



**CITY OF EL MONTE  
PLANNING  
COMMISSION**

**CHAIRPERSON**  
Amy Wong

**VICE-CHAIRPERSON**  
Rafael Gonzalez

**COMMISSIONER**  
Alfredo Nuño

**COMMISSIONER**  
Cesar Peralta

**COMMISSIONER**  
Roberto Estrada Cruz

Phone: (626) 258-8626  
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# **PLANNING COMMISSION AGENDA**

## **CITY OF EL MONTE PLANNING COMMISSION**

TUESDAY, OCTOBER 13, 2020

7:00 P.M.

CITY HALL EAST – COUNCIL CHAMBERS  
11333 VALLEY BOULEVARD

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

- (1) Turn your TV to Channel 3;
- (2) Visit the City's website at:  
<http://www.elmonteca.gov/378/council-meeting-videos>
- (3) Call-in Conference (669) 900-9128; Meeting ID 965 1792 8992 and then press #. Press # again when prompted for participant ID.

**Members of the public wishing to make public comment may do so via the following ways:**

- (1) Call-in Conference (669) 900-9128; Meeting ID 965 1792 8992 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press \*9 to request to speak.
- (2) Email – All interested parties can submit questions/comments in advance to the Planning Division's general email address: [planning@elmonteca.gov](mailto:planning@elmonteca.gov). All questions/comments must be received by the Planning Division no later than 3:00 pm, October 13, 2020.

**Attendance of this meeting can only be done remotely.**

**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 and address for the record.

**CONSENT CALENDAR****7. Approval of Modification Committee Minutes**

None

**8. Approval of Planning Commission Minutes**

September 8, 2020.

**REGUALR AGENDA****9. Time Extension for Tentative Parcel Map No. 82313, Design Review No. 08-18, Density Bonus No. 01-18, and Modification No. 23-18**

*Address:* 3436 & 3454 Tyler Avenue and 11016 Ramona Boulevard/  
APNs: 8579-014-901, 8579-014-902 and 8579-014-903

*Request:* On October 10, 2018, the City of El Monte Planning Commission adopted Resolution No. 3522 approving the construction of a four (4) story 51-unit affordable housing development with 80 parking spaces on a 36,329 square foot site. The affordable units are intended for homeless students and families and for people with incomes ranging from 30 to 60 percent median income levels. A six (6) month time extension to extend the project's entitlements to a new expiration date of April 21, 2021 is recommended by Staff. The request is made pursuant to Chapters 16.12 (Parcel Maps), 17.20 (Modification/Variance), 17.22 (Design Review), and 17.85 (Density Bonus Provisions) of the El Monte Municipal Code (EMMC).

*Case Planner:* Tony Bu, Senior Planner

*Recommendation:* Approve a six (6) month time extension with a new expiration date of April 21, 2021.

**10. General Plan Amendment No. 03-19, Zone Change No. 01-19, Vesting Tentative Tract Map No. 82797, Conditional Use Permit No. 20-19, Variance No. 03-19, and Modification Nos. 28-19, 29-19, 30-19, and 36-19**

*Address:* 3630, 3640, and 3700 Cypress Avenue and 11312 Orchard Street / APN: 8568-026-002, -034, -035, and -053

*Request:* The applicant proposes to demolish 159,100 square feet of existing industrial development and construct 103 townhomes with attached two-car garages on a 5.24 acre property. The two-story townhomes are proposed along Orchard Street and the remainder of the townhomes would be three-stories in height. The Project proposes approximately 56,560 SF of open space, including private open space. A total of 269 off-street parking spaces are provided (206 spaces within two-car garages and 63 open stalls).

Requested Entitlements:

- General Plan Amendment to change the subject site’s land use designation from Industrial/Business Park and Medium-Density Residential to High-Density Residential;
- Zone Change to change the subject site’s zoning designation from M-2 and R-3 to R-4;
- Vesting Tentative Tract Map to consolidate all parcels and subdivide for 103 residential units;
- Conditional Use Permit for the construction of three or more dwelling units;
- Variance to deviate from minimum private common and private open space requirements; and
- Modifications to deviate from off-street parking requirements, front yard setbacks, wall heights, and floor area ratio.

*CEQA* Mitigated Negative Declaration

*Recommendation:*

*Case Planner:* Nancy Lee, Senior Planner

*Recommendation:* Adopt a Resolution of denial for the project.

*Resolution:* 3581

**11. General Plan Conformity No. 03-20**

- Location:* Area Y – Generally located on the east end of the Santa Fe Trail Plaza site and bounded by El Monte Avenue to the east, Monterey Avenue to the west, Valley Boulevard to the south, and the Metrolink commuter rail to the north.
- Request:* General Plan Conformity Report for real property dispositions by the Successor Agency for Area Y.
- CEQA Recommendation:* Exempt pursuant to the requirements of the California Environmental Quality Act (CEQA) of 1970, and the CEQA Guidelines Sections 15182(c), 15304, and 15325.
- Case Planner:* Betty Donovanik, Director
- Recommendation:* Recommend that the City Council find that the project is consistent with CEQA Sections 15183(c), 15304, and 15325, and approve General Plan Conformity Report No. GPC 03-20.
- Resolution:* 3585 and 3586

**PUBLIC HEARING****12. Conditional Use Permit No. 32-19**

- Address:* 2929 Durfee Avenue
- Request:* A Conditional Use Permit is requested to allow overflow parking at the subject property in conjunction with the operation of a passenger transportation services company located at 2140 Durfee Avenue. The subject site is 51,000 square feet in size and is located within the M-1(Light Manufacturing) zone. The request is made pursuant to Section 17.24.040 (58) of the El Monte Municipal Code (EMMC).
- CEQA Recommendation:* Adopt a Categorical Exemptions under Section 15332 (Class 32 – In-Fill Development Projects) in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended.
- Case Planner:* Sandra Elias, Assistant Planner
- Recommendation:* Adopt resolution of approval.
- Resolution:* 3583

**13. Tentative Tract Map No. 82682, Conditional Use Permit No. 28-19 & Conditional Use Permit No. 30-19, Variance No. 01-20 and Modification Nos. 20-20, 21-20 & 22-20**

*Address:* 4526 Santa Anita Avenue

*Request:* The Applicant proposes to construct 14 residential townhouse units on an approximate 24,776 square foot lot. The residential units will comprise of six (6) two-story units and eight (8) three-story units that will occupy five (5) detached condominium buildings. Each unit will provide a two-car garage and four (4) open guest/shared parking spaces will be provided at the site. The following entitlements are requested for the project: Tentative Tract Map No. 82682 to subdivide the property for individual ownership; Conditional Use Permit No. 28-19 to allow multi-family residences; Conditional Use Permit No. 30-19 to allow residences within a commercial zone; Variance No. 01-20 to deviate from required open space dimensions; Modification No. 20-20 to reduce the maximum floor area ratio (FAR); Modification No. 21-20 to reduce second-story step-backs; and Modification No. 22-20 to reduce the building separation requirement. The property is located within the C-2 (Retail-Commercial) Zone. This request is made pursuant to the requirements of Title 16 (Subdivisions), Chapter 17.20 (Modification-Variance) and Chapter 17.24 (Conditional Use Permit) of the El Monte Municipal Code (EMMC).

*CEQA Recommendation:* Adopt a Categorical Exemptions under Section 15332 (Class 32 – In-Fill Development Projects) in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended.

*Case Planner:* Tony Bu, Senior Planner

*Recommendation:* Continue to the Planning Commission meeting of October 27, 2020.

*Resolution:* 3584

**14. Director's Report**

**15. City Attorney's Report**

**16. Commissioner Comments**

**NEXT SCHEDULED CITY PLANNING COMMISSION MEETING**

**Tuesday, October 27, 2020 at 7:00 P.M.**

City Hall East – City Council Chambers

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

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

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

1. The staff report is presented by City Planning staff.
2. The City Planning Commissioners ask questions if necessary for clarification.
3. The City Planning Commission Chair opens the public hearing.
4. The applicant makes a presentation to the City Planning Commission.
5. Individuals speaking in favor of the project address the Commission.
6. Individuals speaking against the project address the Commission.
7. The applicant responds to project opponents.
8. The public hearing is closed.
9. City Planning Commission members discuss the project.
10. City Planning Commission members vote on the project.
11. At the next scheduled Commission meeting, which is usually two weeks after the hearing, a resolution confirming the Commission action will be adopted.
12. Any interested party who disagrees with the City Planning Commission decision may appeal the Commission's decision to the City Council within 10 calendar days of the adoption of the resolution. Any appeal filed must be directed to the City Clerk's Office and must be accompanied by a fee of \$2,080.96. Any individual that received notice of this meeting from the City of El Monte will receive notice of an appeal, if one is filed.

**ACTION MINUTES FOR THE PLANNING COMMISSION MEETING HELD ON  
TUESDAY, SEPTEMBER 8, 2020 AT CITY HALL COUNCIL CHAMBERS  
11333 VALLEY BOULEVARD, EL MONTE, CALIFORNIA**

**1. Call Meeting to Order** – Meeting was called to order by Chair Wong at 7:03 p.m.

**2. Flag Salute** – The Flag Salute was led by Chair Wong.

**3. Roll Call** – The roll call was led by Senior Office Assistant Adrian Perez.

**Commissioners present:** Cruz (in-person), Gonzalez (virtual), Wong (virtual) and Peralta (virtual).

**Commissioners Absent:** Nuño

**Staff present:** Community and Economic Development Director Donavanik  
Community and Economic Development Deputy Director Mikaelian  
Chief Building Official Morris  
Deputy City Attorney Vasquez  
Sergeant Luna  
Senior Planner Bu  
Associate Planner Graciano  
Senior Office Assistant Perez

**4. Approval of Agenda:**

Motion: by Commissioner Peralta to approve agenda; seconded by Commissioner Gonzalez.

Motion carried 4 - 0.

**5. Commission Disclosures:**

None

**6. Public Comments:**

None

**CONSENT CALENDAR**

**7. Approval of Modification Committee Minutes:**

None

## 8. Approval of Planning Commission Minutes:

07/28/2020

*Motion:* Commissioner Gonzalez motioned to approve the item, Commissioner Cruz seconded the motion.

Motion carried 4-0.

## **REGULAR AGENDA**

### **9. General Plan Amendment No. 03-19, Zone Change No. 01-19, Vesting Tentative Tract Map No. 82797, Conditional Use Permit No. 20-19, Variance No. 03-19, and Modification Nos. 28-19, 29-19, 30-19, and 36-19 – 3630, 3640, and 3700 Cypress Avenue and 11312 Orchard Street**

The applicant proposes to demolish 159,100 square feet of existing industrial development and construct 103 townhomes with attached two-car garages on a 5.24 acre property. The two-story townhomes are proposed along Orchard Street and the remainder of the townhomes would be three-stories in height. The Project proposes approximately 72,700 SF of open space, including private open space. A total of 269 off-street parking spaces are provided (206 spaces within two-car garages and 63 open stalls).

#### **Requested Entitlements:**

- General Plan Amendment to change the subject site's land use designation from Industrial/Business Park and Medium-Density Residential to High-Density Residential;
- Zone Change to change the subject site's zoning designation from M-2 and R-3 to R-4;
- Vesting Tentative Tract Map to consolidate all parcels and subdivide for 103 residential units;
- Conditional Use Permit for the construction of three or more dwelling units;
- Variance to deviate from minimum private common and private open space requirements; and
- Modifications to deviate from off-street parking requirements, front yard setbacks, wall heights, and floor area ratio.

*Deputy Director Mikaelian requested to continue item to the September 22, 2020 Planning Commission Meeting.*

*Motion:* Commissioner Peralta motioned to open public hearing; seconded by Chair Wong.

Motion carried 4-0

#### **PUBLIC COMMENTS:**

- None

## **COMMISSIONER COMMENTS:**

*Motion:* Commissioner Peralta motioned to continue item to 09/22/2020 meeting; seconded by Chair Wong.

Motion carried 4-0.

## **PUBLIC HEARING**

### **10. Conditional Use Permit No. 09-20 & Revocation of Conditional Use Permit No. 24-05 - 10520 Lower Azusa Road**

The applicant requests Conditional Use Permit No. 09-20 to allow an on-sale alcohol license (Type 47) for the sale of beer, wine and distilled spirits in a bona fide restaurant at an existing karaoke business (Happy KTV). The tenant space is within a multi-tenant commercial center located in the C-2 (Retail-Commercial) zone. The request is made pursuant to Chapter 17.24 of the El Monte Municipal Code (EMMC).

On August 25, 2020, the Planning Commission initiated revocation proceedings at their regularly scheduled meeting to consider revocation for Conditional Use Permit No. 24-05 which established the live entertainment use (karaoke) on October 11, 2005. The request is made pursuant to EMMC Section 17.24.100 - Revocation.

*Associate Planner Graciano provided a presentation on this item.*

## **PUBLIC COMMENTS:**

Chair Wong read the electronic mail (e-mail), as requested, on behalf of the concerned citizen:

“Dear staff,

I would like to submit comments to the Public Hearing on 9/8/20 for Happy KTV's application for Alcohol License (Type 47). Since Happy KTV opened in December 2020., they have been selling both hard liquor (distilled spirit) and beer to the customers. I have been there multiple times not knowing that they don't have the license to sell alcohol. During the COVID-19 pandemic, they continue to do business disregarding the City's ordinance for only allowing essential business to stay open. Until now Happy KTV remains open Mon - Sat from 8:00 pm to 12:00 am by locking the front door, and all employees and customers enter and exit from the back door. On top of that, Happy KTV is not just a typical karaoke bar. They hire young girls to sit and drink with the customers, which customers are charged by hour for the female companionship. From time to time customers fight over the girls. One time a fight broke out in Happy KTV, which police came. Instead of letting police to come in, they locked the front door and pretended that they were not open until the police left. I strongly oppose Happy KTV to obtain an Alcohol License (Type 47). With their poor track records, I cannot foresee that they will obey the rules on the license. Instead they are likely to add more burden on El Monte Police Dept and disturb the peace of the neighbors.”

**From:** Edward

**Sent:** Monday, August 31, 2020 5:01 PM

**To:** Jeni Colon

**Subject:** AGAINST type 47 license approval for Happy KTV (10520 Lower Azusa Rd, El Monte, CA 91731)

To: City of El Monte Planning Commission

From: Edward

Re: Happy KTV applying for type 47 liquor license

To Whom It May Concern:

We have heard that Happy KTV (10520 Lower Azusa Rd, El Monte, CA 91731) has been applying for type 47 license recently and looking for public hearing soon. WE are certainly against this place be approved for the type 47 application because:

1. This place has been violating the law for opening the business privately under the COVID-19 lockdown regulations, it causes a lot of issues under the pandemic, and there are several people related to this business have tested positive for COVID 19, so this place should be forced to lockdown any time soon for our safety protection,
2. This place has been selling hard liquor to clients even without type 47 license, and there are many customers are under age of 21! Plus the secretly opening during the pandemic, surprisedly this place is still allowed to open now, maybe because some bribing involved with the officials and related government people, the city should investigate it to protect the whole community,
3. There are gangsters fighting, illegal drug selling, illegal gun firing, female prostitution, illegal immigrant without permit working there with prostitution activities... etc. going on in this location every day, again, people in the community are really shocked why this place is still allowed to opened by the El Monte City, any under table bribing involved? And certainly would support it NOT receiving approval of the type 47 license to continue the violating business.
4. The business has been violating the tax filing with a lot of violations, need to be investigated.

The above is only part of the reasons we are against the type 47 be approved for Happy KTV, and we hope El Monte city will do the right thing to protect the residents and business in the area!

Thanks and have a nice day, Edward”

- Emailed public comment shared the same concerns safety and worries of noncompliance from applicant.

Applicant Nan Feng submitted comments via email and spoke at the meeting. Nan Feng stated he represents the owner, who speaks limited English. Feng stated the following:

- They were suspicious that the emails were from their business competitors and previous employees they fired, since the emails were submitted with anonymous names.

- Their legal agent was online and stated that they put a legal notice outside the door for 30-days in April and May (as required by ABC (Alcohol Beverage Control)) and they did not receive any comments or replies.
- They invested a lot of money to get the business operating.
- As soon as they were told that the Planning Division had concerns, they submitted the information that was requested.
- Noted a lot of the issues happened before they took over the business, and a lot of the problems come from the nearby restaurant.
- They have records showing the restaurant next to Happy KTV is operating until 3:00 a.m.
- They completely agreed with any recommendations given to them to improve their business and are open for any inspections by the City. Just earlier today, (09/08/2020), two (2) police officers and an employee of the El Monte Planning Division came to conduct an inspection.
- They strongly recommend that the Planning Division give them adequate time to fix any issues with the location.
- They do not sell alcohol to any customers, especially to underage people.

## **COMMISSIONER COMMENTS:**

### **Commissioner Cruz Comments/Questions related to:**

- Business
  - Commissioner Cruz stated the new business owners should have been aware of the businesses they buying.
- Police Calls
  - Commissioner Cruz was curious about the several Police calls/visits and why the Police were not allowed to enter the location. That kind of action does not reflect problems coming from another restaurant. Could the applicant provide an explanation?
    - Feng stated:
      1. The instance happened in March and he does not truly know the reason for that occurrence.
      2. Since the occurrence, the manager and some employees from that night have been let go, and to his understanding, they were preparing food inside.
      3. It was their (employees') fault for not opening to local law enforcement. They may have been afraid to open the door due to a language barrier. I do not know the exact reason, but from what I heard they were scared.
    - Director Donavanik mentioned to Chair Wong that Sergeant Luna is present for the meeting and should address those comments.
    - Sergeant Luna stated in regards to the March incident while under COVID-19 orders, officers went to the location and the doors were locked. No one would open the doors and there were clearly people inside the location. In subsequent interviews, Mr. Feng identified himself as the owner and other times identified another man as the owner. There is a lack identification of who is responsible for the business, and a lack of communication with the employees to find out what is going on after hours with the business during

COVID-19. There have been several instances where intoxicated patrons identified the business as a bar/tavern to the Police.

- Access to the security video was not available, and has not been presented properly. Mr. Feng was not able to demonstrate how to operate the machine. ABC confirmed that Happy KTV never had a license to sell alcohol. Violent activities have occurred at the business such as fights, stabbings, assaults, etc.
- Commissioner Gonzalez stated the information provided by the Police has been very informative and asked the applicant if he anything to say on the matter.
- Applicant Feng said the reason they don't have a lot of control is because they are new to this business. After they finish the renovations, they were hit with COVID-19. In the future, they are going to be able to control the business better.
- Associate Planner Graciano noted that the renovations within the building were done without any permits.
- Applicant Feng stated the changes were new tables, new stove/oven, new fridges, and freezers.
- Associate Planner Graciano mentioned that the last documented floor plan in 2005 shows that a kitchen was not permitted.
- Applicant Feng stated he went to Planning Division in January and Planning did not have any plans on record, so he prepared new plans.
- Chief Building Official Morris noted that any improvements such as an oven, hoods, or fire extinguishing equipment would have to be checked by Building Division, LA County Fire department, and LA County Health Department.

