



PLANNING COMMISSION AGENDA

CITY OF EL MONTE PLANNING COMMISSION

THURSDAY, APRIL 13, 2023
(SPECIAL MEETING)

7:00 P.M.

CITY HALL EAST – COUNCIL CHAMBERS
11333 VALLEY BOULEVARD

CITY OF EL MONTE PLANNING COMMISSION

CHAIRPERSON
Cesar Peralta

VICE-CHAIRPERSON
Pablo Tamashiro

COMMISSIONER
Alfredo Nuño

COMMISSIONER
Rafael Gonzalez

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’s Council Chambers.

(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 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 April 13, 2023.

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**
None
- 7.2 **Approval of Planning Commission (PC) Minutes**
None

PUBLIC HEARINGS**8.1 Zoning Map (ZM) No. 1: City of El Monte's Official Zoning Map.**

Address/Location: Citywide.

Request: ZM-1: Approve the official City of El Monte Zoning Map, as referenced in Section 17.14.030 of the EMMC.

The project will be presented to the Planning Commission as the recommending body and the City Council for a final decision at a future public hearing. The entitlement noted above is made pursuant to Chapter 17.128 (General Plan and Zoning Amendments) of the EMMC.

CEQA Determination: This project is exempt by the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15061(B)(3) of the California Public Resources Code, also known as the "Common Sense Exemption." This is because it can be seen with certainty that there is no possibility that the project will have a significant effect on the environment.

Case Planner: Jason C. Mikaelian, AICP, Deputy Director.

Recommendation:

1. Open the public hearing;
2. Receive presentation from staff;
3. Pose questions to staff;
4. Allow members of the public to offer comment;
5. Pose follow up questions to staff;
6. Close the public hearing; and
7. Adopt a Resolution recommending the City Council approve the request and adopt a Categorical Exemption.

Resolution No.: 3650

8.2 Sign District (SD) No. 01-23: To establish a Special Sign District for the El Monte Center (the SD-1 overlay); and

Design Review (DR) No. 05-23: To approve a new freeway-oriented pylon sign with a height greater than 25 feet in the SD-1 overlay.

Address/Location:

- SD No. 01-23: The El Monte Center:
Street Addresses: 3500-3698 Peck Road, 1021-1045 Stewart Street, 11728 Alloway Street and 3400 and 3515 La Madera Avenue; and APN Nos: 8567-014-027, -043 & -048; APN Nos.

8567-015-055, -057, -058 & -059 and APN Nos. 8567-016-026, -027, -028, -030, -033, -039, -040, -046 & -047); and

- DR No. 05-23: South Side of Stewart Street (APN No. 8567-016-047).

Request:

SD No. 01-23: Establish a Sign District for the 42.2 acre El Monte Center. The center is roughly bounded by Peck Road to the west, Sitka Street to the east, La Madera Avenue to the east and Stewart Street, the railroad and I-10 freeway to the south. The Sign District will establish development standards for a new freeway-oriented pylon sign.

DR No. 05-23: To demolish an existing freeway-oriented pylon sign and replace it with a new sign (located slightly to the east of the existing sign) with a maximum height of 110 feet. Design Review is required because the sign will have a height greater than 25 feet.

The project will be presented to the Planning Commission as the recommending body and the City Council for a final decision at a future public hearing. The entitlements noted above are made pursuant to Chapters 17.122 (Design and Minor Design Review) and 17.128 (General Plan and Zoning Amendments) of the El Monte Municipal Code (EMMC).

CEQA

Determination:

This project is exempt by the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15061(B)(3) of the California Public Resources Code, also known as the “Common Sense Exemption” and Section 15311 (Class 11 – Accessory Structures) of the California Public Resources Code, for the construction or replacement of minor accessory structures including on-premise signs.

Case Planner:

Jason C. Mikaelian, AICP, Deputy Director.

Recommendation:

1. Open the public hearing;
2. Receive presentation from staff;
3. Pose questions to staff;
4. Allow members of the public to offer comment;
5. Pose follow up questions to staff;
6. Close the public hearing; and
7. Adopt a Resolution recommending the City Council approve the requests and adopt a Categorical Exemption.

Resolution:

3651

REPORTS AND OTHER ITEMS

9. Director's Report
10. City Attorney's Report
11. Commissioner Comments

NEXT SCHEDULED CITY PLANNING COMMISSION MEETING

Tuesday, April 25, 2023 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 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 \$868.00 or \$3,094.00 (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.

TO: CITY PLANNING COMMISSION

FROM: BETTY DONAVANIK
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

JASON C. MIKAELIAN, AICP
COMMUNITY & ECONOMIC DEVELOPMENT DEPUTY

BY: JASON C. MIKAELIAN, AICP
COMMUNITY & ECONOMIC DEVELOPMENT DEPUTY

APPLICATIONS: ZONING MAP NO. 1 (ZM-1) – ADOPT THE OFFICIAL CITY OF EL MONTE ZONING MAP (AS REFERENCED IN SECTION 17.14.030 OF THE EMMC).

LOCATION: CITYWIDE

APPLICANT: CITY OF EL MONTE

ENVIRONMENTAL DETERMINATION: EXEMPT BY THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO SECTION 15061(B)(3) OF THE CALIFORNIA PUBLIC RESOURCES CODE, ALSO KNOWN AS THE “COMMON SENSE EXEMPTION.” THIS IS BECAUSE IT CAN BE SEEN WITH CERTAINTY THAT THERE IS NO POSSIBILITY THAT THE ORDINANCE WILL HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

RECOMMENDATION: ADOPT RESOLUTION NO. 3650, RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE TO APPROVE THE CITY ZONING MAP

PROJECT DESCRIPTION:

On June 21, 2022, the City Council adopted a comprehensive update to Title 17 (Zoning Code) of the El Monte Municipal Code (EMMC). The update affected all properties within the City of El Monte (the “City”).

As part of the presentation, staff noted they would continue to review the Zoning Code for any corrections, clarifications, additions and changes in state law. It was anticipated that the first series of updates would be presented to the Planning Commission and City Council in early 2023. Staff would then complete routine updates on an annual basis. As part of the June 21, 2022 approvals, the zoning designation was changed for 24 areas of the City, with a combined area of 126.73 acres. This required staff to complete significant updates to the City Zoning Map.

In January 2023, staff initiated the following applications:

- Code Amendment (CA) No. 810: A comprehensive update to Title 16 (Subdivision Ordinance) of the EMMC;
- CA No. 811: Updates to Title 17 (Zoning Code) of the EMMC;
- CA No. 812: Updates to Titles 1 (General Provisions), 5 (Business Licenses and Regulations), 8 (Health and Safety), 10 (Vehicles and Traffic), 12 (Streets, Sidewalks and Public Places) and 14 (Sustainable Development) of the EMMC;
- Specific Plan Amendment (SP) No. 02-23: Updates to Gateway (SP-1), Mountain View (SP-2), Downtown Main Street (SP-4) and Esperanza Village (SP-5) Specific Plans; and
- Zoning Map No. 1 (ZM-1): The official City of El Monte Zoning Map as referenced in Section 17.14.030 of the EMMC.

On March 28, 2023, the Planning Commission approved Resolution No. 3649, recommending the City Council adopt an Ordinance to approve the Code Amendments and Specific Plan Amendment. At the same meeting, the Planning Commission continued the Zoning Map to the April 11, 2023 meeting and then the April 13, 2023 special meeting.

The Zoning Map application is made pursuant to Chapter 17.128 (General Plan and Zoning Amendments) of the EMMC.

ZONING MAP (ZM) NO. 1:

As part of the June 21, 2022 comprehensive update to the Zoning Code, the zoning designations were changed for 24 areas of the City with a combined area of 126.73 acres. In addition, five (5) zoning districts were removed from the City Zoning Map. This required staff to complete significant updates to the City Zoning Map. Section 17.14.030 (Zoning Classifications and Map – City Zoning Map) of the updated EMMC also references the official City Zoning Map (ZM-1).

Prior to June 2022, staff used multiple maps to provide the public with zoning information. Staff is in the process of using new mapping software. As part of this transition, staff consolidated all zoning information into one map – i.e., the official City Zoning Map. No properties will have their zoning designation changed as part of this consolidation. Future zone changes will be identified as amendments to the official City Zoning Map.

The official City Zoning Map includes the following Zoning Districts, Specific Plans, Specific Plan Subareas and Overlay Zones –

Residential Zoning Districts –

- One-family Dwelling (R-1A, R-1B and R-1C);
- Low-density Multiple-family Dwelling (R-2);
- Medium-density Multiple-family Dwelling (R-3);
- High-density Multiple-family Dwelling (R-4); and
- Residential Mobilehome Park (RMP).

Multiuse Zoning District –

- Mixed/Multiuse (M</MU).

Commercial Zoning Districts –

- Office Professional (OP);
- Office Commercial (C-1);
- Neighborhood Commercial (C-2); and
- General Commercial (C-3).

Manufacturing Zoning Districts –

- Light Manufacturing (M-1); and
- General Manufacturing (M-2).

Public and Quasi-Public Zoning Districts –

- Airport (AP);
- Railroad (RR);
- Transitway (TW);
- River/Wash (RW);
- Open Space (OS); and
- Public Facilities (PF).

Specific Plans –

- El Monte Gateway Specific Plan (SP-1) and the following Subareas –
 - Mixed-use Subdistrict (MU);
 - Transit Subdistrict (T);
 - River Subdistrict (R); and
 - Park and Open Space Subdistrict (POS).
- Mountain View Specific Plan (SP-2);
- Flair Spectrum Specific Plan (SP-3);
- Downtown Main Street Transit Oriented Specific Plan (SP-4) and the following Subareas –
 - Main Street Subareas (MS);
 - Zocalo Subarea (Z);
 - Station Subarea (S); and
 - Monte Vista Subarea (MV).
- Esperanza Village Specific Plan (SP-5) and the following Subareas –
 - Residential Subarea (R);
 - Mixed-use Subarea (MU);
 - Circulation/Common Area Subarea (CC);
 - County-related Subarea (CR); and
 - Community Park Subarea (CP).

Overlay Zones and Special Districts –

- Rurban Homestead Overlay District (RHOD);
- Billboard Overlay Zone (BOZ) with Ten (10) Subareas;
- Valley Entryway Overlay District (VEOD); and

- El Monte Center Sign District (SD-1) (presented to the Planning Commission on April 13, 2023, as part of Sign District No. 01-23 and Design Review No. 05-23).

ENVIRONMENTAL REVIEW AND PUBLIC NOTICING:

The project has been determined to be exempt by the provisions of the California Environmental Quality Act (CEAQA), pursuant to Section 15061(B)(3) of the California Public Resources Code, also known as the “Common Sense Exemption.” This is because it can be seen with certainty that there is no possibility that the Code Amendments will have a significant effect on the environment. A public notice was prepared and published in the local newspaper.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 3650, recommending the City Council adopt an Ordinance and approve the requested Zoning Map.

ATTACHMENTS:

- Attachment A – Planning Commission Resolution No. 3650 with findings for the Zoning Map and Exhibit 1:
 - Exhibit 1 – Draft City Council Ordinance with Exhibit E (the City Zoning Map).
- Attachment B – Planning Commission Public Notice.

ATTACHMENT A
PLANNING COMMISSION RESOLUTION AND FINDINGS

WITH EXHIBIT 1
DRAFT CITY COUNCIL ORDINANCE
WITH EXHIBIT E OF THE CITY ZONING MAP

RESOLUTION NO. 3650

ZONING MAP NO. 1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE TO APPROVE THE OFFICIAL CITY OF EL MONTE ZONING MAP

WHEREAS, in January 2023, the City of El Monte (the “City”) Planning Division staff initiated the following entitlements for consideration by the Planning Commission and City Council:

- Code Amendment (CA) No. 810: A comprehensive update to Title 16 (Subdivision Ordinance) of the El Monte Municipal Code (EMMC);
- CA No. 811: Updates to Title 17 (Zoning Code) of the EMMC;
- CA No. 812: Updates to Titles 1 (General Provisions); 5 (Business Licenses and Regulations); 8 (Health and Safety); 10 (Vehicles and Traffic); 12 (Streets, Sidewalks and Public Places); and 14 (Sustainable Development) of the EMMC;
- Specific Plan Amendment (SP) No. 02-23: Gateway (SP-1); Mountain View (SP-2); Downtown Main Street (SP-4); and Esperanza Village (SP-5) Specific Plans; and
- Zoning Map No. 1 (ZM-1): The official City of El Monte Zoning Map as referenced in Section 17.14.030 of the EMMC.

WHEREAS, the Planning Commission considered CA No. 810, CA No. 811, CA No. 812 and SP No. 02-23 at a public hearing on March 28, 2023, and approved Resolution No. 3649, recommending the City Council adopt an Ordinance to approve the Code Amendments and Specific Plan Amendment;

WHEREAS, the City Council will consider the Code Amendments, Specific Plan Amendment and Zoning Map concurrently at a future public hearing;

WHEREAS, ZM-1 will affect all properties in the City;

WHEREAS, on June 21, 2022, the City Council adopted Ordinance No. 3011, approving a comprehensive update to the Zoning Code. As part of the update, the zoning designations were changed for 24 areas of the City with a combined area of 126.73 acres. In addition, five (5) zoning districts were removed from the City Zoning Map. This required staff to complete significant updates to the City Zoning Map;

WHEREAS, prior to June 2022, staff used multiple maps to provide the public with zoning information. Staff is in the process of using new mapping software. As part of this transition, staff consolidated all zoning information into one map – i.e., the official City

Zoning Map. Future zone changes will be identified as amendments to the official City Zoning Map;

WHEREAS, the City Zoning Map has been made available for public review on the City's Website and at the Planning Division public counter;

WHEREAS, on April 11, 2023, the Planning Commission continued the item to a special public hearing on April 13, 2023;

WHEREAS, evidence, both written and oral, was duly presented and considered by the Planning Commission at a duly noticed special public hearing on April 13, 2023, to consider the proposed City Zoning Map;

WHEREAS, after the close of said public hearing, and after deliberation, the Planning Commission approved Resolution No. 3650, recommending the City Council adopt the proposed Ordinance; and

WHEREAS, "Exhibit No. 1" is the draft City Council Ordinance, which includes Exhibit No. E, the official City Zoning Map.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of El Monte, County of Los Angeles, State of California, as follows:

SECTION 1 - RECITALS. The recitals above are true and correct and incorporated herein by reference.

SECTION 2 - ENVIRONMENTAL. The project has been determined to be exempt by the provisions of the California Environmental Quality Act (CEAQA), pursuant to Section 15061(B)(3) of the California Public Resources Code, also known as the "Common Sense Exemption." This is because it can be seen with certainty that there is no possibility that the Code Amendments and Specific Plan Amendment will have a significant effect on the environment. A public notice was prepared and published in the local newspaper.

SECTION 3 – ZONING MAP NO. 1 FINDINGS. All necessary findings to approve the Zoning Map can be made in a positive manner and are as follows:

- A. The Zoning Map will not be detrimental to the public health, safety or welfare or injurious to the City.

Finding of Fact:

As part of the June 21, 2022 comprehensive update to the Zoning Code, the zoning designations were changed for 24 areas of the City, with a combined area of 126.73 acres. In addition, five (5) zoning districts were removed from the City Zoning Map. This required staff to complete significant updates to the City Zoning Map. Section 17.14.030 (Zoning Classifications and Map – City Zoning Map) of the

updated EMMC references the official City Zoning Map (ZM-1). Prior to June 2022, staff used multiple maps to provide the public with zoning information. Staff is in the process of using new mapping software. As part of this transition, staff consolidated all zoning information into one map – i.e., the official City Zoning Map. No properties will have their zoning designation changed as part of this consolidation. Future zone changes will be identified as amendments to the official City Zoning Map.

The official City Zoning Map includes the following Zoning Districts, Specific Plans, Specific Plan Subareas and Overlay Zones –

Residential Zoning Districts –

- One-family Dwelling (R-1A, R-1B and R-1C);
- Low-density Multiple-family Dwelling (R-2);
- Medium-density Multiple-family Dwelling (R-3);
- High-density Multiple-family Dwelling (R-4); and
- Residential Mobilehome Park (RMP).

Multiuse Zoning District –

- Mixed/Multiuse (M/MU).

Commercial Zoning Districts –

- Office Professional (OP);
- Office Commercial (C-1);
- Neighborhood Commercial (C-2); and
- General Commercial (C-3).

Manufacturing Zoning Districts –

- Light Manufacturing (M-1); and
- General Manufacturing (M-2).

Public and Quasi-Public Zoning Districts –

- Airport (AP);
- Railroad (RR);
- Transitway (TW);
- River/Wash (RW);
- Open Space (OS); and
- Public Facilities (PF).

Specific Plans –

- El Monte Gateway Specific Plan (SP-1) and the following Subareas –
 - Mixed-use Subdistrict (MU);
 - Transit Subdistrict (T);
 - River Subdistrict (R); and
 - Park and Open Space Subdistrict (POS).
- Mountain View Specific Plan (SP-2);
- Flair Spectrum Specific Plan (SP-3);

- Downtown Main Street Transit Oriented Specific Plan (SP-4) and the following Subareas –
 - Main Street Subareas (MS);
 - Zocalo Subarea (Z);
 - Station Subarea (S); and
 - Monte Vista Subarea (MV).
- Esperanza Village Specific Plan (SP-5) and the following Subareas –
 - Residential Subarea (R);
 - Mixed-use Subarea (MU);
 - Circulation/Common Area Subarea (CC);
 - County-related Subarea (CR); and
 - Community Park Subarea (CP).

Overlay Zones and Special Districts –

- Rurban Homestead Overlay District (RHOD);
- Billboard Overlay Zone (BOZ) with Ten (10) Subareas;
- Valley Entryway Overlay District (VEOD); and
- El Monte Center Sign District (SD-1) (presented to the Planning Commission on April 13, 2023, as part of Sign District No. 01-23 and Design Review No. 05-23).

B. The Zoning Map is consistent with the purpose, goals and policies of the City’s General Plan.

Finding of Fact:

Staff has reviewed the entire City to ensure the zoning designations for individual properties on the official City Zoning Map are consistent with Figure LU-1 (Land Use Policy Plan – Land Use Map) of the City’s General Plan.

SECTION 4 – APPROVALS. The Planning Commission determines that the Zoning Map application is in accordance with the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines and does hereby recommend the City Council adopt an ordinance approving ZM-1.

SECTION 5 – PLANNING COMMISSION APPROVAL. The Secretary of the Planning Commission of the City of El Monte, California, shall certify to the adoption of this resolution.

Cesar Peralta, Chairperson

ATTEST:

Debra Martinez, Secretary
El Monte City Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF EL MONTE)

I, Debra Martinez, Secretary of the Planning Commission of the City of El Monte, do hereby certify that the above and foregoing is a full, true, and correct copy of Resolution No. 3650 adopted by the Planning Commission of the City of El Monte, at a special meeting by said Commission held on April 13, 2023 by the following votes to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Debra Martinez, Secretary
El Monte City Planning Commission

EXHIBIT 1
DRAFT CITY COUNCIL ORDINANCE
WITH EXHIBIT E (THE CITY ZONING MAP)

(Note: The City Council Ordinance consolidates the Code Amendment (CA)
No. 810, CA No. 811, CA No. 812, Specific Plan Amendment (SPA)
No. 02-23 and Zoning Map No. 1 (ZM-1))

ORDINANCE NO. _____

**CODE AMENDMENT NO. 810, NO. 811 AND NO. 812 AND
SPECIFIC PLAN AMENDMENT NO. 02-23 AND ZONING MAP NO. 1**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING CODE AMENDMENTS TO REPEAL AND REPLACE IN ITS ENTIRETY TITLE 16 (SUBDIVISION ORDINANCE) AND UPDATE TITLES 1 (GENERAL PROVISIONS), 5 (BUSINESS LICENSES AND REGULATIONS), 8 (HEALTH AND SAFETY), 10 (VEHICLES AND TRAFFIC), 12 (STREETS, SIDEWALKS AND PUBLIC PLACES), 14 (SUSTAINABLE DEVELOPMENT) AND 17 (ZONING) OF THE EL MONTE MUNICIPAL CODE (EMMC); APPROVING A SPECIFIC PLAN AMENDMENT TO UPDATE THE GATEWAY (SP-1), MOUNTAIN VIEW (SP-2), DOWNTOWN MAIN STREET (SP-4) AND ESPERANZA VILLAGE (SP-5) SPECIFIC PLANS; AND APPROVING THE OFFICIAL CITY OF EL MONTE ZONING MAP

WHEREAS, pursuant to California Constitution Article XI, Section 7, the City of El Monte (the “City”) has the authority to enact local planning and land use regulations to protect the public health, safety and welfare of their residents through its police power; and

WHEREAS, the City police powers provides the right to adopt and enforce zoning and other regulations; and

WHEREAS, in January 2023, the City Planning Division staff initiated the following entitlements for consideration by the City Council:

- Code Amendment (CA) No. 810: A comprehensive update to Title 16 (the “Subdivision Ordinance”) of the El Monte Municipal Code (EMMC);
- CA No. 811: Updates to Title 17 (the “Zoning Code”) of the EMMC;
- CA No. 812: Updates to Titles 1 (General Provisions); 5 (Business Licenses and Regulations); 8 (Health and Safety); 10 (Vehicles and Traffic); 12 (Streets, Sidewalks and Public Places); and 14 (Sustainable Development) of the EMMC;
- Specific Plan Amendment (SP) No. 02-23: Updates to the Gateway (SP-1); Mountain View (SP-2); Downtown Main Street (SP-4); and Esperanza Village (SP-5) Specific Plans; and
- Zoning Map No. 1 (ZM-1): The official City of El Monte Zoning Map as referenced in Section 17.14.030 of the EMMC.

