



# PLANNING COMMISSION AGENDA

## CITY OF EL MONTE PLANNING COMMISSION

TUESDAY, JANUARY 14, 2025

7:00 P.M.

CITY HALL EAST – COUNCIL CHAMBERS  
11333 VALLEY BOULEVARD

### CITY OF EL MONTE PLANNING COMMISSION

#### CHAIRPERSON

Rafael Gonzalez

#### VICE-CHAIRPERSON

Pablo Tamashiro

#### COMMISSIONER

Veronica Alvarez

#### COMMISSIONER

Luis Daniel Salas

#### COMMISSIONER

Vacant

This meeting shall be conducted in compliance with the procedures of Government Code section 54953 as most recently amended by AB 2449 which took effect January 1, 2023. As amended by AB 2449, Government Code section 54953(f) allows less than a quorum of the Planning Commission to participate remotely at any given meeting of the Planning Commission where the remote participant(s) have a statutorily defined “just cause” reason or “emergency” reason for participating remotely. When a member of the Planning Commission participates remotely pursuant to Government Code section 54953(f), the location from which the Planning Commission member is participating remotely does not need to be identified on the agenda and does not need to be open to members of the public. Because Government Code section 54953(f) allows Planning Commission members to notify the City of their need to participate remotely as late as the start of the meeting, the Planning Commission will prepare for all meetings with the assumption that some number of its members (less than a quorum) might need to participate remotely pursuant to Government Code section 54953(f). All such meetings will be conducted in compliance with the requirements of Government Code section 54953(f)(1).

Per Government Code section 54953(f)(2)(B), any Planning Commission member who participates remotely per Government Code section 54953(f) **“shall publicly disclose at the meeting before any action is taken, whether any other individuals 18 years of age or older are present in the room at the remote location with the member, and the general nature of the member’s relationship with any such individuals”**

**Members of the public wishing to observe the meeting may do so in one of the following ways:**

(1) Attend the meeting in person at the City Manager’s Conference Room.

(2) Turn your TV to Channel 3.

(3) Visit the City’s website at: <http://www.elmonteca.gov/378/council-meeting-videos>

Phone: (626) 258-8626  
www.elmonteca.gov  
planning@elmonteca.gov

Members of the public wishing to make public comment may do so in one of the following ways:

(1) Call-in Conference (669) 444-9171; Meeting ID 890 6173 4276 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press \*9 to request to speak.

(2) Email or Telephone – All interested parties can submit comments in advance to the Planning Division's general email at [planning@elmonteca.gov](mailto:planning@elmonteca.gov) or by calling the City's telephone line: (626) 258-8626. All comments must be received by the Planning Division no later than 3:00 pm on January 14, 2025.

**Instruction regarding accommodation under the Americans with Disabilities Act can be found on the last page of this Agenda.**

### **OPENING OF MEETING**

1. **Call Meeting to Order**
2. **Flag Salute**
3. **Roll Call**
4. **Approval of Agenda**
5. **Commission Disclosures**
6. **Public Comments**

Citizens wishing to address the Planning Commission on land use and development matters may do so at this time. Note that the Commission cannot respond to or take any action on the item.

Citizens wishing to speak on an agenda item will be given the opportunity to speak after the item is presented by staff.

Limit your comments to three (3) minutes. State your name & address for the record.

### **CONSENT CALENDAR**

- 7.1 **Approval of Zoning Review Committee (ZRC) Minutes**  
December 10, 2024
- 7.2 **Approval of Planning Commission (PC) Minutes**  
None

**PUBLIC HEARINGS****8. Zone Change (ZONE) No. 02-2024;****Zoning Map Amendment (AMEND) No. 02-2024; and****Code Amendment (AMEND) No. 01-2024/Code Amendment No. 808: Title 17 (Zoning Code) of the El Monte Municipal Code (EMMC).***Address/Location:*

- Zone Change (ZONE) No. 02-2024 AND Zoning Map Amendment (AMEND) No. 02-2024: Parcels fronting an approximately 2.2-mile segment of Garvey Avenue, approximately 50 feet east of Potrero Avenue to the site's eastern boundary located approximately 430 feet west of the intersection of Garvey Avenue, Valley Boulevard, Mountain View Road, and Cogswell Road; and
- Code Amendment (AMEND) No. 01-2024/Code Amendment No. 808: Citywide

*Request:*

The project will be presented to the Planning Commission as the recommending body. The project will be presented to the City Council for a final decision at a future public hearing.

ZONE No. 02-2024: Amendment to the Code to replace existing permitted uses and development standards with the proposed uses and development standards.

