that the adoption of this Urgency Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3); and
2. Introduce by title only, and waive further reading of, Urgency Ordinance No. 1297-U, imposing a 45-day moratorium on the establishment, approval, and expansion of Substance Use Disorder Treatment Facilities within City limits, subject to the terms and exemptions contained in the Ordinance.

9. ADJOURNMENT

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 August 17, 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.



Adrian Garcia, MMC