WHEREAS, the Subdivision Ordinance of the EMMC contains the majority of the City's standards related to the subdivision and consolidation of land, consistent with the California Subdivision Map Act; and

WHEREAS, the Zoning Code of the EMMC contains the majority of the City's zoning standards and regulations; and

WHEREAS, Specific Plans are a planning tool many cities use to establish detailed development and implementation measures to which future projects located within a specific geographic area must achieve; and

WHEREAS, the official City Zoning Map is referenced in Section 17.14.030 of the EMMC and identifies all zoning districts, specific plan subareas, overlay zones and sign districts; and

WHEREAS, CA No. No. 810, CA No. 811, CA No. 812 and ZM-1 will affect all properties in the City; and

WHEREAS, SP No. 02-23 will affect all properties within the Gateway (SP-1), Mountain View (SP-2), Downtown Main Street (SP-4) and Esperanza Village (SP-5) Specific Plan areas, as shown on the City's Zoning Map; and

WHEREAS, on June 21, 2022, the City Council adopted Ordinance No. 3011, approving a comprehensive update to the Zoning Code and significant updates to the Gateway (SP-1) and Downtown Main Street (SP-4) Specific Plans. Also as part of the update, the zoning designations were changed for 24 areas of the City with a combined area of 126.73 acres. In addition, five (5) zoning districts were removed from the City Zoning Map. This required staff to complete significant updates to the City Zoning Map; and

WHEREAS, as part of the presentation on June 21, 2022, staff noted they would continue to review the Zoning Code and other related Titles of the EMMC for any corrections, clarifications, additions and changes in state law. The first series of updates were anticipated to be presented to the Planning Commission and City Council in early 2023. Staff would then complete routine updates on an annual basis; and

WHEREAS, on February 1, 2022, the City Council adopted Resolution No. 10334, approving the City's 2021-2029 General Plan Housing Element. On September 30, 2022, the Housing Element was certified by the California Department of Housing and Community Development (HCD). The Code Amendments and Specific Plan Amendment will further implement Programs #3 (Implement the Durfee Avenue and Peck Road Corridor Plans), #5 (Comprehensive Zoning Code Updates), #12 (Inclusionary Housing Ordinance) and #14 (Religious Facilities Standards for Affordable Housing); and

WHEREAS, on November 29, 2022, the City Council adopted Ordinance No. 3018, approving the Esperanza Village (SP-5) Specific Plan; and

WHEREAS, the Code Amendments, Specific Plan Amendment and Zoning Map have been made available for public review on the City’s Website and at the Planning Division public counter; and

WHEREAS, on April 26, 2022, the Planning Commission held a Study Session on Inclusionary Housing and on March 15, 2023, the Planning Commission held a Study Session on CA No. 810 and CA No. 812, to receive presentations on the proposed Code Amendments and Specific Plan Amendment, receive comments from the community and provide staff with comments; and

WHEREAS, evidence, both written and oral, were duly presented and considered by the Planning Commission at duly noticed public hearings on March 28, 2023 and April 13, 2023, to consider the proposed Code Amendments, Specific Plan Amendment and Zoning Map. After the close of said public hearings, and after deliberation, the Planning Commission approved Resolution Nos. 3649 and 3650, recommending the City Council adopt the proposed Ordinance; and

WHEREAS, evidence, both written and oral, was duly presented to and considered by the City Council at a duly noticed public hearing on April 18, 2023 to consider the proposed Code Amendments, Specific Plan Amendment and Zoning Map. After the close of said public hearing, and after deliberation, the City Council considered the First Reading of this Ordinance; and

WHEREAS, notices of the Planning Commission and City Council public hearings were placed in a local newspaper in accordance with the EMMC, and all interested persons were given full opportunity to be heard and present evidence.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of El Monte, County of Los Angeles, State of California, as follows:

SECTION 1 - RECITALS. The recitals above are true and correct and incorporated herein by reference.

SECTION 2 - ENVIRONMENTAL. The project has been determined to be exempt by the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15061(B)(3) of the California Public Resources Code, also known as the “Common Sense Exemption.” This is because it can be seen with certainty that there is no possibility that the Code Amendments and Specific Plan Amendment will have a significant effect on the environment. A public notice was prepared and published in the local newspaper.

SECTION 3 – CODE AMENDMENT NO. 810, NO. 811 AND NO. 812 FINDINGS. All necessary findings to approve the Code Amendments can be made in a positive manner and are as follows:

- A. The Code Amendments will not be detrimental to the public health, safety or welfare or injurious to the City.

Finding of Fact:

Title 16 (Subdivision Ordinance) of the EMMC

The Comprehensive Subdivision Update to the Subdivision Ordinance incorporated a significant amount of language from Title 17 (Zoning Code) of the EMMC, including application submittals, resubmittals, inactive applications, rules and measurements, interpretations, fees, public noticing, public hearings and appeals. This will provide needed clarity for applicants and the public. The public noticing requirements have been increased to better protect surrounding properties from proposed development.

Title 17 (Zoning Code) of the EMMC

The Code Amendment calls for updates that will maintain or improve public health, safety and welfare of the City. This includes the following examples:

- Section 17.16.040 (Nonconforming Provisions – Nonconforming Residential Uses) – Added language on the ability to expand nonconforming residential uses in single-family, multiple-family, commercial and manufacturing zoning districts. In addition, language was added on when additional open space and parking are required. This will further protect surrounding properties from proposed development.
- Section 17.20.050 (One-Family Dwelling Residential Zoning Districts – Development Standards) – Revised the maximum floor area ratio (FAR) from four (4) categories to three (3) categories. This will further protect surrounding properties from proposed development.
- Section 17.24.050(B) (Multiple-Family Dwelling Residential Zoning Districts – FAR Bonus) – Added several qualifying enhancements to receive an FAR bonus. These focus on the construction of affordable housing, measures that will reduce energy consumption and reduce building bulk and mass. This will further assist residents afford housing, preserve the environment and protect surrounding properties from proposed development.
- Chapter 17.102 (Inclusionary Housing) – Established new inclusionary housing requirements for most residential projects with ten (10) or more units. This will encourage the development of affordable housing on-site or will provide in-lieu funds that can be spent on affordable housing. This will further improve the public welfare of the City, by providing housing opportunities for a range of households.
- Section 17.111.080 (Standards for Specific Residential Uses – Religious Institutions Housing) – Established new religious facilities housing requirements where affordable housing may be constructed in combination with an existing religious facility, where open space and parking may be shared. This will further improve the public welfare of the City, by providing housing opportunities for a range of households.

- Chapter 17.124 (Temporary Use Permits) – Established a new temporary use classification and requirements for temporary uses that do not require Permit Committee approval. This includes off-site construction yards, seasonal sales (e.g. Pumpkin patches, Christmas tree lots, etc.), outdoor events (e.g. business openings, food events, merchandise sales, etc.), living trailers as a temporary residence for housing projects, model homes, real estate offices, work trailers and off-site vehicle parking. This will further protect surrounding properties from temporary uses. However, if an activity includes amplified sound, food trucks, use or sale of fireworks and/or the closure of street, it shall still require Permit Committee approval.

Other Titles of the EMMC

The Amendment updates the language in other Titles of the EMMC that reference Titles 16 (Subdivision Ordinance) and 17 (Zoning Code) of the EMMC.

- B. The Code Amendments are consistent with the purpose, goals and policies of the City’s General Plan.

Finding of Fact:

Title 16 (Subdivision Ordinance) of the EMMC

The Comprehensive Subdivision Update was completed to ensure full compliance with the California Subdivision Map Act and the City’s Zoning Code. The new Subdivision Ordinance will facilitate the ability to develop properties with housing and commercial uses and will streamline the review process. The General Plan’s Economic Development Element identifies economic focus areas including Northwest El Monte, Auto District, Downtown El Monte, El Monte Gateway, Major Corridors and Flair Park. El Monte is comprised of many older areas developed prior to being annexed by the City. As a result, there are numerous commercial corridors that need revitalization. The new Subdivision Ordinance will help facilitate such revitalization by streamlining the review process and encouraging lot consolidation. Also, by having minimum design requirements, the new Subdivision Ordinance will preserve existing single-family neighborhoods.

Title 17 (Zoning Code) of the EMMC

The Code Amendments further implement numerous General Plan goals and policies. These are primarily found in the Community Design, Land Use and Housing Elements and include the following:

Community Design Element

Goal CD-2 – Promote attractive commercial corridors exemplified by consistency of hardscape, landscaping, signage, sidewalks and other treatments appropriate to their context to foster a pleasant driving and pedestrian experience.

Goal CD-4 – Achieve high-quality architectural design of residential, commercial and industrial buildings evidenced by thoughtful attention and balance of quality materials, durability, aesthetics, functionality and sustainability concepts.

Goal CD-7 – Develop modern, clean industrial parks that provides opportunity for investment and commerce which are denoted by their clean, attractive and well-managed environments compatible with surrounding residential neighborhoods.

Goal CD-8 – Encourage attractive, vibrant and convenient commercial centers that convey a quality shopping experience through the careful application of land use, site design, design policies and architectural standards.

Goal CD-9 – Promote quality neighborhoods evidenced by distinct identities; focal points that provide recreation and social opportunities; attractive streetscapes that accommodate autos, pedestrians, and cyclists; and attractive and well-designed residential projects that improve property values.

Land Use Element

Goal LU-1 Compatible residential, commercial, and industrial development that is sensitively integrated with existing development and neighborhoods and minimizes impacts on surrounding land uses:

Goal LU-2 – Revitalize and redevelop residential, commercial and industrial areas through the sensitive integration of infill development, elimination of blight, and master planning efforts.

Goal LU-7 – Establish a diversified district of sustainable manufacturing, distribution, and technology-oriented businesses that provides opportunity for investment, entrepreneurship and significant creation of well-paid jobs in a sustainable environment that minimizes traffic impacts, promotes a clean environment, ensures long-term vitality and strengthens neighborhoods.

GOAL LU-9 – Recreate vibrant commercial corridors with the introduction of a mix of higher density residential uses, sensitively integrated commercial uses concentrated at critical nodes and tree-lined streetscapes that are aesthetically pleasing, encourage walking, and inspire community pride.

2021-2029 Housing Element Goals and Objectives

Goal H-2 – Adequate sites for new housing that create a vibrant downtown, revitalize transportation corridors with quality housing, and motivate reinvestment and revitalization in neighborhoods.

- H-2.1 – Housing Sites. Provide adequate sites through land use, zoning, and specific plan designations to allow single-family homes, multi-family homes, Accessory Dwelling Units (ADUs), urban housing, mixed-use housing, mobile homes and special needs housing.
- H-2.4 – Urban Housing. Provide zoning designations necessary to develop urban housing at high densities along Garvey Avenue Corridor and the 5-Points Area, providing for linkages to transit, commercial activity and communities like parks and recreation centers.
- H-2.5 – Major Corridors. Direct the production of quality mixed/multiuse projects along major corridors Durfee Avenue, Peck Road, and Garvey Avenue to allow for efficient land use practices, improved mobility and energy conservation.

- H-2.9 – Neighborhood Protection. Protect established single-family neighborhoods, through measures including use of zoning standards and objective design standards, from the transition, intensification and encroachment of nonresidential uses and higher density housing that detracts from the character of the neighborhood.
- H-2.10 – Transit Oriented Development (TOD) Housing. Support the development of TODs, which contains a variety of mixed-use projects vertically or horizontally integrated with commercial, professional, entertainment and recreational uses.

Goal H-3 – A diversity of quality housing types and prices that meet the needs of residents, support the economic development and revitalization, and provide opportunities for residents of all ages and income levels:

- H-3.7 – Diverse Housing. Support the production of varied housing types, including single-family, townhomes, apartments and special needs housing that are priced at levels affordable to all income levels;
- H-3.8 – Unique Housing. Permit and encourage the construction of innovative housing types, such as tiny, shipping container, modular, earth/green roof and wood pallet houses; and
- H-3.9 – Development Standards. Provide zoning, development standards and appropriate regulatory incentives to facilitate quality live-work, mixed use and other housing suited to different lifestyle needs.

Goal H-4 – Adequate rental, homeownership, and supportive services to individuals, families, and those with special needs that will help them find and maintain affordable housing in the community:

- H-4.4 – Homeless People. Support adequate opportunities for emergency, transitional, and permanent supportive housing, including services, within El Monte through the implementation of land use and zoning practices and monitoring through permitting procedures.

2021-2029 Housing Element Programs

The Housing Element includes 37 programs focused on: special planning areas, adequate sites and no net loss; zoning toolbox and permit processing; housing rehabilitation and preservation; housing affordability programs; special needs housing; and fair housing. The Code Amendments and Specific Plan Amendment specifically implement the following programs:

Program #3 – Implement the Durfee Avenue and Peck Road Corridor Plans, the Downtown Main Street Specific Plan and the Gateway Specific Plan, and develop the MacLaren (Esperanza Village) Specific Plan:

- By the end of 2024, develop the MacLaren (Esperanza Village) Specific Plan to allow for the development of up to 380 affordable housing units with open space and on-site amenities for families and seniors.
 - Development standards for the Specific Plan were codified within Title 17 (Zoning Code) of the EMMC.

Program #5 – Comprehensive Zoning Code Update:

- Create a Planned Residential Development (PRD) Chapter to allow the flexible use of zoning standards for larger projects.
 - Chapter 17.127 (Planned Residential Developments) of the EMMC was updated for consistency with recent court cases.
- Review the Density Bonus Chapter, ADU Section, Urban Dwelling Section and new State Housing Bills for consistency with state law.
 - All Chapters and Sections were reviewed for compliance. Added a new Chapter for Affordable Housing in Commercial Areas and a new Section for Corridor Housing to comply with new state legislation.

Program #12 – Inclusionary Housing Ordinance:

- By the end of 2023, adopt an Inclusionary Housing Ordinance incorporating incentives to encourage the on-site construction of affordable units, include clear development standards and provide alternative methods of compliance.
 - Added a new Chapter for full compliance.

Program #14 – Religious Facilities Standards for Affordable Housing:

- By the end of 2024, create zoning standards to allow the development of affordable housing and market rate housing on properties developed with religious institutions.
 - Added a new Section for full compliance.

Other Titles of the EMMC

The Amendment updates the language in other Titles of the EMMC that reference Titles 16 (Subdivision Ordinance) and 17 (Zoning Code) of the EMMC.

SECTION 4 – CODE AMENDMENT NO. 810, NO. 811 AND NO. 812 TEXT, TABLE AND FIGURE UPDATES.

- A. Code Amendment No. 810 – Title 16 (Subdivision Ordinance) of the EMMC is repealed and replaced in its entirety as set forth in Exhibit A.
- B. Code Amendment No. 811 – Title 17 (Zoning Code) of the EMMC is updated as set forth in Exhibit B (with added text highlighted and underlined and removed text crossed-out); and
- C. Code Amendment No. 812 – Titles 1 (General Provisions); 5 (Business Licenses and Regulations); 8 (Health and Safety); 10 (Vehicles and Traffic); 12 (Streets, Sidewalks and Public Places); and 14 (Sustainable Development) of the EMMC is updated as set forth in Exhibit C (with added text highlighted and underlined and removed text crossed-out).

SECTION 5 – SPECIFIC PLAN AMENDMENT NO. 02-23 FINDINGS. All necessary findings to approve the Specific Plan Amendment can be made in a positive manner and are as follows:

- A. The Specific Plan Amendment will not be detrimental to the public health, safety or welfare or injurious to the City.

Finding of Fact:

Updates to the Gateway (SP-1), Mountain View (SP-2), Downtown Main Street (SP-4) and Esperanza Village (SP-5) Specific Plans are primarily to the development standards and are necessary to make the Specific Plans consistent with Title 17 (Zoning Code) of the EMMC. This includes adding new uses such as affordable housing in commercial areas, corridor housing and religious institutions. Other updates are limited to formatting and grammar corrections.

- B. The Specific Plan Amendment will result in the development of desirable character and use types that will be compatible with the surrounding area and provides effective buffering from adjacent uses as found necessary.

Finding of Fact:

The overall character and mix of use types will remain in place for all the Specific Plan areas. This includes developing a highly urban character with vertical mixed-use and urban housing centered around the El Monte Bus Station for the Gateway (SP-1) Specific Plan and maintaining a small-town feel along Main Street and permitting multi-story urban housing close to transit for the Downtown Main Street (SP-4) Specific Plan.

- C. The Specific Plan Amendments are consistent with the purpose, goals and policies of the City's General Plan.

Finding of Fact:

Updates to the Gateway (SP-1), Mountain View (SP-2), Downtown Main Street (SP-4) and Esperanza Village (SP-5) Specific Plans are primarily to the development standards and are necessary to make the Specific Plans consistent with Title 17 (Zoning Code) of the EMMC. The Amendment further implements several General Plan goals and policies. These are primarily found in the Community Design, Land Use and Housing Elements and include the following:

Community Design Element

Goal 5-6 – Create a vibrant Downtown that is an attractive, accessible and pedestrian friendly center noted for its wide range of quality shopping, entertainment and cultural and recreational amenities.

Policy CD-5.1 – Implement the Gateway and Downtown Main Street Specific Plans. This include attracting specific land uses, completing mobility and beautification improvements and addressing infrastructure needs.

Land Use Element

Goal LU-5 – Establish the Downtown as the mixed-use, mixed-income and cultural heart of El Monte. Its historical role is augmented by new housing, business, parks, cultural facilities, and transit-oriented development. The population is diverse, the architecture is human scaled, and the character authentic.

Policy LU-5.1 – Facilitate continued construction of the El Monte Gateway transit-oriented development around the El Monte Station, with a range of residential, commercial, hotel and recreation uses. This will serve as a destination point for the region and a catalyst for new investment in the Downtown.

2021-2029 Housing Element Goals and Objectives

Goal H-2 – Adequate sites for new housing that create a vibrant downtown, revitalize transportation corridors with quality housing, and motivate reinvestment and revitalization in neighborhoods.

- H-2.1 – Housing Sites. Provide adequate sites through land use, zoning, and specific plan designations to allow single-family homes, multi-family homes, Accessory Dwelling Units (ADUs), urban housing, mixed-use housing, mobile homes and special needs housing.
- H-2.4 – Urban Housing. Provide zoning designations necessary to develop urban housing at high densities along Garvey Avenue Corridor and the 5-Points Area, providing for linkages to transit, commercial activity and communities like parks and recreation centers.
- H-2.9 – Neighborhood Protection. Protect established single-family neighborhoods, through measures including use of zoning standards and objective design standards, from the transition, intensification and encroachment of nonresidential uses and higher density housing that detracts from the character of the neighborhood.
- H-2.10 – Transit Oriented Development (TOD) Housing. Support the development of TODs, which contains a variety of mixed-use projects vertically or horizontally integrated with commercial, professional, entertainment and recreational uses.

2021-2029 Housing Element Programs

The Housing Element includes 37 programs focused on: special planning areas, adequate sites and no net loss; zoning toolbox and permit processing; housing rehabilitation and preservation; housing affordability programs; special needs housing; and fair housing. The Code Amendments and Specific Plan Amendment specifically implement the following programs:

Program #3 – Implement the Durfee Avenue and Peck Road Corridor Plans, the Downtown Main Street Specific Plan and the Gateway Specific Plan, and develop the MacLaren (Esperanza Village) Specific Plan:

- By the end of 2024, develop the MacLaren (Esperanza Village) Specific Plan to allow for the development of up to 380 affordable housing units with open space and on-site amenities for families and seniors.

Program #12 – Inclusionary Housing Ordinance:

- By the end of 2023, adopt an Inclusionary Housing Ordinance incorporating incentives to encourage the on-site construction of affordable units, include clear development standards and provide alternative methods of compliance.
 - Will apply to new projects in the Gateway (SP-1) and Downtown Main Street (SP-4) Specific Plans.

Program #14 – Religious Facilities Standards for Affordable Housing:

- By the end of 2024, create zoning standards to allow the development of affordable housing and market rate housing on properties developed with religious institutions.
 - *Permitted as a use in the Downtown Main Street (SP-4) Specific Plan.*

Economic Development Element

Goal ED-5 – Expand businesses and promote new businesses to invent in the continued development and improvement of the Downtown, creating a thriving central place that defines the popular image of El Monte.

SECTION 6 – SPECIFIC PLAN AMENDMENT NO. 02-23 TEXT, TABLE AND FIGURE UPDATES. The Gateway (SP-1); Mountain View (SP-2); Downtown Main Street (SP-4); and Esperanza Village (SP-5) Specific Plans are updated as set forth in Exhibit D (with added text highlighted and underlined and removed text crossed-out).

SECTION 7 – ZONING MAP NO. 1 FINDINGS. All necessary findings to approve the Zoning Map can be made in a positive manner and are as follows:

- A. The Zoning Map will not be detrimental to the public health, safety or welfare or injurious to the City.

Finding of Fact:

As part of the June 21, 2022 comprehensive update to the Zoning Code, the zoning designations were changed for 24 areas of the City, with a combined area of 126.73 acres. In addition, five (5) zoning districts were removed from the City Zoning Map. This required staff to complete significant updates to the City Zoning Map. Section 17.14.030 (Zoning Classifications and Map – City Zoning Map) of the updated EMMC references the official City Zoning Map (ZM-1). Prior to June 2022, staff used multiple maps to provide the public with zoning information. Staff is in the process of using new mapping software. As part of this transition, staff consolidated all zoning information into one (1) map – i.e., the official City Zoning Map. No properties will have their zoning designation changed as part of this consolidation. Future zone changes will be identified as amendments to the official City Zoning Map.

The official City Zoning Map includes the following Zoning Districts, Specific Plans and Overlay Zones –

Residential Zoning Districts –

- One-family Dwelling (R-1A, R-1B and R-1C);
- Low-density Multiple-family Dwelling (R-2);
- Medium-density Multiple-family Dwelling (R-3);
- High-density Multiple-family Dwelling (R-4); and
- Residential Mobilehome Park (RMP).

Multiuse Zoning District –

- Mixed/Multiuse (M/MU).

Commercial Zoning Districts –

- Office Professional (OP);
- Office Commercial (C-1);
- Neighborhood Commercial (C-2); and
- General Commercial (C-3).

Manufacturing Zoning Districts –

- Light Manufacturing (M-1); and
- General Manufacturing (M-2).

Public and Quasi-Public Zoning Districts –

- Airport (AP);
- Railroad (RR);
- Transitway (TW);
- River/Wash (RW);
- Open Space (OS); and
- Public Facilities (PF).