AMEND No. 02-2024: Amendment to the Zoning Map to replace the Mixed/Multiuse (M/MU) and General Commercial (C-3) Zoning District designations in the project area with the new Urban/Multiuse (U/MU) Zoning District.

AMEND No. 01-2024: Title 17 (Zoning Code) of the EMMC – Zoning Code Updates to the following Divisions –

- Division 00 – Table of Contents.
- Division A – Matrix of Permitted Uses.
- Division 1 – General Regulations; Rules and Measurements; Zoning Classifications and Map; and Nonconforming Provisions.
- Division 2 – One-Family Dwelling Residential Zones and Multiple-Family Dwelling Residential Zones.
- Division 3 – Multiuse Zoning Districts.
- Division 4 – Commercial & Manufacturing Zoning Districts; and Public and Quasi-Public Zones.
- Division 5 – Performance Standards.
- Division 6 – General Property Development Standards.
- Division 7 – Parking Regulations; Landscape Regulations; and Landscape Water Efficiency.

- Division 8 – Signage Regulations and Billboard Overlay Zone.
- Division 10 – Affordable Housing; Density Bonus Provisions; Inclusionary Housing; and Affordable Housing in Commercial Areas.
- Division 11 – Regulations for Specific Residential Uses; Corridor Housing; and Religious Institutions Housing.
- Division 12 – Zoning Clearance and Business Occupancy Permits; Initial Plan Review; Design and Minor Design Review; Temporary Use Permits; and Planned Residential Developments.
- Division 13 – Specific Plans; Gateway Specific Plan; Downtown Specific Plan, and Esperanza Village Specific Plan.
- Division 15 – Use Definitions and General Definitions.

**CEQA Recommendation:**

Pursuant to CEQA Guidelines, Section 15164 an Addendum was prepared to a previously Certified EIR that was prepared in June 2011 for the El Monte General Plan and Zoning Code Update Final Environmental Impact Report (GP EIR). Since then, the City adopted the Updated 2021-2029 Housing Element in February 2022. CEQA Review required for the project may tier from the Certified GP EIR pursuant to CEQA Guidelines Section 15152. The Addendum demonstrates through its analysis that the proposed project would not result in substantial changes requiring major revisions to the previously certified GP EIR, therefore, no new mitigation measures are required for the proposed project.

*Case Planner:* Sandra Elias, City Planner

*Recommendation:*

Staff recommends to continue to the January 28, 2025, Planning Commission meeting.

*Resolution No.:* 3677

**9. Director’s Report**

- Election for Planning Commission Chair & Vice Chair
- Election for Zoning Review Committee Member & Alternate
- Planning Commission Meetings - 2<sup>nd</sup> and 4<sup>th</sup> Tuesday
- Zoning Review Committee Meeting – Prior to the first Planning Commission meeting of each month

**10. City Attorney’s Report**

**11. Commissioner’s Comments**

**NEXT SCHEDULED CITY PLANNING COMMISSION MEETING**

**Tuesday, January 28, 2025, at 7:00 P.M.**

City Hall East – City Council Chambers

**Availability of staff reports:** Copies of the staff reports or other written documentation relating to each item of business described hereinabove are available on the City's Home Page at [www.elmonteca.gov](http://www.elmonteca.gov) or <https://www.ci.el-monte.ca.us/AgendaCenter/Planning-Commission-2>. You may also call the Planning Division at (626) 258-8626 for more information.

**Individuals with special needs:** The City of El Monte wishes to assist individuals with special needs. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (626) 258-8626. Notification 48 hours prior to the meeting will enable us to make reasonable arrangements to ensure accessibility to this meeting (28 Code of Federal Regulations 35.102-35.104 ADA Title II).

**General explanation of how the meeting is conducted:**

1. The staff report is presented by City Planning staff.
2. The City Planning Commissioners ask questions if necessary for clarification.
3. The City Planning Commission Chair opens the public hearing.
4. The applicant makes a presentation to the City Planning Commission.
5. Individuals speaking in favor of the project address the Commission.
6. Individuals speaking against the project address the Commission.
7. The applicant responds to project opponents.
8. The public hearing is closed.
9. City Planning Commission members discuss the project.
10. City Planning Commission members vote on the project.
11. At the next scheduled Commission meeting, which is usually two weeks after the hearing, a resolution confirming the Commission action will be adopted.
12. Any interested party who disagrees with the City Planning Commission decision may appeal the Commission's decision to the City Council within 10 calendar days of the adoption of the resolution. Any appeal filed must be directed to the City Clerk's Office and must be accompanied by a fee of \$3,441.00. Any individual that received notice of this meeting from the City of El Monte will receive notice of an appeal, if one is filed.