**Commissioner Peralta Comments/Questions related to:**

- Happy KTV Situation
  - Commissioner Peralta made it clear this situation should not be taken lightly. This is an establishment that does not have the permit to have a legal kitchen nor a legal restaurant. What is the rationale about giving that excuse if it not even supposed to be a restaurant? This is not indicative of a business that wants to play by the rules.
    - Applicant Feng stated they do have a permit to allow them to be a restaurant. The previous owner had a kitchen and the only thing they did was upgrade the existing appliances.
    - Commissioner Peralta stated what could be surmised is the previous owner installed a kitchen without a permit and the applicant's due diligence was not thorough. Especially with the history of noncompliance and the same behavior was continued with the new owners.
    - Applicant Feng stated since COVID-19 hit, they have the time needed to fix the mistakes that are being brought to light.
    - Associate Planner Graciano mentioned it is really difficult to identify who is the new owner. Since the opening of the business in 2006, Happy KTV never received a new business license or business occupancy permit, which would have required an inspection and identified all of the inconsistencies. Instead the new business owner simply added their name

to the existing business license and kept all of the old business owners on record.

- Building Official Todd added any changes would need to submit new applications and inspections with LA County Fire and LA County Health.

**Commissioner Gonzalez Comments/Questions related to:**

- Responding to the Public Comments
  - Commissioner Gonzalez is doubtful the public comments are from the business competitors, he believes they are more likely from the residents in the area.
    - Commissioner Gonzalez stated at face value he is inclined to accept staff recommendation.
    - Feng stated he doesn't know if the neighborhood or not, but we did put a notice in April for 30 Days and didn't not receive any comments. That's why Feng is suspicious to think it was nearby restaurants/businesses. Feng continued to say if it was the neighbors they wanted to work one on one to prevent and solve any issues with the neighborhood.

**Chairperson Wong Comments/Questions related to:**

- Chair Wong wanted to verify that no current floor plans are on file for the site.
  - Associate Planner Graciano stated the previous Conditional Use Permit plans does not show a kitchen and the previous conditions of approval prevented the establishment from having food service. After checking with Building Division, there has never been kitchen in that location.

*Motion:* Chair Wong motioned to close public hearing; seconded by Commissioner Peralta.

Motion carried 4-0.

**CLOSING THOUGHTS:**

- Commissioner Peralta believes the establishment is not willing to play by the rules from what has been presented and have simply added new management/owners to the current business and its license.
  - Commissioner Cruz believes what Commissioner Peralta stated is accurate and added that the confusion of ownership seems to be deliberate.
  - Commissioner Gonzalez agreed with his previous thoughts and the last thing the Commission would want to do get rid of a business, but it seems that the owners and the people running the establishment have been reckless. The City does not deserve any of this, the neighborhood does not deserve this, nor do the neighboring businesses. The City does not want to be known for revoking licenses or conditional use permits, but as Commissioner, I have a duty. I applaud staff for the work they put together for bringing this case to us.
  - Chair Wong thanked the Commissioners for sharing their points and thoughts. Chair Wong continued to say there many avenues to fix the issues and the business operator chose not to. This business has been taken to multiple commission meetings and should not go to another Commission meeting.

*Motion:* Commissioner Peralta motioned to adopt Resolution 3582; seconded by Commissioner Gonzalez.

Motion carried 4-0.

**11. Director's Report – None**

**12. City Attorney's Report – None**

**13. Commissioner Comments –**

**Commissioner Cruz:**

- None

**Commissioner Peralta:**

- None

**Commissioner Gonzalez:**

- Shared how much respect he has for staff and his fellow Commissioners.

**Chair Wong:**

- Hoping everyone is staying safe and healthy.
- Thank you staff for your hard work.

**14. Adjournment**

Meeting adjourned at 8:30 p.m.

Respectfully submitted,

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Planning Commission Chairperson  
Amy Wong

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Planning Commission Secretary  
Adrian Perez

**TO:** CITY PLANNING COMMISSION

**FROM:** BETTY DONAVANIK  
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

JASON C. MIKAELIAN, AICP  
COMMUNITY & ECONOMIC DEVELOPMENT DEPUTY  
DIRECTOR

**BY:** TONY BU  
SENIOR PLANNER

**SUBJECT:** TENTATIVE PARCEL MAP NO. 82313, DESIGN REVIEW  
NO. 08-18, DENSITY BONUS NO. 01-18, &  
MODIFICATION NO. 23-18 (TIME EXTENSION)

**LOCATION:** 3436 & 3454 TYLER AVENUE & 11016 RAMONA  
BOULEVARD

**APPLICANT:** MAURICE RAMIREZ  
NEWPORT PARTNERS LLC  
9 CUSHING, SUITE 200  
IRVINE, CA 92618

**PROPERTY OWNER:** CITY OF EL MONTE  
11333 VALLEY BOULEVARD  
EL MONTE, CA 91731

**RECOMMENDATION:** APPROVE TIME EXTENSION FOR TENTATIVE PARCEL  
MAP NO. 82313, DESIGN REVIEW NO. 08-18, DENSITY  
BONUS NO. 01-18, AND MODIFICATION NO. 23-18

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**BACKGROUND**

On October 10, 2018, the City of El Monte Planning Commission adopted Resolution No. 3522 approving Tentative Parcel Map No. 82313, Design Review No. 08-18, Density Bonus No. 01-18, and Modification No. 23-18 to construct a four (4) story 51-unit affordable housing development with 80 parking spaces on a 36,329 square foot site. The affordable units are intended for homeless households and people with incomes ranging from 30 and 60 percent of the area median income. According to Resolution No. 3522, the entitlements for the project had a two (2) year expiration date which is set to expire on October 20, 2020.

## **REQUEST**

The Applicant has requested an extension of the project's entitlements for additional time to secure close to 60 percent of the funds needed for the project.

To get the project fully funded and into construction by mid-year (next year), the Applicant is proposing to pursue the following two tracks:

- Track A: Apply for LACDA Funding (November 2020) and if successful, eliminate the need to apply for State Credits.
- Track B: Apply for CDLAC/TCAC/State Credits (at the earliest time State Tax Credits are available to be applied for).

## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission extend the project's entitlements for an additional six (6) months with a new expiration date of April 20, 2021.

## **ATTACHMENTS:**

- A. Planning Commission Resolution No. 3522
- B. Time Extension Request Letter
- C. Finance Performa

## RESOLUTION NO. 3522

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 82313, DESIGN REVIEW NO. 08-18, DENSITY BONUS NO. 01-18, AND MODIFICATION NO. 23-18 AND THE ADOPTING A STATUTORY AFFORDABLE HOUSING EXEMPTION TO PERMIT THE CONSTRUCTION OF A 51-UNIT AFFORDABLE HOUSING DEVELOPMENT ON A 0.83 ACRE SITE LOCATED AT 3436 & 3454 TYLER AVENUE AND 11016 RAMONA BOUELVARD, EL MONTE, CALIFORNIA**

The Planning Commission of the City of El Monte, County of Los Angeles, State of California, does hereby find, determine and resolve as follows:

**SECTION 1 – PROJECT DESCRIPTION.** On August 22, 2018, Maurice Ramirez, Newport Partners LLC, 9 Cushing Suite 200, Irvine, California, 92618, filed an application for Tentative Parcel Map No. 82313, Design Review No. 08-18, Density Bonus No. 01-18, and Modification No. 23-18 for the construction of a 51-unit affordable housing development located within the SP-4 (Downtown Transit-Oriented District Specific Plan – Monte Vista Sub-Area) Zone.

**SECTION 2 – PUBLIC HEARING.** This request is made pursuant to the requirements of Chapters 16.12, 17.20, 17.22, and 17.85 of the El Monte Municipal Code (EMMC). The subject properties are located at 3436 & 3454 Tyler Avenue and 11016 Ramona Boulevard, El Monte, California, and described as follows, to wit:

APN Nos: 8579-014-901, 8579-014-902 and 8579-014-903

Pursuant to which after due notice as required by law, a full and fair public hearing was held to consider an adoption of a Statutory Exemption, and approval of Tentative Parcel Map No. 82313, Design Review No. 08-18, Density Bonus No. 01-18, and Modification

No. 23-18 for the construction of a 51-unit affordable housing development, before this Planning Commission on October 9, 2018 at which time, all interested persons were given full opportunity to be heard and present evidence.

**SECTION 3 - ZONING.** The property is located within the SP-4 (Downtown Transit-Oriented District Specific Plan Monte Vista Sub-Area) zoning district. Surrounding properties are of similar land uses and are as follows:

- **North:** SP-4: Downtown Core; Parking lot
- **East:** R-1B: Low Density Residential; Single & Multi-family residential
- **South:** C-3; Downtown Core; Multi-family/senior housing
- **West:** C-3; Downtown Core; Commercial/retail

**SECTION 4 - GENERAL PLAN.** The General Plan Land Use Designation is Downtown Core. The Downtown Core area is intended for a mix of conventional single-family neighborhoods and very high density mixed/multiuse development, hotel and entertainment uses, and commercial and office development oriented around mass transit. The proposed 51-unit affordable housing development is consistent with the goals of the EMMC and the 2011 El Monte General Plan.

**SECTION 5 - ENVIRONMENTAL.** In accordance with the criteria and authority contained in the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines as amended, staff has conducted the appropriate environmental analysis and based on that assessment, the City has determined the requested project to be Statutorily Exempt (Article 12.5 Exemption for Agricultural Housing, Affordable Housing, and Residential Infill Project, pursuant to Sections 15192, 15194, and 15195) in accordance with the requirements of the State CEQA Guidelines. In addition, per the

National Environmental Policy Act (NEPA) of 1970 and the NEPA Guidelines, in accordance with 40 CFR Article 1508.4, the project qualifies for a Categorical Exclusion. No further environmental assessment is necessary.

**SECTION 6 – TENTATIVE PARCEL MAP FINDINGS.** All necessary findings for the granting of the Tentative Parcel Map pursuant to Section 16.12.100 of the El Monte Municipal Code can be made in a positive manner and are as follows:

A. The proposed map is consistent with applicable general and specific plans.

*Finding of Fact:*

The proposed project is located within the Downtown Core land use designation by the El Monte General Plan, which allows multi-family residential uses. Per the Zoning Code, all buildings used exclusively for dwelling purposes shall comply with the development standards of the SP-4 (Downtown Transit-Oriented District Specific Plan – Monte Vista Sub-Area) zone.

The SP-4 zone allows a maximum density of 50 dwelling units per acre (du/ac) for a maximum of 41 units for the 0.83 acre site. Furthermore, because the applicant proposes a tenant mix of all affordable (very low and low income units), a 35 percent (35%) density bonus has been requested to increase the allowed density to 65 du/ac for a maximum total of 55 units for the project site. However, the applicant is only proposing to provide 51 units; consistent with the General Plan and Specific Plan.

The project site is currently vacant and consists of three (3) parcels formerly developed with commercial/auto-related uses. The project site is surrounded by single-family and multiple family residential, and commercial uses. Therefore, the proposed project will provide a use that is consistent and compatible with the intended land uses for the area as specified by the General Plan and Specific Plan and is consistent with the vision and policies intended for the Downtown Core land use designation.

B. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

*Finding of Fact:*

The proposed project is located within the Downtown Core land use designation by the El Monte General Plan, which allows multi-family residential uses. Per the Zoning Code, all buildings used exclusively for dwelling purposes shall comply with the development standards of the SP-4 (Downtown Transit-Oriented District Specific Plan – Monte Vista Sub-Area) zone.

The SP-4 zone allows a maximum density of 50 dwelling units per acre (du/ac) for a maximum of 41 units for the 0.83 acre site. Furthermore, because the applicant proposes a tenant mix of all affordable (very low and low income units), a 35 percent (35%) density bonus has been requested to increase the allowed density to 65 du/ac for a maximum total of 55 units for the project site. However, the applicant is only proposing to provide 51 units; consistent with the General Plan and Specific Plan.

The vision, goals and policies of the El Monte General Plan for the Downtown Core land use designation encourages a mix of conventional single-family neighborhoods and very high density mixed/multiuse development, hotel and entertainment uses, and commercial and office development oriented around mass transit. General I Plan Policy LU-9.7 Housing Design requires excellence in residential architecture design and construction practices exemplified by high quality and durable building materials, aesthetics, functionality, and sustainability in concert with expectations of architecture in the Community Design Element and corridor implementation plans. The proposed project is consistent with this General Plan policy as it would provide high quality architectural and landscape design and use of sustainable materials and practices. The architectural treatment of building elevations and modulation of the massing stimulates visual interest. Adequate open space consistent with City design guidelines is proposed to ensure a livable quality environment.

The proposed project is consistent with the General Plan goals and policies through its high level of architectural design and site layout. Therefore, the proposed project improvements and land uses meet the intent and the applicable development standards of the City's Zoning Code, Subdivision Code, Specific Plan, and the General Plan.

C. The site is physically suitable for the type of development.

*Finding of Fact:*

The proposed project consolidates three (3) parcels into one (1) parcel totaling 0.83 acres for the development of 51 dwelling units. The proposed apartment complex will front Tyler Avenue and Ramona Boulevard with vehicular access from Tyler Avenue. The project complies with the maximum density (with the request of a 35% density bonus) and lot coverage requirements and in some cases exceeds the Zoning Code design intent and/or requirements. Furthermore, staff has worked with the applicant to achieve a site plan that is able to meet the intent of the Zoning Code to the greatest feasible extent. The site is physically suitable for the proposed development.

D. The site is physically suitable for the proposed density of development.

*Finding of Fact:*

The SP-4 zone allows a maximum density of 50 dwelling units per acre (du/ac) for a maximum of 41 units for the 0.83 acre site. Furthermore, because the applicant proposes a tenant mix of all affordable (very low and low income units), a 35 percent (35%) density bonus has been requested to increase the allowed density to 65 du/ac for a maximum total of 55 units for the project site. However, the applicant is only

proposing to provide 51 units; consistent with the General Plan and Specific Plan. Therefore, the site is physically suitable for the proposed density of development.

- E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

*Finding of Fact:*

The project site is vacant and has two (2) existing palm trees on the site. The palm trees are not considered as protected trees per the EMMC. Furthermore, the project site is surrounded by urban land uses and does not contain identified native or sensitive species, riparian or sensitive habitats or wetlands. Therefore, the proposed project is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

- F. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

*Finding of Fact:*

The proposed project will be located in an urbanized built-out community with existing and compatible residential and commercial uses, and therefore not likely to cause serious public health problems. Conditions of approval have been incorporated into the project or will be implemented to ensure that the proposed project will not negatively impact the surrounding properties or land uses in the area. Additionally, before the issuance of City development permits and/or a Certificate of Occupancy, the project is required to comply with all conditions set forth in the resolution of approval, from the Building and Safety Division, Engineering/Public Works Division, and Fire Department requirements. The referenced agencies through the permit and inspection process will ensure that the proposed project will not be detrimental to the public health, safety or welfare nor will it be materially injurious to the properties or improvements in the vicinity.

- G. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record and to easements established by judgment of a court of competent jurisdiction. No authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

*Finding of Fact:*

The project does not interfere with any existing public access easements through or use of the proposed subdivision. Standard utility easements will remain in place for use by utility companies for the provision of water and electrical lines. Required utility

easements will be conditioned and be recorded as part of the map recording. Furthermore, the Site plan has been developed specifically to avoid areas where permanent structures are not permitted.

The project also includes the vacation of a portion of an existing alleyway located along the south portion of the site which currently connects Tyler Avenue to California Avenue. The portion of the alley east of the project site will remain. Therefore, the vacation of a portion of the alley will not conflict with public access for the surrounding area.

The site has adequate access and an efficient internal circulation system and the project improvements and land uses are consistent with the intent and the applicable development standards of the City's Zoning Code, Subdivision Code, the Downtown Specific Plan, and the General Plan. Tentative Parcel Map No. 82313 has been evaluated by the City's Public Works Engineering Department, which has identified conditions and public improvements that will be required to be performed and completed in an acceptable manner to the City in accordance with all applicable rules and laws.

**SECTION 7 – DESIGN REVIEW FINDINGS.** All necessary findings for the granting of a Design Review pursuant to Section 17.22.060 of the El Monte Municipal Code can be made in a positive manner and are as follows:

- A. The granting of the design review request will not be detrimental to the public health or welfare or be injurious to the property or to improvements in such zone or vicinity.

*Finding of Fact:*

The proposed project will be located in an urbanized built-out community with existing and compatible residential and commercial uses, and therefore will not be detrimental to the public health or welfare or be injurious to the property or to improvements in such zone or vicinity. Conditions of approval have been incorporated into the project to ensure that the proposed project will not negatively impact the surrounding properties or land uses in the area. Additionally, before the issuance of City development permits and/or a Certificate of Occupancy, the project is required to comply with all conditions set forth in the resolution of approval, from the Building and Safety Division, Engineering/Public Works Division, and Fire Department requirements. The referenced agencies through the permit and inspection process will ensure that the proposed project will not be detrimental to the public health, safety or welfare nor will it be materially injurious to the properties or improvements in the vicinity.

- B. The design of the proposed project would provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, textures, and colors that remain appealing and will retain a reasonably adequate level of maintenance.

*Finding of Fact:*

The proposed project will provide high quality architectural and landscape design and use of sustainable materials and practices. The architectural treatment of building elevations and modulation of the massing stimulates visual interest. Adequate open space consistent with City design guidelines is proposed to ensure a livable quality environment. Therefore, the design of the project will provide a desirable environment for its occupants and visiting public as well as its neighbors.

- C. The design and layout of the proposed project would not unreasonably interfere with the use and enjoyment of neighboring existing or future development, and will not result in vehicular and/or pedestrian hazards.

*Finding of Fact:*

The proposed project will be located in an urbanized built-out community with existing and compatible residential and commercial uses, and therefore not likely unreasonably interfere with the use and enjoyment of neighboring existing or future development. Conditions of approval have been incorporated into the project or will be implemented to ensure that the proposed project will not negatively impact the surrounding properties or land uses in the area.

The site has adequate access and an efficient internal circulation system and the project improvements and land uses are consistent with the intent and the applicable development standards of the City's Zoning Code, Subdivision Code, the Downtown Specific Plan, and the General Plan. Tentative Parcel Map No. 82313 has been evaluated by the City's Public Works Engineering Department, which has identified conditions and public improvements that will be required to be performed and completed in an acceptable manner to the City in accordance with all applicable rules and laws.

- D. The architectural design of the proposed project is compatible with the character of the surrounding neighborhood and the provisions of this chapter and the general plan contemplate harmonious, orderly and attractive development.

*Finding of Fact:*

The proposed project will provide high quality architectural and landscape design and use of sustainable materials and practices. The architectural treatment of building elevations and modulation of the massing stimulates visual interest. Adequate open space consistent with City design guidelines is proposed to ensure a livable quality environment. Therefore, the proposed project will be compatible with the character of the surrounding neighborhood and the provisions of the Design Review Chapter and the general plan contemplate harmonious, orderly and attractive development.

- E. The landscape considerations including the location, type, size and coverage of plant materials, provisions for irrigation, maintenance and protection of

landscaped areas, have been provided to insure visual relief, to complement buildings and structures and to provide an attractive environment.

*Finding of Fact:*

The proposed conceptual landscaping plan is designed to define street edges, building entrances, walkway paths, and open space areas throughout the project. The conceptual landscaping plan includes a combination of water efficient trees, shrubs, vines, and ground cover plants. A variety of plant materials are proposed that will beautify the project site. All new landscaping shall have a fully automatic irrigation system. Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations. The new design will provide an attractive environment for residents, employees and visitors on site.

**SECTION 8 - DENSITY BONUS FINDINGS.** – The Planning

Commission finds that the proposed affordable housing development conforms with Chapter 17.85 of the EMMC- Density Bonus Provisions in that the proposed units will provide 100% of low/very low income units; thus allowing the applicant to request a 35% increase in density. Furthermore, the project is entitled to a maximum of three (3) concessions. All necessary findings for the granting of density bonus concession pursuant to Section 17.85.070(C) of the EMMC can be made in a positive manner and are as follows:

- A. The incentive or concession is required in order to provide for affordable housing costs or for affordable rents for the restricted units.