Specific Plans –

- El Monte Gateway Specific Plan (SP-1) and the following Subareas –
 - Mixed-use Subdistrict (MU);
 - Transit Subdistrict (T);
 - River Subdistrict (R); and
 - Park and Open Space Subdistrict (POS).
- Mountain View Specific Plan (SP-2);
- Flair Spectrum Specific Plan (SP-3);
- Downtown Main Street Transit Oriented Specific Plan (SP-4) and the following Subareas –
 - Main Street Subareas (MS);
 - Zocalo Subarea (Z);
 - Station Subarea (S); and
 - Monte Vista Subarea (MV).
- Esperanza Village Specific Plan (SP-5) and the following Subareas –

- Residential Subarea (R);
- Mixed-use Subarea (MU);
- Circulation/Common Area Subarea (CC);
- County-related Subarea (CR); and
- Community Park Subarea (CP).

Overlay Zones and Special Districts –

- Rurban Homestead Overlay District (RHOD);
- Billboard Overlay Zone (BOZ) with Ten (10) Subareas;
- Valley Entryway Overlay District (VEOD); and
- El Monte Center Sign District (SD-1) (presented to the Planning Commission on April 13, 2023, as part of Sign District No. 01-23 and Design Review No. 05-23).

- B. The Zoning Map is consistent with the purpose, goals and policies of the City’s General Plan.

Finding of Fact:

Staff has reviewed the entire City to ensure the zoning designations for individual properties on the official City Zoning Map are consistent with Figure LU-1 (Land Use Policy Plan – Land Use Map) of the City’s General Plan.

SECTION 8 – ZONING MAP NO. 1 FIGURE. The official City of El Monte Zoning Map as referenced in Section 17.14.030 of the EMMC as set forth in Exhibit E.

SECTION 9 – EFFECTIVE DATE OF THE CODE AMENDMENTS AND SPECIFIC PLAN AMENDMENT.

- A. **Approved Projects.** Any permit, entitlement or subdivision map previously approved by a Review Authority shall remain vested, subject to the requirements of the Title in effect on the effective date of approval, unless the approval expires.
- B. **Pending Projects.** Planning permit applications that are subject to the Permit Streamlining Act, that have been submitted to the City prior to the effective date of the Code Amendments and Specific Plan Amendment, which do not require a plan amendment, rezone, or other legislative decision, shall be subject to the Title under the rules in effect at the time the application was deemed complete. However, the applicant may choose to use the updated provisions in their entirety.

SECTION 10 – INCONSISTENT PROVISIONS. Any provision of the EMMC or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to the extent necessary to implement the provisions of this Ordinance’

SECTION 11 – SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause or phase of this Ordinance, or any part thereof is for any

reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or any part thereof, of its application to other persons or circumstances. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase, or the application thereof to any person or circumstances, would be subsequently declared invalid or unconstitutional.

SECTION 12 – PUBLICATION AND EFFECTIVE DATE. The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The City Clerk shall cause the same to be published once in a newspaper of general circulation within fifteen (15) days after its adoption. This Ordinance shall become effective thirty (30) days after adoption.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of El Monte at the regular meeting of this ____ day of _____, 2023.

Jessica Ancona, Mayor
City of El Monte

ATTEST:

Gabriel Ramirez, City Clerk
City of El Monte

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF EL MONTE)

I, Gabriel Ramirez, City Clerk of the City of El Monte, hereby certify that the foregoing Ordinance No. ____ was introduced for a first reading on the __ day of _____, 2023 and approved for a second reading and adopted by said Council at its regular meeting held on the __ day of _____, 2023 by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Gabriel Ramirez, City Clerk
City of El Monte

EXHIBIT A

CA NO. 810: TITLE 16 (SUBDIVISION ORDINANCE)

Link to Document:

<https://www.elmonteca.gov/DocumentCenter/View/6002/A---Subdivision-Ordinance>

EXHIBIT B

CA NO. 811: TITLE 17 (ZONING CODE)

Link to Document:

<https://www.elmonteca.gov/DocumentCenter/View/5999/B---Zoning-Code>

EXHIBIT C

CA NO. 812: OTHER TITLES

Link to Document:

<https://www.elmonteca.gov/DocumentCenter/View/6000/C---Other-Titles>

EXHIBIT D

SP NO. 02-23: SPECIFIC PLANS

Link to Document:

<https://www.elmonteca.gov/DocumentCenter/View/6001/D---Specific-Plans>

EXHIBIT E

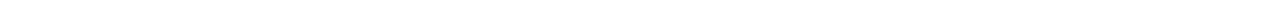
ZM-1: ZONING MAP

Zoning Map: <https://www.elmonteca.gov/DocumentCenter/View/6025/Citywide-Zoning-Map?bidId=>

Specific Plan Areas: <https://www.elmonteca.gov/DocumentCenter/View/6026/Specific-Plans-and-Overlays?bidId=>

ATTACHMENT B

MARCH 28, 2023 PLANNING COMMISSION PUBLIC NOTICE



**CITY OF EL MONTE PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

**Hablamos Español - Favor de hablar con
Jeni Colon (626) 258-8626**

TO: All Interested Parties

FROM: City of El Monte Planning Division

APPLICATIONS:

- Code Amendment (CA) No. 810: Title 16 (Subdivision Ordinance) of the El Monte Municipal Code (EMMC);
- CA No. 811: Title 17 (Zoning Code) of the EMMC;
- CA No. 812: Titles 1 (General Provisions), 5 (Business Licenses and Regulations), 8 (Health and Safety), 10 (Vehicles and Traffic), 12 (Streets, Sidewalks and Public Places) and 14 (Sustainable Development) of the EMMC;
- Specific Plan Amendment (SP) No. 02-23: Gateway (SP-1), Mountain View (SP-2), Downtown Main Street (SP-4) and Esperanza Village (SP-5) Specific Plans.
- Zoning Map (ZM) No. 1: The official City of El Monte Zoning Map.

PROPERTY LOCATION: Citywide

HAZARDOUS SITES: The project does not include individual sites.

PROJECT SUMMARY: 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.

Title 16 (Subdivision Ordinance) of the EMMC (CA No. 810) – Comprehensive update of the City’s Subdivision Ordinance including Division 1 (General); Division 2 (Maps and Procedures); Division 3 (Design Standards and Other Requirements); and Division 4 (Definitions).

Title 17 (Zoning Code) of the EMMC (CA No. 811) – 2023 annual Zoning Code Updates to the following Divisions –

- Divisions A – Table of Contents; and Matrix of Land Uses.
- Division 1 – General Regulations; Rules and Measurements; Zoning Classifications and Map; and Nonconforming Provisions.
- Division 2 – One-Family Dwelling Residential Zones; Rurban Homesteads Overlay District; and Multiple-Family Dwelling Residential Zones.
- Division 3 – Mixed/Multiuse Zone.
- Division 4 – Commercial Zones; Manufacturing Zones; 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; Billboard Overlay Zone; and Outdoor Advertising Structures.
- Division 9 – Wireless: New and Substantially Changed; and Wireless: Eligible Facilities Request.

- Division 10 – Density Bonus Provisions; Inclusionary Housing (new Chapter); and Affordable Housing in Commercial Areas (new Chapter).
- Division 11 – Regulations for Specific Residential Uses (including the following new Sections: Corridor Housing; and Religious Institutions Housing); and Standards for Specific Nonresidential Uses.
- Division 12 – Zoning Clearance and Business Occupancy Permits; Initial Plan Review; Design and Minor Design Review; Conditional and Minor Use Permit; Temporary Use Permits (new Chapter); Variance and Minor Variance; Modification for an Individual with a Disability; Planning Residential Development; General Plan and Zoning Amendments; and Development Agreements.
- Division 13 – Specific Plans; Gateway Specific Plan; Mountain View Specific Plan (new Chapter); Downtown Main Street Specific Plan and Esperanza Village Specific Plan.
- Division 15 – Use Definitions; and General Definitions.

Other Titles of the EMMC (CA No. 812) – Minor changes to Titles 1 (General Provisions); 5 (Business Licenses and Regulations); 8 (Health and Safety); 10 (Vehicles and Traffic); 12 (Streets, Sidewalks and Public Places); and 14 (Sustainable Development) of the EMMC;

Specific Plan Amendment (SP) No. 02-23: Changes to the Gateway (SP-1); Mountain View (SP-2); Downtown Main Street (SP-4); and Esperanza Village (SP-5) Specific Plans, to be consistent with the changes proposed to Division 13 of the EMMC; and

Zoning Map Update (ZM-1) – Approve the official City of El Monte Zoning Map, as referenced in Section 17.14.030 of the EMMC.

The entitlements noted above are made pursuant to Chapters 17.128 (General Plan and Zoning Amendments) and 17.130 (Specific Plans) of the EMMC.

APPLICANT: City of El Monte.

PROPERTY OWNER: Citywide.

ENVIRONMENTAL DOCUMENTATION: This project is exempt by the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15061(B)(3) of the California Public Resources Code, also known as the “Common Sense Exemption.” This is because it can be seen with certainty that there is no possibility that the project will have a significant effect on the environment.

PUBLIC HEARING: The Planning Commission will hold a public hearing to receive testimony, orally and in writing, on the proposed Project. The public hearing is scheduled for:

Date: Tuesday, March 28, 2023
 Time: 7:00 PM
 Place: El Monte City Hall East – City Council Chambers
 11333 Valley Boulevard
 El Monte, CA 91731

OPTIONS TO PARTICIPATE: 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's Council Chambers.
- (2) Turn your TV to Channel 3.
- (3) Visit the City's website at <http://www.elmonteca.gov/378/Council-Meeting-Videos>.
- (4) Call-in Conference Line at (253) 215-8782; Meeting ID 838 4114 2659, then press #, press # again when prompted for participant ID.

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

- (1) Call-in Conference Line at (253) 215-8782; Meeting ID 838 4114 2659, then press #, press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.
- (2) E-mail or Telephone – All interested parties can submit questions/comments in advance to the Planning Division's general e-mail address: planning@elmonteca.gov or by calling (626) 258-8626. All questions/comments must be received by the Planning Division no later than 3:00 pm on March 28, 2023.

The staff report and attachments on this matter will be available on or about March 24, 2023 on the City of El Monte website, which may be accessed at <https://www.ci.el-monte.ca.us/AgendaCenter/Planning-Commission-2> or by e-mailing jmikaelian@elmonteca.gov.

**AMERICAN WITH
DISABILITIES ACT:**

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the Planning Division by calling (626) 258-8626. Notification 48 hours prior to the meeting will enable the City of El Monte to make reasonable arrangements to ensure accessibility to this meeting.

PUBLISHED DATE:

March 16, 2023, by Jason C. Mikaelian, AICP, Deputy Director, Community and Economic Development

TO: CITY PLANNING COMMISSION

FROM: BETTY DONAVANIK
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
JASON C. MIKAELIAN, AICP
COMMUNITY & ECONOMIC DEVELOPMENT DEPUTY

BY: JASON C. MIKAELIAN, AICP
COMMUNITY & ECONOMIC DEVELOPMENT DEPUTY

APPLICATIONS:

- SIGN DISTRICT (SD) NO. 01-23 – TO ESTABLISH A SPECIAL SIGN DISTRICT FOR THE EL MONTE CENTER (THE SD-1 OVERLAY); AND
- DESIGN REVIEW (DR) NO. 05-23 – TO CONSTRUCT A NEW FREEWAY-ORIENTED PYLON SIGN WITH A HEIGHT GREATER THAN 25 FEET IN THE SD-1 OVERLAY.

LOCATIONS:

- SD NO. 01-23 – THE EL MONTE CENTER:
 - STREET ADDRESSES: 3500-3698 PECK ROAD, 1021-1045 STEWART STREET, 11728 ALLOWAY STREET AND 3515 LA MADERA AVENUE.
 - ASSESSOR PARCEL NUMBERS (APNs): 8567-014-027, -043 & -048; APN NOS. 8567-015-055, -057, -058 & -059 AND APN NOS. 8567-016-026, -027, -028, -030, -033, -039, -040, -046 & -047.
- DR NO. 05-23 – SOUTH SIDE OF STEWART STREET (APN 8567-016-047).

APPLICANT AND PROPERTY OWNER: SD NO. 01-23 AND DR NO. 05-23 –
MERLONE GEIER PARTNERS (MGP)
425 CALIFORNIA STREET, 10TH FLOOR
SAN FRANCISCO, CA 94104

EXPANDED AREA PROPERTY OWNERS: SD NO. 01-23 –

PENSKY REALTY INC.	REALTY INCOME PROPERTIES
3534 PECK ROAD	11995 EL CAMINO REAL
EL MONTE, CA 91731	SAN DIEGO, CA 92130

ENVIRONMENTAL DETERMINATION: EXEMPT BY THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO THE “COMMON SENSE EXEMPTION” AND SECTION 15311 (CLASS 11 – ACCESSORY STRUCTURES) OF THE CALIFORNIA PUBLIC RESOURCES CODE, FOR THE CONSTRUCTION OR REPLACEMENT OF MINOR ACCESSORY STRUCTURES INCLUDING ON-PREMISE SIGNS.

RECOMMENDATION: ADOPT RESOLUTION NO. 3651, RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE AND RESOLUTION TO APPROVE THE REQUESTED ENTITLEMENTS PREVIOUSLY LISTED

SIGN DISTRICT PROPERTY:

LOCATION: ROUGHLY BOUNDED BY PECK ROAD TO THE WEST; SITKA STREET TO THE NORTH; LA MADERA AVENUE TO THE EAST; AND STEWART STREET, THE RAILROAD AND I-10 FREEWAY RAMP TO THE SOUTH

GENERAL PLAN: REGIONAL COMMERCIAL (RC)

ZONING: GENERAL COMMERCIAL (C-3) AND NEIGHBORHOOD COMMERCIAL (C-2) (THE SOUTHERN ONE-THIRD OF THE PROPERTY IS ALSO WITHIN THE BILLBOARD OVERLAY ZONE)

STREET FRONTAGES: APPROXIMATELY 830 FEET ALONG PECK ROAD; 1,500 FEET ALONG SITKA STREET; 650 FEET ALONG LA MADERA AVENUE AND 1,900 FEET ALONG STEWART STREET

DISTRICT SIZE: APPROXIMATELY 42.2 ACRES

EXISTING DEVELOPMENTS: NORTH SIDE OF STEWART STREET: THE EL MONTE CENTER INCLUDING THE FORMER SEARS OUTLET TENANT SPACE, BIG 5 SPORTING GOODS, PLANET FITNESS, LONGO LEXUS, LONGO TOYOTA AND PARKING STRUCTURE (APPROXIMATELY 42.0 ACRES)
SOUTH SIDE OF STEWART STREET: VACANT LAND (APPROXIMATELY 0.2 ACRES)

SURROUNDING PROPERTIES:

	GENERAL PLAN:	ZONING:	LAND USE:
NORTH:	GENERAL COMMERCIAL (GC) & LOW-MEDIUM DENSITY RESIDENTIAL (LMDR)	GENERAL COMMERCIAL (C-3) & LOW-DENSITY MULTIPLE-FAMILY DWELLING (R-2)	MULTI-TENANT RETAIL BUILDING AND MULTI-FAMILY HOUSING
EAST:	MEDIUM DENSITY RESIDENTIAL (MDR)	MEDIUM DENSITY MULTIPLE-FAMILY DWELLING (R-3)	MULTI-FAMILY HOUSING
SOUTH:	REGIONAL COMMERCIAL (RC)	C-3 & RAILROAD (RR)	AUTO DEALERSHIP, RAILROAD AND FREEWAY
WEST:	RC	C-3	COMMERCIAL DEVELOPMENT

MAP OF PROPOSED SD-1 BOUNDARIES:



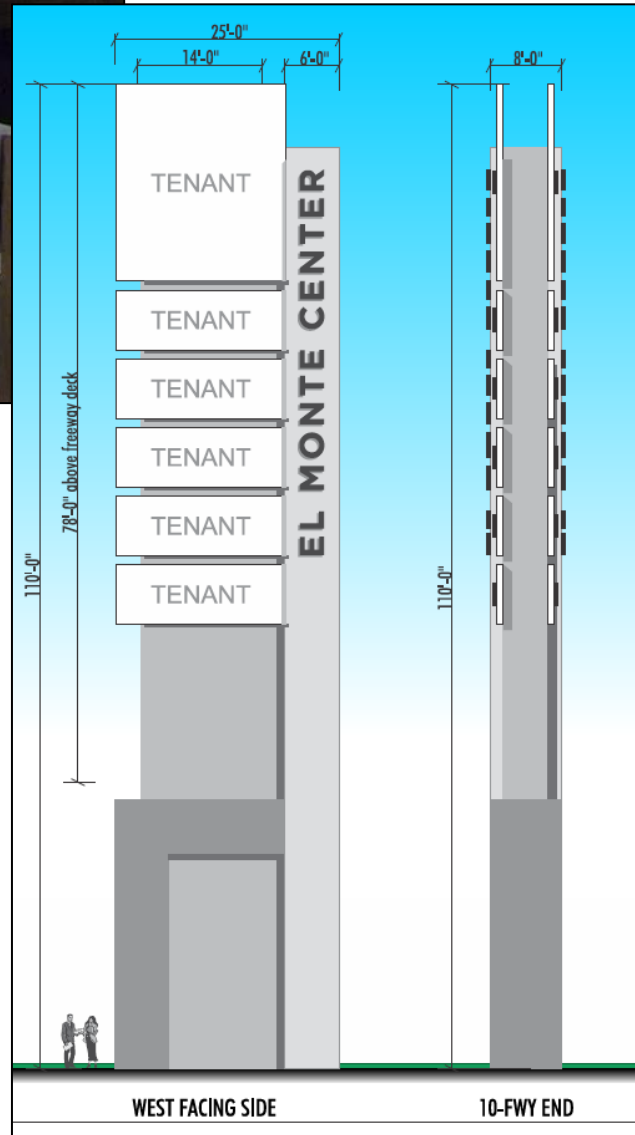
PROPOSED PROPERTY FOR DR 05-23:



EXISTING PYLON SIGN TO BE REMOVED (below):



PROPOSED NEW PYLON SIGN (right):



PROJECT DESCRIPTION:

On March 28, 2023, the City of El Monte (the “City”) Planning Commission approved Resolution No. 3649, recommending the City Council approve Code Amendment No. 811 to update Title 17 (Zoning Code) of the El Monte Municipal Code (EMMC). That update included adding a new Subsection to Chapter 17.80 (Signage Regulations), allowing the creation of a Special Sign District for multiple parcels that may be reasonably grouped together. Development standards for the signs would be incorporated as part of the Special Sign District Ordinance. Code Amendment No. 811 will be presented to the City Council on April 18, 2023. If the City Council approves the Ordinance, it will become effective on June 3, 2023.

In October 2022, Merlone Geier Partners (MGP) (the “Applicant”) submitted an application proposing to establish a Special Sign District for the 42.2 acre El Monte Center. The Center is roughly bounded by Peck Road to the west, Sitka Street to the north, La Madera Avenue to the east and Stewart Street, the railroad and I-10 Freeway to the south (the “Sign District Area”). Major tenants within the proposed district include Longo Toyota, Longo Lexus and Planet Fitness. The Sign District Area also includes the former Sears Outlet building, which has been vacant since 2017. Submitted entitlements include the following:

- Sign District (SD) No. 01-23: To establish a Special Sign District for the El Monte Center (the SD-1 overlay); and
- Design Review (DR) No. 05-23: To remove an existing 560 square foot freeway-oriented pylon sign and construct a new 900 square foot pylon sign with a height greater than 25 feet in the SD-1 overlay. The locations of the existing and proposed pylon signs are shown on Page 3 of this staff report (the “Pylon Sign Location”).

The Planning Commission opened the public hearing for the entitlements above on March 28, 2023 and continued the item to the April 11, 2023 meeting and then the April 13, 2023 special meeting. The entitlements are made pursuant to Chapters 17.122 (Design and Minor Design Review) and 17.128 (General Plan and Zoning Amendments) of the EMMC.

BACKGROUND:

In 1985, the City’s Redevelopment Agency (i.e. City Council) approved the El Monte Center Redevelopment Area (the “EMCRA”), which included all nonresidential properties bounded by Peck Road to the west, Sitka Street to the north, La Madera Avenue to the east and the railroad to the south. This occurred shortly after its main anchor Sears closed and before new retailers such as Home Base, Longo Toyota and Big Kmart were established. The EMCRA was one (1) of several redevelopment areas within the City. In 1989, the Redevelopment Agency approved EMCRA Amendment No. 1, which expanded the EMCRA boundaries to the south and southeast.

By creating redevelopment areas, cities were able to retain certain property tax revenues within each redevelopment area (the “Tax Increment”). Those revenues would then be reinvested within the redevelopment area, with 20 percent reserved for affordable housing. The overarching goal of redevelopment was to eliminate blight, revitalize commercial and industrial areas and construct/preserve affordable housing. There were many other benefits of redevelopment, including the ability to construct freestanding signs within a

redevelopment area to benefit businesses within a redevelopment area. In 1998, the City’s Redevelopment Agency approved the construction of a freeway-oriented pylon sign on a vacant piece of property on the south of Stewart Street to support businesses within the El Monte Center (i.e. the existing pylon sign).

In 2011, then-Governor Jerry Brown signed into law two (2) bills to shutter all the State’s redevelopment agencies (which became effective in February 2012). The State and Caltrans then sunset the removal of freeway oriented pylon signs constructed through redevelopment. The sunset date varied depending on when the specific redevelopment area was created and the age of the pylon sign. The deadline to remove the freeway-oriented pylon sign for the El Monte Center was December 31, 2022.

Over the past year, staff and the Applicant have been working together to attract a new tenant for the former Sears Outlet tenant space. Maintaining a freeway-oriented pylon sign has been identified as crucial to attract a new anchor business/tenant for the El Monte Center. In October 2022, staff informed the Applicant of the ability to establish a Sign District, which will allow a new freeway-oriented pylon sign in a way very similar to how such signs were established under redevelopment law. Staff requested Caltrans approve a time extension to remove the existing pylon sign. Caltrans agreed, provided the existing commercial verbiage was immediately removed/covered and the sign structure was removed as expeditiously as possible.

ESTABLISHING A SIGN DISTRICT:

Table 1 below outlines the minimum requirements to establish a Sign District (as part of Code Amendment No. 811). The proposed Sign District complies with each requirement.

