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 and address at the podium for the record.

CONSENT CALENDAR

7. Approval of Planning Commission Minutes

Action minutes from the Planning Commission Meeting of May 28, 2019.

8. Approval of Modification Minutes

None.
9. Conditional Use Permit No. 06-19

*Address:* 3266 Santa Anita Avenue

*Request:* A Conditional Use Permit request to allow the off-sale of beer and wine (Type 20 ABC license) at an existing gas station located in the C-2 (Retail Commercial) zone. The request is made pursuant to the requirements of Section 17.24.040(44) of the El Monte Municipal Code (EMMC).

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

*Case Planner:* Tony Bu, Associate Planner


*Resolution:* 3547

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**REGULAR AGENDA**

10. HIGH DENSITY OVERLAY STUDY SESSION

*Location:* Garvey Avenue from Potrero Avenue to eastern City Limits
Valley Boulevard from Peck Road to eastern City Limits
Durfee Avenue from Valley Boulevard to Elliott Avenue

*Project Description:* High Density and mixed-use development along the Garvey Avenue, Valley Boulevard, and Durfee Avenue corridors.

*Case Planner:* Nancy Lee, Senior Planner

*Recommendation:* Receive presentation from consultant and provide feedback.

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11. Director’s Report

12. City Attorney’s Report

13. Commissioner Comments
NEXT SCHEDULED CITY PLANNING COMMISSION MEETING

Tuesday, June 25, 2019 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 on file in the offices of the Planning Division, City Hall West, 11333 Valley Boulevard, El Monte, California, 91731. These documents are available for public inspections during regular business hours, Monday through Thursday, 7:30 a.m. to 5:30 p.m., except legal City holidays. You may also call the Planning Division at (626) 258-8626 for 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 $1,569.42. Any individual that received notice of this meeting from the City of El Monte will receive notice of an appeal, if one is filed.
1. **Call Meeting to Order** – Meeting was called to order by Chairperson Peralta at 7:09 p.m.

2. **Flag Salute** – The Flag Salute was led by Chairperson Peralta.

3. **Roll Call** – The roll call was led by Community & Economic Development Director Donavanik

**Commissioners present:** Cruz, Gonzalez, Peralta, Nuño, Wong

**Staff present:** Community & Economic Development Director Donavanik
Deputy City Attorney Vazquez
Senior Planner Lee
Planning Secretary Magdaleno

4. **Approval of Agenda:**

Motion: by Commissioner Gonzalez to change the order of the Agenda to start with Item No. 10 and then back to the beginning of agenda to Item No. 9, seconded by Commissioner Nuño.

Motion carried 5-0.

5. **Commission Disclosures:**

No disclosures.

6. **Public Comments:**

None.
CONSENT CALENDAR

7. Approval of Consent Calendar Item No. 7

Motion: by Commissioner Cruz to approve Consent Calendar Items No. 7, seconded by Commissioner Nuño. Motion carried 5-0.

PUBLIC HEARING

Note: There was a change in order of agenda; Item No. 10 was heard first, and then Item No. 11.

10. Design Review No. 04-19

The Applicant requests approval of Design Review No. 04-19 to allow Outfront Media, LLC to renovate an existing freestanding dual panel billboard sign and convert the sign into a freestanding digital dual panel outdoor freeway advertising billboard sign with supporting equipment. The request is made pursuant to the requirements of Chapters 17.22 and 17.88 of the El Monte Municipal Code (EMMC) for property a portion of the property located at 3440 Peck Road, El Monte, CA.

Commissioner Cruz Comments/Questions related to:
- Hopefully sign will not be blinding
- Post city sponsored events; school district and accomplishments
- Sign sound effects?

Commissioner Gonzalez Comments/Questions related to:
- Feedback or data of digital sign impacts on driver safety
- Purpose of the 4 boxes on pole sign; advertising
- Annual Revenue

Commissioner Nuño Comments/Questions related to:
- Clarify what sign; Ross Nissan sign will remain?
- 4 second display requirement from Caltrans?
- Bird resting place

Commissioner Wong Comments/Questions related to:
- Advertising opportunity
- Design; are other digital billboard signs decorative; font size
- Operation of sign; do they run 24/7?
- Energy cost?
- Explanation of 10% of time allocation?