*Finding of Fact:*

Because the proposed development will provide 100% (51-units) of low/very low income housing, the concessions to the first floor height, setbacks, and good neighbor separation is necessary in order to provide for affordable housing costs or for affordable rents for the restricted units. Without the proposed concessions, the project as proposed would not be feasible and the project would provide a significantly less number of affordable units.

- B. The concession or incentive would not have a specific adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse without rendering the development unaffordable to low and moderate-income households. A specific adverse

impact means a significant, unavoidable impact, as provided in written standards, policies, or conditions.

*Finding of Fact:*

Because the proposed development will provide 100% (51-units) of low/very low income housing, the concessions to the first floor height, setbacks, and good neighbor separation is necessary as the proposed would not be feasible and would provide a significantly less number of affordable units.

Furthermore, the project as proposed will be located in an urbanized built-out community with existing and compatible residential and commercial uses, and therefore would not have an adverse impact upon the public health or safety. Conditions of approval have been incorporated into the project or will be implemented to ensure that the proposed project will not negatively impact the surrounding properties or land uses in the area. Additionally, before the issuance of City development permits and/or a Certificate of Occupancy, the project is required to comply with all conditions set forth in the resolution of approval, from the Building and Safety Division, Engineering/Public Works Division, and Fire Department requirements. The referenced agencies through the permit and inspection process will ensure that the proposed project will not be detrimental to the public health, safety or welfare nor will it be materially injurious to the properties or improvements in the vicinity.

C. The incentive or concession would not be contrary to state or federal law.

*Finding of Fact:*

The proposed concessions do not contradict state and federal law as the concessions are allowed per the density bonus provisions of the EMMC and the EMMC is in compliance to state and federal law. Furthermore, the project is required to comply with all conditions set forth in the resolution of approval, from the Building and Safety Division, Engineering/Public Works Division, and Fire Department requirements. The referenced agencies through the permit and inspection process will ensure that the proposed project will comply with state and federal law.

**SECTION 9 – MODIFICATION FINDINGS.** All necessary findings for the granting of a Modification pursuant to Section 17.20.110 of the El Monte Municipal Code can be made in a positive manner and are as follows:

D. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.

*Finding of Fact:*

The project site is located within the Monte Vista Sub-Area of the Downtown Transit Oriented District Specific Plan (SP-4 Zone) with a General Plan designation of

“Downtown Core.” The vision, goals and policies of the El Monte General Plan for the Downtown Core encourages a mix of conventional single-family neighborhoods and very high density mixed/multiuse development, hotel and entertainment uses, and commercial and office development oriented around mass transit.

Currently, the project site is vacant and was previously occupied by commercial/auto-related uses. It is also adjacent to one of the largest bus transfer stops in the City; thus making the site a prime location for affordable housing – to infill underutilized/brownfield land with dense, transit-oriented affordable housing to fulfill the City’s low income housing needs (which is encouraged by the General Plan). The proposed project will introduce new high density housing to the area; thus warranting a greater demand for additional private parking spaces. Although the proposed number of parking spaces exceeds the required number of parking spaces per the EMMC, the excess parking proposed is expected to adequately satisfy additional projected demands for parking. A majority of the proposed parking stalls are tucked under the second floor of the building and walled off from public view; thus completely screening future parked automobiles.

Therefore, by depriving the proposed project of the reduced parking stall width, there would be a shortage of parking spaces to accommodate the project’s residents. The increased width of the main drive aisle (29’-4”) would provide an adequate turning radius to access the reduced parking stall width spaces. Furthermore, strict application of the zoning ordinance in regards to the parking width requirement would deprive the subject property of privileged enjoyed by other properties in the vicinity and under the identical zone classification as there would not be an adequate number of private parking for the site.

- E. The granting of the Variance will not be materially detrimental to the public health or welfare or be injurious to the property or to improvements in such zone or vicinity in which the property is located.

*Finding of Fact:*

The site has adequate access, lighting, public visibility, and an efficient internal circulation system and the project improvements and land uses are consistent with the intent and the applicable development standards of the City’s Zoning Code, Subdivision Code, the Specific Plan, and the General Plan. Tentative Parcel Map No. 82313 has been evaluated by the City’s Public Works Engineering Department, Building and Safety Division, Neighborhood Services Division, and Police Department which has identified conditions and improvements that will be required to be performed and completed in an acceptable manner to the City in accordance with all applicable rules and laws. The increased width of the main drive aisle (29’-4”) would provide an adequate turning radius to access the reduced parking stall width spaces. Therefore, it is not likely that the proposed project will be materially detrimental to the public health or welfare or be injurious to the property or to improvements in such zone or vicinity in which the property is located.

- F. Because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict

application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under the identical zone classifications.

*Finding of Fact:*

Parking Stall Width Reduction

The existing project site is located within the Monte Vista Sub-Area of the Downtown Transit Oriented District Specific Plan (SP-4 Zone) with a General Plan designation of "Downtown Core." The vision, goals and policies of the El Monte General Plan for the Downtown Core encourages a mix of conventional single-family neighborhoods and very high density mixed/multiuse development, hotel and entertainment uses, and commercial and office development oriented around mass transit.

Currently, the project site is vacant and was previously occupied by commercial/auto-related uses. It is also adjacent to one of the largest bus transfer stops in the City; thus making the site a prime location for affordable housing – to infill underutilized/brownfield land with dense, transit-oriented affordable housing to fulfill the City's low income housing needs (which is encouraged by the General Plan). The proposed project will introduce new high density housing to the area; thus warranting a greater demand for additional private parking spaces. Although the proposed number of parking spaces exceeds the required number of parking spaces per the EMMC, the excess parking proposed is expected to adequately satisfy additional projected demands for parking. A majority of the proposed parking stalls are tucked under the second floor of the building and walled off from public view; thus completely screening future parked automobiles.

Therefore, by depriving the proposed project of the reduced parking stall width, there would be a shortage of parking spaces to accommodate the project's residents. The increased width of the main drive aisle (29'-4") would provide an adequate turning radius to access the reduced parking stall width spaces. Furthermore, strict application of the zoning ordinance in regards to the parking width requirement would deprive the subject property of privileged enjoyed by other properties in the vicinity and under the identical zone classification as there would not be an adequate number of private parking for the site.

- G. The granting of such modification will not adversely affect the comprehensive General Plan.

*Finding of Fact:*

The proposed affordable housing project is considered to be a form of special needs housing and addresses the following special need groups as identified in the 2014-2021 El Monte Housing Element: Persons with Disabilities and Homeless People. In addition to directing the City to preserve and create opportunity for affordable housing, the Housing Element supports and outlines direction for the City to make provisions for supportive housing to individuals with special needs. The proposed project will provide additional housing for homeless and low income families. Specifically, the project is consistent with the following General Plan goals and policies: LU-4.1 Housing

Opportunities, LU-9.2 Housing Types, LU-9.7 Housing Design, H-4.2 Family Housing, H-4.3 Partnerships, H-4.4 Homeless People, H-4.5 Housing Assistance, and H-4.6 Affordable Housing Preservation.

As demonstrated, the proposed project is consistent with the goals and policies of the General Plan by developing a housing development that is of high quality design, provides a consistent use of architectural details and materials, is pedestrian in its focus and scale, and creates attractive and compatible residential frontages. The proposed project meets all of the design guidelines as listed in the Community Design Element, with conditions imposed. Therefore, the granting of such variance will not adversely affect the comprehensive General Plan.

**SECTION 10 – APPROVALS AND CONDITIONS.** The Planning

Commission determines that the project is in accordance with the criteria and authority contained in the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines as amended, and has determined the project is Statutorily Exempt from CEQA and a Categorically excluded from NEPA and does hereby approve Tentative Parcel Map No. 82313, Design Review No. 08-18, Density Bonus No. 01-18, and Modification No. 23-18 subject to the following conditions:

**GENERAL**

1. The project shall substantially conform to Tentative Parcel Map No. 82313, Design Review No. 08-18, Density Bonus No. 01-18, and Modification No. 23-18 and the associated plans presented to the Planning Commission on October 9, 2018.
2. The Tentative Parcel Map approval as contained herein shall be effective for a period of twenty-four (24) months from the date of effective approval thereof; provided however, that prior to such date, building permits shall have been obtained or a time extension shall have been approved by the Planning Commission in accordance with Section 16.10.140 of the EMMC and the State Subdivision Map Act.
3. Approvals for Design Review No. 08-18, Density Bonus No. 01-18, and Modification No. 23-18 shall be effective for the valid life of Tentative Parcel Map No. 82313 and shall remain effective for a period of six (6) months from the date of the final recordation of the map; provided however, that prior to such date, building permits shall have been obtained or a time extension shall have been approved by the Planning Commission.

4. A copy of the approving resolution shall be printed or attached to the development plans that are to be submitted during the plan check process.
5. All applicable conditions of approval shall be met or deemed to have been addressed by the City Planner or his designee prior to final inspection and prior to either issuance of building permits or occupancy of any buildings.
6. All Planning Division, Building Division, Code Enforcement Division, Engineering Division, and Los Angeles County Fire Department standards and conditions shall be complied with prior to the issuance of building or another time specified in the conditions or approval or as outlined in City Codes.
7. All City and LA County Fire Department standards and conditions shall be implemented prior to final inspection and prior to occupancy of any building.
8. The applicant and property owner shall sign and submit an affidavit accepting all conditions of approval contained in the Planning Commission Resolution prior to issuance of Building Permits for the proposed project.
9. Prior to the issuance of building permits, the applicant shall provide documentation of the total costs of the Development Opportunity Reserve (DOR) public improvements . The public improvements plus the lot consolidation and affordable housing credits shall equal a minimum of 18 DOR credits or the applicant shall pay the difference into the DOR Public Improvement in-lieu Fund in accordance with the Downtown Transit Oriented District Specific Plan.
10. From the date of approval of the project by the Planning Commission until the time when the City has accepted the property maintenance agreement/CC&R's for the development project as provided in Condition No. 14, herein, the owner of the property shall maintain the property in a good condition to include:
  - a) The continuous maintenance of landscaping and vegetation on the property in a vigorous and weed free condition or if the property is unimproved, the prompt removal of weeds and volunteer vegetation on the property;
  - b) The prompt removal of any debris or trash from the property regardless of whether such debris or trash is disposed on the property by third persons;
  - c) The installation of temporary security fencing to limit unauthorized entry if the property is otherwise vacant in whole or in part;
  - d) The installation on each vacant structure on the property of secure and tamper-proof door and window coverings to prevent trespass and illegal occupancy of such vacant structures;
  - e) The prompt demolition or restoration of any structure on the property which has been materially damaged by fire or vandalism;
  - f) The prompt removal of evidence of graffiti vandalism from any surface on the property, including graffiti as applied to temporary security fencing or to walls or structures including any wall or structure which is proposed for demolition; and

- g) Other property maintenance and property security measures as may be indicated for the property under EMMC Chapter 8.59 or other applicable law.
- 11. The applicant shall work with staff to provide annual bus passes for residents if a cap-and-trade program is utilized for federal funding. **(Added by Planning Commission on 10/9/18)**
- 12. Not less than 90 days before the estimated date of construction, the applicant shall coordinate with Metro, Foothill Transit, and the City Transportation Division to establish service adjustments (i.e. service schedule and locations) for the bus station located on Tyler Avenue, which shall be provided to the City no less than 30 days before project construction and subject to its approval. **(Added by Planning Commission on 10/9/18)**

## LEGAL

- 13. 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.
- 14. The applicant shall enter into and comply with all necessary agreement and covenants with the City or other relevant party that may be required to effectuate the Project, and project approvals shall only be valid upon City approval of a Disposition and Development Agreement for the project site, in the sole and absolute discretion reserved to the City Council. **(Modified by Planning Commission on 10/9/18)**
- 15. The applicant and City shall enter into a Subdivision Improvement Agreement prior to recordation of the Final Parcel Map for the design, acquisition, installation, construction, dedication and one-year warranty for all of the public infrastructure improvements required by the conditions of approval for Tentative Parcel Map No. 82313.
- 16. An agreement for property maintenance shall be required and shall be reviewed and approved by the City Attorney. The Agreement shall be submitted for review by the City Attorney and shall be approved and recorded before building permits are issued and before a final map is approved an/or recorded.
  - i. Parking. The Agreement shall address and ensure that all residential and guest parking is allocated and properly marked for use. A total of 80 parking spaces shall be provided. Each parking stall space shall be kept clear and

available for the parking of vehicles. Parking decals shall be required for all cars registered with the leasing agreement. All office parking shall be made available for guest parking after business hours. Parking shall be monitored and enforced 24-hours by onsite management.

- ii. On-going maintenance criteria, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking areas/striping, pedestrian pathways/open space areas, lighting and irrigation fixtures, walls and fencing, landscaping and related landscape improvements and the like, as applicable).

## **CONSTRUCTION**

17. The Applicant shall ensure that the contractors conduct construction activities between the hours of 7:00 AM and 6:00 PM on weekdays and 9:00 AM to 5:00 PM on Saturdays, with no construction permitted on Sundays or Federal holidays.
18. The applicant shall distribute a notice prior to the commencement of construction activities to property owners and tenants within 300 feet of the project boundary of properties that abut the project site. The notice shall include the contact information of the applicant project manager and City of El Monte Planning Division staff.
19. A truck/traffic construction management plan is required for this project pursuant to the Department of Transportation. All construction traffic regarding the movement of heavy equipment and graded materials are limited to off peak hours. This plan shall be approved prior to the issuance of Building Permits.
20. The project must comply and be designed to meet the all requirements of the current applicable California Building Code. All building safety, geotechnical, mechanical, electrical, plumbing, and accessibility requirements will be reviewed for compliance during plan review.
21. Prior to commencing site preparation activities, the project site shall be secured with a fence to prevent unauthorized access to the site and the fence shall contain a screening material to screen construction activities from view. The temporary screening fence shall be installed to the satisfaction of the Economic Development Department and shall be maintained in good condition (free of tears, holes, crack lines, debris, etc.) at all times. At the primary entrance to the site, the screening material shall be reduced to a maximum height of four feet to provide visibility into the site at all times and for public safety purposes. The project site shall also have a minimum of one sign of quality material depicting

the proposed development, which shall include renderings, project opening date, and City Council information. The signs shall be designed and installed to the satisfaction of the Economic Development Department and maintained in good condition (free of tears, graffiti, holes, cracks, fading, debris, etc.) at all times.

22. Prior to the commencement of construction on the site, the developer shall schedule a pre-construction meeting between the general superintendent or field representative and the Planning Division to discuss the approved plans and construction requirements.
23. The developer and project construction manager shall be required to work with City Staff to identify all public and private schools within a 1,000-foot radius from the project site. The applicant/construction manager shall be required to contact all identified schools to notify the principal of the school about the proposed project, construction periods, and planned trucking routes, and to coordinate trucking activities to and from the site. Trucking deliveries and pickups from the project site shall be prohibited during the periods identified by a school within the radius and during peak hours when children are coming to or leaving the school. Additionally, all project sites located within this specified radius shall be required to maintain one onsite flag personnel to direct trucking activities coming to and leaving the site during all phases of project construction and until the project has received final approval. The applicant shall be required to submit to the Planning Division a written letter showing evidence that this condition has been satisfied prior to issuance of a building permit.
24. During the construction process all related activities, including but not limited to, loading, unloading, storage of equipment and materials, and parking of employee vehicles are prohibited within the public R.O.W. All such activities shall be conducted only on the project site and not in the public R.O.W.
25. All onsite activities shall comply with the City of El Monte Noise Ordinance at all times.
26. Automatic gas shut off/earthquake safety valves shall be installed for each gas meter location.
27. All trash and refuse (i.e. solid waste) shall be disposed of in dumpsters or other like containers; and all such waste shall be removed from the premises on a routine basis, as provided under EMMC Chapter 8.20, by a solid waste hauler duly franchised to provide such service to the property. Applicant shall divert fifty percent (50%) of its solid waste through recycling services provided by a solid waste hauler duly franchised to provide such service to the property. Pending completion of all construction activities upon the property, surplus construction materials shall be stored so as to be screened from view when not actually in use. All construction and demolition debris shall be removed from the property in compliance with EMMC Chapter 8.20. The removal of all solid waste arising out

of the construction and demolition process shall be undertaken by a duly franchised solid waste hauler authorized to provide solid waste services for construction and demolition projects within the City of El Monte. The removal of all other wastes from the property shall be undertaken by a duly franchised solid waste hauler authorized to provide solid waste services to residential and commercial properties within the City of El Monte.

- a. Prior to the issuance of a Building Permit, the developer shall submit to the Building Safety Division, the Environmental Services Division and the City Code Enforcement Division, the name and contact information for the contracted waste hauler. It shall be the developer's obligation to ensure that the waste contractor utilized has obtained permits from the City of El Monte to provide such services.
- b. Prior to final approval for occupancy, and in addition to any other requirements set forth under the El Monte Municipal Code or by the Chief Building Official, the developer shall submit to the Building and Safety Division, the receipt(s) showing evidence that the waste and debris generated during the construction process were properly disposed and/or diverted.
- c. Except as otherwise authorized pending the completion of the construction and demolition activities authorized under this resolution, solid waste containers and bulky items may not be stored or maintained at locations designated for parking and must be maintained in those locations designated for the temporary storage of solid waste and bulky items.

28. The site and the public R.O.W. adjacent to any portions of the site shall be maintained in a condition which is free of debris both during and after the construction, addition or implementation of the entitlements granted herein. All trash and refuse shall be disposed of in dumpsters and be removed from the premises on an as needed basis. Any surplus construction materials shall be stored so as to be screened from public view when not actually in use and be removed from the property upon completion of construction activities. The removal of all trash, debris, and refuse, whether during or subsequent to construction shall be done only by the property owner, the applicant or by a permitted waste contractor, who has been authorized by the City to provide collection, transportation, and disposal of solid waste from residential, commercial, and construction areas within the City.

- a. Prior to issuance of a Building Permit, the developer shall submit to the City, the name and contact information for the contracted waste hauler. It shall be the developer's obligation to insure that the waste contractor utilized has obtained permits from the City of El Monte to provide such services.
- b. Prior to final approval for occupancy, the applicant shall submit to the Planning Division, the receipt(s) showing evidence that the waste and debris generated during the construction process were properly disposed.

29. Fire protection facilities; including access, must be provided prior to and during construction.

30. All staging areas and storage of equipment and materials shall be set back from adjacent residential uses.

### **ART IN PUBLIC PLACES**

31. The project shall be required to comply with the Art in Public Places Ordinance. The project applicant shall submit plans for the display of public art or a project place monument within the development, which shall be approved by the Art in Public Places Committee.

### **SITE PLAN**

32. Prior to the recording of the Final Map, the City and/or developer shall submit a composite development plan showing all required and intended public and private improvements for the land parcels and public roadway as delineated in the Map approved herein.
33. The Applicant shall submit a design for the onsite trash enclosure(s) for review and approval by the Planning Division and the City's Solid Waste Service Provider during the plan check process. All trash enclosures shall be screened and buffered from public view. The trash enclosures shall include a designated area for solid waste disposal and a designated area for recycling disposal. The design will be reviewed for aesthetic value and use of quality materials. All outside trash and garbage collection areas shall be paved and enclosed on at least three (3) vertical sides by a solid five (5) foot high wall and on the fourth side by a view obscuring gate to screen the containers from view. Trash enclosures shall be of a size sufficient to contain all trash containers maintained outside the building. The finish and color of the enclosure shall be designed to match a primary element from the site building style as well as incorporate a decorative cover per the approval of the City Planner.
34. Decorative pavers shall be installed at the project entrance and in other locations along the common driveways to break up the paving to the satisfaction of the City Planner.
35. The applicant shall install a security system with HD cameras throughout the project site. The plan shall be reviewed by the El Monte Police Department and such recording shall be available for the El Monte Police Department for a minimum of 45 days.