Table 1 – Minimum Requirements to Establish a Sign District		
Minimum Requirements	Zoning Code Standard	Proposed Sign District
Zoning:	Parcels must be zoned multiuse, commercial or manufacturing.	All parcels are zoned Neighborhood Commercial (C-2) or General Commercial (C-3).
Minimum land area:	5 acres	42.2 acres
Land configuration:	Parcels shall be contiguous and only separated by a railroad or public street.	Contiguous or only separated by Stewart Street.
Anchor business/tenant:	Proposed district must contain 1 or more of the following: vehicle sales and lease (general new and used), hotels and motels (with 100+ rooms) or a retail use (80,000+ SF).	Sign District has 2 anchor tenants -- vehicle sales and lease uses (general new and used) and an 80,000 SF retail building (currently vacant).
Development standards:	All development standards shall be determined at the time the Special Sign District is established and incorporated within the Special Sign District’s Ordinance.	Development standards incorporated in Special Sign District Ordinance.

Table 1 – Minimum Requirements to Establish a Sign District (continued)		
Minimum Requirements	Zoning Code Standard	Proposed Sign District
Variance:	A Variance shall not be permissible to deviate from requirements noted above.	No Variances are requested.

EXISTING PYLON SIGN:

As previously noted, the existing pylon sign was constructed in 1998 with an overall height of 60 feet and width of 28 feet. The pylon sign is located on an irregular shaped vacant property on the south side of Stewart Street with an area of approximately 0.2 acres. The specific location of the existing pylon sign is shown on page 3 of this staff report. The sign panels have an area of 20 feet high by 28 feet wide, for a total sign area of 560 square feet. The pylon sign does not provide the advertising benefits expected for a large sign adjacent to a freeway. When the pylon sign was first constructed, it was easily viewed by motorists traveling in either direction along the freeway. However, since the pylon sign’s construction, a freeway lane has been added, placing the sign only 25 feet from the closest freeway travel lane. As a result, the pylon sign’s visibility is extremely compromised. Even worse, when motorists traveling westbound can view the sign, it blocks the nearby Nissan sign.

The Applicant will be required to remove the existing pylon sign within 60 days of the effective date of the Ordinance or prior to building permit issuance of the new pylon sign, whichever occurs first.

PROPOSD SIGN DISTRICT NO. 01-23:

The proposed Sign District will allow the construction of one (1) freeway-oriented pylon sign. The location of the proposed pylon sign is shown on Page 3 of this staff report. A Demo Permit shall be required to demolish the existing pylon sign and a Sign Permit to construct the proposed pylon sign. A Sign Permit shall also be required for any face changes to the panels. The City’s Sign Ordinance shall apply for development standards not specifically incorporated in the Sign District Ordinance. Table 2 below outlines the development standards for the proposed freeway-oriented pylon sign:

Table 2 – Sign District Development Standards	
Categories	Proposed Development Standards
Dimensions of Sign Structure:	Height: Maximum overall height of 110 FT. Width: Maximum overall width of 30 FT. Depth: Maximum overall depth of 10 FT, with only 2 sides and both sides flush to each other.
Sign Panels:	Maximum number of sign panels: for 6 tenants. Anchor business/tenant: Maximum 18 FT high by 20 FT wide. Secondary tenant: Maximum 9 FT high by 20 FT wide. Minor tenants: Maximum 7 FT high by 20 FT wide each. Sign area shall not be transferred from 1 panel to another.

Table 2 – Sign District Development Standards (continued)

Categories	Proposed Development Standards
Graphics/Logos:	Limited to registered trademarks.
Copy/Graphics/Logos Area:	Maximum 80% of each sign panel.
Center ID Sign:	Shall prominently display the name of the shopping center (the Center ID Sign) if there are 5 or more sign panels. The Center ID Sign shall be 80 SF to 200 SF in area. It may be architecturally integrated with the sign structure.
Panel Lighting:	Internally illuminated only (with exception to Center ID Sign).
Total Sign Area:	1,000 SF total sign area for all sign panels and the Center ID Sign.
Other Restrictions:	No electronic copy shall be permitted.
Business Uses Allowed on Sign:	<p>Sign panels may be used by the following uses:</p> <ul style="list-style-type: none"> • Food or beverage establishments (of any type); • Grocery store (3,500+ SF); • Hotels and motels (100+ rooms); • Indoor commercial recreational facility (5,000+ SF); • Office supply store (3,500+ SF); • Retail sales (unless listed as a separate use; 5,000+ SF); • Showroom sales (5,000+ SF); • Vehicle retail use* (parts and accessory store; 3,500+ SF); • Vehicle retail use (sales and lease, general new and used; may also include ancillary uses such as vehicle repair and vehicle washing); • Vehicle service use* (service station, minimum or full, may include ancillary uses such as convenience mart and vehicle washing); • Warehouse retailer or retail warehouse (5,000+ SF); and • Similar uses as determined consistent by the Director. <p>* <i>Limited to 1 panel on each side of pylon sign</i></p>
Business Uses Prohibited on Sign:	<p>Sign panels shall not be used by the following uses:</p> <ul style="list-style-type: none"> • Community care use (of any type); • Public and quasi-public use of any type); • Cannabis activity, commercial – dispensary; • Office (of any type); • Pawnbroker or pawnshop; • Significant tobacco retailer; • Vehicle retail use (general used); • Funeral home or mortuary; • Personal service use (restricted or massage); • Recycling facility (of any type); • Vehicle service use (unless ancillary to a vehicle retail use or vehicle service use); • Industrial and transportation use (of any kind); • A legal nonconforming use (of any kind); and • Similar uses as determined consistent by the Director.

PROPOSED PYLON SIGN AND DESIGN REVIEW NO. 05-23:

Chapter 17.80 (Signage Regulations) of the EMMC requires all freestanding signs greater than 25 feet in height obtain Design Review approval. The proposed freeway-oriented pylon sign will fully comply with the EMMC and the proposed Sign District development standards as outlined in Table 2. The pylon sign will be located slightly to the northeast of the existing pylon sign and will be set back 80 feet from the closest freeway travel lane (compared to only 25 feet for the existing pylon sign). The specific location of the proposed pylon sign is shown on page 3 of this staff report. The pylon sign will have an overall height of 110 feet, width of 25 feet and depth of eight (8) feet. Since the freeway is elevated 32 feet above the grade of the surrounding area, the pylon sign will project only 78 feet above the grade of the closest freeway travel lane.

The sign structure includes a six (6) foot wide vertical element that includes the Center ID Sign (40 feet high by four (4) feet wide; 160 square feet). The pylon sign shows panels for one (1) anchor business/tenant (18 feet high by 14 feet wide; 252 square feet) and five (5) minor tenants (each seven (7) feet high by 14 feet wide; 490 square feet), for a total sign area of 900 square feet. The proposed pylon sign will follow a modern design with bold vertical elements, smooth aluminum finishes and a cool gray color pallet. The Center ID Sign will be made of individually cut capital letters stating, “EL MONTE CENTER.” The Center ID sign will be away from the freeway, with the individual sign panels projecting towards the freeway. The base of the sign will be flush to the ground, giving a dramatic appearance to motorists traveling on Stewart Street (note: the base of the sign will not be visible from the freeway).

Table 3 below compares the proposed pylon sign to other freeway-oriented signs in the immediate area. Staff finds the proposed pylon sign’s size and area is consistent with the other signs in the immediate area, after factoring changes in grade and setbacks to the freeway.

Table 3 – Minimum Requirements to Establish a Sign District				
Sign	Sign Area	Setback to Freeway	Overall Height	Height Above Freeway
El Monte Center (existing)	560 SF	25 FT	60 FT	28 FT
El Monte Center (proposed)	900 SF	80 FT	110 FT	78 FT
Toyota/Lexus	1,750 SF	150 FT	125 FT	93 FT
Nissan	1,500 SF	220 FT	120 FT	93 FT
City Billboard	1,380 SF	330 FT	135 FT	119 FT
Honda (existing)	1,400 SF	475 FT	100 FT	73 FT
Honda (approved)	2,000 SF	475 FT	150 FT	123 FT

ENVIRONMENTAL REVIEW AND PUBLIC NOTICING:

This project is exempt by the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15061(B)(3) of the California Public Resources Code, also known as the “Common Sense Exemption” and Section 15311 (Class 11 – Accessory Structures) of the California Public Resources Code, for the construction or replacement of minor accessory structures including on-premise signs.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

- Adopt Resolution No. 3651 recommending the City Council adopt a Resolution and Ordinance for the requested entitlements.

ATTACHMENTS:

- Attachment A – Planning Commission Resolution No. 3651 with findings for the entitlements and Exhibit 1:
 - Exhibit 1 – Draft City Council Ordinance with Exhibit A (Sign District Boundaries), Exhibit B (Pylon Sign Location) and Exhibit C (Sign District Development Standards).
- Attachment B – Project plans.
- Attachment C – Planning Commission Public Notice, radius map and site posting.

ATTACHMENT A

PLANNING COMMISSION RESOLUTION AND FINDINGS

WITH EXHIBIT 1

**DRAFT CITY COUNCIL ORDINANCE WITH
EXHIBIT A (SIGN DISTRICT BOUNDARIES),
EXHIBIT B (PYLON SIGN LOCATION) AND
EXHIBIT C (SIGN DISTRICT DEVELOPMENT STANDARDS)**

RESOLUTION NO. 3651

SIGN DISTRICT NO. 01-23 AND DESIGN REVIEW NO. 05-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE TO APPROVE THE EL MONTE CENTER SIGN DISTRICT OVERLAY (SD-1) AND A RESOLUTION TO APPROVE DESIGN REVIEW NO. 05-23 TO REMOVE AN EXISTING PYLON SIGN AND CONSTRUCT A NEW FREEWAY ORIENTED PYLON SIGN WITH A HEIGHT GREATER THAN 25 FEET IN THE SD-1 OVERLAY

WHEREAS, in October 2022, Merlone Geier Partners (MGP) (the “Applicant”) submitted the following entitlement for consideration by the Planning Commission and City Council:

- Sign District (SD) No. 01-23: To establish a Special Sign District for the El Monte Center (the SD-1 overlay); and
- Design Review (DR) No. 05-23: To remove an existing pylon sign and construct a new freeway-oriented pylon sign with a height greater than 25 feet in the SD-1 overlay.

WHEREAS, on March 28, 2023, the City of El Monte (the “City”) Planning Commission approved Resolution No. 3649, recommending the City Council approve Code Amendment No. 811 to update Title 17 (Zoning Code) of the El Monte Municipal Code (EMMC). That update included adding a new Subsection to Chapter 17.80 (Signage Regulations), allowing the creation of Special Sign District for multiple parcels that may be reasonably grouped together. Development standards for the signs would be incorporated as part of the Special Sign District Ordinance. Code Amendment No. 811 will be presented to the City Council on April 18, 2023. If the City Council approves the Ordinance, it will become effective on June 3, 2023.

WHEREAS, the City Council will consider SD-1 and DR No. 05-23 at a future public hearing;

WHEREAS, SD-1 applies to the El Monte Center, a 42.2 acre shopping center roughly bounded by Peck Road to the west, Sitka Street to the north, La Madera Avenue to the east and Stewart Street, the railroad and I-10 Freeway to the south (the “Sign District Area”). The Applicant owns a portion of the Sign District Area. The City subsequently expanded the Sign District Area. The Sign District Area includes the following properties:

- Street Addresses: 3500-3698 Peck Road, 1021-1045 Stewart Street, 11728 Alloway Street and 3515 La Madera Avenue.
- Assessor Parcel Numbers (APNs): 8567-014-027, -043 & -048; 8567-015-055, -057, -058 & -059; and 8567-016-026, -027, -028, -030, -033, -039, -040, -046 & -047.

WHEREAS, DR No. 05-23 applies to a 0.2 acre vacant property located on the south side of Stewart Street (APN 8567-016-047) (the “Pylon Sign Location”). The Pylon Sign Location is owned by the Applicant;

WHEREAS, the application for SD-1 and DR No. 05-23 have been made available for public review at the Planning Division public counter;

WHEREAS, on April 11, 2023, the Planning Commission continued the item to a special public hearing on April 13, 2023;

WHEREAS, evidence, both written and oral, was duly presented at considered by the Planning Commission at a duly noticed special public hearing on April 13, 2023, to consider SD-1 and DR No. 05-23.

WHEREAS, after the close of said public hearing, and after deliberation, the Planning Commission approved Resolution No. 3651, recommending the City Council adopt an Ordinance and Resolution; and

WHEREAS, “Exhibit No. 1” is the draft City Council Ordinance, which includes Exhibit A (Sign District Boundaries), Exhibit B (Pylon Sign Location) and Exhibit C (Sign District Development Standards).

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of El Monte, County of Los Angeles, State of California, as follows:

SECTION 1 - RECITALS. The recitals above are true and correct and incorporated herein by reference.

SECTION 2 - ENVIRONMENTAL. This project is exempt by the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15061(B)(3) of the California Public Resources Code, also known as the “Common Sense Exemption” and Section 15311 (Class 11 – Accessory Structures) of the California Public Resources Code, for the construction or replacement of minor accessory structures including on-premise signs.

SECTION 3 – SPECIAL SIGN DISTRICT FINDINGS. All necessary findings to approve SD-1 can be made in a positive manner and are as follows:

- A. The Special Sign District will not be detrimental to the public health, safety or welfare or injurious to the City.

Finding of Fact:

The Special Sign District fully complies with the EMMC. The Special Sign District will require the removal of one (1) freeway-oriented pylon sign and the construction of one (1) new pylon sign. The proposed sign will need to meet all Caltrans' requirements for signs in proximity to a freeway. In addition, it will be reviewed by the City's Engineering Division to ensure that it does not disrupt motorists traveling on the freeway or nearby City streets. The City has successfully reviewed other applications for freeway-oriented pylon signs. Any proposed pylon sign will be required to comply with all conditions of approval as incorporated by various City departments and divisions.

- B. The Special Sign District is consistent with the purpose, goals and policies of the City's General Plan.

Finding of Fact:

The Sign District Area is part of the General Plan's Auto District Strategic Area. While uses within the Special Sign District will not be limited to vehicle related uses, it will improve the overall economic viability of the area. Over the past year, staff and the Applicant have been working together to attract a new tenant for the former Sears Outlet tenant space. Maintaining a freeway-oriented pylon sign has been identified as crucial to attract a new anchor business/tenant for the El Monte Center. This will have a positive impact on existing vehicle dealerships and other businesses in the Auto District. Creating a Special Sign District will help implement the following Land Use Element and Economic Development Element Goals and Policies:

- Policy LU-8.3 – Attract, cultivate, and retain auto dealer amenities (theaters, restaurants, shopping, etc.) and necessary automotive support uses (financing, rentals, etc.) that enhance customer experience and support the Auto District.
- Policy ED-8.4 – Supporting Land Uses. Identify, plan for, and attract ancillary uses that support auto dealers and their customers and create a premium car-buying and service experience.
- Policy ED-8.7 – Model Signage. Create model signage regulations to create a unified image of the auto district, both from the freeway and within the Auto District itself.

SECTION 4 – DESIGN REVIEW FINDINGS. All necessary findings to approve Design Review No. 05-23 can be made in a positive manner and are as follows:

- A. The Design Review will not be detrimental to the public health, safety or welfare or injurious to the City.

Finding of Fact:

The Special Sign District will require the removal of one (1) freeway-oriented pylon sign and the construction of one (1) new pylon sign. The proposed freeway-

oriented pylon sign will fully comply with the EMMC and the Special Sign District development standards. In particular, the City's Engineering Division has reviewed the proposed pylon sign and has concluded it does not present a safety hazard by disrupting motorists traveling on the freeway or nearby City streets. In addition, the proposed pylon sign will need to meet all Caltrans' requirements for signs in proximity to a freeway. The Applicant will need to comply with all conditions of approval as incorporated by various City departments and decisions.

- B. The architectural design provides a desirable environment for its occupants, neighbors and visitors through its careful placement of building mass and its use of materials, textures and colors and will remain appealing through ongoing maintenance.

Finding of Fact:

The existing pylon sign was constructed in 1998 with an overall height of 60 feet and width of 28 feet. The sign panels have a combined sign area of 560 square feet. The pylon sign does not provide the advertising benefits expected for a large sign adjacent to a freeway. When the pylon sign was first constructed, it was easily viewed by motorists traveling in either direction along the freeway. However, since the pylon sign's construction, a freeway lane has been added, placing the sign only 25 feet from the closest freeway travel lane. A tall sound wall has also been constructed on the north side of the freeway. As a result, the pylon sign's visibility is extremely compromised. Even worse, when motorists traveling westbound can view the sign, it blocks the nearby Nissan sign.

The new pylon sign will be located slightly to the northeast of the existing pylon sign and will be set back 80 feet from the closest freeway travel lane. The pylon sign will have an overall height of 110 feet, width of 25 feet and depth of eight (8) feet. Since the freeway is elevated 32 feet above the grade of the surrounding area, the pylon sign will project only 78 feet above the grade of the closest freeway travel lane. The sign structure includes a six (6) foot wide vertical element that includes the Center ID Sign and sign panels for six (6) tenants. The combined sign area will be 832 square feet. The Center ID sign will be away from the freeway, with the individual sign panels projecting towards the freeway. The base of the sign will be flush to the ground, giving a dramatic appearance to motorists traveling on Stewart Street (note: the base of the sign will not be visible from the freeway).

Staff finds the proposed pylon sign's size and area is consistent with the other signs in the immediate area, after factoring changes in grade and setbacks to the freeway.

- C. The landscaping, including the location, type, size, quantity and maintenance, complies with Chapter 17.72 (Landscaping Requirements) and Chapter 17.74 (Water Efficiency) of the EMMC.

Finding of Fact:

The Pylon Sign Area is irregularly shaped and vacant (with exception to the existing pylon sign, which will be removed). As a condition of approval, the Applicant must incorporate decorative hardscape, drought tolerant landscaping and fencing at the base of the pylon sign. The project will be required to comply with all requirements of the EMMC.

- D. The Design Review is consistent with the purpose, goals and policies of the City's General Plan, Zoning Code and its Comprehensive Design Guidelines.

Finding of Fact:

General Plan – The Sign District Area is part of the General Plan's Auto District Strategic Area. While uses within the Sign District Area will not be limited to vehicle related uses, it will improve the overall economic viability of the area. Over the past year, staff and the Applicant have been working together to attract a new tenant for the former Sears Outlet tenant space. Maintaining a freeway-oriented pylon sign has been identified as crucial to attract a new anchor business/tenant for the El Monte Center. This will have a positive impact on existing vehicle dealerships and other businesses in the Auto District.

Zoning Code – On March 28, 2023, the Planning Commission approved Resolution No. 3649, recommending the City Council approved Code Amendment No. 811 to update Title 17 (Zoning Code) of the EMMC. That update included adding a new Subsection to Chapter 17.80 (Signage Regulations), allowing the creation of a Special Sign District for multiple parcels that may be reasonably grouped together. Development standards for the signs would be incorporated as part of the Special Sign District Ordinance. Code Amendment No. 811 will be presented to the City Council on April 18, 2023. If the City Council approves the Ordinance, it will become effective on June 3, 2023. The Special Sign District will fully comply with the EMMC, as amended.

Design Guidelines – Section 1.8.6 of the City's Comprehensive Design Guidelines discussed the need for attractive and well planned signage. It states that signage in a multi-tenant project should help unify shopping centers and their design should be complementary to the building's design. All signage should be appropriate in size, style, location, colors and materials. The proposed freeway-oriented pylon sign will be considerably more attractive compared to the existing pylon sign (which will be removed). Furthermore, most new pylon signs or renovations to existing pylon signs within the Sign District Area will be required match the design, colors and materials used for the proposed freeway-oriented pylon sign.

SECTION 5 – APPROVALS AND CONDITIONS. The Planning Commission determines that the Zoning Map application is in accordance with the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines and does hereby recommend the City Council adopt an Ordinance approving SD-1 and a Resolution approving DR No. 05-23, subject to the following conditions:

GENERAL

1. The project shall substantially conform to SD No. 01-23 and DR No. 05-23 and the development plans on file with the City Planning Division and as presented to the Planning Commission on April 13, 2023 and to City Council at a future public hearing.
2. Approvals for DR No. 05-23 shall be effective for a period of two (2) years from the approval effective date; provided however, that prior to such a date, building, engineering, permit committee, and business occupancy permits shall have been obtained or an extension shall have been approved by the City Planning Commission.
3. The development standards outlined in SD No. 01-23 shall be complied with at all times.
4. Adherence to the conditions contained herein shall be demonstrated at all times. A failure to comply may be cause for review by the Planning Commission for potential revocation of the conditional use permit approved herein pursuant to Section 17.24.100 (General Requirements – Revocation) of the EMMC. Any complaints regarding operations, pollution, noise, light/glare, etc. may be subject to the Planning Commission review.
5. A copy of the approving resolution shall be printed and attached to the development plans or printed and submitted to the Planning Division and Building Division during the plan check process.
6. All applicable conditions shall be met or deemed to have been addressed by the Community Development Director or designee prior to final inspection and prior to either issuance of building permits or at completion of construction.
7. All Planning Division standards and conditions shall be complied with prior to the issuance of building permits or at another time specified in the conditions of approval or as outlined in City Codes.
8. Graffiti shall be removed from any interior/exterior surfaces to the structures and improvements on the property within 24 hours following the application of the graffiti or within 24 hours of the Applicant receiving notice of such graffiti by the City. Graffiti shall either be removed or the evidence of such vandalism painted over with a paint that has been exactly color-matched to the surface to which it is applied. If a nonpainted surface, or where anti-graffiti coatings are used, graffiti may be removed with solvents or detergents, as appropriate.

9. All onsite activities shall comply with the City of El Monte Noise Ordinance at all times.

LEGAL

10. The Applicant shall sign and submit a notarized affidavit accepting all conditions of approval contained in the Planning Commission Resolution within 15 days of the project's effective date and prior to issuance of Building Permits for the proposed project.

11. By acceptance of the approval of the project by the City, the Applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees to challenge, set aside, void or annul the approval of the project from an action which may be brought within the time period provided for such actions or challenges under applicable law. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall cooperate in any such defense.

BUILDING AND SAFETY DIVISION

12. The Project must comply and be designed to meet the requirements of the 2022 California Building Code with the 2022 Los Angeles County Amendments. All building safety, geotechnical, mechanical, electrical, plumbing, and accessibility requirements will be reviewed for compliance during plan check review.