Commissioner Peralta Comments/Questions related to:
- Backlit LED
- Will the sign be animated?
- Landscaping proposed?
PUBLIC COMMENTS:

None.

Motion: by Commissioner Gonzalez to approve Design Review No. 04-19, seconded by Commissioner Nuño. Motion carried 5-0.

9. Tentative Tract Map No. 82656, Design Review No. 02-19, Density Bonus No. 01-19 and Modification No. 13-19

Note: Direct of Community & Economic Development Director Donavanik informed that a red-lined resolution (Resolution No. 3544) and a copy of a comment letter (received a few hours before the meeting) were provided to each commissioner.

The Applicant, Cesar Chavez Foundation is proposing to develop two (2), four (4)-story residential buildings totaling 53-units at the northeast corner of Center Avenue and Valley Boulevard. The subject site is currently developed as the El Monte Transit Station (commonly known as the Trolley Station) and is 29,751 square feet (0.683 acres) in size. Building “A” is proposed with 28 residential rental units, 27 of which will be restricted to low income veterans and one (1) unit for the property manager. Building “B” is proposed with 25 residential rental units, 24 of which will be affordable housing units, and one (1) unit for the property manager. A total of 53 off-street parking stalls will be provided within a subterranean parking garage. Buildings A and B will be owned separately, but will share common and garage areas. The proposed affordable units will range from one (1) to three (3) bedrooms. Buildings A and B combined will provided approximately 6,362 square feet of indoor amenities, including but not limited to, a recreation room, after-school care, lounge and offices. The combined total open space for each building is 6,225 square feet. The property is zoned SP-4, in the Station Sub-area of the Downtown Main Street. Transit-Oriented District Specific Plan (SP-4) and designated as Downtown Core by the General Plan Land Use Element.

Commissioner Cruz Comments/Questions related to:
- Needs of Veterans & their families
- Connection between two buildings
- Who will provide for after school programs, tutoring, daycare?
- Expressed concern about plans not being available and ready for any and all to see, review earlier in the City review process

Commissioner Gonzalez Comments/Questions related to:
- Happy to see quality affordable housing and services
- Include single mothers, students, teen parents in tenant selection process
- Community outreach to attract local residents
- Program/mitigate for coexistence of community; multi-generational needs
- External Public Art
- More inclusive process; transparency important
Commissioner Nuño Comments/Questions related to:
- Trolley & Metro Link Station;
- ADA adaptable units
- EV parking
- Solar powered/ready
- Lighting
- Trashcans
- Railroad Street usage; sidewalk on Southside
- Signal light at Tyler & Railroad or right-in/right-out?
- Organized community outreach

Commissioner Wong Comments/Questions related to:
- Effectiveness of El Monte Trolley and usage
- Relocation of Trolley to parking lot
- The official name of project; signage
- Any contact with Metro or other agencies about this project
- Status on proposal to move Metro Link Station to El Monte Metro Bus Station
- Bike racks location
- Public vs. private open space; maximize green space; City park poor
- Art component on site, mural or sculpture; Condition of approval
- Roof deck for teens; community space
- Noise impact coming from Metro Link/trains; sound mitigation
- Transportation programs/options for residents
- Public notice for trolley relocation (in multiple languages; important to include the community
- El Monte residents for tenant selection process
- More vibrant color palette
- Deadline for temporary relocation of Trolley station?

Commissioner Peralta Comments/Questions related to:
- Interior area/courtyards look institutional
- Enhance blank walls
- Limited Art work; location
- Reassurance that there will be a permanent place for the Trolley Station
- Control intersection at Valley Blvd. & Center Avenue?
- Surface materials for entry ramp; anti-squeaking
- Pet friendly
- Landscape on Metro Link side
- Parkway improvements?
- More trees; more green
- Coordinate or work together with the other 3 Veteran Housing Developments in the City
- Trash bins?
PUBLIC COMMENTS:

Speaker #1: Joseph Montoya, operates as property manager, owner of property at the northwest corner, the commercial building and duplex. Very concerned because this is the first time they were notified that the trolley station would be relocated to the property next to his; City has nothing on file for any other alternative location for trolley station. The relocation site has 61 parking spaces and 29 are occupied. Not happy with the review process. Concerned about parking, the city has no analysis, no approved plans for permanent location of trolley and is very concerned about this proposed project.