### **LANDSCAPING**

36. The applicant shall be required to submit to the Planning Division for review and approval of a detailed landscape/irrigation plan for the site that is prepared by a State Licensed Landscape Architect. The plan shall address the following items:

- a. Comply with the State mandated Model Water Efficient Landscape Ordinance (MWELo) 2015 update and Chapter 17.11 - Water Efficiency of the El Monte Municipal Code (EMMC). The document package may be downloaded on the City website under Building and Safety or contact the Building and Safety Division at (626) 580-2050.
  - b. An automatic timed underground irrigation system shall be installed and maintained for each landscaped area.
37. The landscape plan shall provide for a variety of groundcover, grasses, shrubs, perennials, and ornamental trees with various textures, heights, size and a variety of foliage and flower color, per EMMC Section 17.10.030(A)(1). The landscape plan shall include a Plant Legend containing: plant symbol, scientific name of plant material, common name of plant material, plant container size, and plant spacing in "inches". Single row and triangle plant spacing are preferred. Very low, low and medium water usage plant materials are encouraged.
38. The minimum size for required trees shall be 36" box and subject to the review and approval of the City Planner. An automatic timed underground irrigation system shall be installed and maintained for each landscaped area.
39. All street trees shall be of the *Afrocarpus Falcatus* species.
40. All landscape and irrigation areas shall be installed prior to a certificate of occupancy.
41. The landscape plans shall incorporate vinery systems along the southern wall and part of the west elevation.

## **LIGHTING**

42. The developer shall submit a photometric plan to the Public Works Department for review and it shall provide a minimum of 1 foot-candle throughout the site. Where available and deemed necessary by the City Planner, the system must be equipped with vandal resistant covers and be shielded to direct light away from all neighboring uses, and comply with CALGreen or local ordinance, whichever is more stringent. The lighting plan shall include the design and specifications for all proposed exterior site lighting fixtures and shall be reviewed for quality, aesthetics, and illumination values.
43. The developer shall submit for review by the Planning Division and the Engineering Department, the design and specifications for all proposed lighting fixtures proposed for the buildings, drive aisles, parkways, parking areas, pathways, and surrounding areas within the development. The fixtures shall be reviewed for quality, aesthetics, illumination values, sustainability values such as LED and shall be decoratively and architecturally consistent with the building design. The number, location, height, style and design shall be reviewed and

approved by the Planning Division and Engineering Department prior to issuance of building permits.

### **UTILITIES AND MECHANICAL EQUIPMENT**

44. All onsite utilities service lines shall be underground and not visible to the public view.
45. The applicant shall submit a composite utility plan depicting the location of above ground utility appurtenances. The exact location of the equipment shall be approved by the Planning Division, during the plan check process, and shall be installed as per approved plans. They shall not be allowed within the parking, turnaround and landscape areas or on any façade facing a public street.
46. All mechanical equipment placement and screening shall be included on the composite development plan and shall be reviewed and approved by the Planning Division prior to installation. Where practicable and as shown on the plans approved by the Planning Commission in the course of obtaining the requested entitlements, mechanical equipment, heating, ventilation, air conditioning (HVAC) units, satellite dish systems, solar panels, thermal solar heaters, utility meters, above ground utility and fire safety connections will be, screened, located out of public view or be architectural integrated into the project design. Plant material is not an acceptable screening device.

### **FENCES AND WALLS**

47. Prior to the demolition of any existing property line walls and/or fences and construction of a new property line concrete block wall(s), the developer shall make reasonable efforts to coordinate and obtain approval from neighboring property owner(s) to remove any existing wall(s) and/or fence(s). Written authorization from the neighboring property owner shall be provided for the removal of an existing wall and construction of a new property line wall upon submittal for plan check.
48. All fences and walls shall be decorative. Block walls shall be stucco finish to match the proposed development.
49. Where proposed, new interior and perimeter fences and walls for the project site shall be of a decorative design and manufactured/built using durable materials and protective surfaces. The application of graffiti resistant coating and/or other anti-graffiti measures are required.
50. All pedestrian gates shall be equipped with a key (security) code and meet ADA requirements.

51. Architectural plans including a site plan, elevations, and mechanical specifications for all walls/fences/gates shall be submitted to the Planning Division for review and approval.

## **ARCHITECTURE**

52. Prior to issuance of building permits, the plans shall specify the type of materials and colors that will be installed on exterior of residences.

53. All guard rails must be decorative and high quality material and shall be reviewed by the Planning Department during the plan check process.

54. During the plan check process the elevations shall be printed in color. All proposed materials shall be presented on a board and noted on the architectural plans.

55. The applicant shall work with staff to finalize the color palette for exterior finish materials. **(Added by Planning Commission on 10/9/18)**

## **SIGNS**

56. The applicant shall submit and receive approval of a Sign Permit for all building, directional and monument signs.

## **BUILDING & SAFETY**

57. Structural analysis shall address elimination of soft story interaction where required.

58. Accessible parking shall meet all requirements within Chapter 11B of current 2016 CBC.

59. Plans shall include proposed building height and area in compliance with 2016 CBC Table 504.3 and 506.2.

60. The tentative map shall provide a title that shall contain the subdivision number assigned by the County Engineer, subdivision name, and type of subdivision.

## **POLICE DEPARTMENT**

### **Lighting**

61. Pedestrian walkways leading to residential units and parking spaces should provide LED lighting.

62. Lighting of common outdoor areas such as corridors and exterior stairwells should provide adequate lighting.

### Landscape

63. Building entrances should be accentuated and well defined with landscaping, architectural design and lighting.
64. Open spaces and walkways should be designed to enhance security and safety.
65. Open railings at balconies are preferred over solid parapet walls.
66. Mail boxes should be visible by the residents and located in the interior of the property lines/boundaries.

### Building Signage

67. Building address numbers should be visible from the public road as well as depicted on each unit/residence.
68. The building address numbers should be large enough for the Aero Bureau to see from the sky.

## **ENGINEERING AND PUBLIC WORKS (Revised by PC on November 13, 2018)**

### 69. General:

- a) The estimated amount of Development Impact Fees associated with the project based upon the site plan documentation submitted as part of the Project Approvals include but are not limited to the following fees and deposits; applicable Sewer fee, Street fee, Storm Drain fee, Traffic fee, Park Facility Impact fee, Quimby Fee, deposits, Technology Enhancement fees, and all applicable fees associated with demolition of existing structures, drainage, site development, and construction are based on actual square footage of any commercial development and number of residential units.

The amounts of the various development impact fees are subject to refinement and changes based on the design plans for the project as approved by the City and changes in City requirements prior to approval of entitlements

- b) Project Applicant shall obtain approval from the Los Angeles Fire Department (LACFD) for development's fire protection, fire flow requirements, emergency access circulation for development, etc. and shall construct all Fire Department required improvements. LACFD approval will be required:
  - i. Prior to Tentative Map Approval (LACFD Land Development Division)
  - ii. Prior to Grading/Building Permits (LACFD Building Division)
  - iii. Prior to Final Map Approval
- c) Environmental Documentation. The time limits set forth in El Monte Municipal Code (EMMC) Chapter 16.12.040 for taking action on tentative maps shall not be deemed to commence until the environmental documentation for the subdivision

is completed in compliance with the California Environmental Quality Act (CEQA) as required by the City

- d) The Project Applicant shall provide such additional data and information and shall deposit and pay such fees as may be required for the preparation and processing of environmental review documents pursuant to the City's procedures for implementation of the California Environmental Quality Act.
- e) Onsite Groundwater Monitoring Wells, including legally removed, permanent, temporary and active wells, must be depicted on all site plans, grading plans, tentative tract/parcel maps and all other relevant plans. Include a legend that demonstrates ownership, date installed, and type of monitoring well and all other relevant information.
- f) 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 safety element of Los Angeles County.
- g) Comply with the City's ordinances and regulations pertaining to construction debris recycling. Contact the Building & Safety Department to obtain a Construction & Demolition Debris Diversion Program form. The Construction & Demolition Debris Diversion Program is also applicable with respect to the grading process.
- h) 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.
- i) No encroachment into the City right-of-way from private property will be allowed.
- j) 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.

**70. Parcel Maps:**

- a) Parcel Map shall be recorded in the Los Angeles County Recorder's Office prior to issuance of "Notice of Completion"/Certificate of Occupancy" and an electronic copy of the approved Parcel Map is submitted to the Engineering Division for our records. A Registered Civil Engineer or Land Surveyor licensed by the State of California must prepare and submit the proper documents, legal descriptions and maps describing the tract map. The final City of El Monte approved tract map must be submitted to the Los Angeles County Recorder's Office for recordation.

- b) Project Applicant is responsible to install, document, and submit centerline tie information for new streets, revisions to existing streets, and replacement of centerline ties removed during construction.
- c) Streets fronting project shall be improved to meet current General Plan requirements for Right of Way and Roadway.
  - i. Dedicate 2 feet of Right-of-Way as required to obtain full half-street width of 42-feet to the City of El Monte along Tyler Avenue for street purposes.
- d) Vacation of Alley shall be done in conformance with current regulations
- e) Preserve existing survey monuments (property corners, centerline ties, etc.) in the public right of way. All disturbed and removed survey monuments in the public right of way shall be re-established and record of survey shall be filed with the County surveyor in accordance with applicable provisions of the state law.
- f) City Attorney's Office to approve the CC&R's for the project. Owner or project applicant to contact the City Attorney's Office directly at (626) 580-2010 with any questions and comments.
- g) The Title Company must submit to the Engineering Division a Final Subdivision Guarantee in the amount of \$10,000 prior to final Parcel Map approval by the City Engineer.

**71. Grading and Drainage:**

- a) The Grading and Drainage Plan must include standard City of El Monte NPDES and Grading and Drainage Notes and be prepared in accordance with the City of El Monte Grading Manual.
- b) A bond shall be submitted to the City of El Monte in an amount determined by the City to complete minimum grading and drainage improvements deemed critical by the City.
- c) Soils Report. A preliminary soils report prepared in accordance with the city's grading ordinance shall be submitted. If the preliminary soils report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects, the soils report accompanying the final map shall contain an investigation of each lot within the proposed development.
- d) A Hydrology Study Report, based on a 50-year frequency design storm for Capitol Facilities and a 25-year frequency design storm for all other instances as dictated by the LA County DPW 2006 Hydrology Manual, must be submitted to the Engineering Division. The study must provide hydraulic calculations based on

the given area and the ability of the existing storm drain infrastructure to receive and support the allotted drainage runoff. Drainage calculations shall adhere to City of El Monte standards, NPDES, and environmental regulations and requirements.

- e) Historical drainage patterns from adjacent lands to the property shall be identified and maintained. The Project shall accept and include in the drainage design any current drainage from adjacent land.
- f) Trash Enclosures must comply with Planning Department requirements, have a solid cover, and be designed to contain fluids from the temporarily stored solid wastes, and fitted with a drain that connects to the Sewer.
- g) Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which established regulations, set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.
- h) Low Impact Development (LID) is a requirement of the NPDES Permit No. CAS004001, Order No. ORDER NO. R4-2012-0175 and City of El Monte Ordinance No. 2840 This permit was issued by the State of California Regional Water Quality Control Board, Los Angeles Region on December 28, 2012 and the City Ordinance was passed and adopted June 10, 2014 The LID is a narrative report that explains the type of development and drainage of the site. It must address the post-construction water quality and habitat impact issues. Once the site has been developed, how will runoff be maintained? Was there a system that was designed to treat the runoff prior to discharging into the public system? Best Management Practices (BMPs) should be implemented to address storm water pollution and peak flow discharge impacts. All BMPs must be sized to meet specified water quality design and/or peak flow discharge criteria.
  - i. Filtration and infiltration methods must be used to defray a large percentage of the storm water runoff into the storm drain system

## 72. Sewer

- a) Project Applicant / Civil Engineer shall show the location of the sewer mainline, nearest manholes, lateral serving the project and configuration of the onsite sewer including diameter and material of the onsite sewer.
  - i. Sewer Capacity/Area Study per Los Angeles County Sanitation District standards and City guidelines (Obtain approval from City Engineer on requirements for study) will be required to ensure the existing sewer system has sufficient capacity for the proposed development.
  - ii. Sewer cleanouts must be positioned at 100-foot intervals on the lateral coming off the main sewer line.

- iii. Project Applicant must obtain Will Serve Letter from County Sanitations District of Los Angeles County in customary form prior to issuance of a grading permit for the Project.

**73. Water:**

- a) It is the Project Applicants' responsibility to contact the Water Purveyor (**City of El Monte Water Department**) to obtain approval of service and that the purveyor has adequate water to provide such service.
- b) The water supply system serving the development shall be adequately sized to accommodate the total required domestic water and fire flows, in compliance with the **City of El Monte Water Department** and Los Angeles County Fire Department requirements.
  - i. Project Applicant / Civil Engineer shall submit water system improvement plans and calculations for the development to the City for review and approval; or
  - ii. Project Applicant / Civil Engineer shall submit copy of all water system improvement plans and calculations required and approved by **City of El Monte Water Department** for coordination and verification.
- c) All existing water services no longer required as part of the Project shall be abandoned at the mainline.
- d) Relocate existing water meter(s) out of existing drive approaches.

**74. Overhead Utilities:**

- a) Project Applicant shall underground any existing overhead utilities that are to serve the property. The final scope and design of the undergrounding of these overhead facilities is subject to SCE and other relevant utility provider approval.
- b) Any utility poles conflicting with the proposed improvements shall be relocated at the expense of the Project Applicant.

**75. Parking Lot and Driveways:**

- a) All parking lots and driveways shall be surfaced with asphaltic concrete to a minimum thickness of three (3) inches over a minimum aggregate base of six (6) inches or surfaced with Portland Cement concrete with a minimum thickness of five (5) inches over a three (3) inch aggregate base. After review of the probable vehicular traffic and the soils report for the project, additional material may be required at the discretion of the City Engineer. EMMC 17.08.030.

- b) All drive approaches shall be ADA compliant. Insufficient width in the parkway will require Project Applicant to dedicate an easement at each drive approach to the City to accommodate a compliant drive approach.

**76. Street and Traffic:**

- a) All Streets fronting property shall be improved to meet current General Plan requirements for Right of Way and Roadway. Use Geotechnical Engineer's Report and APWA standard plans and specifications for roadway improvements. Prepare offsite improvement plans as necessary and provide an engineer's estimate for all public improvements. All offsite improvements shall be in complete compliance with the Americans with Disabilities Act (ADA).
- b) Traffic control plans must be signed by a licensed State of California Traffic Engineer and submitted for review and approval.
- c) Public improvements will be generated on the basis of the approved site plan. P.C.C. pavement and asphalt-concrete (A.C.) thicknesses and strengths will be determined by the Registered Civil Engineer (project engineer of record) preparing the street plans and utility improvement plans.
- d) Repair, remove, and replace deficient and/or damaged sidewalk and standard curb & gutter adjacent to the development at the direction of the City Engineer/City Inspector. Use APWA standard plans and specifications
- e) Remove all existing improvements no longer intended for use (drive approaches, under sidewalk drains, meter boxes, etc.) and replace with new sidewalk and full height curb and gutter as required. Use APWA standard plans and specifications.
- f) Project Applicant shall remove all existing curb paint and replace in kind on all curbs fronting the proposed development.
- g) Parkway trees shall be installed by the Project Applicant within the street public right-of-way segments per the City of El Monte Tree Ordinance in the quantities and locations as directed by the City of El Monte Public Works Department.
- h) A Traffic Assessment Letter shall be prepared and submitted to the Public Works Department for review and approval. The letter shall document project description; trips generated, and trip distribution.
- i) Enter into a public improvement agreement with the City and post a Faithfull Performance bond and a Labor and Materials Bond in the amount of 150% of the estimated cost to cover the construction of the proposed offsite improvements. A Warranty Bond shall be provided in the amount of 100% of the cost of the estimated improvements and shall be in effect for one year after the date of

acceptance of the project improvements. Cash deposits will be accepted in lieu of the required bonding.

## **FIRE DEPARTMENT**

### **Final Map Requirements**

77. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
78. The on-site Fire Apparatus Access Road shall be labeled as "Private Driveway" on the Final Map. The required Fire Apparatus Access Road (28-foot Fire Lane) shall be clearly delineated as "Fire Lane" within the Private Driveway on the Final Map. All widths and dimensions shall be clearly delineated with a reciprocal access agreement is required for all private driveways. Compliance required prior to Final Map clearance.
79. A minimum of two (2) copies of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
80. Install one (1) public fire hydrant on Tyler Avenue, approximately 10 feet south of the proposed Fire Department connection. Indicate compliance of the revised plan. Submit a minimum of three (3) copies of the water plans indicating the new public fire hydrant locations to the Fire Department's Land Development Unit for review. The required public fire hydrants shall be installed prior to the completion of the Final Map.
81. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

### **Access Requirements**

Verification for compliance of the Fire Department "Access Requirements" will be performed during the architectural plan review prior to building permit issuance.

82. All on-site Fire Apparatus Access Roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
83. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4.
84. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.

85. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
86. Provide a minimum unobstructed width of 28 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Apparatus Access Road is more than 30 feet high, or the building is more than three stories.
- a) The access roadway shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. Fire Code 503.1.1; 503.2.2; Appendix D104.1, D104.2 & D104.3
  - b) The public street will be used for ladder truck access when the building wall is within 20 feet of the public street.
  - c) Overhead utility and power lines shall not be located over the aerial Fire Apparatus Access Road or between aerial Fire Apparatus Access Road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. Fire Code Appendix D104.4.
87. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3.
88. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3.
89. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 and Section 503.2.2 shall be maintained at all times. Fire Code 503.4.
90. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. Fire Code 503.4.1.

91. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1.
92. Security barriers, visual screen barriers or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 48 inches from the top of the parapet to the roof surface on more than two sides. Fire Code 504.5.
93. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1.
94. An approved key box, listed in accordance with UL 1037 shall be provided as required by Fire Code 506. The location of each key box shall be determined by the Fire Inspector.

#### Water System Requirements

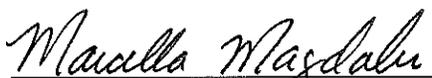
95. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
96. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4.
97. The required fire flow for the public fire hydrants for this project is 2500 gpm at 20 psi residual pressure for 2 hours. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1.
  - a) The fire flow is reduced based on Type V-A Construction and the installation of an automatic fire sprinkler system.
98. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
99. Install one (1) public fire hydrant as noted on the revised tentative parcel map by the Fire Department.

**SECTION 11 – PLANNING COMMISSION APPROVAL.** The Secretary of

the Planning Commission of the City of El Monte, California, shall certify to the adoption of this resolution and shall cause a copy of the same to be forwarded to the applicant.