LANDSCAPING

13. The Pylon Sign Location shall be improved with decorative hardscape, drought tolerant landscaping and fencing to the satisfaction of the Community Development Director. Chain linked fencing shall not be permitted.

ENGINEERING

General:

14. Engineering Geology and/or Seismic Safety Report. A preliminary engineering geology and/or seismic safety report, prepared in accordance with Los Angeles County guidelines, is required if the property lies within a "medium risk" or "high risk" geologic hazard area, as shown on maps on file contained within the Los Angeles County Safety Element.

15. Comply with the City's ordinances and regulations pertaining to construction debris recycling. Contact the Building and Safety Department to obtain a Construction and Demolition Debris Diversion Program form. The Construction and Demolition Debris Diversion Program is also applicable with respect to the grading process.

- 16. The disposal, removal, recycling and diversion of all construction and demolition waste and debris generated by the Project must be performed exclusively by the City's duly authorized and duly franchised construction and demolition solid waste hauler. The City's construction and demolition hauler is Valley Vista Services whose contact information is as follows: (626) 961-6291 or info@valleyvistaservices.com.
- 17. All USA/Dig Alert graffiti markings must be removed by the contractor from the sidewalk, curb & gutter and/or asphalt pavement prior to final approval.
- 18. The City Engineer may require other information or may impose additional conditions and requirements as deemed necessary to protect health and safety, and to benefit the public.

Overhead Utilities:

- 19. The Applicant shall underground any existing overhead utilities that are to serve the property in accordance with Chapter 16.28.110 of the EMMC. The final scope and design of the undergrounding of these overhead facilities is subject to Southern California Edison and other relevant utility provider approval.
- 20. Any utility poles conflicting with the proposed improvements shall be relocated at the expense of the Applicant.

Street and Traffic:

- 21. Traffic control plans must be signed by a licensed State of California Traffic Engineer and submitted for review and approval prior to issuance of encroachments for work in the public right-of-way. If applicable.
- 22. Repair, remove, and replace deficient and/or damaged sidewalk and standard curb and gutter adjacent to the development at the direction of the City Engineer/City Inspector. Use APWA standard plans and specifications.

OTHER AGENCIES

- 23. Los Angeles County Fire Department – The Applicant shall ensure compliance with the Los Angeles County Fire Department (LACFD) requirements. The LACFD may require other information or may impose additional conditions and requirements as deemed necessary.
- 24. Southern California Edison – The Applicant shall ensure compliance with any Southern California Edison requirements. Southern California Edison may require additional information or may impose additional conditions and requirements as deemed necessary.

25. Caltrans – The Applicant shall ensure compliance with any Caltrans requirements. Caltrans may require additional information or may impose additional conditions and requirements as deemed necessary.

SECTION 6 – PLANNING COMMISSION APPROVAL. The Secretary of the Planning Commission of the City of El Monte, California, shall certify to the adoption of this resolution.

Cesar Peralta, Chairperson

ATTEST:

Debra Martinez, Secretary
El Monte City Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF EL MONTE)

I, Debra Martinez, Secretary of the Planning Commission of the City of El Monte, do hereby certify that the above and foregoing is a full, true, and correct copy of Resolution No. 3651 adopted by the Planning Commission of the City of El Monte, at a special meeting by said Commission held on April 13, 2023 by the following votes to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Debra Martinez, Secretary
El Monte City Planning Commission

EXHIBIT 1
DRAFT CITY COUNCIL ORDINANCE WITH
EXHIBIT A (SIGN DISTRICT BOUNDARIES),
EXHIBIT B (PYLON SIGN LOCATION) AND
EXHIBIT C (SIGN DISTRICT DEVELOPMENT STANDARDS)

ORDINANCE NO. _____

SIGN DISTRICT NO. 01-23 (SD-1)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE EL MONTE CENTER SIGN DISTRICT OVERLAY TO ALLOW THE CONSTRUCTION OF A NEW FREEWAY ORIENTED PYLON SIGN WITH A HEIGHT GREATER THAN 25 FEET

WHEREAS, pursuant to California Constitution Article XI, Section 7, the City of El Monte (the “City”) has the authority to enact local planning and land use regulations to protect the public health, safety and welfare of their residents through its police power; and

WHEREAS, the City police powers provides the right to adopt and enforce zoning and other regulations; and

WHEREAS, in October 2022, Merlone Geier Partners (MGP) (the “Applicant”) submitted the following entitlement for consideration by the Planning Commission and City Council:

- Sign District (SD) No. 01-23: To establish a Special Sign District for the El Monte Center (the SD-1 overlay), on property within the Neighborhood Commercial (C-2) and General Commercial (C-3) zoning districts; and
- Design Review (DR) No. 05-23: To remove an existing pylon sign and construct a new freeway-oriented pylon sign with a height greater than 25 feet in the SD-1 overlay, on property within the C-3 zoning district.

WHEREAS, DR No. 05-23 will be considered by the City Council via separate Resolution; and

WHEREAS, on April 18, 2023, the City Council adopted an Ordinance approving Code Amendment No. 811 to update Title 17 (Zoning Code) of the El Monte Municipal Code (EMMC). That update included adding a new Subsection to Chapter 17.80 (Signage Regulations), allowing the creation of a Special Sign District for multiple parcels that may be reasonably grouped together. Development standards for the signs would be incorporated as part of the Special Sign District Ordinance; and

WHEREAS, SD-1 applies to the El Monte Center, a 42.2 acre shopping center roughly bounded by Peck Road to the west, Sitka Street to the north, La Madera Avenue to the east and Stewart Street, the railroad and I-10 Freeway to the south (the “Sign District Area”). The Applicant owns a portion of the Sign District Area. The City

subsequently expanded the Sign District Area. The Sign District Area includes the following properties:

- Street Addresses: 3500-3698 Peck Road, 1021-1045 Stewart Street, 11728 Alloway Street and 3515 La Madera Avenue.
- Assessor Parcel Numbers (APNs): 8567-014-027, -043 & -048; 8567-015-055, -057, -058 & -059; and 8567-016-026, -027, -028, -030, -033, -039, -040, -046 & -047.

WHEREAS, the application for SD-1 has been made available for public review at the Planning Division public counter; and

WHEREAS, evidence, both written and oral, were duly presented and considered by the Planning Commission at duly noticed public hearings on April 13, 2023, to consider the proposed Special Sign District. After the close of said public hearings, and after deliberation, the Planning Commission approved Resolution No. 3651, recommending the City Council adopt the proposed Ordinance; and

WHEREAS, evidence, both written and oral, was duly presented to and considered by the City Council at a duly noticed public hearing on April 18, 2023 to consider the proposed Special Sign District. After the close of said public hearing, and after deliberation, the City Council considered the First Reading of this Ordinance; and

WHEREAS, notices of the Planning Commission and City Council public hearings were placed in a local newspaper in accordance with the EMMC, and all interested persons were given full opportunity to be heard and present evidence.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of El Monte, County of Los Angeles, State of California, as follows:

SECTION 1 - RECITALS. The recitals above are true and correct and incorporated herein by reference.

SECTION 2 - ENVIRONMENTAL. This project is exempt by the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15061(B)(3) of the California Public Resources Code, also known as the “Common Sense Exemption” and Section 15311 (Class 11 – Accessory Structures) of the California Public Resources Code, for the construction or replacement of minor accessory structures including on-premise signs.

SECTION 3 – SPECIAL SIGN DISTRICT FINDINGS. All necessary findings to approve SD-1 can be made in a positive manner and are as follows:

- A. The Special Sign District will not be detrimental to the public health, safety or welfare or injurious to the City.

Finding of Fact:

The Special Sign District fully complies with the EMMC. The Special Sign District will require the removal of one (1) freeway-oriented pylon sign and the construction of one (1) new pylon sign. The proposed sign will need to meet all Caltrans' requirements for signs in proximity to a freeway. In addition, it will be reviewed by the City's Engineering Division to ensure that it does not disrupt motorists traveling on the freeway or nearby City streets. The City has successfully reviewed other applications for freeway-oriented pylon signs. Any proposed pylon sign will be required to comply with all conditions of approval as incorporated by various City departments and divisions.

- B. The Special Sign District is consistent with the purpose, goals and policies of the City's General Plan.

Finding of Fact:

The Sign District Area is part of the General Plan's Auto District Strategic Area. While uses within the Special Sign District will not be limited to vehicle related uses, it will improve the overall economic viability of the area. Over the past year, staff and the Applicant have been working together to attract a new tenant for the former Sears Outlet tenant space. Maintaining a freeway-oriented pylon sign has been identified as crucial to attract a new anchor business/tenant for the El Monte Center. This will have a positive impact on existing vehicle dealerships and other businesses in the Auto District. Creating a Special Sign District will help implement the following Land Use Element and Economic Development Element Goals and Policies:

- Policy LU-8.3 – Attract, cultivate, and retain auto dealer amenities (theaters, restaurants, shopping, etc.) and necessary automotive support uses (financing, rentals, etc.) that enhance customer experience and support the Auto District.
- Policy ED-8.4 – Supporting Land Uses. Identify, plan for, and attract ancillary uses that support auto dealers and their customers and create a premium car-buying and service experience.
- Policy ED-8.7 – Model Signage. Create model signage regulations to create a unified image of the auto district, both from the freeway and within the Auto District itself.

SECTION 4 – APPLICABLE EXHIBITS. The Special Sign District Boundaries are incorporated as Exhibit A. The Pylon Sign Location is incorporated as Exhibit B. The Special Sign District Development Standards are incorporated as Exhibit C.

SECTION 5 – EFFECTIVE DATE OF THE SPECIAL SIGN DISTRICT. Code Amendment No. 811 shall be approved and effective prior to or concurrent to the effective date of the Special Sign District. In addition, Code Amendment No. 811 shall include amended language for Subsection 17.80.050(B)(6) (Signage Regulations – General

Procedures: Special Sign Districts) of the EMMC, allowing the establishment of a Special Sign District.

SECTION 7 – SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause or phase of this Ordinance, or any part thereof is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or any part thereof, of its application to other persons or circumstances. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase, or the application thereof to any person or circumstances, would be subsequently declared invalid or unconstitutional.

SECTION 8 – PUBLICATION AND EFFECTIVE DATE. The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The City Clerk shall cause the same to be published once in a newspaper of general circulation within fifteen (15) days after its adoption. This Ordinance shall become effective thirty (30) days after adoption.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of El Monte at the regular meeting of this ____ day of _____, 2023.

Jessica Ancona, Mayor
City of El Monte

ATTEST:

Gabriel Ramirez, City Clerk
City of El Monte

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF EL MONTE)

I, Gabriel Ramirez, City Clerk of the City of El Monte, hereby certify that the foregoing Ordinance No. ____ was introduced for a first reading on the __ day of _____, 2023 and approved for a second reading and adopted by said Council at its regular meeting held on the __ day of _____, 2023 by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Gabriel Ramirez, City Clerk
City of El Monte

**EXHIBIT A (SIGN DISTRICT BOUNDARIES),
EXHIBIT B (PYLON SIGN LOCATION) AND
EXHIBIT C (SIGN DISTRICT DEVELOPMENT STANDARDS)**

EXHIBIT A (SIGN DISTRICT BOUNDARIES)

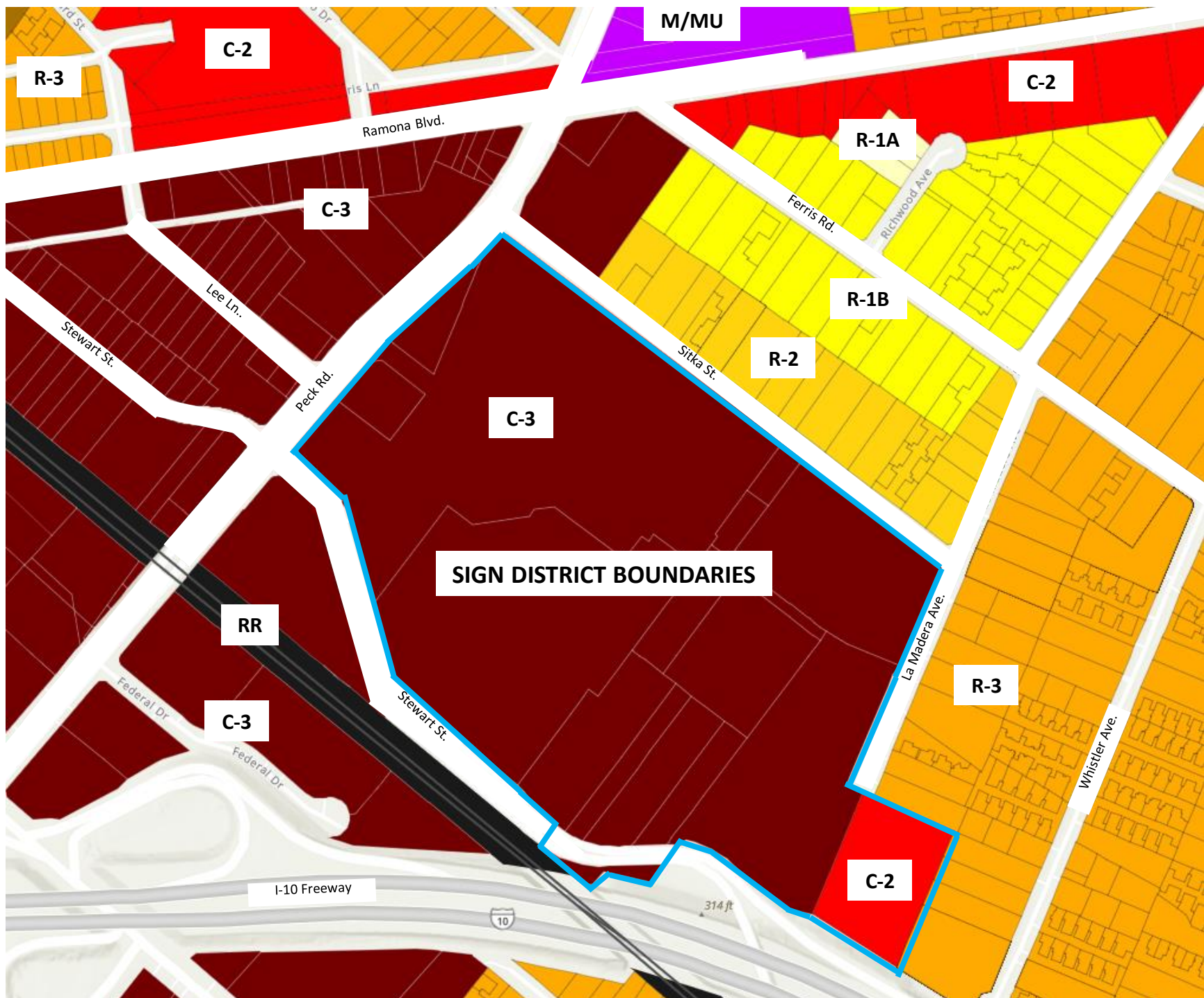


EXHIBIT B (PYLON SIGN LOCATION)

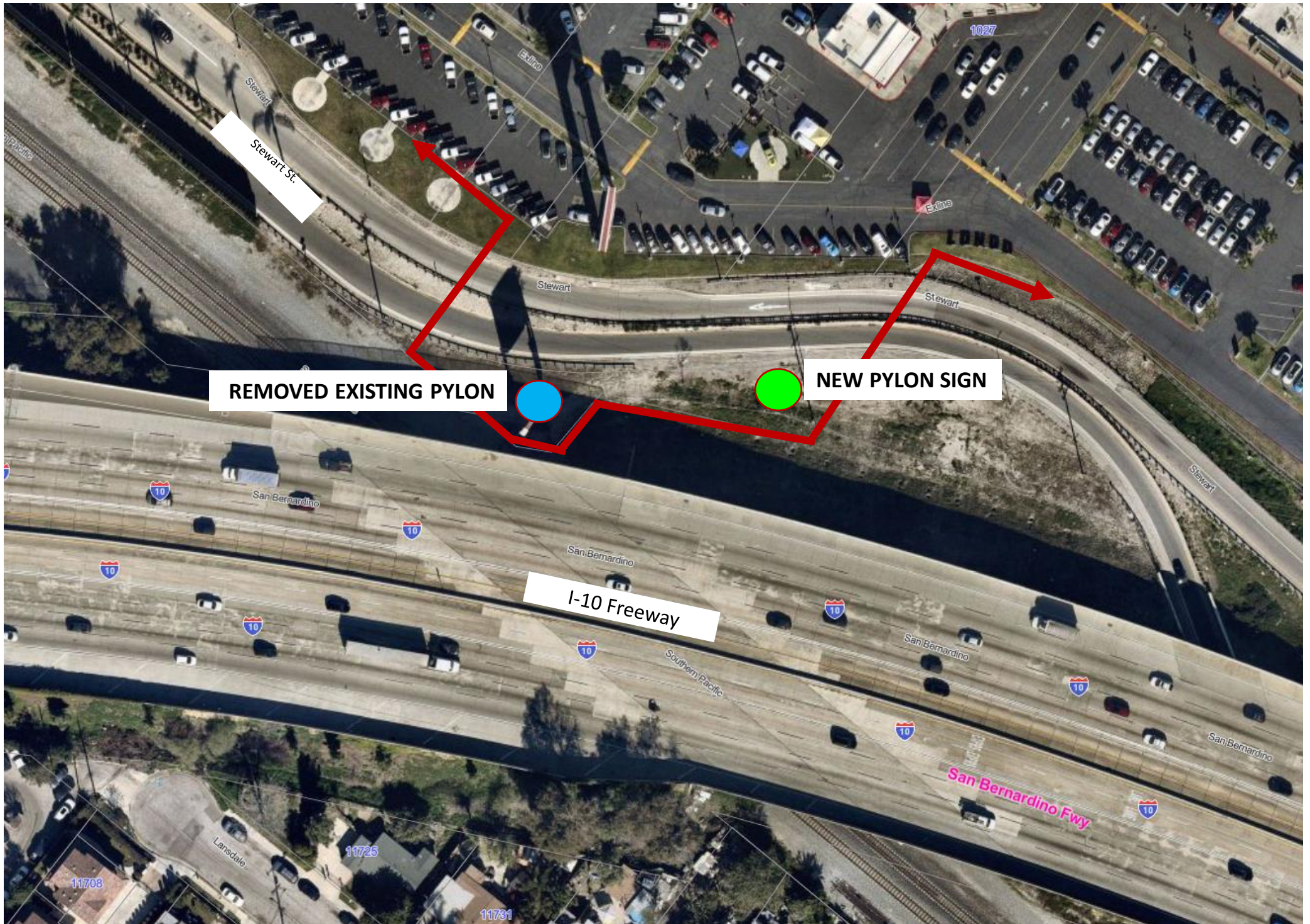


EXHIBIT C (SIGN DISTRICT DEVELOPMENT STANDARDS)

EL MONTE SHOPPING CENTER SPECIAL SIGN DISTRICT (SD-1) DEVELOPMENT STANDARDS

A. Purpose:

The City has adopted this Special Sign District in accordance with the provisions of Chapter 17.80 (Signage Regulations) of Division 8 (Signage and Billboard Regulations) of the El Monte Municipal Code (EMMC) in order to construct a more modern multi-tenant freeway visible signage (the "Pylon") that would enhance the economic vitality of the businesses within the District that would otherwise be unable to benefit from freeway exposure.

B. Applicability:

This Special Sign District applies to the Freestanding Freeway-Oriented Sign within the boundaries of the District. Except as specifically set forth herein, all other and all existing provisions of Chapter 17.80 (Signage Regulations) of Division 8 (Signage and Billboard Regulations) of the EMMC shall remain in effect within the District.

C. District Boundaries:

District: The boundaries of the District are as shown on the attached Exhibit A.

D. Description and Location of Pylon Sign:

Pylon: A freestanding freeway-oriented structure up to 110 feet tall in substantial conformity with the illustration attached hereto as Exhibit B which shall be erected in the approximate location shown on Exhibit C. In addition to its decorative elements, the Pylon shall contain two-sided, internally illuminated sign panels (facing east and west).

E. Approvals:

- 1. Relation to Signage and Billboard Regulations.** Any person desiring to erect or place a sign on the Pylon shall comply with all provisions of Chapter 17.80 (Signage Regulations) of Division 8 (Signage and Billboard Regulations) of the EMMC unless specifically modified herein.
- 2. Location of Businesses Allowed on Pylon.** The business shall be located within the boundaries of the District as shown on the attached Exhibit A. No other business, product, service or use shall be permitted on the pylon.
- 3. Types of Businesses Generally Allowed on Pylon.** Subject to Section (E)(4) below, businesses located within the District whose primary objective at their

business location is retail sales, lodging or recreation shall be allowed to install signage on the Pylon. Such business types shall include:

- a. Food or beverage establishment (of any type);
- b. Grocery store (greater than 3,500 square feet);
- c. Hotels and motels (100 or more rooms);
- d. Indoor commercial recreational facility (greater than 5,000 square feet);
- e. Office supply store (greater than 3,500 square feet);
- f. Retail sales (greater than 5,000 square feet);
- g. Showroom sales (greater than 5,000 square feet);
- h. Vehicle retail use* (parts and accessory store greater than 3,500 square feet);
- i. Vehicle retail use (sales and lease, general new and used; may also include ancillary uses such as vehicle repair and vehicle washing);
- j. Vehicle service use* (service station, minimum or full, may also include ancillary uses such as a convenience mart and vehicle washing);
- k. Warehouse retailer or retail warehouse (greater than 5,000 square feet); and
- l. Such similar uses as may be determined as consistent therewith by the Community Development Director on a case by case basis.

** Limited to one (1) panel on each side of pylon sign*

4. **Types of Businesses Not Allowed on Pylon.** Businesses that provide intangibles and/or professional services shall generally be prohibited from installing signage on the Pylon. Such businesses not eligible to install signage on the Pylon shall include:

- a. Community care use (of any type);
- b. Public and quasi-public use (of any type);
- c. Cannabis activity, commercial – dispensary;
- d. Office (of any type);
- e. Pawnbroker or pawnshop;
- f. Secondhand vendor;
- g. Significant tobacco retailer;
- h. Vehicle retail use (general used);
- i. Funeral home or mortuary;
- j. Personal service use (restricted);
- k. Personal service use (massage);
- l. Recycling facility (of any type);
- m. Vehicle service use (unless ancillary to a vehicle retail use or vehicle service use);
- n. Industrial and transportation use (of any kind);
- o. A legal nonconforming use (of any kind); and
- p. Similar uses as determined consistent by the Community Development Director on a case-by-case basis. In no event shall it include uses identified in Subsection (F) below.