Motion: by Chairperson Peralta to approve Planning Commission Resolution No. 3544 with the added and/or amended conditions for Tentative Tract Map No. 82656, Design Review No. 02-19, Density Bonus No. 01-19 and Modification No. 13-19, seconded by Commissioner Gonzalez. Motion carried 5-0.

REGULAR AGENDA

11. Director’s Report - Community & Economic Development Director Donavanik informed that the grand opening and ribbon cutting for “Outdoor Research” will be on Friday, May 31, 2019 at 11:00 a.m.

Community & Economic Development Director Donavanik informed that there will be a study session at the next Planning Commission Meeting regarding the High Density Overlay Project.

12. City Attorney’s Report – None

13. Commissioner Comments – Commissioner Nuño stated he has been on the Planning Commission for 4 years and wondered when the City would be bringing parks to the City of El Monte as promised. He also mentioned he requested a list of all City-owned properties so that the Commission can see if there are any options for a park being developed.

Commissioner Wong inquired about the history of the Art In Public Places Committee and asked why the last meeting took place a few years ago and wondered if it was dissolved.

Commissioner Wong asked if there was a map with routes of the Trolley. Is the route displayed at all the stops? Request Trolley usage data.

Chairperson Peralta, spoke of the project at Garvey and Peck and wondered about the piece in the middle. Also asked what is going on with the Walmart site.
Adjournment

Meeting adjourned at 10:08 p.m.

Respectfully submitted,

Planning Commission Chairperson
Cesar Peralta

Planning Commission Secretary
Marcella Magdaleno
TO: CITY PLANNING COMMISSION

FROM: BETTY DONAVANIK  
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR  
JASON C. MIKAElian, AICP  
CITY PLANNER

BY: NANCY LEE  
SENIOR PLANNER

SUBJECT: STUDY SESSION – HIGH DENSITY AND MIXED-USE OVERLAY

LOCATION: GARVEY AVENUE, FROM POTRERO AVENUE TO THE EASTERN CITY LIMITS

VALLEY BOULEVARD FROM PECK ROAD TO EASTERN CITY LIMITS

DURFEE AVENUE FROM VALLEY BOULEVARD TO ELLIOTT AVENUE

CONSULTANTS: BRUCE RACE STUDIOS  
BRUCE JACOBSON, LAND USE PLANNING

ENVIRONMENTAL DETERMINATION: TO BE DETERMINED

RECOMMENDATION: RECEIVE PRESENTATION FROM STAFF AND CONSULTANTS AND PROVIDE FEEDBACK

BACKGROUND

The City of El Monte ("City") has engaged Bruce Jacobson, Land Use Planning and Bruce Race Studios ("Consultants") to prepare development standards, modeling, and a strategy to implement mixed-use and high density developments in the City. The study area (Attachment A) generally includes properties that surround Garvey Avenue starting from Potrero Avenue to the eastern City limits. The specific areas analyzed include:

- Garvey Avenue, between Potrero Avenue and Santa Anita Avenue (Area 1);
- Garvey Avenue, between Santa Anita Avenue and Meeker Avenue (Area 2);
• Garvey Avenue and Valley Boulevard, between Meeker Avenue (Area 3); and
• Valley Boulevard, between Maxson Road and eastern City limits; and Durfee Avenue between Valley Boulevard and Elliott Avenue (Area 4).

The areas described above are also within the El Monte IRS Opportunity Zones (Attachment B). Opportunity Zones are an economic development tool that is designed to spur economic development and job creation in distressed communities. Opportunity Zones were added to the tax code by the Tax Cuts and Jobs Act on December 22, 2017.

PROPOSED MIXED-USE AND HIGH DENSITY OVERLAY

The Consultants are in the process of evaluating the high density and mixed-use development potential of the areas described above. Since Garvey Avenue has bus service throughout its stretch in the City, staff determined that it would be desirable to engage the consultants to evaluate the potential of high density and mixed-use development in this area and evaluate the development possibilities as they relate to the existing land uses, parcel sizes (overall lot size, depth, and width), ownership status (i.e. multiple lots with the same ownership), and take into account the surrounding land uses. The conceptual development standards are included in Attachment C.

The Consultants will be meeting with the City Council Ad Hoc Development Review Committee and will be conducting outreach meetings to include stakeholders, property owners, developers, and financial investors, to gather input on the proposed Overlay.