  
\_\_\_\_\_  
Alfredo Nuno, Chairperson

ATTEST:

  
\_\_\_\_\_  
Marcella Magdaleno, Secretary  
El Monte City Planning Commission

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

I, Marcella Magdaleno, 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 revised Resolution No. 3522 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on November 13, 2018, by the following votes to wit:

AYES:    Morales, Nuño, Peralta, Wu

NOES:

ABSTAIN:

ABSENT:   Wong

  
\_\_\_\_\_  
Marcella Magdaleno, Secretary  
El Monte City Planning Commission



August 18, 2020

Tony Bu  
Senior Planner  
11333 Valley Boulevard  
El Monte, CA 91731

RE: Ramona Metro Point Entitlement Extension Request

Dear Tony,

Please consider this as Domus' request for a two year extension to the Planning Commission Resolution number 3522 approving Tentative Parcel Map No. 82313, Design Review No. 08-18, Density Bonus No. 01-18, and Modification No. 23-18.

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As you requested, please see below for the project specific information.

Project address: 3436 and 3454 Tyler Avenue and 11016 Ramona Boulevard  
Case number: Planning Commission Resolution number 3522 approving Tentative Parcel Map No. 82313, Design Review No. 08-18, Density Bonus No. 01-18, and Modification No. 23  
Approval date: Planning Resolution was approved on October 10, 2018  
Expiration date: October 10, 2020

Description of the project:

A 4 story 51-unit affordable housing development with 80 parking spaces. All units range from 1 to 3 bedroom with 24 of the units intended for homeless households. The remaining 26 units will intended for households with incomes between 30 and 60% of the Area Median Income.

Status of construction permits:

Domus will be submitting for plan check by first quarter 2021 with the intent to pull permits 3<sup>rd</sup> quarter of 2021. This is tied to the timing of the State Tax Credit application (see below).

Reason(s) for the extension:

While the project has secured close to \$20 million of funding from the County and State the timing for the final component of financing (State

Tax Credits) was not made available as expected. The project remains ready for to apply and secure those funds as they become available

New tentative timeline for construction/completion:

Start Construction 3<sup>rd</sup> quarter of 2021 and complete construction 1st quarter of 2023

As we discussed earlier this month, with the recent MHP allocation of \$5.7M Domus has secured close to \$20M of gap and Operating Subsidies for the Project. We are now on track to apply for the next federal tax credit application (or the earliest round for which State Tax Credits are available). This is great news for the Project as the funding programs we have secured for Ramona Metro Point (NPLH \$5,520,000, Housing Authority Vouchers \$8,484.480 and MHP \$5,700,000) are either no longer available for gap financing or have become more hyper-competitive. For example:

- availability of the NPLH program has been put on hold until next year and is currently under review for use as Operating Subsidies and not gap financing; and
- a successful proposal to MHP requires very deeply targeted rents that are only possible if a project has secured an Operating Subsidy.

Ramona Metro Point secured NPLH through the first round of the program, which allowed it to secure the Operating Subsidy needed for the successful MHP application. This trifecta of sources would be very difficult for a project to secure today.

Unfortunately, delays to funding cycles (MHP, CDLAC and TCAC) caused by the pandemic and program changes have negatively impacted the schedule of the Project. These force majeure issues aside, Ramona Metro Point has also been impacted by changes to the availability of State Tax Credits for 2020. Unlike prior years when State Tax Credits were made available during the year, all the 2020 State Tax Credits were committed in January to projects that applied to CDLAC in November 2019.

To get the Project fully funded and into construction by mid-year next year, we intend to pursue the following two tracks:

Track A – Apply for LACDA Funding (Nov 2020) and if successful, eliminate the need to apply for State Credits.

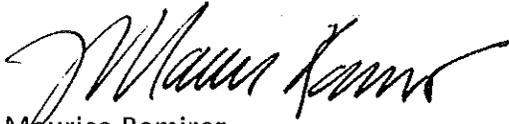
and

Track B – Apply for CDLAC/TCAC/State Credits (at the earliest time State Tax Credits are available to be applied for). Last year the State accepted applications for State Credits in

November of the prior year for a January 2021 Allocation; however, we have been told that the State may push this out to March of the actual credit year (2021).

We remain committed to bringing these 50-units of permanent supportive and affordable family housing to the City of El Monte.

Sincerely,

A handwritten signature in black ink, appearing to read "Maurice Ramirez". The signature is fluid and cursive, with the first name being more prominent.

Maurice Ramirez  
President

**SOURCES & USES - CONSTRUCTION PERIOD**

	Total \$	Per Unit	% of Total
Tax Exempt Bonds	\$ 17,717,441	\$ 347,401	57%
Deferred Developer Fee	\$ 2,141,834	\$ 41,997	7%
Federal Tax Credit Equity	\$ 1,886,138	\$ 36,983	6%
No Place Like Home (NPLH)	\$ 5,520,000	\$ 108,235	18%
State Tax Credits	\$ -	\$ -	0%
City Land Loan	\$ 2,820,731	\$ 55,308	9%
GP Equity/Contribution	\$ 1,019,009	\$ 19,981	3%
City of El Monte	\$ -	\$ -	0%
Multifamily Housing Program (MHP)	\$ -	\$ -	0%
<b>Total Sources</b>	<b>\$ 31,105,153</b>	<b>\$ 609,905</b>	<b>100%</b>
Site Acquisition	\$ 2,625,000	\$ 51,471	8%
Hard Costs	\$ 19,255,377	\$ 377,566	62%
A&E, 3rd Party Costs	\$ 1,844,798	\$ 36,173	6%
Permits, Fees, Legal, Other	\$ 1,146,161	\$ 22,474	4%
Taxes & Insurance	\$ 243,294	\$ 4,770	1%
Title & Recording	\$ 60,000	\$ 1,176	0%
Developer Fee	\$ 3,519,009	\$ 69,000	11%
Lease-up and Reserves	\$ 405,255	\$ 7,946	1%
Financing Costs	\$ 2,006,257	\$ 39,338	6%
<b>Total Uses</b>	<b>\$ 31,105,153</b>	<b>\$ 609,905</b>	<b>100%</b>

**SOURCES & USES - PERMANENT PERIOD**

	Total \$	Per Unit	% of Total
Federal Tax Credit Equity	\$ 7,427,194	\$ 145,631	24%
Other Source	\$ -	\$ -	0%
Permanent Loan	\$ 3,321,161	\$ 65,121	11%
Deferred Developer Fee	\$ 150,000	\$ 2,941	0%
No Place Like Home (NPLH)	\$ 5,520,000	\$ 108,235	18%
State Tax Credits	\$ 5,147,057	\$ 100,923	17%
City Land Loan	\$ 2,820,731	\$ 55,308	9%
GP Equity/Contribution	\$ 1,019,009	\$ 19,981	3%
City of El Monte	\$ -	\$ -	0%
Multifamily Housing Program (MHP)	\$ 5,700,000	\$ 111,765	19%
<b>Total Sources</b>	<b>\$ 31,105,153</b>	<b>\$ 609,905</b>	<b>100%</b>
Site Acquisition	\$ 2,625,000	\$ 51,471	8%
Hard Costs	\$ 19,255,377	\$ 377,566	62%
A&E, 3rd Party Costs	\$ 1,844,798	\$ 36,173	6%
Permits, Fees, Legal, Other	\$ 1,146,161	\$ 22,474	4%
Taxes & Insurance	\$ 243,294	\$ 4,770	1%
Title & Recording	\$ 60,000	\$ 1,176	0%
Developer Fee	\$ 3,519,009	\$ 69,000	11%
Lease-up and Reserves	\$ 405,255	\$ 7,946	1%
Financing Costs	\$ 2,006,257	\$ 39,338	6%
<b>Total Uses</b>	<b>\$ 31,105,153</b>	<b>\$ 609,905</b>	<b>100%</b>



**OPERATING CASH FLOW STATEMENT**

	year ending	Dec-21	Dec-22	Dec-23	Dec-24	Dec-25	Dec-26	Dec-27	Dec-28	Dec-29	Dec-30	Dec-31	Dec-32	Dec-33	Dec-34	Dec-35	Dec-36	
Rental Income - Residential	2.50%	281,482	434,953	445,698	459,872	469,396	480,106	482,109	504,412	517,022	529,948	543,196	558,776	570,698	584,983	599,587	614,577	
Other Income - Residential	2.50%	5,887	9,051	9,277	9,506	9,747	9,980	10,240	10,488	10,739	11,027	11,303	11,586	11,875	12,172	12,477	12,788	
Vacancy/Credit Loss - Residential	7.50%	(21,553)	(33,300)	(24,133)	(34,966)	(35,861)	(37,616)	(39,618)	(39,594)	(40,573)	(41,587)	(42,637)	(42,827)	(43,063)	(44,785)	(45,905)	(47,052)	
Rental Income - Section 8	2.50%	188,628	290,477	297,736	305,162	312,612	320,632	328,648	336,664	345,681	355,618	362,706	371,835	381,131	390,656	400,425	410,436	
Vacancy/Credit Loss - Section 8	7.50%	(14,170)	(21,780)	(22,330)	(22,889)	(23,449)	(24,007)	(24,649)	(25,285)	(25,916)	(26,544)	(27,207)	(27,888)	(28,585)	(29,290)	(30,022)	(30,783)	
Net Rental Income		440,374	670,364	696,370	713,788	731,633	749,924	768,672	787,886	807,590	827,776	848,470	869,682	891,424	913,710	936,552	959,906	
General & Administrative		21,037	32,659	33,803	34,986	36,210	37,477	38,786	40,147	41,552	43,006	44,511	46,069	47,682	49,351	51,078	52,866	
Payroll		27,733	43,058	44,593	46,123	47,737	49,409	51,137	52,920	54,779	56,687	58,641	60,635	62,669	64,741	66,851	68,998	
Repairs & Maintenance		61,108	84,870	88,191	91,627	95,184	98,866	102,676	106,600	120,701	124,628	128,298	132,324	136,508	140,355	144,373	148,566	
Utilities		22,881	35,679	36,927	38,220	39,557	40,942	42,375	43,858	45,393	46,982	48,626	50,328	52,090	53,913	55,800	57,753	
Water & Sewer		32,887	51,028	52,811	54,660	56,573	58,553	60,602	62,723	64,918	67,191	69,543	71,977	74,498	77,103	79,802	82,595	
Insurance		38,391	56,497	58,474	60,520	62,639	64,831	67,100	69,449	71,878	74,395	76,999	79,694	82,483	85,370	88,358	91,451	
Rent Estate Taxes		6,887	10,350	10,712	11,087	11,475	11,877	12,293	12,723	13,168	13,629	14,106	14,600	15,111	15,640	16,187	16,753	
Management Fee		19,800	30,429	31,494	32,596	33,737	34,918	36,140	37,405	38,714	40,069	41,472	42,923	44,425	45,980	47,590	49,255	
Services Provider Fee		26,887	41,400	42,849	44,349	45,901	47,507	49,170	50,891	52,672	54,516	56,424	58,399	60,443	62,558	64,748	67,014	
Residual MFIP Debt Payment		15,880	24,778	25,645	26,543	27,472	28,433	29,428	30,458	31,524	32,628	33,770	34,952	36,175	37,441	38,752	40,108	
Other Expense		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Operating Expenses	3.50%	271,010	420,743	435,480	450,710	466,485	482,812	499,711	517,201	535,303	554,038	573,430	593,500	614,272	635,772	658,024	681,054	
Net Operating Income		169,364	249,621	260,990	263,078	265,148	267,142	268,961	270,686	272,284	273,738	275,041	276,182	277,152	277,938	278,529	279,812	
Replacement Reserves		(17,000)	(26,303)	(27,316)	(28,272)	(29,282)	(30,268)	(31,246)	(32,243)	(33,279)	(34,354)	(35,470)	(37,229)	(38,532)	(39,881)	(41,277)	(42,721)	
Unlevered Cash Flow		152,364	223,318	233,674	234,806	235,866	236,876	237,715	238,443	239,005	239,384	239,570	239,953	240,620	241,057	241,252	241,910	
Perm Loan - Interest Expense		(110,162)	(163,408)	(161,476)	(159,447)	(157,314)	(155,072)	(152,715)	(150,237)	(147,633)	(144,898)	(142,018)	(138,994)	(135,814)	(132,472)	(128,958)	(125,268)	
Perm Loan - Principal Amortization		(23,630)	(37,751)	(39,862)	(41,991)	(43,824)	(46,006)	(48,423)	(50,900)	(53,505)	(56,242)	(59,119)	(62,144)	(65,324)	(68,668)	(72,179)	(75,871)	
Ground Lease		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Operating Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Use of Operating Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual Cash Flow		18,472	31,121	32,456	33,688	34,748	35,688	36,477	37,107	37,567	37,848	37,932	37,915	37,892	37,919	37,914	37,952	
GP Management Fee		(8,000)	(12,420)	(12,855)	(13,295)	(13,770)	(14,252)	(14,751)	(15,267)	(15,802)	(16,355)	(16,927)	(17,520)	(18,133)	(18,767)	(19,424)	(20,104)	
LP Management Fee		(2,000)	(3,105)	(3,244)	(3,398)	(3,443)	(3,563)	(3,688)	(3,817)	(3,969)	(4,089)	(4,232)	(4,380)	(4,533)	(4,692)	(4,856)	(5,026)	
Deferred Developer Fee		(8,472)	(15,596)	(16,387)	(17,037)	(17,535)	(18,023)	(18,509)	(19,023)	(19,515)	(19,948)	(20,422)	(20,933)	(21,483)	(22,072)	(22,700)	(23,368)	
Residual CF Avail. for Soft Debt, IMF, Distribution		0	0	0	0	0	0	0	0	0	6,066	16,774	15,916	14,916	13,460	11,534	9,922	
Residual CF Avail. for Soft Debt	50.0%	0	0	0	0	0	0	0	0	0	3,033	8,387	7,958	7,468	6,730	5,917	4,961	
No Pizzo Like Home (NPLH)	28.8%	0	0	0	0	0	0	0	0	0	(2,413)	(2,413)	(2,289)	(2,131)	(1,938)	(1,702)	(1,427)	
State Tax Credits	28.8%	0	0	0	0	0	0	0	0	0	(871)	(871)	(812)	(747)	(676)	(591)	(493)	
City Land Loan	14.7%	0	0	0	0	0	0	0	0	0	(812)	(2,250)	(2,135)	(1,987)	(1,805)	(1,587)	(1,331)	
GP Equity/Contribution	0.0%	0	0	0	0	0	0	0	0	0	(445)	(1,233)	(1,170)	(1,089)	(980)	(870)	(729)	
City of El Monte	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Multifamily Housing Program (MHP)	29.7%	0	0	0	0	0	0	0	0	0	(900)	(2,491)	(2,364)	(2,201)	(1,999)	(1,758)	(1,474)	
Check	OK	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual CF Avail. for IMF, Distribution	50.0%	0	0	0	0	0	0	0	0	0	3,028	8,387	7,958	7,408	6,730	5,917	4,961	
Incentive Management Fee	90.0%	0	0	0	0	0	0	0	0	0	(2,725)	(7,548)	(7,182)	(6,687)	(6,057)	(5,325)	(4,485)	
Partnership Distribution	10.0%	0	0	0	0	0	0	0	0	0	(303)	(830)	(798)	(741)	(673)	(592)	(498)	
Check	OK	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Limited Partner Distribution	99.99%	0	0	0	0	0	0	0	0	0	(303)	(930)	(798)	(741)	(673)	(592)	(498)	
General Partner Distribution	0.01%	0	0	0	0	0	0	0	0	0	(0)	(0)	(0)	(0)	(0)	(0)	(0)	
DSCR		1.14x	1.15x	1.16x	1.17x	1.17x	1.18x	1.18x	1.18x	1.18x	1.18x	1.19x	1.19x	1.19x	1.18x	1.18x	1.18x	1.17x

**TO:** CITY PLANNING COMMISSION

**FROM:** BETTY DONAVANIK  
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

JASON C. MIKAELIAN, AICP  
COMMUNITY AND ECONOMIC DEVELOPMENT DEPUTY

**BY:** NANCY LEE  
SENIOR PLANNER

**APPLICATION:** GENERAL PLAN AMENDMENT NO. 03-19, ZONE CHANGE NO. 01-19, VESTING TENTATIVE TRACT MAP NO. 82797, VARIANCE NO. 03-19, CONDITIONAL USE PERMIT NO. 20-19, and MODIFICATION NOS. 28-19, 29-19, 30-19, and 36-19

**LOCATION:** 11312 ORCHARD STREET, AND 3630, 3640, AND 3700 CYPRESS AVENUE

**APPLICANT:** KB HOME GREATER LOS ANGELES, INC.  
25152 SPRINGFIELD COURT, SUITE 180  
VALENCIA, CA 91355

**PROPERTY OWNER:** PI PROPERTIES NO. 66, LLC – C/O CHARLES ZHAO  
610 N. SANTA ANITA AVE  
ARCADIA, CA 91006

**ENVIRONMENTAL DETERMINATION:** STATUTORY EXEMPTION UNDER ARTICLE 18, SECTION 15270

**RECOMMENDATION:** ADOPT RESOLUTION NO. 3581 RECOMMENDING CITY COUNCIL DENIAL OF THE PROJECT

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**RECOMMENDATION**

Staff has revised Resolution No. 3581, based on Planning Commission direction from the public hearing held on September 22, 2020. The resolution now reflects the Planning Commission denying the project. In addition, if the applicant pursues appealing the decision to the City Council, the applicant should incorporate the following to the project design:

- Reduction of density;
- Reduction of Floor Area Ratio; and
- Increase the amount of open space to be compliant with the Zoning Ordinance.

## RESOLUTION NO. 3581

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DENYING OF GENERAL PLAN AMENDMENT NO. 03-19, ZONE CHANGE NO. 01-19, VESTING TENTATIVE TRACT MAP NO. 82797, VARIANCE NO. 03-19, CONDITIONAL USE PERMIT NO. 20-19, AND MODIFICATION NOS. 28-19, 29-19, 30-19, AND 36-19 TO DEMOLISH 159,100± SQUARE FEET OF EXISTING INDUSTRIAL DEVELOPMENT AND DEVELOP 103 TOWNHOMES WITH ATTACHED TWO-CAR GARAGES ON A 5.24 ACRE PROPERTY LOCATED AT 11312 ORCHARD STREET, AND 3630, 3640, AND 3700 CYPRESS AVENUE, IDENTIFIED AS APNS 8568-026-002, -034, -035, AND -053, EL MONTE, CALIFORNIA.**

The Planning Commission of the City of El Monte, County of Los Angeles, State of California, does hereby find, determine and resolve as follows:

**SECTION 1.** That on July 25, 2019, KB Home Greater Los Angeles, Inc. Attn: David Lelie, LEED AP, 25152 Springfield Court, Suite 250, Valencia, California 91355, filed an application for General Plan Amendment No. 03-19, Zone Change No. 01-19, Vesting Tentative Tract Map No. 82797, Conditional Use Permit No. 20-19, Variance 03-19, and Modifications 28-19, 29-19, 30-19, and 36-19, requesting approval to demolish 159,100± sf of existing industrial buildings and construct 103 townhomes on property that is 5.24± acres in size (“Proposed Project”). An Initial Study and Mitigated Negative Declaration was prepared for the proposed project.