# ZONING REVIEW COMMITTEE AGENDA

## CITY OF EL MONTE ZONING REVIEW COMMITTEE RESULTS

TUESDAY, DECEMBER 10, 2024

6:00 P.M.

CITY HALL EAST – COUNCIL CHAMBERS  
11333 VALLEY BOULEVARD

### CITY OF EL MONTE ZONING REVIEW COMMITTEE

#### CHAIRPERSON

Luis Daniel Salas

#### CITY PLANNER

Sandra Elias

#### CHIEF BUILDING OFFICIAL

Mike Petarra

This meeting shall be conducted in compliance with the procedures of Government Code section 54953 as most recently amended by AB 2449 which took effect January 1, 2023. As amended by AB 2449, Government Code section 54953(f) allows less than a quorum of the Zoning Review Committee to participate remotely at any given meeting of the Zoning Review Committee where the remote participant(s) have a statutorily defined “just cause” reason or “emergency” reason for participating remotely. When a member of the Zoning Review Committee participates remotely pursuant to Government Code section 54953(f), the location from which the Zoning Review Committee member is participating remotely does not need to be identified on the agenda and does not need to be open to members of the public. Because Government Code section 54953(f) allows Zoning Review Committee members to notify the City of their need to participate remotely as late as the start of the meeting, the Zoning Review Committee will prepare for all meetings with the assumption that some number of its members (less than a quorum) might need to participate remotely pursuant to Government Code section 54953(f). All such meetings will be conducted in compliance with the requirements of Government Code section 54953(f)(1). Per Government Code section 54953(f)(2)(B), any Zoning Review Committee member who participates remotely per Government Code section 54953(f) **“shall publicly disclose at the meeting before any action is taken, whether any other individuals 18 years of age or older are present in the room at the remote location with the member, and the general nature of the member’s relationship with any such individuals”**

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**OPENING OF MEETING**

- 1. **Call Meeting to Order 6:15pm**
- 2. **Flag Salute Chairperson Salas**
- 3. **Roll Call**

**Committee Members Present:**  
Luis Daniel Salas, Chairperson  
Sandra Elias, City Planner  
Mike Petarra, Chief Building Official

**Staff Members Present:**  
Antonia Perez, Planning Technician  
Braulio Madrid, Associate Planner

- 4. **Public Comments**  
Citizens wishing to address the Zoning Review Committee on land use and development matters may do so at this time. Note that the Committee cannot respond to or take any action on the item.

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**PUBLIC HEARING**

**5. Minor Variance (MV) No. 05-2024**

*Address:* 5368 La Madera Avenue / APN No. 8541-014-073

*Request:* The Applicant is proposing to construct a 455 square foot addition to an existing 846 square foot single-family dwelling. Minor Variance 05-2024 is requested to allow the deviation from the required rear setback from 20 feet to 6 feet. The subject site is located in the R-1B (Single-Family Residential) zone. The MV request is made pursuant to Chapter 17.125 (Variance and Minor Variances) of the El Monte Municipal Code (EMMC).

*CEQA Determination:* Article 19. Categorical Exemptions – Section 15301 (Class 1 – Existing Facilities) in accordance with the requirements of the California Environmental Quality (CEQA) Act of 1970 and the CEQA Guidelines, as amended.

*Case Planner:* Antonia Perez, Planning Technician

*Recommendation:* Open the public hearing;  
1. Receive presentation from staff;  
2. Pose questions to staff;  
3. Allow members of the public to offer comment;  
4. Pose follow up questions to staff;  
5. Close the public hearing; and  
6. Approve the Minor Use Permit request, adopt the Conditions of Approval and adopt the Categorical Exemption.

**Motion: Chief Building Official Petarra motioned to approve Item No. 5, Seconded by Chair Salas.**

**Motion Carried 3-0**

**NEXT ZONING REVIEW COMMITTEE MEETING**

**Tuesday, December 24, 2024, at 6:00 p.m.**

City Hall East – City Council Chambers

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7. The applicant responds to project opponents.
8. The public hearing is closed.
9. Zoning Review Committee members discuss the project.
10. Zoning Review Committee members vote on the project.
11. Any interested party who disagrees with the Zoning Review Committee decision may appeal the Committee's decision to the Planning Commission within 10 calendar days. Any appeal filed must be directed to the City Clerk's Office and must be accompanied by a fee of \$964.00 or \$1,628.00 (depending on the type of project). Any individual that received notice of this meeting from the City of El Monte will receive notice of an appeal if one is filed.