RECOMMENDATION

Staff recommends that the Planning Commission receive a presentation from Staff and the Consultants and provide feedback. The Consultants’ goal is to review policy options for economic and planning analysis for the study area. The presentation will consist of:

• Overall study scope and process;
• Observations from initial analysis;
• Policy and related strategies discussion;
• Summary; and
• Next steps

The comments received from the Planning Commission and outreach meetings will be used to further develop the High Density Overlay standards. The finalized standards will be presented to the Planning Commission at a future public hearing for consideration.

Attachments
Attachment A – Garvey Avenue Density Overlay Areas 1-4
Attachment B – El Monte Opportunity Zones
Attachment C – Conceptual Development Standards
Garvey Avenue Density Overlay

AREA ONE

AREA TWO

AREA THREE

Garvey Avenue

Peck Rd

Potrero Ave

Santa Anita Ave

Mountain View Rd

Valley Blvd

Meker Ave

Pomona Ave

Peck Rd

0 500 FT 0.25 MILE 0.5 MILE
Area One

Garvey Avenue Density Overlay

[Map of Garvey Avenue Density Overlay with labels for streets such as Sastre Ave, Seaman Ave, Merced Ave, Garvey Ave, Edwards Ave, Central Ave, Dorean Ave, and Santa Anita Ave.]
LEGEND
- Industrial
- Mobile Home
- Residential
- Commercial
- Auto Related
- Services
- Office

POTRERO AVE
SASTRE AVE
SEAMAN AVE
MERCED AVE
CENTRAL AVE
EDWARDS AVE
DORIAN AVE
SANTA ANITA AVE

RESIDENTIAL
COMMERCIAL
AUTO RELATED
INDUSTRIAL
SERVICES
OFFICE

Existing Uses - Area 1

Garvey Avenue Density Overlay
Area Two

Garvey Avenue Density Overlay
Lot Size By Ownership - Area 2

LEGEND
- Small (<1.0 ac)
- Medium (1.0-2.0 ac)
- Large (>2.0 ac)
- Same Ownership
Development Potential - Area 3

LEGEND

- Low Potential
- Medium Potential
- High Potential
- Auto Related
- Recent/ New Project

Garvey Avenue Density Overlay

Recent/ New Project

Legend

Low Potential
Medium Potential
High Potential
Auto Related
Recent/ New Project

Garvey Avenue Density Overlay

Legend

Low Potential
Medium Potential
High Potential
Auto Related
Recently/ New Project

GARVEY AVENUE

Development Potential - Area 3

Garvey Avenue Density Overlay

Legend

Low Potential
Medium Potential
High Potential
Auto Related
Recently/ New Project

GARVEY AVENUE

Development Potential - Area 3

Garvey Avenue Density Overlay

Legend

Low Potential
Medium Potential
High Potential
Auto Related
Recently/ New Project

GARVEY AVENUE
Area Four

Garvey Avenue Density Overlay
Development Potential - Area 4

Garvey Avenue Density Overlay

LEGEND
- Low Potential
- Medium Potential
- High Potential
- Auto Related
- Recent/ New Project

VALLEY BOULEVARD
Dahlia Avenue
Magnolia Avenue
Dorfe Avenue
Magnolia Avenue
Durfee Avenue
Elliot Avenue
Denholm Drive
Dorfe Avenue
Magnolia Avenue
Block Depth - Area 4

LEGEND
- Shallow (<150')
- Medium (151'-250')
- Deep (>251')
- Same Ownership
- Multi-Ownership

Garvey Avenue Density Overlay
# City of El Monte

## HIGH DENSITY OVERLAY DENSITY TABLE

Revised May 9, 2019

<table>
<thead>
<tr>
<th>Development Features</th>
<th>Allowable Density Ranges (dwelling units/acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>25-35*</td>
</tr>
<tr>
<td>Minimum Parcel Size</td>
<td>22,500 sq. ft.</td>
</tr>
<tr>
<td>Minimum Parcel Depth</td>
<td>&lt;150 feet</td>
</tr>
<tr>
<td>Minimum Parcel Width</td>
<td>&lt;150 feet</td>
</tr>
<tr>
<td>Max. Height</td>
<td>40 feet</td>
</tr>
<tr>
<td>Max. Parcel Coverage</td>
<td>Residential</td>
</tr>
<tr>
<td></td>
<td>Nonresidential</td>
</tr>
<tr>
<td>Max. Parcel Coverage</td>
<td>50%</td>
</tr>
<tr>
<td>First Floor Height</td>
<td>15 feet</td>
</tr>
<tr>
<td>On-Site Parking</td>
<td>Surface</td>
</tr>
<tr>
<td>On-Site Open Space***</td>
<td>Private Open Space</td>
</tr>
<tr>
<td></td>
<td>Common Open Space</td>
</tr>
<tr>
<td></td>
<td>Minimum dimension</td>
</tr>
</tbody>
</table>

*Minimum and maximum densities allowed.