**SECTION 2.** This request is made pursuant to the requirements of Chapters 16.10, 17.26, 17.24, 17.26, 17.20, and of the El Monte Municipal Code (EMMC). The property is located at 11312 Orchard Street, 3630, 3640, and 3700 Cypress Avenue, El Monte, California, and described as follows, to-wit:

APNs: 8568-026-002, -034, -035, and -053

The following entitlements are requested:

- **General Plan Amendment (GPA No. 03-19)** to change the site’s General Plan Land Use designation from Industrial Business Park (11312 Orchard Street and 3630 and 3640 Cypress Avenue) and Medium Density Residential (3700 Cypress Avenue) to High Density Residential;
- **Zone Change (ZC No. 01-19)** to change the zoning designation from M-2 (11312 Orchard Street and 3630 and 3640 Cypress Avenue) and R-3 (3700 Cypress Avenue) to R-4;

- **Vesting Tentative Tract Map (VTTM No. 82797)** to consolidate four (4) parcels and subdivide for 103 condominium units;
- **Conditional Use Permit (CUP No. 20-19)** for the construction of three or more dwelling units;
- **Variance (VAR 03-19)** to deviate from common and private open space requirements; and
- **Modifications (MOD)** as follows:
  1. MOD No. 28-19 to modify the off-street parking requirements by reducing the parking requirements, allowing parking stalls and no out-let driveways to encroach within the front yard setback along Orchard Street and Cypress Avenue, and for enclosed parking stalls at 19' x 20'.
  2. MOD. No. 29-19 to modify the required front yard setbacks (first and second story) along Cypress Avenue and second story setback along Orchard Street. Modification to allow mechanical equipment to encroach into the required front yard setback;
  3. MOD. No. 30-19 to modify the maximum allowable wall height throughout the development.
  4. MOD. No. 36-19 to modify the lot size to exceed the maximum allowable FAR from 40% to 81%.

Pursuant to which after due notice as required by law, a full and fair public hearing was held on to consider General Plan Amendment No. 03-19, Zone Change No. 01-19, Vesting Tentative Tract Map No. 82797, Conditional Use Permit No. 20-19, Variance 03-19, and Modifications 28-19, 29-19, 30-19, and 36-19, requesting approval to construct 103 townhomes on property that is 5.24± acres in size, and a Mitigated Negative Declaration before this Planning Commission on September 22, 2020, at which time, all interested persons were given full opportunity to be heard and present evidence.

**SECTION 3 - ZONING.** That the project site encompasses four parcels and is located north of Iris Lane, south of Orchard Street and east of Cypress Avenue within the M-2 and R-3 zoning designation. The property is currently developed 159,100± sf of industrial uses. The surrounding zoning and land use of the adjacent properties are as follows:

	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	R-1A & R-3	Multi-family apartment complex and a vacant lot.
<b>South:</b>	M-2 & R-3	Industrial and Single-Family Residential
<b>East:</b>	R-3 & C-1	Office and Vacant Land
<b>West:</b>	M-2 & R-3	City Transportation Yard and Single-Family Residential

**SECTION 4 - PUBLIC HEARING.** That the Planning Commission conducted a fully noticed public hearing on September 22, 2020. The Commission opened the public hearing and heard one (1) speaker in favor of the project at the meeting. City staff received 24 letters of support for project and one (1) letter in opposition of the project.

The Planning Commission, after discussion and deliberation at a public hearing on September 22, 2020, directed staff to prepare Resolution No. 3581 for the October 13, 2020 Planning Commission meeting recommending City Council deny the project based on the following reasons:

- Proposed project's density is not compatible with the surrounding neighborhood;
- Proposed Project exceeds the maximum allowable Floor Area Ratio and is not compatible with the surrounding neighborhood; and
- Proposed Project does not meet the total open space requirements.

**SECTION 5 - GENERAL PLAN AND ZONING MAP AMENDMENT FINDINGS.** That all necessary findings for the granting of a General Plan and Zoning Map Amendment pursuant to Chapter 17.26 of the El Monte Municipal Code cannot be made in a positive manner and are as follows:

A. The proposed amendments are internally consistent with the General Plan and Zoning Ordinance:

Finding of Fact:

The proposed amendments are not internally consistent with the General Plan and Zoning Ordinance, in that the General Plan Land Use Element describes High Density Residential as projects that are sensitively designed with adequate open space and off-street parking. As such, proposed project exceeds the maximum allowable Floor Area Ratio (FAR) of 40% allowed by the Zoning Ordinance. The project, proposed at a FAR of 81%, which is double the maximum allowable FAR. A direct consequence of the 81% FAR is that the proposed project is not compatible with the surrounding neighborhood and is not able to meet open space and off-street parking requirements and therefore is internally inconsistent with the General Plan and Zoning Ordinance.

**SECTION 6 - VESTING TENTATIVE TRACT MAP FINDINGS.** That all necessary findings for the granting of a Vesting Tentative Tract Map No. 82797 (VTTM No. 82797) to consolidate four (4) parcels and subdivide for 103 townhome condominium units pursuant to Section 16.10.103 of the El Monte Municipal Code cannot be made in a positive manner and are as follows:

A. That the site is physically suitable for the type of development.

Finding of Fact:

That the site is not physically suitable for the proposed density of development. The proposed project FAR of 81% is double the maximum allowable 40% FAR development standard, which is not compatible with the surrounding neighborhood. In addition, the proposed floor area is greater than what currently exists in the surrounding

neighborhood. With the proposed 81% FAR, there is an increase in off-street parking and open space requirements, which the proposed project is not able to meet.

**SECTION 7 – CONDITIONAL USE PERMIT FINDINGS.** That all necessary findings for the granting of a Conditional Use Permit to construct three or more residential units as a Planned Residential Development pursuant to Section 17.24.050 of the El Monte Municipal Code cannot be made in a positive manner and are as follows:

A. The site for the proposed use is adequate in size and shape to accommodate said uses; and that all yards, spaces, walls, fences, parking, loading, landscaping and other features required to adjust said use with the land and surrounding uses are provided.

*Finding of Fact:*

At its current proposed FAR of 81%, the project is not adequate in size or shape to accommodate the proposed use. Specifically, the project site exceeds the maximum allowable FAR of 40%, and would not be compatible with the surrounding neighborhood. An increase of FAR increases the off-street parking and open space requirements. As such, the proposed project cannot provide EMMC compliant off-street parking spaces, therefore the subject site is not adequate in size and shape to accommodate the proposed use.

**SECTION 8 – MODIFICATION FINDINGS.** That all necessary findings for the granting of a Modifications Nos. 28-19, 29-19, 30-19, and 36-19 pursuant to Section 17.20.110 of the El Monte Municipal Code cannot be made in a positive manner and are as follows:

A. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.

*Finding of Fact:*

Modifications (MOD) Nos. 28-19, 29-19, 30-19, and 36-19 are being requested pursuant to Chapter 17.20 to permit design flexibility for the development. Specifically, MOD No. 36-19 is requested to exceed the maximum allowable FAR of 40% to 81%. The increase of FAR is not compatible with the surrounding neighborhood and also increases the off-street parking requirement. The hardship in meeting the off-street parking requirements are self-imposed due to the requested 81% FAR and there are no exceptional or extraordinary circumstances or conditions to the property involved that do not apply generally to the property or class of use in the same zone or vicinity.

**SECTION 9 – VARIANCE FINDINGS.** That all necessary findings for the granting of a Variance pursuant to Section 17.20.110 of the El Monte Municipal Code cannot be made in a positive manner and are as follows:

- A. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.

*Finding of Fact:* Variance (VAR) No.03-19 is being requested pursuant to Chapter 17.20 to permit design flexibility for the development. However, MOD No. 36-19 is requested to exceed the maximum allowable FAR of 40% to 81%, which would not be compatible with the surrounding neighborhood. The increase of FAR also increases the total open space requirement. The hardship in meeting the off-street parking requirements are self-imposed due to the requested 81% FAR and there are no exceptional or extraordinary circumstances or conditions to the property involved that do not apply generally to the property or class of use in the same zone or vicinity.

**SECTION 10 - ENVIRONMENTAL.** That in accordance with the criteria and authority contained in the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines as amended, the Planning Commission recommends that the City Council adopt a Statutory Exemption under Article 18, Section 15270 (CEQA does not apply to projects which a public agency rejects or disapproves).

**SECTION 11.** That the Secretary of the City Planning Commission of the City of El Monte, California, shall certify to the adoption of this resolution and shall cause a copy of the same to be forwarded to the applicant.

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Amy Wong, Chairperson

ATTEST:

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Adrian Perez, Secretary  
El Monte City Planning Commission

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

I, Adrian Perez, 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.3581 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on October 13, 2020, by the following votes to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Adrian Perez, Secretary  
El Monte City Planning Commission

**TO:** CITY PLANNING COMMISSION

**FROM:** BETTY DONAVANIK  
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

**BY:** BETTY DONAVANIK  
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

**APPLICATION:** GENERAL PLAN CONFORMITY REPORT (GPC) NO. 03-20  
PURSUANT TO CALIFORNIA GOVERNMENT CODE  
SECTION 65402

**LOCATION:** AREA Y

**PROPERTY OWNER:** CITY OF EL MONTE AS SUCCESSOR AGENCY TO THE  
FORMER EL MONTE COMMUNITY REDEVELOPMENT  
AGENCY

**ENVIRONMENTAL  
DETERMINATION:** EXEMPT PURSUANT TO THE REQUIREMENTS OF THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) OF  
1970, AND THE CEQA GUIDELINES SECTIONS 15182(C),  
15304, AND 15325.

**RECOMMENDATION:** RECOMMEND THAT THE CITY COUNCIL FIND THAT THE  
PROJECT IS CONSISTENT WITH CEQA SECTIONS  
15182(C), 15304, AND 15325, AND APPROVE GENERAL  
PLAN CONFORMITY REPORT NO. GPC 03-20 FOR THE  
PROPERTY ACQUISITION OF THE AREA Y PARK SITE  
AND PROPERTY DISPOSITION OF THE AREA Y  
HOUSING SITE

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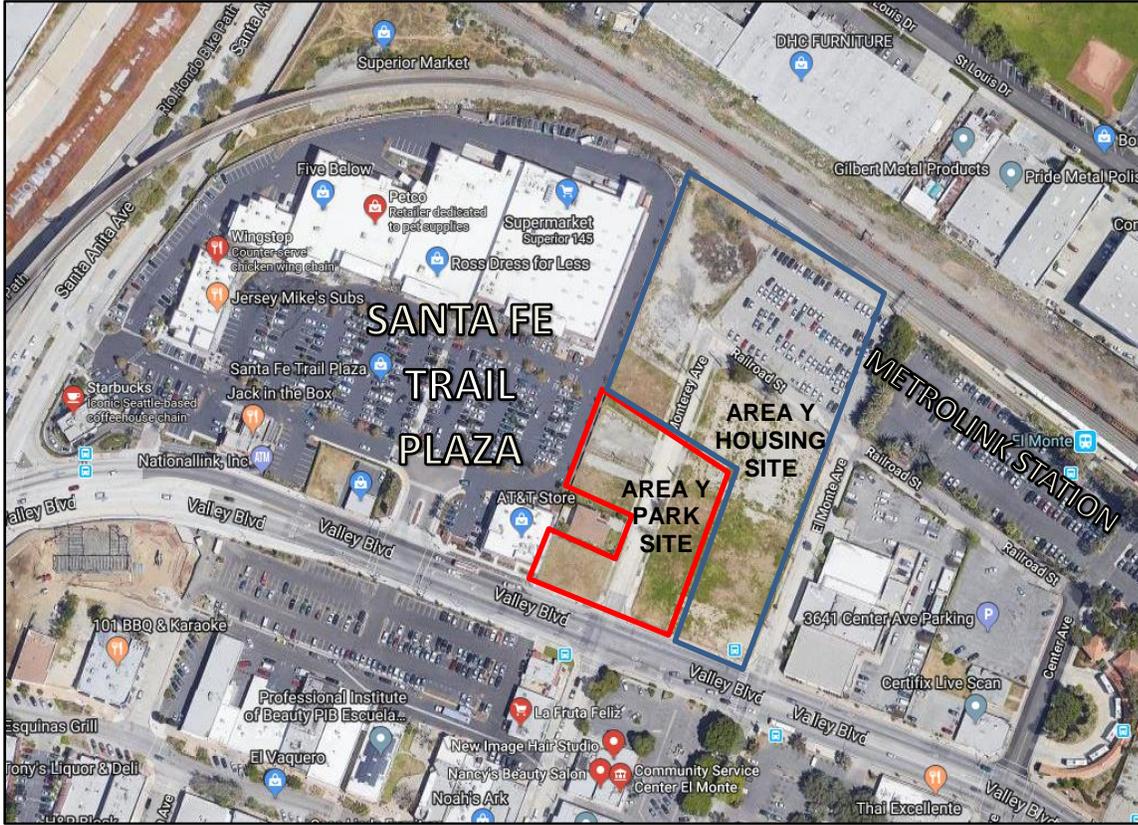
**SUBJECT PROPERTY:**

<b>Location:</b>	Generally located on the east end of the Santa Fe Trail Plaza site and bounded by El Monte Avenue to the east, Monterey Avenue to the west, Valley Boulevard to the south, and the Metrolink commuter rail to the north.
<b>General Plan:</b>	Downtown Core
<b>Zone:</b>	SP-4 Downtown Main Street Transit-Oriented District Specific Plan (“Downtown Specific Plan”) – Monte Vista and Station Sub-areas
<b>Property Size:</b>	4.83 acres
<b>Existing Improvements:</b>	Vacant Lots

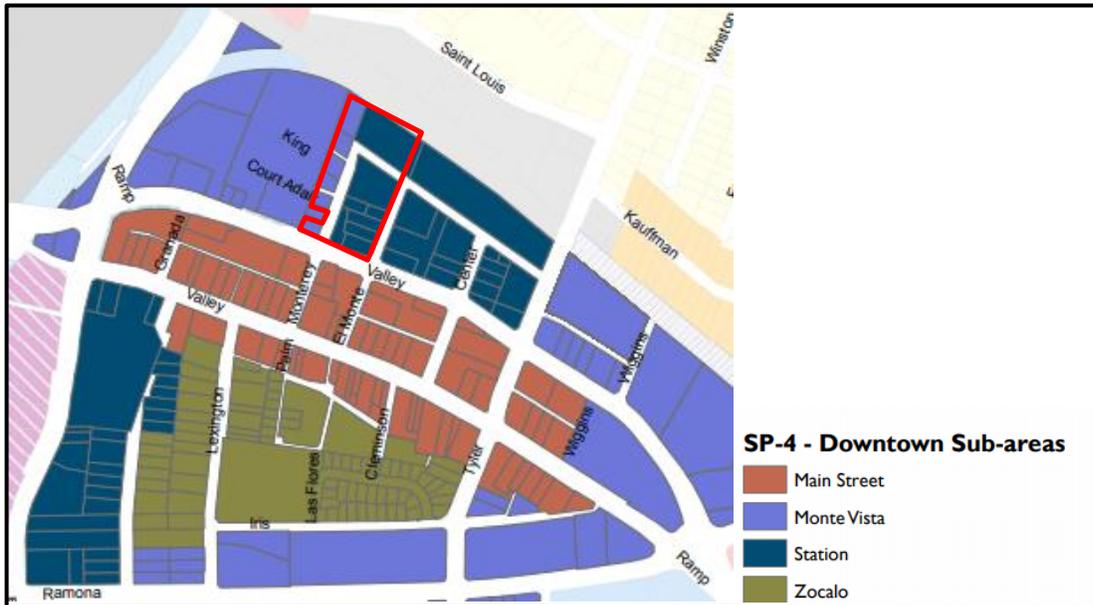
**SURROUNDING PROPERTIES:**

	<b>General Plan:</b>	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	N/A	N/A	Metrolink Rail Line
<b>South:</b>	Downtown Core	Downtown Specific Plan Main Street Sub-area	Main Street Parking Lots
<b>East:</b>	Downtown Core	Downtown Specific Plan Station Sub-area	AT & T Building
<b>West:</b>	Downtown Core	Downtown Specific Plan Monte Vista Sub-area	Santa Fe Trail Plaza

**AERIAL PHOTO:**



**ZONING MAP**



## **BACKGROUND**

Assembly Bill (“AB”) 1484, enacted in June of 2012, requires all successor agencies for former redevelopment agencies that owned property as of the time of redevelopment dissolution in 2011 to prepare a Long Range Property Management Plan (“PMP”). The PMP governs the disposition and use of property held by the former redevelopment agency pursuant to legal requirements. The PMP for the Successor Agency to the El Monte Community Redevelopment Agency (“Successor Agency”) includes 15 properties totaling approximately 4.83 acres, known as “Area Y”. Area Y is generally located on the east end of the Santa Fe Trail Plaza site and is bounded by El Monte Avenue to the east, Monterey Avenue to the west, Valley Boulevard to the south, and the Metrolink commuter rail to the north. Per the PMP, the City is able to liquidate the property. Sale of the land and subsequent development of the site will be subject to the review and approval by the Successor Agency, Oversight Board to the Successor Agency, and the California Department of Finance.

## **AREA Y REQUEST FOR PROPOSAL**

On May 21, 2018, the City released a Request for Proposals (“RFP”) for the development of Area Y that would be consistent with the Downtown Transit-Oriented District Specific Plan (“Specific Plan”) and synergistic with surrounding uses, including Santa Fe Trail Plaza, Downtown Main Street, and the El Monte Metrolink Station. The Specific Plan takes advantage of the area’s transit adjacency to cultivate a higher-intensity, pedestrian-oriented mixed-use district, with a more urban character. The RFP called for development teams experienced in high quality, medium- to high-density development to submit their proposals for the project (“Project”). The RFP required that proposals include the design, development, financing, construction, ownership and management of the Project and any related commercial/community uses.

On March 19, 2019, the City Council and Successor Agency approved the terms of an Exclusive Negotiation Agreement (“ENA”) with UTH Holdings I, LLC, a subsidiary of Urban Pacific, which requires the parties to negotiate potential terms and conditions of a future instrument to facilitate the development of the Project and the disposition of Area Y.

Urban Pacific’s proposal includes re-aligning the majority of the existing street grid to create a mix of open space and residential uses, both of which will serve the community as well as provide much needed transit-oriented and walkable for-sale and rental workforce housing units. The development will have three (3) components that include: a one (1) acre community park and paseos; and approximately 85 units of attached, for-sale townhomes and multi-generational workforce housing rental units.

The Site shall be purchased from the Successor Agency by Developer at the fair market value of the Site. The development project will be reviewed by the Planning Commission through the entitlement process at a future date.

## **FINDING OF GENERAL PLAN CONFORMITY – AREA Y PARK SITE**

In accordance with California Government Code Section 65402, before a local agency (the City of El Monte) can acquire real property for street, park or other public purposes, the legislative planning body (the Planning Commission) shall determine if the proposed real property acquisition conforms with the General Plan of the City. Therefore, in order for the City to acquire an approximate one-acre portion of Area Y (hereinafter, “Area Y Park Site”) for City public park and open space purposes, it is necessary for the Planning Commission to find that the acquisition is in conformance with the 2011 Vision El Monte General Plan. Specifically, Planning Commission Resolution No. 3585 finds that the proposed City acquisition of the Area Y Park Site for parks and open space is in conformance with the General Plan Parks and Recreation Element.

The City is considered “park poor” as there is no neighborhood in the City in which there are at least three (3) acres of park area per 1,000 members of a neighborhood population, and given such dearth of park area, the City seeks to continue its recent fervent efforts to develop additional park space within the City. According to the Parks and Recreation Element of the General Plan, “[i]t is incumbent upon us to recognize, preserve, and enhance El Monte’s park and open space components”. The Area Y Park Site for public park and open space purposes is in conformance with the following General Plan and its Parks and Recreation Element as follows:

1. Goal PR-1: Sufficient quality, number, and distribution of parks that are well maintained, safe, and attractive, and that meet the full active and passive recreational needs of residents of all ages and abilities.