5. **Sign Permit Required.** A Sign Permit as provided in Section 17.80.050(B) (Signage Regulations – General Procedures, Permits Required) of the EMMC shall be required for any Pylon sign face change (including new businesses). Decorative panels to the satisfaction of the Community Development Director shall be required for panels that do not advertise a business as provided in Section (F)(2) below.
6. **Existing Multi-Tenant Freestanding Freeway Oriented Sign.** The existing multi-tenant freestanding freeway sign shall be removed within 60 days of the effective date of this Ordinance.

F. Specifications Applicable to the Pylon and Pylon Sign Panels:

1. **Pylon Specifications.** The following rules and regulations shall apply to the Pylon:
 - a. The maximum height of the Pylon, including the sign structure and any decorative elements, shall not exceed 110 feet;
 - b. The maximum width of the Pylon, including the sign structure and any decorative elements, shall be 30 feet;
 - c. The Pylon shall not encroach over any property line or the public right-of-way;
 - d. The maximum number of signage panels shall be six (6) per side. The panels shall include one (1) anchor business/tenant sign* that is a maximum 18 feet high by 20 feet wide (the sign shall be limited to an anchor business/tenant) and one (1) secondary tenant sign is a maximum nine (9) feet high by 20 feet wide. All other signage panels shall be a maximum seven (7) feet high by 20 feet wide;
 - e. Sign area shall not be transferrable from one (1) panel to another;
 - f. If the Pylon has five (5) or more signage panels, the Pylon shall prominently display the name of the shopping center (the “Center ID Sign”). The Center ID Sign shall have a minimum area of 80 square feet and maximum area of 200 square feet. It may be architecturally integrated with the sign structure.
 - g. The maximum area of all signage panels and the Center ID Sign shall not exceed 1,000 square feet;
 - h. All signage panels (with exception to the Center ID) shall be internally illuminated;
 - i. The Pylon may be designed to accommodate internal cellular or other telecommunications antennas and equipment, subject to Chapter 17.90 of the EMMC. Any exterior cellular or other telecommunications antennas shall be prohibited; and
 - j. Electronic copy sign (i.e. automatic readerboard) of any type shall be prohibited.
- * *Anchor business/tenants include vehicle sales and lease (general new and used), hotels and motels (with 100 and more rooms) and retail sales (with a minimum area of 80,000 square feet).*

2. **Pylon Sign Panels.** The following rules and regulations shall apply to the signs on the Pylon:
 - a. No sign panel may contain the signage of more than one (1) business;
 - b. No business may use more than one (1) sign panel;
 - c. The maximum copy area of each panel shall be 80 percent of the background area;
 - d. Ancillary text shall not be permitted;
 - e. The use of logos or graphics shall be limited to registered trademarks;
 - f. Sign panel faces may be a mixture of Panaflex and/or acrylic lenses with vinyl lettering. At the discretion of the Community Development Director, text and/or logos to include drop shadows and or prismatic highlights may be required. If white background is to be used behind text or logo, such white field shall be diffused using diffuser film acceptable to the Community Development Director; and
 - g. Within 60 days of any sign panel becoming vacant, the owner of the Pylon sign shall install a decorative panel or such other sign as may be approved by the Community Development Director rather than leave such sign panel.

G. Administration and General Provisions:

1. **Consistency with Other Pylon Signs in the El Monte Center.** Any new pylon sign or renovation of an existing pylon within the District (excluding vehicle uses and vehicle service uses) shall match the design, colors and materials of the sign consistent with Exhibit B.
2. **Review of Final Designs.** The Planning Commission shall review and approve the final design for the Pylon sign and the Community Development Director shall review the specifications for the panels thereon to ensure the sign is consistent with Exhibit B.
3. **Other Requirements May Still Apply.** Nothing in this Special Sign District ordinance eliminates the need for obtaining any other approval or entitlement required by provisions of the EMMC or any local, State or Federal agency.
4. **Responsibility for Administration.** The Community Development Director, or designee, shall be responsible for administering the provisions of this Special Sign District. This shall include the responsibility and authority to interpret any section of this document.

ATTACHMENT B
DESIGN REVIEW NO. 05-23 PROJECT PLANS



1160 Railroad St.
 Corona, CA 92882
 Tel. 800.862.3202
 www.ad-s.com

REALITY BEGINS WITH VISION

Prepared for:

El Monte Center

for Merlone Geier Partners

West Corner of Stewart St. and Peck Rd.
 El Monte, CA 91732

Freeway Pylon Removal

From: Robin Bell
 cell: 909-721-4535
 email: rbell@ad-s.com

Project Scope:

SIGN TYPE	SIGN NUMBER	ILLUM	DIMENSIONS	QTY	SQ FT
Existing Pylon (to be removed completely)	P1	Y	60'-0" OAH*	1	n/a

* OAH = Overall Height

All work shall comply with the
 2022 Edition of California Building
 Standards Codes (a/k/a Title 24 of
 the California Code of Regulations)

- Conceptual Package
- Permit Package
- Production Package

COLOR DISCLAIMER

Due to the limitations of desktop scanners and the relative inconsistencies of various display monitors and printers, the colors you see on your screen or on paper may not be a totally accurate reproduction of the actual product. We strive to make our colors as accurate as possible, but screen and printed images are intended as a guide only and should not be regarded as absolutely correct. Site conditions and onsite lighting can also affect how the product appears (i.e. LED, different fluorescent bulbs, Natural Light, Backlit, Halolit, Facelit). **We recommend that you request a color sample as CMYK (Cyan, Magenta, Yellow and Black) are the colors used in the printing process, whereas RGB (Red, Green and Blue) are the colors used by screen displays such as your monitor.** For this reason and due to variations introduced by light and various equipment, the colors on your screen or a print may not exactly match the finished product.
If you would like to see a sample of any color, please request an actual sample from your Salesperson or Project Manager.
WITHOUT A SIGNED COLOR SAMPLE, AD/S COMPANIES, ITS VENDORS AND AFFILIATES ARE NOT RESPONSIBLE FOR DIFFERENCES, REAL OR PERCEIVED, BETWEEN THE WAY YOUR PRODUCT APPEARS ON SCREEN OR PAPER AND THE FINAL PRODUCT.

Client Name (Please Print) _____ Date ___/___/___

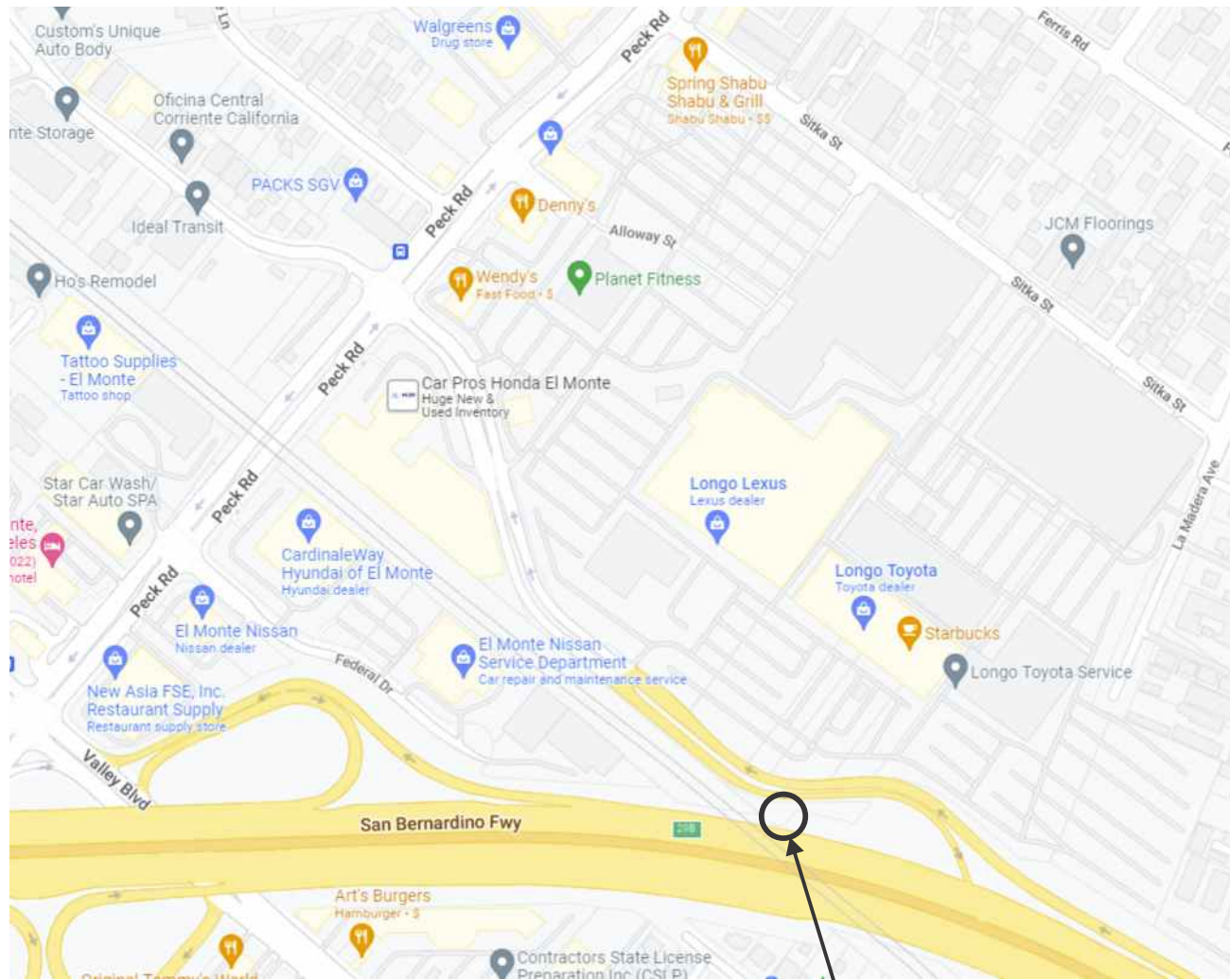
Client Name (Signature) _____

PLEASE INITIAL ALL PAGES

AD/S Drawing #52677 Rev.#15(permit) Date: 2023-02-22

Pages: 6 (Including Cover Sheet)

- Approved
- Approved as Noted
- Revise & Resubmit
- Rejected



1 LOCAL MAP
SCALE: NTS



2 AERIAL SITE VIEW
SCALE: NTS



Existing pylon at 28'-0" w X ± 67'-0" ht
Shall be fully removed prior to Replacement Pylon installation.



1160 Railroad St.
Corona, CA 92882
T 800.862.3202
F 951.278.0681
www.ad-s.com

- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

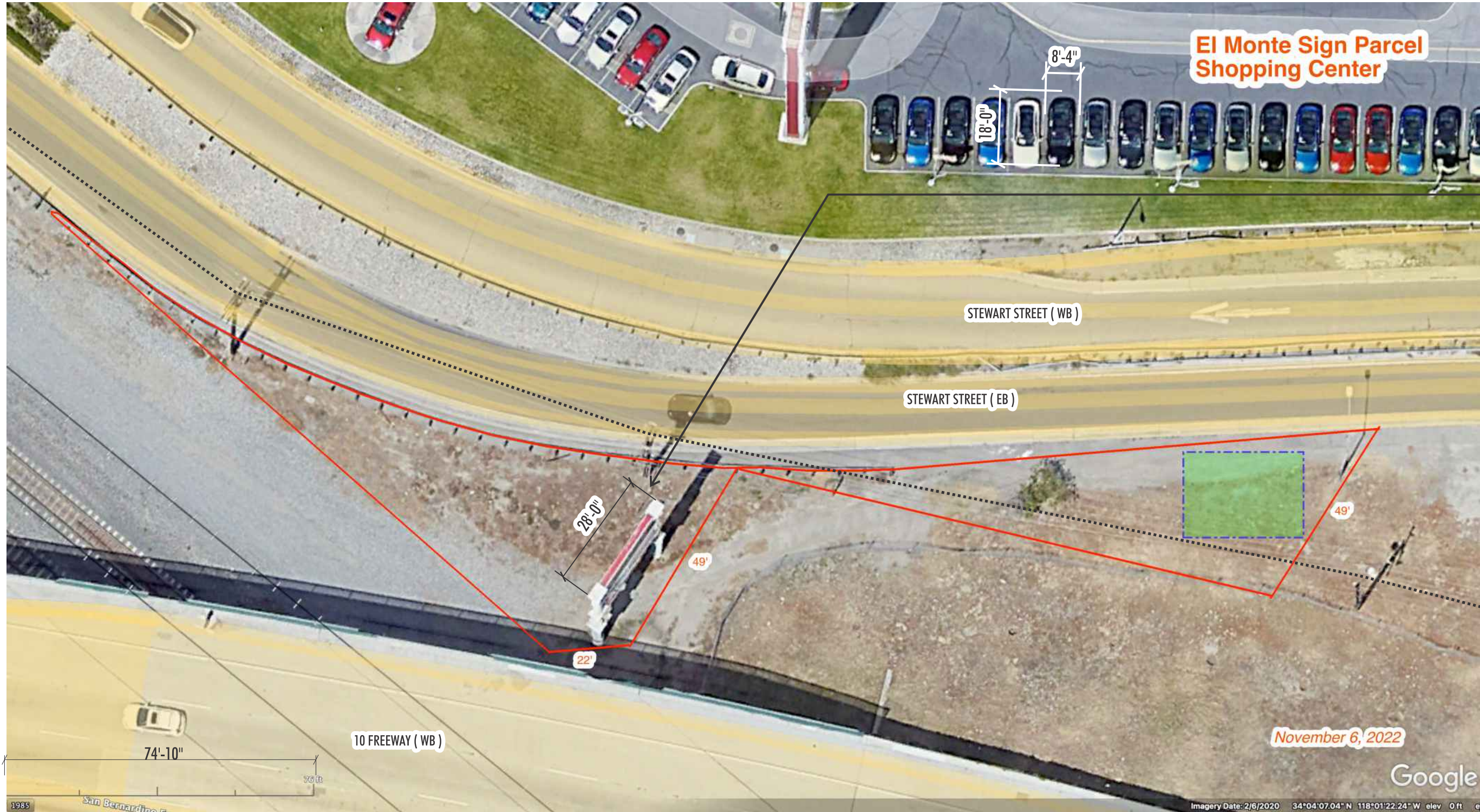
Client:
Merlone Geier Partners
24422 Rockfield Boulevard
Lake Forest, CA 92630

Project:
El Monte Center
West Corner of Stewart St. and Peck Rd
El Monte, CA 91732



This is an original unpublished drawing created by AD/S Inc. It is submitted for your personal use in conjunction with a project being planned for you by AD/S Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written permission from AD/S Inc.

Project No:	52677-R15(permit)	RB/TK/SH
Date:	2023-02-222	
Sign Type:	Existing Pylon Sign Location	
Sheet No:	SLP 1.00	2 of 6



El Monte Sign Parcel Shopping Center

28'-0" wide existing pylon, to be removed prior to replacement pylon being installed.

STEWART STREET (WB)

STEWART STREET (EB)

Centerline of Electrical Lines (total span width TBV, ±12')

November 6, 2022

Google

3 AERIAL SITE VIEW DETAIL
SCALE: 1" = 25'-0"



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24422 Rockfield Boulevard
Lake Forest, CA 92630

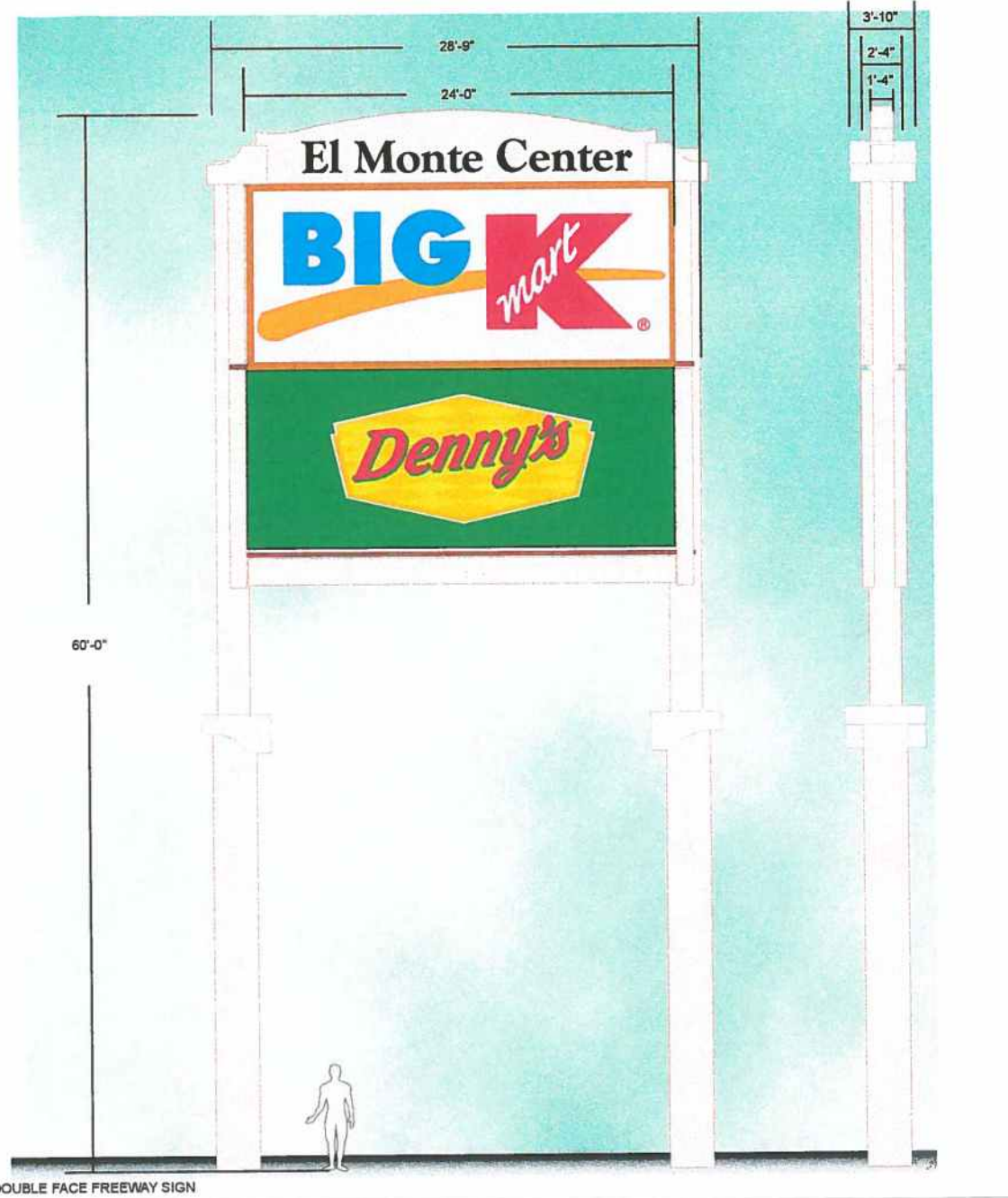
Project:
El Monte Center
West Corner of Stewart St. and Peck Rd
El Monte, CA 91732



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Project No:	52677-R15(permit)	RB/TK/SH
Date:	2023-02-222	
Sign Type:	P1: Existing Pylon Location	
Sheet No:	SLP 1.01	3 of 6

SHEET 1 of 5 of 1998 Permit Drawing



DOUBLE FACE FREEWAY SIGN

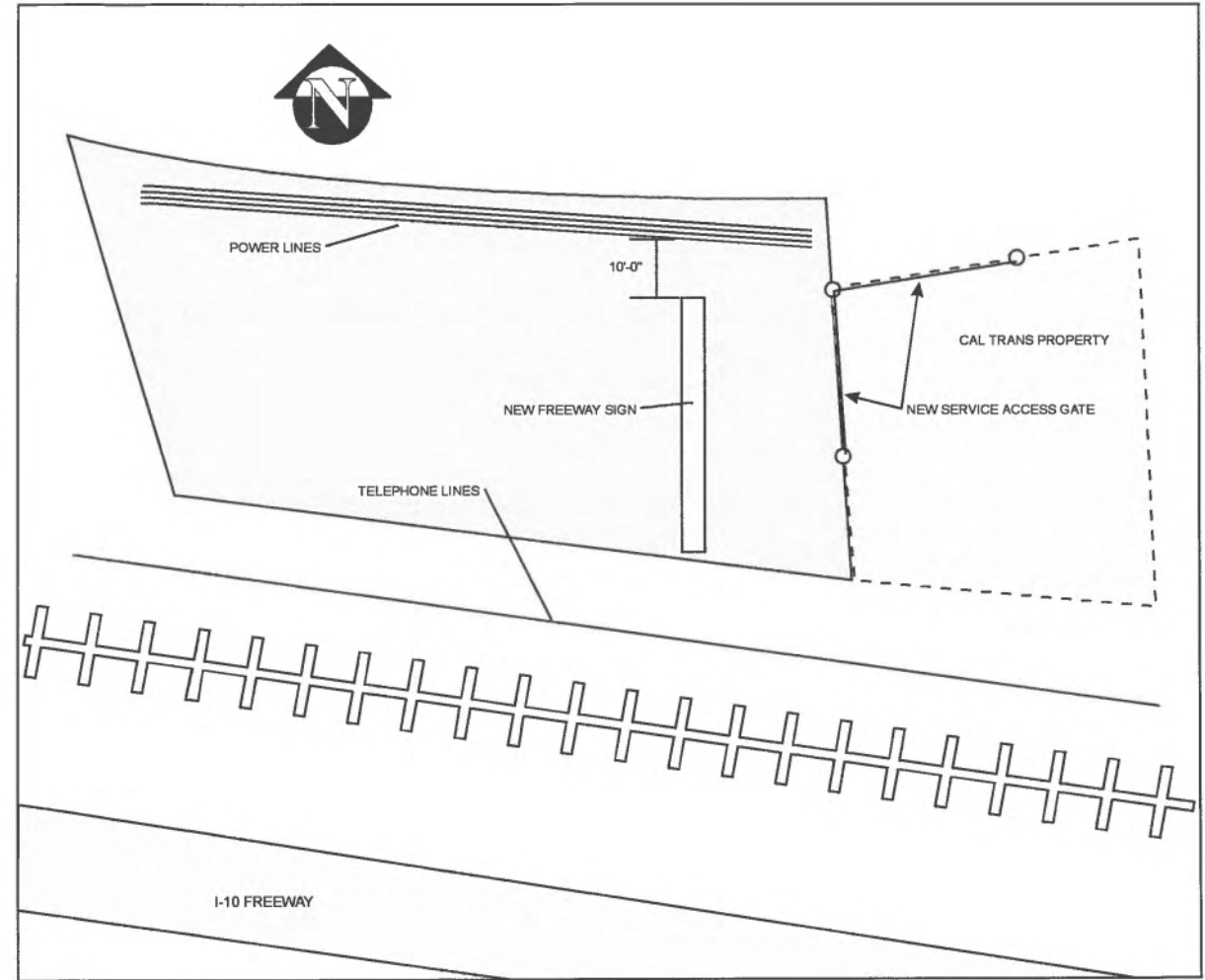
DOUBLE FACE MARK 10 CABINET FREEWAY SIGN.
FACES TO BE FLEXIBLE SIGN FACE MATERIAL WITH APPLIED VINYL GRAPHICS.
STEEL EXPOSED PIPE TO BE PAINTED TO MATCH SIGN.