**Podium and subterranean parking areas shall not be counted towards the max allowable FAR.

***Private/Common open space measured in square feet per dwelling unit. Common useable open space may include any roof top and indoor recreational spaces.

**NOTES:**

1. All interior (mid-block) parcels may allow residential use only; an appropriate mix of nonresidential uses may also be allowed.
2. All parcels fronting an intersection shall allow for an appropriate mix of residential and nonresidential uses (either vertical or horizontal), with residential above the first floor.
3. Minimum setbacks shall be as specified in the table below:

<table>
<thead>
<tr>
<th>MINIMUM REQUIRED SETBACKS (FEET)*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type of Setback</td>
</tr>
<tr>
<td>Front</td>
</tr>
<tr>
<td>Street Side</td>
</tr>
<tr>
<td>Interior Side</td>
</tr>
<tr>
<td>Rear</td>
</tr>
<tr>
<td>Good Neighbor Separation*</td>
</tr>
<tr>
<td>Residential to Residential</td>
</tr>
<tr>
<td>Nonresidential to Residential</td>
</tr>
<tr>
<td>Nonresidential to Nonresidential</td>
</tr>
</tbody>
</table>

*Minimum separation required for buildings taller than 40 feet.
4. Residential on-site parking ratios, as specified in the table below.

<table>
<thead>
<tr>
<th>RESIDENTIAL ON-SITE PARKING RATIOS*</th>
<th>25-35 Density</th>
<th>36-60 Density</th>
<th>61-80 Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio Units</td>
<td>1.0/unit</td>
<td>1.0/unit</td>
<td>1.0/unit</td>
</tr>
<tr>
<td>1 Bedroom Units</td>
<td>1.50/unit</td>
<td>1.0/unit</td>
<td>1.0/unit</td>
</tr>
<tr>
<td>2 Bedroom Units</td>
<td>1.50/unit</td>
<td>1.50/unit</td>
<td>1.50/unit</td>
</tr>
<tr>
<td>3+ Bedroom Units</td>
<td>2.0/unit</td>
<td>1.75/unit</td>
<td>2.0/unit</td>
</tr>
<tr>
<td>Guests</td>
<td>1/6 units</td>
<td>1/8 units</td>
<td>1/10 units</td>
</tr>
</tbody>
</table>

*Spaces per unit, as in one on-site parking space for each dwelling unit.

5. Nonresidential on-site parking, as specified in the table below.

<table>
<thead>
<tr>
<th>NONRESIDENTIAL ON-SITE PARKING RATIOS*</th>
<th>25-35 Density</th>
<th>36-60 Density</th>
<th>61-80 Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alcoholic Beverage Sales Uses</td>
<td>250/sq. ft.</td>
<td>275/sq. ft.</td>
<td>300/sq. ft.</td>
</tr>
<tr>
<td>Food Service Uses</td>
<td>200/sq. ft.</td>
<td>225/sq. ft.</td>
<td>250/sq. ft.</td>
</tr>
<tr>
<td>Office Uses</td>
<td>225/sq. ft.</td>
<td>250/sq. ft.</td>
<td>300/sq. ft.</td>
</tr>
<tr>
<td>Retail Sales Uses</td>
<td>200/sq. ft.</td>
<td>225/sq. ft.</td>
<td>250/sq. ft.</td>
</tr>
</tbody>
</table>

*Spaces per square foot, as in one on-site parking space for each 250 sq. ft. of allowable use.

ADDITIONAL NOTES:

1. **Parcel Consolidation Incentive Program.** To encourage the assemblage of smaller parcels into larger more buildable parcels that can be developed more efficiently into a mixed-use or high-density residential project, incentives may be provided to a qualifying development at the Director’s discretion.