The City’s acquisition of the Area Y Park Site for public park and open space development purposes would facilitate the provision of additional public park availability in the City in accordance with Parks and Recreation General Plan Goal PR-1 by creating more available public park space in the City’s Downtown Main Street Transit-Oriented District Specific Plan area.

2. PR-1.1 Park Quantity. Ensure that two acres of useable and developed parkland, including an appropriate range of age-appropriate recreational amenities, are provided for each 1,000 residents.

The City’s provision of sufficient public park availability in accordance with Parks and Recreation General Plan Policy PR-1.1 would be facilitated by the City’s acquisition of the Area Y Park Site for public park and open space purposes by creating more available public park space in the City’s Downtown Main Street Transit-Oriented District Specific Plan area.

3. PR-1.3 Park Distribution. Ensure that each neighborhood has, to the extent feasible, adequate park and recreation resources and that all residences are within walking distance of a park.

The City’s acquisition of the Area Y Park Site for public park and open space purposes would ensure that additional City public park resources are made

available in the City's Downtown Main Street Transit-Oriented District Specific Plan area, in accordance with Parks and Recreation General Plan Policy PR-1.3.

Furthermore, the City's acquisition of the Area Y Park Site for public park and open space purposes is in conformance with the City's Downtown Main Street Transit-Oriented District Specific Plan and its Mobility and Beautification component as follows:

1. **3.3.3 Plazas and Parks/Open Space:** *In order to support the health and wellness of the larger community, additional public spaces and convenient urban recreation options will need to be provided within the Downtown area.*

The City's acquisition of the Area Y Park Site for City public park and open space development purposes would foster the health and wellness of its community members by creating additional public park availability in the City in accordance with the Mobility and Beautification component of the City's Downtown Main Street Transit-Oriented District Specific Plan by producing more available public park space in the City's Downtown Main Street Transit-Oriented District Specific Plan area.

## **FINDING OF GENERAL PLAN CONFORMITY – AREA Y HOUSING SITE**

In accordance with California Government Code Section 65402, before a local agency (the Successor Agency) can dispose of real property for street, park or other public purposes, the legislative planning body (the Planning Commission) shall determine if the proposed real property disposition conforms with the General Plan of the City. Therefore, in order for the Successor Agency to dispose of an approximate 3.83 acre portion of Area Y (hereinafter, "Area Y Housing Site") for residential development, it is necessary for the Planning Commission to find that the acquisition is in conformance with the 2011 Vision El Monte General Plan. Specifically, Planning Commission Resolution No. 3586 finds that the proposed City disposition of the Area Y Housing Site to Urban Pacific for residential development is in conformance with the General Plan Land Use Element and Housing Element as follows:

1. **Policy LU (Land Use) 5.3 – Housing:** *Facilitate development of mixed/multiuse housing, including transit-oriented development that provides housing options for persons of all ages and income levels that enhances the customer base for downtown business and activities.*
2. **Housing Element Implementation Plan:** *Sets forth a variety of specific programs to achieve the General Plan vision and the housing goals and policies in the Housing Element. These programs are described below.*

### **Downtown Specific Plan:**

*El Monte's Downtown encompasses 200 acres, bordered by the Rio Hondo River, Interstate 10, and Ramona Boulevard. The Downtown Core contains key activity centers that serve civic/governmental, business, transportation, recreational, and residential uses. The Downtown vision is as a mixed-income, multiuse, and*

*vibrant center of El Monte, with additional housing, retail, office, parks, and cultural facilities. In order to plan for this area in a comprehensive manner, a Downtown Specific Plan will be created that provides for an appropriate balance of land uses, including housing, and strengthens connection to the Emerald Necklace of parks and trails as well.*

Furthermore, the Successor Agency's disposition of the Area Y Housing Site for residential development is in conformance with the City's Downtown Main Street Transit-Oriented District Specific Plan as follows:

3. **Station Sub-Area:** *The Station Sub-Area embodies the transit-oriented elements of the Specific Plan area. Broken into two areas, the Station Sub-Area includes the El Monte Metrolink Station and an adjacency to the El Monte Bus Station which serve as regional transit hubs for the City. Both transit stops are within a comfortable 5-10 minute walking distance to Downtown restaurants, shops, and services. The Station Sub-Area is envisioned to include a complementary mix of retail, urban housing, and transit uses. Stand-alone multi-family residential uses such as townhomes, studio flats, and apartments up to six stories will provide housing opportunities for transit users in close proximity to Downtown. To complement residential uses, small retail and visitor serving shops will provide an appropriate transition to the retail establishments of Main Street.*

**Station Sub-Area Character:** *The Station Sub-Area is divided into two areas within Downtown El Monte that are located near or adjacent to transit facilities and are intended to be redeveloped with transit-oriented development. The northernmost portion is located adjacent to a Metrolink Station. This northern area includes the opportunity to provide a dynamic mix of uses such as multi-family residential and visitor serving retail that are intended to serve commuters using the Metrolink, as well as nearby residents.*

The Successor Agency's disposition of the Area Y Housing Site adjacent to the Metrolink Station for residential development is consistent with the Land Use Element and Housing Element as the development would provide new, market-rate, for-sale and workforce moderate-level rental housing at an in-fill site, which is a key revitalization tool to recharge the City's household base with new households bringing long-term commitments to the City. Adding new housing is the primary tool for increasing retail sales and economic development in the City.

New, owner-occupied residences, sited immediately adjacent to Santa Fe Trail Plaza and across the street from Main Street, will assist in creating new pedestrian-oriented shopping traffic to El Monte's existing supply of retail. Existing retail spaces achieve new boosts in sales from the infusion of residents.

Area Y Housing Site is characterized by a number of site strengths that are excellent for residential development as the site has the following positive features:

- Within easy walking distance to the El Monte Metro train station stop.

- Located immediately east of Santa Fe Trail Plaza neighborhood shopping center, with convenient pedestrian-friendly access for any new households.
- Near excellent urban lifestyle amenities at Santa Fe Trail Plaza, including an excellent grocer with fresh produce and wide array of prepared meals; pet supplies; coffee; services; quality casual meals and snacks; and discount/value apparel and home decorative items.
- Close to the City's "Downtown Core", which already has an established, mixed-use and live-work theme along Valley Boulevard.

## **SITE ACQUISITION AND FUTURE IMPROVEMENTS**

The City Council will take action on separate Purchase and Sale Agreements for the Area Y Park Site and Area Y Housing Site at a future date.

The General Plan Conformity Report and CEQA action is for the acquisition and disposition of the Sites only. Prior to any parks and open space improvements, the project shall be assigned a Capital Improvement Project (CIP) number and shall undergo a separate project-specific review process, including public outreach and community meetings, and environmental analysis in compliance with CEQA. The housing development shall undergo a project-specific entitlement review process and environmental analysis in compliance with CEQA to be reviewed by the Planning Commission.

## **ENVIRONMENTAL**

In accordance with the requirements of the California Environmental Quality Act (CEQA) of 1970, and the CEQA Guidelines, as amended, the City's acquisition of the Area Y Park Site for park and open space purposes is exempt from CEQA, pursuant to the CEQA Guidelines Section 15304 because the land sale and development of public park/open space will result in only minor alterations to land. The Area Y Park Site acquisition by the City is also exempt under CEQA Guidelines Section 15325 as the transfer in ownership preserve land for City public park purposes. It is also exempt from CEQA because the public park development would be consistent with the 2017 Downtown Specific Plan, pursuant to the CEQA Guidelines Section 15182(c).

The City's disposition of the Area Y Housing Site for residential development is exempt from CEQA because the proposed Project would implement the City of El Monte Downtown Specific Plan adopted by the City Council, pursuant to the State CEQA Guidelines Section 15182(c). The future prospective development of housing on Area Y shall undergo separate environmental review.

## **RECOMMENDATION**

Pursuant to California Government Code Section 64502, it is recommended that the Planning Commission adopt Resolution No. 3585 and No. 3586 recommending that the City Council find that the Project is consistent with CEQA Section 115182(c), 15304, and 15325, and approve General Plan Conformity Report No. GPC No. 03-20 for the property acquisition of the Area Y Park Site and property disposition of the Area Y Housing Site.

## **ATTACHMENT**

1. Resolution No. 3585
2. Resolution No. 3586

## RESOLUTION NO. 3585

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FINDING THE PROPOSED SITE ACQUISITION OF AN APPROXIMATE ONE-ACRE PORTION OF SO-CALLED “AREA Y” BY THE CITY OF EL MONTE FROM THE CITY OF EL MONTE AS SUCCESSOR AGENCY TO THE FORMER EL MONTE COMMUNITY REDEVELOPMENT AGENCY TO BE IN CONFORMANCE WITH THE GENERAL PLAN AND CONSISTENT WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

WHEREAS, pursuant to California Government Code Section 65402, before a local agency can acquire real property for street, park or other public purposes, the legislative planning body shall determine if the proposed real property acquisition conforms with the 2011 Vision El Monte General Plan (the “General Plan”) of the City of El Monte (the “City”);

WHEREAS, the City as Successor Agency to the former El Monte Community Redevelopment Agency (the “Successor Agency”) owns certain raw land, approximately 4.83 in size, (hereinafter, “Area Y”) pursuant to the Successor Agency’s Long-Range Property Management Plan approved by the Oversight Board and the California Department of Finance;

WHEREAS, the City seeks to acquire an approximate one-acre portion of Area Y (hereinafter, “Area Y Park Site”) to develop for City public park and open space purposes;

WHEREAS, the Area Y Park Site is described in further detail in Exhibit “A”;

WHEREAS, the City is considered “park poor” as there is no neighborhood in the City in which there are at least three acres of park area per 1,000 members of a neighborhood population, and given such dearth of park area, the City seeks to continue its recent fervent efforts to develop additional park space within the City;

WHEREAS, according to the Parks and Recreation Element of the General Plan, “[i]t is incumbent upon us to recognize, preserve, and enhance El Monte’s park and open space components”;

WHEREAS, the balance of Area Y is contemplated to be sold to a housing developer for under a separate proposed land use disposition transaction that will be separately considered by the Planning Commission and City Council;

WHEREAS, relevant entitlements and approvals pertinent to the development of Area Y would undergo further review by the Planning Commission; and

WHEREAS, should the Planning Commission approve this proposed Resolution, the City Council and the legislative body of the Successor Agency would subsequently and respectively consider and take action on a proposed Purchase and Sale Agreement for the proposed sale of the Area Y Park Site from the Successor Agency to the City.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL MONTE, CALIFORNIA DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

**SECTION 1.** The facts set forth in the recitals above are true and correct and incorporated herein by reference.

**SECTION 2.** The City Council finds that the City's acquisition of the Area Y Park Site for City public park and open space purposes is in conformance with the following General Plan and its Parks and Recreation Element as follows:

1. Goal PR-1: Sufficient quality, number, and distribution of parks that are well maintained, safe, and attractive, and that meet the full active and passive recreational needs of residents of all ages and abilities.
  - The City's acquisition of the Area Y Park Site for City public park and open space development purposes would facilitate the provision of additional public park availability in the City in accordance with Parks and Recreation General Plan Goal PR-1 by creating more available public park space in the City's Downtown Main Street Transit-Oriented District Specific Plan area.
2. PR-1.1 Park Quantity. Ensure that two acres of useable and developed parkland, including an appropriate range of age-appropriate recreational amenities, are provided for each 1,000 residents.
  - The City's provision of sufficient public park availability in accordance with Parks and Recreation General Plan Policy PR-1.1 would be facilitated by the City's acquisition of the Area Y Park Site for City public park and open space purposes by creating more available public park space in the City's Downtown Main Street Transit-Oriented District Specific Plan area.
3. PR-1.3 Park Distribution. Ensure that each neighborhood has, to the extent feasible, adequate park and recreation resources and that all residences are within walking distance of a park.
  - The City's acquisition of the Area Y Park Site for City public park and open space purposes would ensure that additional City public park resources are made available in the City's Downtown Main Street Transit-Oriented

District Specific Plan area, in accordance with Parks and Recreation General Plan Policy PR-1.3.

**SECTION 3.** The City Council further finds that the City's acquisition of the Area Y Park Site for City public park and open space purposes is in conformance with the City's Downtown Main Street Transit-Oriented District Specific Plan and its Mobility and Beautification component as follows:

1. 3.3.3 Plazas and Parks/Open Space: *In order to support the health and wellness of the larger community, additional public spaces and convenient urban recreation options will need to be provided within the Downtown area.*
  - The City's acquisition of the Area Y Park Site for City public park and open space development purposes would foster the health and wellness of its community members by creating additional public park availability in the City in accordance with the Mobility and Beautification component of the City's Downtown Main Street Transit-Oriented District Specific Plan by producing more available public park space in the City's Downtown Main Street Transit-Oriented District Specific Plan area.

**SECTION 4.** In accordance with the requirements of the California Environmental Quality Act (CEQA) of 1970, and the CEQA Guidelines, as amended, the City's acquisition of the Area Y Park Site for park and open space purposes is exempt from CEQA, pursuant to the CEQA Guidelines Section 15304 because the land sale and development of public park/open space will result in only minor alterations to land. The Area Y Park Site acquisition by the City is also exempt under CEQA Guidelines Section 15325 as the transfer in ownership preserve land for City public park purposes. It is also exempt from CEQA because the public park development would be consistent with the 2017 Downtown Specific Plan, pursuant to the CEQA Guidelines Section 15182(c). The future prospective development of housing on Area Y shall undergo separate environmental review.

**SECTION 5.** The Secretary of the Planning Commission of the City of El Monte shall certify to the adoption of this Resolution and shall cause a copy of the same to be forwarded to the City Council for its consideration.

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Amy Wong, Chairperson

ATTEST:

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Adrian Perez, Secretary  
El Monte City Planning Commission

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

I, Adrian Perez, 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. 3585 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on October 13, 2020, by the following votes to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Adrian Perez, Secretary  
El Monte City Planning Commission

EXHIBIT "A"



## RESOLUTION NO. 3586

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FINDING THE PROPOSED SITE ACQUISITION OF A PORTION OF SO-CALLED “AREA Y” BY URBAN PACIFIC COMPANIES, OR ITS AFFILIATE, FROM THE CITY OF EL MONTE AS SUCCESSOR AGENCY TO THE FORMER EL MONTE COMMUNITY REDEVELOPMENT AGENCY TO BE IN CONFORMANCE WITH THE GENERAL PLAN AND CONSISTENT WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

WHEREAS, pursuant to California Government Code Section 65402, before a local agency can dispose of real property for street, park or other public purposes, the legislative planning body shall determine if the proposed real property disposition conforms with the 2011 Vision El Monte General Plan (the “General Plan”) of the City of El Monte (the “City”);

WHEREAS, the City as Successor Agency to the former El Monte Community Redevelopment Agency (the “Successor Agency”) owns certain raw land, approximately 4.83 acre in size, (hereinafter, “Area Y”) pursuant to the Successor Agency’s Long-Range Property Management Plan approved by the Oversight Board and the California Department of Finance;

WHEREAS, on May 21, 2018, the City released a Request for Proposals (“RFP”) for the development of Area Y (the “Area Y Housing Site”), including an approximate 3.83 acre portion that would be consistent with the Downtown Transit-Oriented District Specific Plan and synergistic with surrounding uses, including Santa Fe Trail Plaza, Downtown Main Street, and the El Monte Metrolink Station;

WHEREAS, On March 19, 2019, the City Council and Successor Agency approved the terms of an Exclusive Negotiation Agreement (“ENA”) with UTH Holdings I, LLC, a subsidiary of Urban Pacific Companies (hereinafter, Urban Pacific Companies, or its affiliate, shall be referred to as “Developer”), which contemplates the disposition of Area Y Housing Site from the Successor Agency to the Developer, at fair market value, for the development of 85 units of attached, for-sale townhomes and multi-generational workforce housing rental units (the “Project”);

WHEREAS, December 17, 2019, the City Council and Successor Agency approved the First Amendment to the ENA, which afforded additional time for the parties to negotiate potential terms and conditions of a future purchase and sale agreement to facilitate the development of the Project and the disposition of the Area Y Housing Site, at fair market value;

WHEREAS, the Area Y Housing Site is described in further detail in Exhibit “A”;

WHEREAS, the City seeks to acquire an approximate one-acre portion of Area Y for park and open space purposes, which will be separately considered by the Planning Commission and City Council;

WHEREAS, relevant entitlements and approvals pertinent to the development of the Area Y Housing Site would undergo further review by the Planning Commission;

WHEREAS, should the Planning Commission approve this proposed Resolution, the Successor Agency would subsequently consider and take action on a proposed Purchase and Sale Agreement for the proposed sale of the Area Y Housing Site from the Successor Agency to the Developer;

WHEREAS, the Los Angeles County Oversight Board to the Successor Agency would be necessary for approval of all terms and conditions of the sale of the Area Y Housing Site at fair market value; and

WHEREAS, authorization and acceptance of the proposed disposition of the Area Y Housing Site by the California Department of Finance would be also necessary.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL MONTE, CALIFORNIA DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

**SECTION 1.** The facts set forth in the recitals above are true and correct and incorporated herein by reference.

**SECTION 2.** The City Council finds that the Successor Agency's disposition of the Area Y Housing Site the development of the Project is in conformance with the General Plan Land Use Element and Housing Element as follows:

1. **Policy LU (Land Use) 5.3 – Housing:** *Facilitate development of mixed/multiuse housing, including transit-oriented development that provides housing options for persons of all ages and income levels that enhances the customer base for downtown business and activities.*
2. **Housing Element Implementation Plan:** *Sets forth a variety of specific programs to achieve the General Plan vision and the housing goals and policies in the Housing Element. These programs are described below.*

**Downtown Specific Plan:**

*El Monte's Downtown encompasses 200 acres, bordered by the Rio Hondo River, Interstate 10, and Ramona Boulevard. The Downtown Core contains key activity centers that serve civic/governmental, business, transportation, recreational, and residential uses. The Downtown vision is as a mixed-income, multiuse, and vibrant center of El Monte, with additional housing, retail, office, parks, and cultural facilities. In order to plan for this area in a comprehensive manner, a Downtown Specific Plan will be created that provides for an*

*appropriate balance of land uses, including housing, and strengthens connection to the Emerald Necklace of parks and trails as well.*

Furthermore, the Successor Agency's disposition of the Area Y Housing Site for residential development is in conformance with the City's Downtown Main Street Transit-Oriented District Specific Plan as follows:

3. **Station Sub-Area:** *The Station Sub-Area embodies the transit-oriented elements of the Specific Plan area. Broken into two areas, the Station Sub-Area includes the El Monte Metrolink Station and an adjacency to the El Monte Bus Station which serve as regional transit hubs for the City. Both transit stops are within a comfortable 5-10 minute walking distance to Downtown restaurants, shops, and services. The Station Sub-Area is envisioned to include a complementary mix of retail, urban housing, and transit uses. Stand-alone multi-family residential uses such as townhomes, studio flats, and apartments up to six stories will provide housing opportunities for transit users in close proximity to Downtown. To complement residential uses, small retail and visitor serving shops will provide an appropriate transition to the retail establishments of Main Street.*

**Station Sub-Area Character:** *The Station Sub-Area is divided into two areas within Downtown El Monte that are located near or adjacent to transit facilities and are intended to be redeveloped with transit-oriented development. The northern-most portion is located adjacent to a Metrolink Station. This northern area includes the opportunity to provide a dynamic mix of uses such as multi-family residential and visitor serving retail that are intended to serve commuters using the Metrolink, as well as nearby residents.*

The Successor Agency's disposition of the Area Y Housing Site adjacent to the Metrolink Station for residential development is consistent with the Land Use Element and Housing Element as the development would provide new, market-rate, for-sale and workforce moderate-level rental housing at an in-fill site, which is a key revitalization tool to recharge the City's household base with new households bringing long-term commitments to the City. Adding new housing is the primary tool for increasing retail sales and economic development in the City.