superior
electrical advertising
310.495.3808
210.435.1867 FAX
1700 West Anaheim Street
Long Beach, CA 90815-1105

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Project	EL MONTE CENTER		Design No.	98-06-9132
Address	3500 PECK RD, EL MONTE		Reg. No.	
Contact	JEFF KRESHECK	Phone	310-557-3042	
Acc. Mgr	J.R.BLUE	Designer	J.R.BLUE	
Scale	AS NOTED	Date	6/17/98	
Customer Approval:				

SHEET 2 of 5 of 1998 Permit Drawing



PLOT PLAN

superior
electrical advertising
310.495.3808
210.435.1867 FAX
1700 West Anaheim Street
Long Beach, CA 90815-1105

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Acc. Mgr	J.R.BLUE	Designer	J.R.BLUE	
Scale	AS NOTED	Date	6/17/98	
Customer Approval:				



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Corona, CA 92882
T 800.862.3202
F 951.278.0681
www.ad-s.com

- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

Client:
Merlone Geier Partners
24422 Rockfield Boulevard
Lake Forest, CA 92630

Project:
El Monte Center
West Corner of Stewart St. and Peck Rd
El Monte, CA 91732



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Project No:	52677-R15(permit)	RB/TK/SH
Date:	2023-02-222	
Sign Type:	1998 Permit Drwg. Sheets	
Sheet No:	2.00	4 of 6

SHEET 3 of 5 of 1998 Permit Drawing

REVISED
6/17/98

17-Jun-98 JOB El Monte Center

STRUCTURAL TECHNOLOGY SHEET 1
651 Arroyo Dr., Suite 100
San Diego, CA 92103-6401
(619) 296-2096 of 1

BY: DWW No. 250 - 137a

CLIENT: Superior Electrical Advertising
CODE: 1994 UBC
LOCATION: 3500 Park Road
El Monte, CA

WIND: Basic Wind = 70 C
Exposure =

Wind governs qs = 12.6
Cq = 1.4

Design Wind Pressures (psf):

0' - 15'	18.70
15' - 20'	19.93
20' - 25'	20.99
25' - 30'	21.70
30' - 40'	23.11
40' - 60'	25.23

AREA	FORCE	ARM	MOMENT
366.6	9247	47.25	436902
73.5	1543	12.25	18900
20.0	462	29.50	13634

460 11252 469437

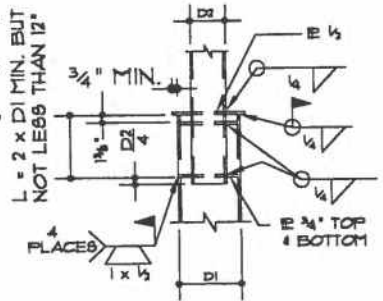
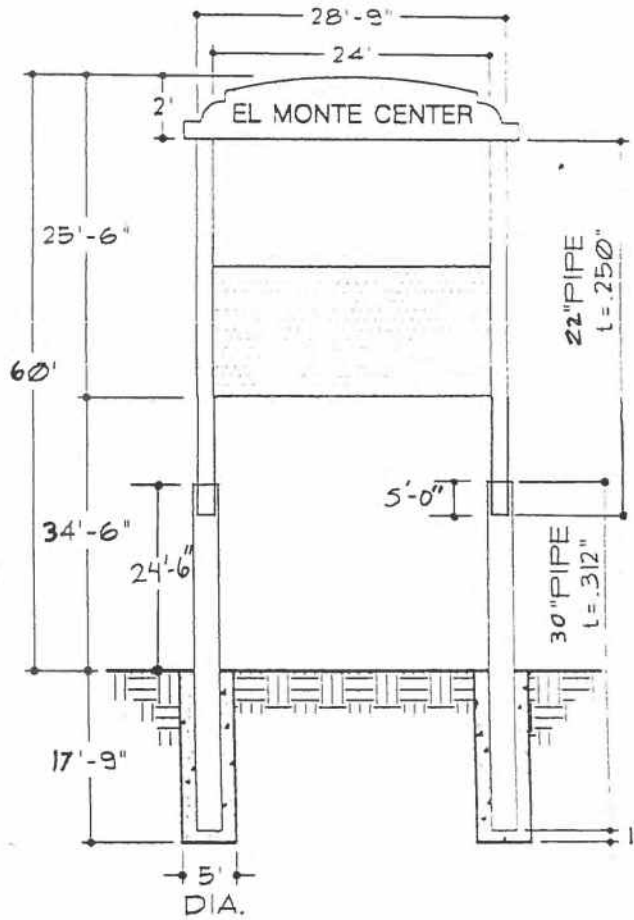
FOOTING
SOIL PRESSURE = 100 x 2 x 1.33 = 267 PSF/F
(UBC TABLE 18-1-A VALUE x 2, PER FOOTNOTE 3 & 1603.5)
P = 11252 LBS H = 41.72 FEET

B = 5.00 FEET
S1 = S x D / 3 = 1068.00
A = 2.34 x P / (S1 X B) = 4.93
D = .5 x A (1 + (1 + 4.36 X H / A)^.5) =
FORMULA PER UBC SECTION 1806.7.2.1

5' - 0" DIAM x 17' - 9" DEEP

COLUMN
PIPE STEEL - ASTM A53 GRADE B
S = 469437 X12/(1.33X22000) = 192.0 @ 0.0 FT
S = 210360 X12/(1.33X22000) = 86.1 @ 24.5 FT

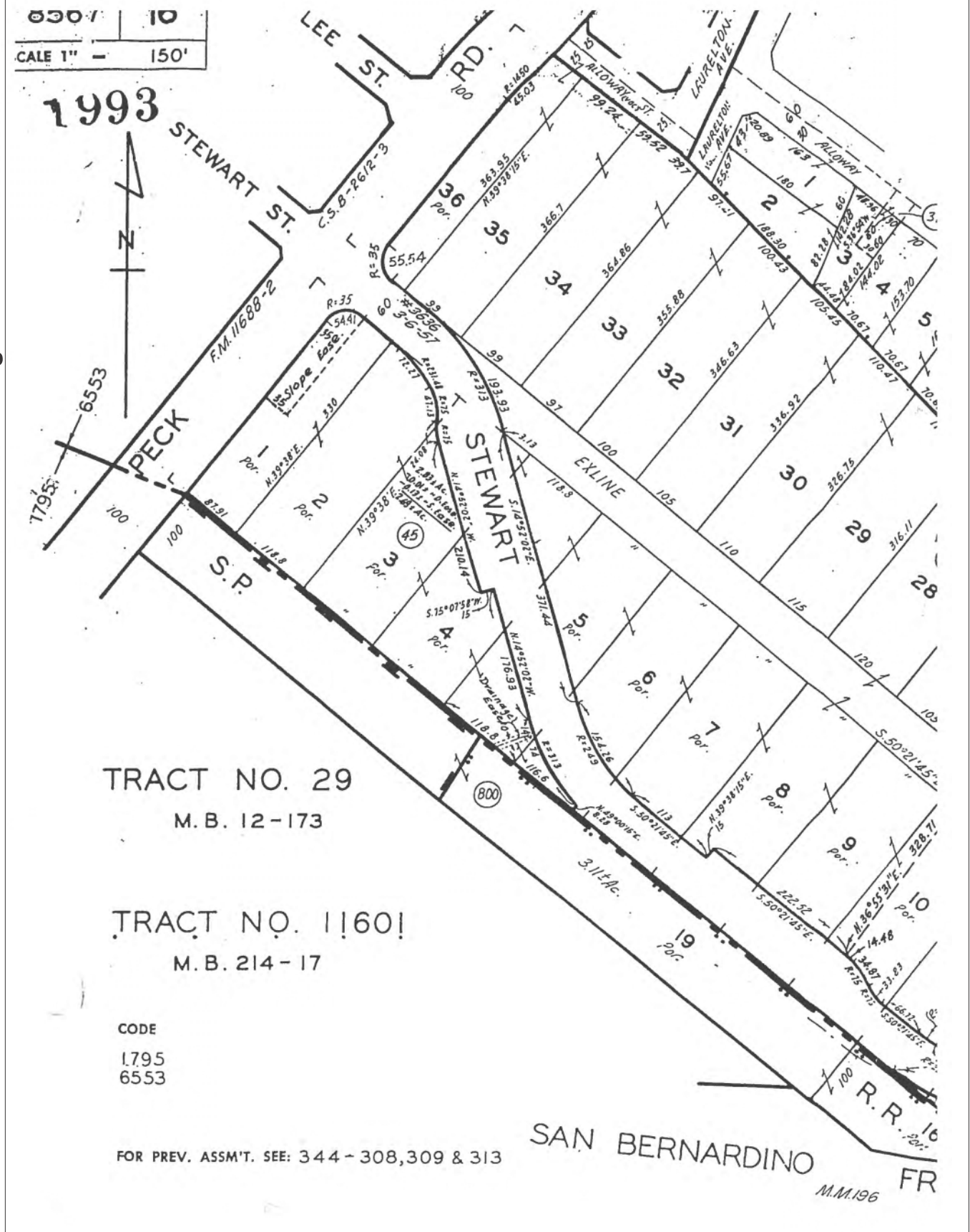
30.0" PIPE w =	98.9 #/ft t =	0.312"
22.0" PIPE w =	58.1 #/ft t =	0.250"



GENERAL NOTES
for poles and footings
1. f'c = 2500 psi
2. Pipe steel ASTM A53 Grade B

NOTE: SPlice forces are transmitted through spacer rings by bearing. FIELD WELDS ARE NON STRUCTURAL. NO SPECIAL INSPECTION.

SHEET 4 of 5 of 1998 Permit Drawing



TRACT NO. 29
M. B. 12-173

TRACT NO. 11601
M. B. 214-17

CODE
179.5
6553

FOR PREV. ASSM'T. SEE: 344-308,309 & 313

SAN BERNARDINO
FR
M.M.196



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Client:
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Project:
El Monte Center
West Corner of Stewart St. and Peck Rd
El Monte, CA 91732



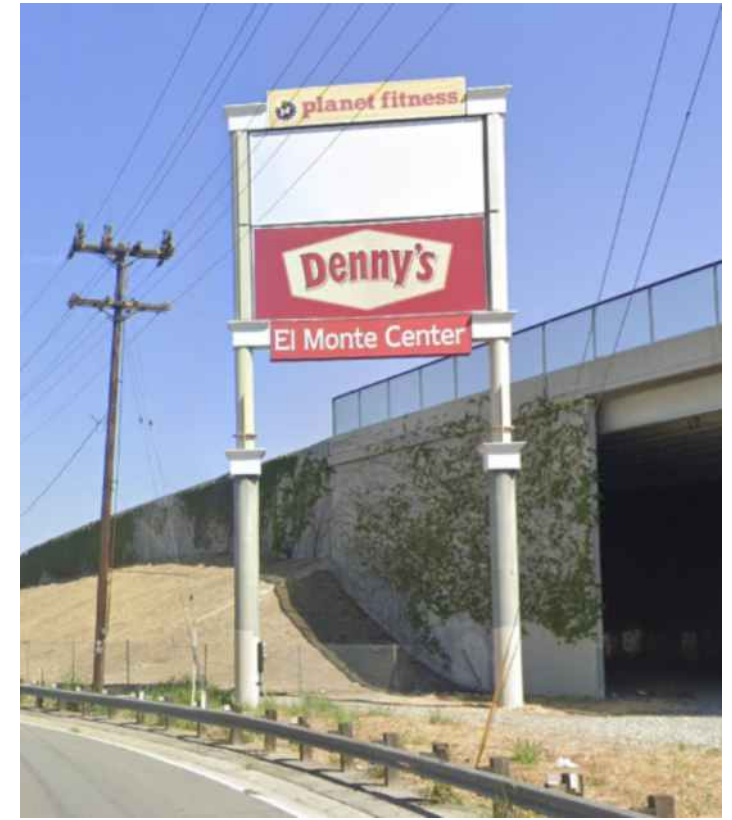
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Project No: 52677-R15(permit) RB/TK/SH
Date: 2023-02-222
Sign Type: 1998 Permit Drwg. Sheets
Sheet No: 2.01 5 of 6

SHEET 5 of 5 of 1998 Permit Drawing



Existing Condition



After Removal of Pylon Sign



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Project No: 52677-R15(permit) RB/TK/SH

Date: 2023-02-222

Sign Type: 1998 Permit Drwg. Sheets

Sheet No: 2.02



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REALITY BEGINS WITH VISION

Prepared for:

El Monte Center

for Merlone Geier Partners

West Corner of Stewart St. and Peck Rd.
 El Monte, CA 91732

Freeway Pylon Replacement

From: Robin Bell
 cell: 909-721-4535
 email: rbell@ad-s.com

Project Scope:

SIGN TYPE	SIGN NUMBER	ILLUM	DIMENSIONS	QTY	SQ FT
Pylon Replacement	P1	Y	110'-0" OAH*	1	1,051.35

* OAH = Overall Height

All work shall comply with the
 2022 Edition of California Building
 Standards Codes (a/k/a Title 24 of
 the California Code of Regulations)

- Conceptual Package
- Permit Package
- Production Package

COLOR DISCLAIMER

Due to the limitations of desktop scanners and the relative inconsistencies of various display monitors and printers, the colors you see on your screen or on paper may not be a totally accurate reproduction of the actual product. We strive to make our colors as accurate as possible, but screen and printed images are intended as a guide only and should not be regarded as absolutely correct. Site conditions and onsite lighting can also affect how the product appears (i.e. LED, different fluorescent bulbs, Natural Light, Backlit, Halolit, Facelit). We recommend that you request a color sample as CMYK (Cyan, Magenta, Yellow and Black) are the colors used in the printing process, whereas RGB (Red, Green and Blue) are the colors used by screen displays such as your monitor. For this reason and due to variations introduced by light and various equipment, the colors on your screen or a print may not exactly match the finished product. If you would like to see a sample of any color, please request an actual sample from your Salesperson or Project Manager. WITHOUT A SIGNED COLOR SAMPLE, AD/S COMPANIES, ITS VENDORS AND AFFILIATES ARE NOT RESPONSIBLE FOR DIFFERENCES, REAL OR PERCEIVED, BETWEEN THE WAY YOUR PRODUCT APPEARS ON SCREEN OR PAPER AND THE FINAL PRODUCT.

Client Name (Please Print) _____ Date ___/___/___

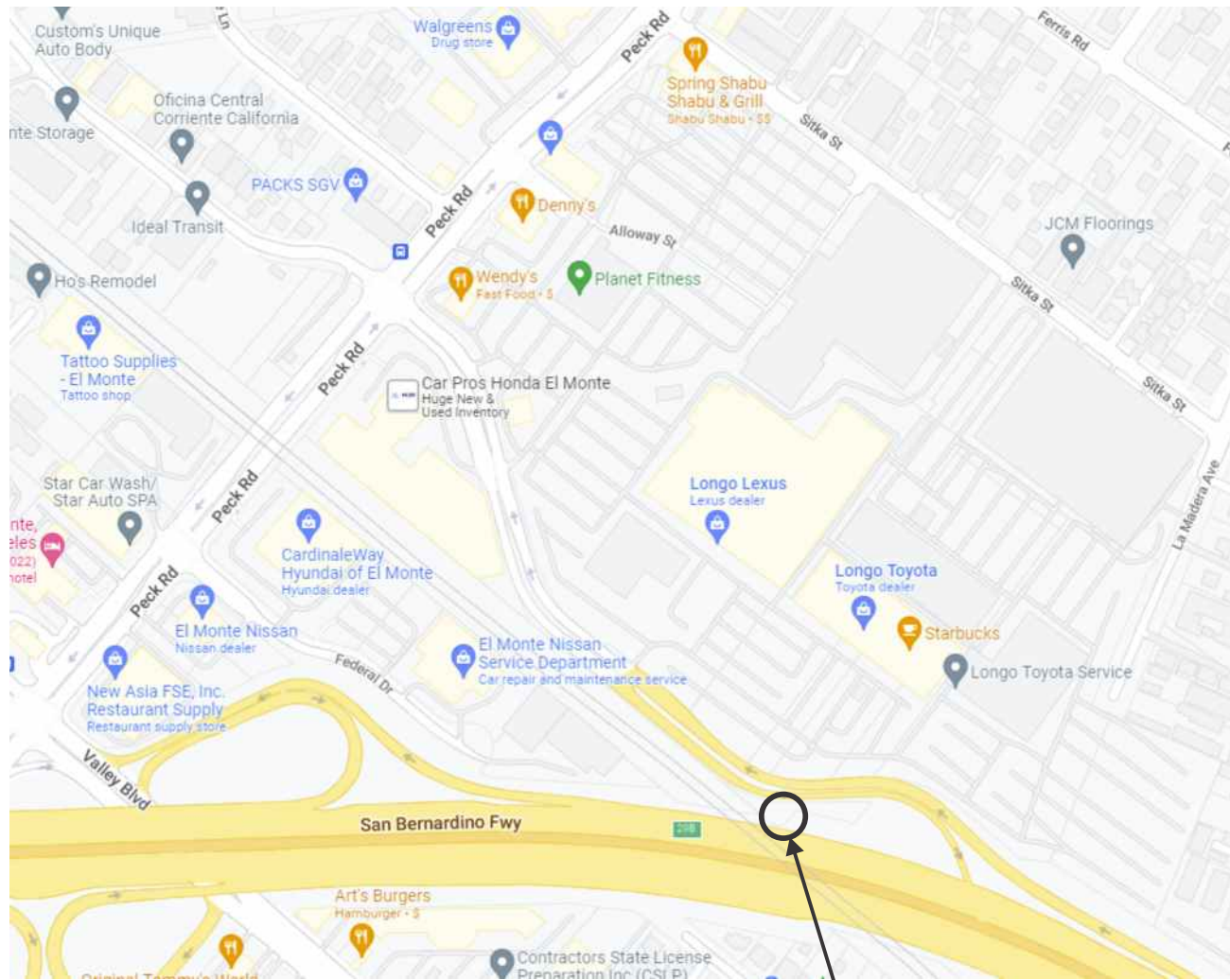
Client Name (Signature) _____

PLEASE INITIAL ALL PAGES

AD/S Drawing #52677 Rev.#14(conc) Date: 2023-02-22

Pages: 9 (Including Cover Sheet)

- Approved
- Approved as Noted
- Revise & Resubmit
- Rejected



1 LOCAL MAP
SCALE: NTS



2 AERIAL SITE VIEW
SCALE: NTS



Existing pylon at 28'-0" w X ±67'-0" ht
Shall be fully removed prior to Replacement Pylon installation.



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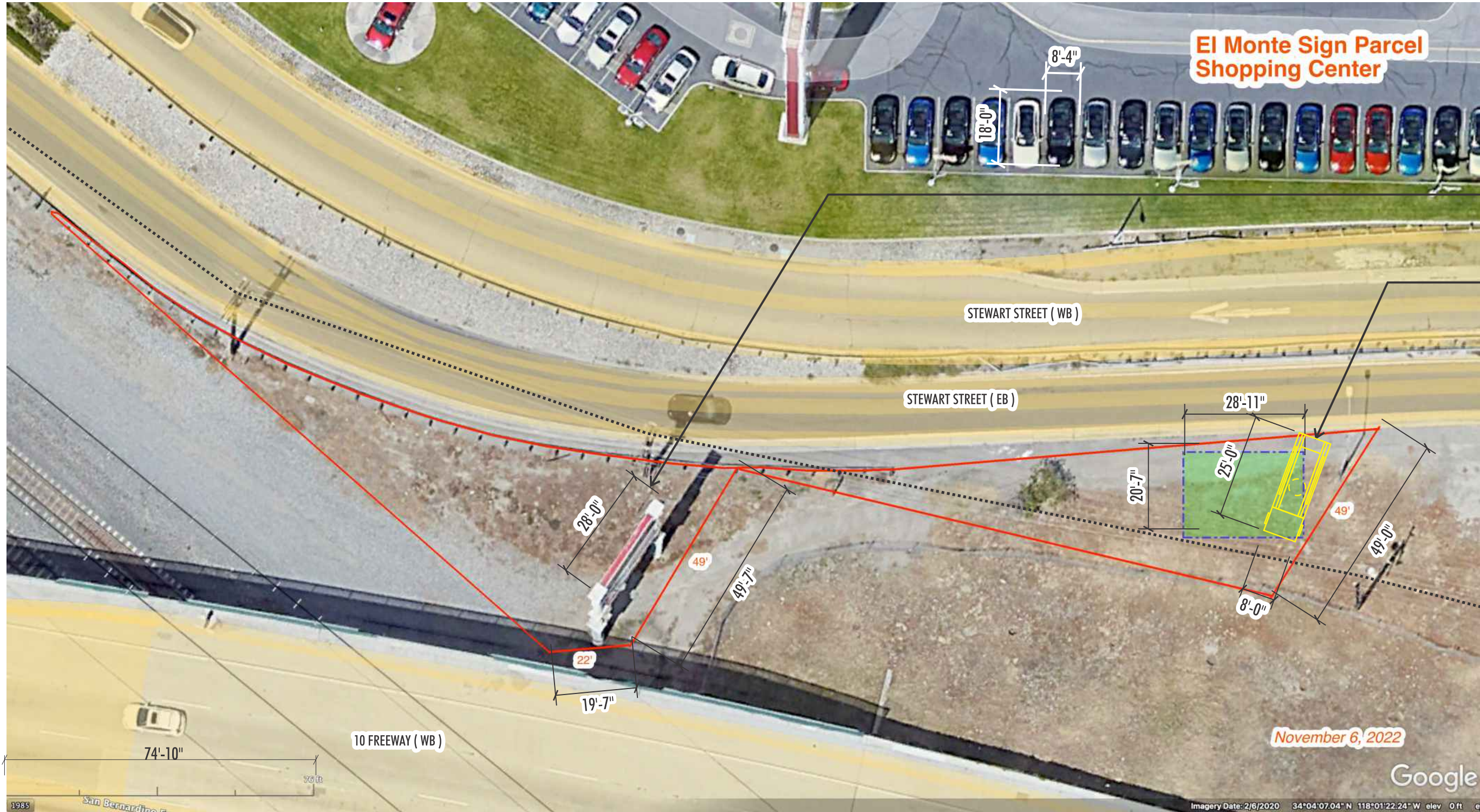
Client:
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Project No:	52677-R14(conc)	RB/TK/SH
Date:	2023-02-222	
Sign Type:	Existing Pylon Sign Location	
Sheet No:	SLP 1.00	2 of 10



El Monte Sign Parcel Shopping Center

28'-0" wide existing pylon, to be removed prior to replacement pylon being installed.

25" x 8' Sign (P1) juxtaposed 20' from North to best fit between Stewart St. and power lines

Centerline of Electrical Lines (total span width TBV, ±12')

3 AERIAL SITE VIEW DETAIL
SCALE: 1" = 25'-0"



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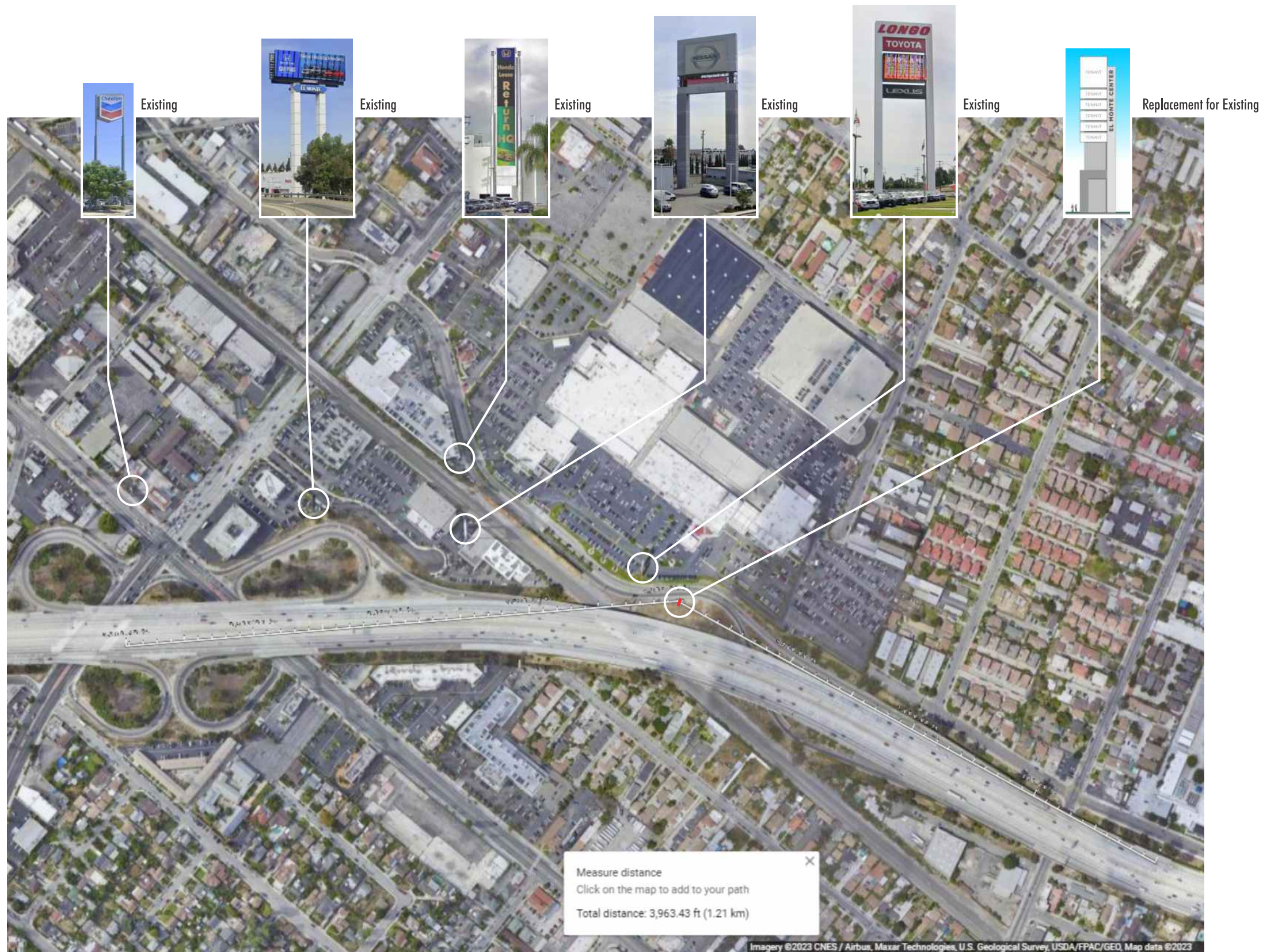
Client:
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Project:
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Project No:	52677-R14(conc)	RB/TK/SH
Date:	2023-02-222	
Sign Type:	P1: Replacement Pylon Location	
Sheet No:	SLP 1.01	3 of 10



4 AERIAL SITE VIEW DETAIL SHOWING NEIGHBORING PYLON SIGN LOCATIONS
SCALE: 1" = 400'-0"



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- Lighting + Maintenance

Client:

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Project:

El Monte Center
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**Merlone Geier
Partners**

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Project No: **52677-R14(conc)**

RB/TK/SH

Date: **2023-02-222**

Sign Type: **P1: Location Context**

Sheet No: **SLP 1.02**

4 of 10



5 REPLACEMENT PYLON (P1) LINE OF SIGHT STUDY - West Bound on 10 Freeway
SCALE: NTS



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Client:

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Project:

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Project No: **52677-R14(conc)**

RB/TK/SH

Date: **2023-02-222**

Sign Type: **P1: Line of Sight (10 Fwy WB)**

Sheet No: **SLP 1.10**



6 REPLACEMENT PYLON (P1) LINE OF SIGHT STUDY - East Bound on 10 Freeway
SCALE: NTS



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- Displays + Fixtures
- Lighting + Maintenance

Client:

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Project:

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Project No: **52677-R14(conc)**

RB/TK/SH

Date: **2023-02-222**

Sign Type: **P1: Line of Sight (10 Fwy EB)**

Sheet No: **SLP 1.11**



7 REPLACEMENT PYLON (P1) LINE OF SIGHT STUDY - West Bound on Stewart Street
SCALE: NTS



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Merlone Geier Partners

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Project No: 52677-R14(conc) RB/TK/SH

Date: 2023-02-222

Sign Type: P1: Line of Sight (Stewart St. WB)

Sheet No: SLP 1.12



8 REPLACEMENT PYLON (P1) LINE OF SIGHT STUDY - East Bound on Stewart Street
SCALE: NTS



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Project No: **52677-R14(conc)**

RB/TK/SH

Date: **2023-02-222**

Sign Type: **P1: Line of Sight (Stewart St. EB)**

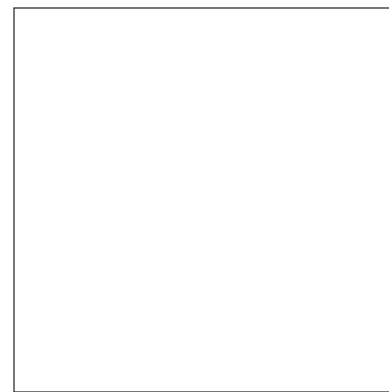
Sheet No: **SLP 1.12**

8 of 10

EL MONTE CENTER, FREEWAY PYLON MATERIALS BOARD



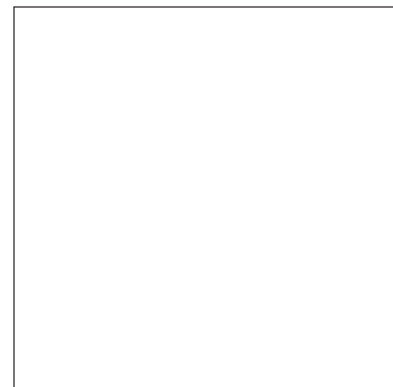
1/8" thick aluminum



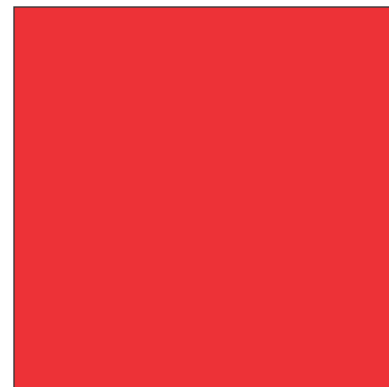
Arlon panaflex
(tenant panels,
if not channel
letters)



.040" thick aluminum
coil (channel letter returns)







3/16" thick #7328
white acrylic
(channel letter faces)




3M 3630-33 red
translucent vinyl
(typical)

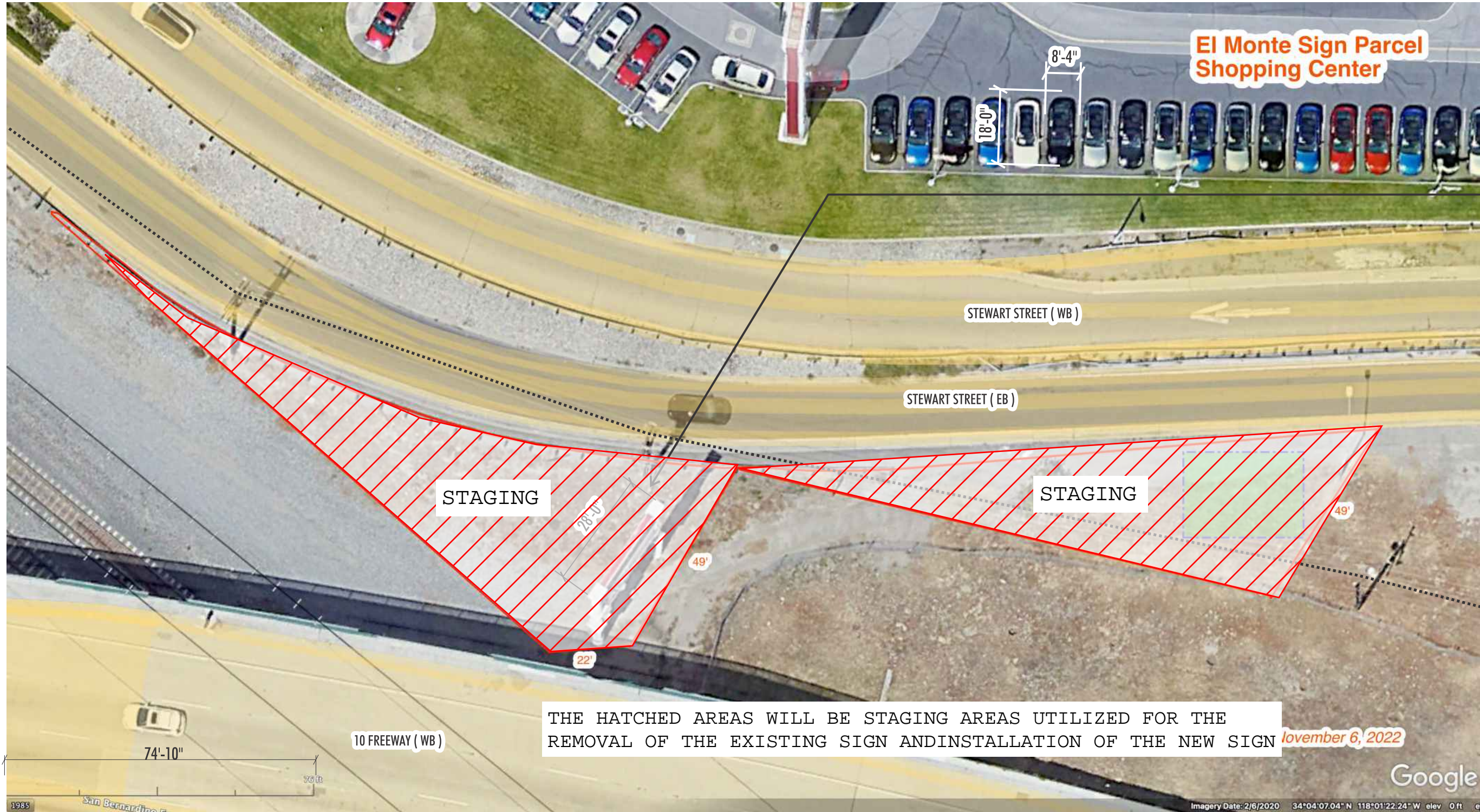


1" Jewelite trim cap
(for channel letters)

PAINT PALETTE		
	MP 32071 "White Wonder"	LRV 96.7
	MP 97897 "Stonington Gray"	LRV 56.3
	MP 05295 "Neutral Gray"	LRV 34.0
	MP 15661 "Compass"	LRV 20.5



STAGING PLAN



28'-0" wide existing pylon, to be removed prior to replacement pylon being installed.

3 AERIAL SITE VIEW DETAIL

SCALE: 1" = 25'-0"



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Project No: 52677-R15(permit) RB/TK/SH

Date: 2023-02-222

Sign Type: P1: Existing Pylon Location

Sheet No: SLP 1.01

ATTACHMENT C

PUBLIC NOTICE, RADIUS MAP AND SITE POSTING

**CITY OF EL MONTE PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

**Hablamos Español - Favor de hablar con
Jeni Colon (626) 258-8626**

TO: All Interested Parties

FROM: City of El Monte Planning Division

APPLICATIONS:

- Sign District (SD) No. 01-23: To establish a Special Sign District for the El Monte Center (the SD-1 overlay); and
- Design Review (DR) No. 05-23: To approve a new freeway-oriented pylon sign with a height greater than 25 feet in the SD-1 overlay.

PROPERTY LOCATIONS:

- SD No. 01-23 – The El Monte Center:
 - Street Addresses: 3500-3698 Peck Road, 1021-1045 Stewart Street, 11728 Alloway Street and 3400 and 3515 La Madera Avenue.
 - APN Nos: 8567-014-027, -043 & -048; APN Nos. 8567-015-055, -057, -058 & -059 and APN Nos. 8567-016-026, -027, -028, -030, -033, -039, -040, -046 & -047); and
- DR No. 05-23 – South Side of Stewart Street (APN No. 8567-016-047)

PROJECT SUMMARY: 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.

SD No. 01-23 – Establish a Sign District for the 42.2 acre El Monte Center. The center is roughly bounded by Peck Road to the west, Sitka Street to the north, La Madera Avenue to the east and Stewart Street, the railroad and I-10 freeway to the south. The Sign District will establish development standards for a new freeway-oriented pylon sign.

DR No. 05-23 – To demolish an existing freeway-oriented pylon sign and replace it with a new sign (located slightly to the east of the existing sign) with a maximum height of 110 feet. Design Review is required because the sign will have a height greater than 25 feet.

The entitlements noted above are made pursuant to Chapters 17.122 (Design and Minor Design Review) and 17.128 (General Plan and Zoning Amendments) of the El Monte Municipal Code (EMMC).

APPLICANT AND PROPERTY OWNER: SD No. 01-23 and DR No. 05-23 –
Merlone Geier Partners (MGP)
425 California Street, 10th Floor
San Francisco, CA 94104

EXPANDED AREA PROPERTY OWNERS:

<u>SD No. 01-23</u> – Penske Realty Inc. 3534 Peck Road El Monte, CA 91731	Realty Income Properties, 11 LLC 11995 El Camino Real San Diego, CA 92130
---	---

ENVIRONMENTAL DOCUMENTATION:

This project is exempt by the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15061(B)(3) of the California Public Resources Code, also known as the “Common Sense Exemption” and Section 15311 (Class 11 – Accessory Structures) of the California Public Resources Code, for the construction or replacement of minor accessory structures including on-premise signs.

PUBLIC HEARING:

The Planning Commission will hold a public hearing to receive testimony, orally and in writing, on the proposed Project. The public hearing is scheduled for:

Date: Tuesday, March 28, 2023
Time: 7:00 PM
Place: El Monte City Hall East – City Council Chambers
11333 Valley Boulevard
El Monte, CA 91731

OPTIONS TO PARTICIPATE:

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’s Council Chambers.
- (2) Turn your TV to Channel 3.
- (3) Visit the City’s website at <http://www.elmonteca.gov/378/Council-Meeting-Videos>.
- (4) Call-in Conference Line at (253) 215-8782; Meeting ID 838 4114 2659, then press #, press # again when prompted for participant ID.

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

- (1) Call-in Conference Line at (253) 215-8782; Meeting ID 838 4114 2659, then press #, press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.
- (2) E-mail or Telephone – All interested parties can submit questions/comments in advance to the Planning Division’s general e-mail address: planning@elmonteca.gov or by calling (626) 258-8626. All questions/comments must be received by the Planning Division no later than 3:00 pm on March 28, 2023.

The staff report and attachments on this matter will be available on or about March 24, 2023 on the City of El Monte website, which may be accessed at <https://www.ci.el-monte.ca.us/AgendaCenter/Planning-Commission-2> or by e-mailing jmikaelian@elmonteca.gov.

AMERICAN WITH DISABILITIES ACT:

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the Planning Division by calling (626) 258-8626. Notification 48 hours prior to the meeting will enable the City of El Monte to make reasonable arrangements to ensure accessibility to this meeting.

PUBLISHED DATE:

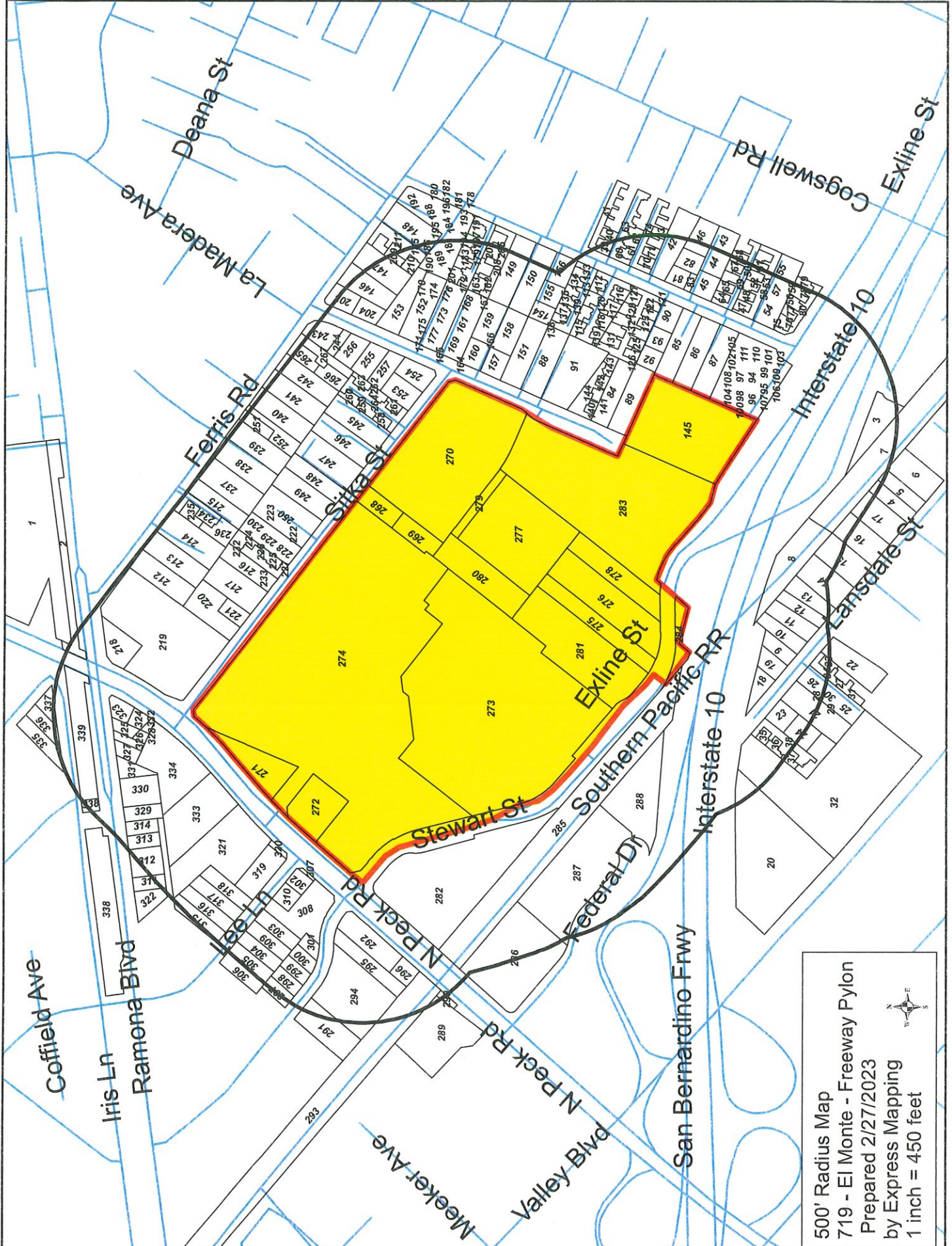
March 16, 2023, by Jason C. Mikaelian, AICP, Deputy Director, Community and Economic Development

MAP OF PROPOSED BOUNDARIES FOR SD-1:



PROPOSED PROPERTY FOR DR 05-23:





500' Radius Map
 719 - El Monte - Freeway Pylon
 Prepared 2/27/2023
 by Express Mapping
 1 inch = 450 feet