New, owner-occupied residences, sited immediately adjacent to Santa Fe Trail Plaza and across the street from Main Street, will assist in creating new pedestrian-oriented shopping traffic to El Monte's existing supply of retail. Existing retail spaces achieve new boosts in sales from the infusion of residents.

Area Y Housing Site is characterized by a number of site strengths that are excellent for residential development as the site has the following positive features:

- Within easy walking distance to the El Monte Metro train station stop.
- Located immediately east of Santa Fe Trail Plaza neighborhood shopping center, with convenient pedestrian-friendly access for any new households.

- Near excellent urban lifestyle amenities at Santa Fe Trail Plaza, including an excellent grocer with fresh produce and wide array of prepared meals; pet supplies; coffee; services; quality casual meals and snacks; and discount/value apparel and home decorative items.
- Close to the City’s “Downtown Core”, which already has an established, mixed-use and live-work theme along Valley Boulevard.

**SECTION 3.** In accordance with the requirements of the California Environmental Quality Act (CEQA) of 1970, and the CEQA Guidelines, as amended, the City’s disposition of the Area Y Housing Site for residential development is exempt is exempt from CEQA from the California Environmental Quality Act (CEQA) because the proposed Project would implement the City of El Monte Downtown Specific Plan adopted by the City Council, pursuant to the State CEQA Guidelines Section 15182(c).

**SECTION 4.** The Secretary of the Planning Commission of the City of El Monte shall certify to the adoption of this Resolution and shall cause a copy of the same to be forwarded to the City Council for its consideration.

---

Amy Wong, Chairperson

ATTEST:

---

Adrian Perez, Secretary  
El Monte City Planning Commission

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

I, Adrian Perez, 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. 3586 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on October 13, 2020, by the following votes to wit:

AYES:

NOES:

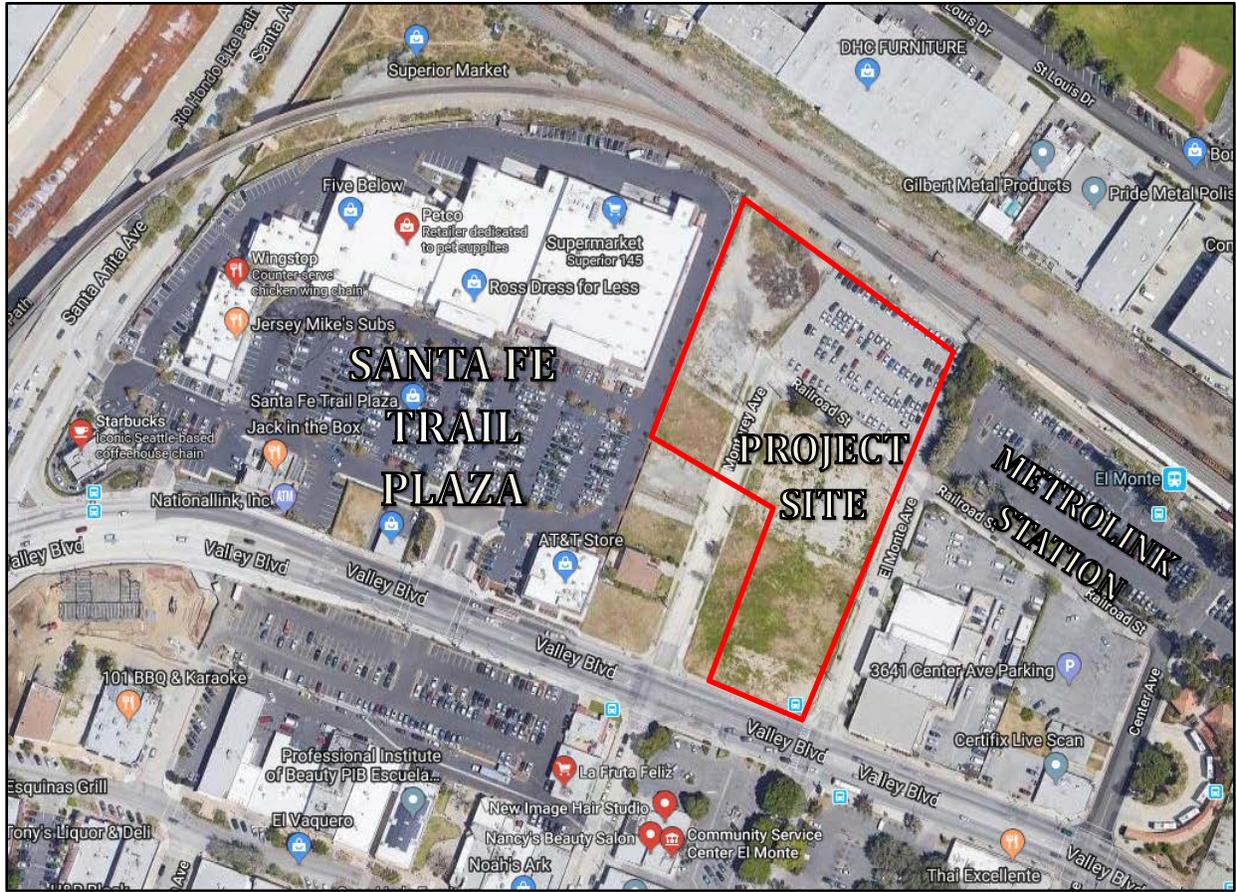
ABSTAIN:

ABSENT:

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Adrian Perez, Secretary  
El Monte City Planning Commission

EXHIBIT "A"



**TO:** CITY PLANNING COMMISSION

**FROM:** BETTY DONAVANIK  
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

JASON C. MIKAELIAN, AICP  
COMMUNITY & ECONOMIC DEPUTY DIRECTOR

**BY:** SANDRA ELIAS  
ASSISTANT PLANNER

**SUBJECT:** CONDITIONAL USE PERMIT NO. 32-19

**LOCATION:** 2929 DURFEE AVENUE

**APPLICANT:** ROUND TRIP TRANSPORTATION  
1021 PUENTE AVENUE  
SAN DIMAS, CA 91773

**PROPERTY OWNER:** EDEN TOP LLC  
43 W LA SIERRA DRIVE  
ARCADIA, CA 91007

**ENVIRONMENTAL DETERMINATION:** ARTICLE 19 CATEGORICAL EXEMPTIONS – SECTION 15301 (CLASS 1 - EXISTING FACILITIES) IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970 AND THE CEQA GUIDELINES, AS AMENDED

**RECOMMENDATION:** ADOPT A CATEOGORICAL EXEMPTION UNDER SECTION 15301 (CLASS 1 - EXISTING FACILITIES) AND APPROVE CONDITIONAL USE PERMIT NO. 32-19 SUBJECT TO CONDITIONS

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**PROJECT DESCRIPTION:**

The applicant has requested approval of Conditional Use Permit (CUP) No. 32-19 to allow the legalization of an existing overflow parking area at 2929 Durfee Avenue associated with the operation of an existing passenger transportation services company located at 2140 Durfee Avenue operating with previously approved CUP 09-08, City Council Resolution No. 9955. The subject site is 51,000 square feet in size and is located within the M-1 (Light-Manufacturing) zone. The request is made pursuant to Chapter 17.24.040 (58) of the El Monte Municipal Code (EMMC).

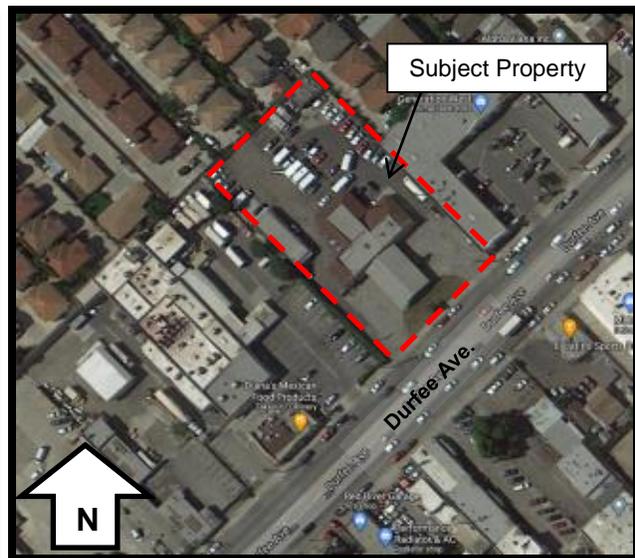
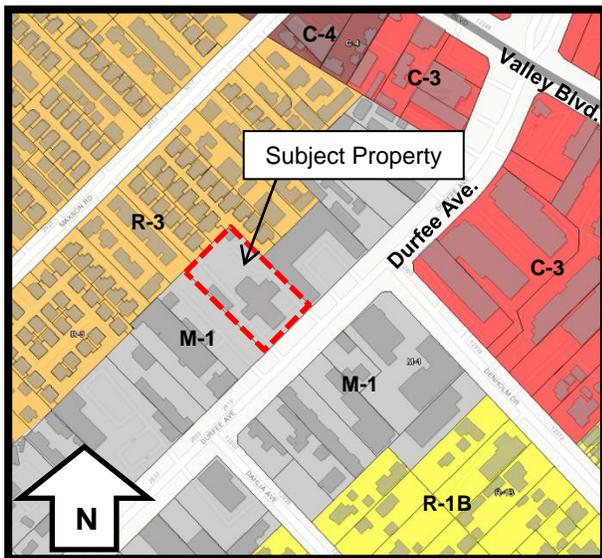
**SUBJECT PROPERTY:**

Location:	South of Valley Boulevard and north of Magnolia Street
General Plan:	Industrial/Business Park
Zone:	M-1 (Light Manufacturing)
Street Frontage:	170 feet
Property size:	51,000 SF
Existing Improvements:	<u>Building 1 (2929):</u> 1,465 SF, <u>Building 2 (2923):</u> 820 SF, <u>Building 3 (2925):</u> 3,270 SF, & <u>Building 4 (2927):</u> 730 SF

**SURROUNDING PROPERTIES:**

	<b>General Plan:</b>	<b>Zoning:</b>	<b>Land Use:</b>
North:	Medium Density Residential	R-3	Single-Family Residential
East:	Industrial/Business Park	M-1	Retail/Wholesale
South:	Industrial/Business Park	M-1	Food Manufacturing
West:	Medium Density Residential	R-3	Single Family Residential

**ZONING & AERIAL: PHOTO:**





## **BACKGROUND:**

The site is currently improved with four (4) individual tenant buildings located on an approximate 51,000 square foot parcel. Each of the four (4) tenant buildings is currently vacant. Building 1 is 1,465 SF, Building 2 is 820 SF, Building 3 is 3,270 SF, and Building 4 is 730 SF. A total of 46 parking spaces are included: 43 transportation van stalls and three (3) standard parking stalls (including one (1) accessible parking space). The proposed use includes the request to utilize the existing 43 parking spaces that accommodate each of the transportation vans in conjunction with the operation of passenger transportation services located at 2140 Durfee Avenue under CUP 09-08, City Council Resolution No. 9955. The existing structures located at the subject site will not be utilized by the applicant and will remain vacant throughout the duration of the occupancy of the site. The site located at 2140 Durfee Avenue serves as the central dispatch center/office with a capacity of 30 transportation vans that have pre-scheduled routes. Furthermore, the proposed request at 2929 Durfee will only serve as overflow parking to accommodate the transportation vans. Additionally, this will allow for the applicant's employees to have access to off-street parking.

### **Business Operations**

Roundtrip Transportation provides transportation services exclusively for individuals with developmental disabilities from their homes to the nonprofit regional centers and back. Regional Centers offer and coordinate services that support individuals with disabilities and their families through a partnership with the California Department of Developmental Services. The nearest regional centers are located in Los Angeles, Alhambra, and Pomona. The San Gabriel/Pomona Regional Center, located in Pomona, serves the residents of El Monte and surrounding cities. Roundtrip also offers transportation services to other nearby locations.

Roundtrip Transportation services provide a community benefit to the City and the immediate vicinity with approximately 1,200 clients prior to COVID-19. In compliance with the Department of Developmental Services (DDS), the number of clients may be significantly impacted to meet DDS and applicable state and county requirements to ensure the safety of clients during and after the pandemic. The transportation vans have a maximum passenger capacity of 14 seats; however, the number of passengers per van may be adjusted to comply with all applicable health and safety requirements. The configuration of the vans can vary depending on the wheelchair or gurney needs of individuals. Hours of operation are Monday through Friday from 6:00 a.m. to 9:00 p.m.

### **Site Circulation & Parking**

The subject property is accessed from a one-way circular driveway (within the front setback) with dual entry lanes at the eastern-most portion of the property's frontage and dual exit lanes at the western-most portion along Durfee Avenue. Durfee Avenue is considered to be a "Secondary Arterial Roadway". There are a total of 43 parking spaces located behind the main building (Building No. 3) which is accessed from two (2) drive-aisles at either side of the main building. The parking spaces will serve as overflow parking for the transportation vans. Additionally, drivers reporting for their

scheduled route will park their personal vehicle in the designated transportation van parking spaces.

### **Security Plan**

The existing external surveillance camera system is located along the rear of the property and attached to each of the buildings throughout the site to allow for 24-hour monitoring of the site. Additionally, one (1) private security guard will be present four (4) times per week between 10:30 p.m. and 4:00 a.m. A condition has been included to require that the applicant work with the El Monte Police Department and the Planning Division to ensure that the existing surveillance system is adequate and meets the standards of the El Monte Police Department.

## **PROJECT ANALYSIS:**

### **2011 General Plan Consistency**

The 2011 El Monte General Plan Land Use Element designates the subject property as “Industrial Business Park” and recommends uses that encourage a mix of sustainable manufacturing, processing, office, warehousing, and distribution uses that generate employment, minimize traffic, and are compatible with residential neighborhoods. Therefore, the proposed request to allow overflow parking in conjunction with the operation of an existing transportation services company is consistent with the General Plan in that it will provide additional services that provide a benefit for the community and region. The existing zoning designation, M-1 (Light Manufacturing) allows up to 1.0 FAR.

### **Zoning Code Consistency**

The site is zoned M-1 (Light Manufacturing). Per Section 17.24.040 (58) of the EMMC, Conditionally Permitted Uses in Specified Zones, the proposed request to allow overflow parking associated with a passenger transportation services company is eligible for approval upon the receipt of a Conditional Use Permit.

Staff included conditions of approval that will bring the site into compliance with the El Monte Municipal Code. The applicant has made improvements to the site such as removal of security bars that were attached to the exterior of the structures, applied exterior paint to the structures, rehabilitated landscaping within existing planters, and replaced the site’s fencing/gates to improve screening of the rear parking lot. Furthermore, the EMMC requires additional landscaping to be included at the site. Therefore, the Applicant is conditioned to provide landscape and irrigation plans for Planning Division review and approval prior to the issuance of the Business Occupancy Permit (BOP).

### **Conditions of Approval**

The following Conditions of Approval are recommended in the draft resolution with the purpose of enhancing the aesthetics of the property:

- Provide a minimum of seven (7) 24"-box shade trees per Section 17.10.030 along frontage.
- Remove the existing business sign within the front setback which no longer identifies an ongoing business, product, or service available on the property pursuant to Section 17.12.120(A);
- Remove the barbed wire attached to the block wall along the northwesterly property line abutting residential uses pursuant to Section 17.06.120(D); and
- The paved area along frontage is to be resurfaced in accordance with Section 17.08.030(C).

### **ENVIRONMENTAL REVIEW:**

Staff has conducted the appropriate environmental analysis in compliance with the requirements of the California Environmental Quality Act (CEQA) and based on that assessment, staff has determined that the proposed project to allow overflow parking is Categorical Exempt under Article 19, Section 15301 (Class 1 - Existing Facilities) of the CEQA Guidelines. Therefore, no further environmental assessment is necessary.

### **CITY REVIEW PROCESS:**

Staff and other City Departments and Divisions have reviewed the project through the City's internal review process. This review process enables the various City Departments and Divisions (i.e. Planning, Building, Public Works/Engineering, Police and Fire) to review development proposals for conformity with the provisions established in the City's Municipal Code. Additionally, the review process ensures that each development proposal is designed to be compatible with neighboring properties. In turn, the quality and economic health of local residential, commercial and industrial districts are maintained. The concerns and/or conditions of all reviewing parties are included in the recommended conditions of approval.

### **RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL:**

In order to approve the project, the Planning Commission is required to make certain findings. Sections 6 of the draft resolution contain the recommended findings and Section 7 contains of approval for the Planning Commission's consideration.

**RECOMMENDATION:**

Staff recommends that the Planning Commission evaluate the proposal and consider the following actions:

1. Adopt a Categorical Exemption under Section 15301 (Class 1-Existing Facilities) pursuant to the California Environmental Quality Act and Guidelines, as amended; and
2. Approve the Conditional Use Permit No. 32-19 subject to the recommended Conditions of Approval contained in Section 7 of the attached Resolution or any other Conditions that the Planning Commission may wish to impose.

**ATTACHMENTS:**

- A. Resolution No. 3583
- B. Project Plans
- C. Public Hearing Notice, Radius Map, & Photo of Public Notice Posting

**RESOLUTION NO. 3583**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 32-19 AND ADOPTING A CATEGORICAL EXEMPTION TO ALLOW THE LEGALIZATION OF EXISTING OVERFLOW PARKING LOCATED AT 2929 DURFEE AVENUE, EL MONTE, CALIFORNIA (ASSOCIATED WITH A PREVIOUSLY APPROVED (CUP 09-08, CITY COUNCIL RESOLUTION NO. 9955) PASSENGER TRANSPORTATION SERVICES COMPANY OPERATING AT 2140 DURFEE AVENUE).**

The Planning Commission of the City of El Monte, County of Los Angeles, State of California, does hereby find, determine and resolve as follows:

**SECTION 1 – PROJECT DESCRIPTION.** On November 19, 2019, Round Trip Transportation, 1021 Puente Avenue, San Dimas, CA 91773, filed an application for Conditional Use Permit (CUP) No. 32-19 requesting to allow the legalization of existing overflow parking at 2929 Durfee Avenue. The proposed use is associated with the operation of an existing passenger transportation services company at 2140 Durfee Avenue operating with previously approved CUP 09-08, City Council Resolution No. 9955.

**SECTION 2 – PUBLIC HEARING.** The request is made pursuant to the requirements of Section 17.24.040(58) of the El Monte Municipal Code (EMMC). The property is located at 2929 Durfee Avenue, El Monte, California, and described as follows, to-wit:

APN: 8106-010-015

Pursuant to which after due notice as required by law, a full and fair public hearing was held to consider Conditional Use Permit No. 32-19 and a Categorical Exemption before

this Planning Commission on October 13, 2020, at which time, all interested persons were given full opportunity to be heard and present evidence.

**SECTION 3 - ZONING.** The property is located south of Valley Boulevard, north of Magnolia Street and is zoned M-1(Light-Manufacturing). The property is currently developed with four (4) individual tenant spaces within an approximate 51,000 square foot parcel. The zoning and land uses for the adjacent properties are as follows:

North: R-3; Single Family Residential  
East: M-1; Retail/Wholesale  
South: M-1; Manufacturing  
West: R-3; Single Family Residential

**SECTION 4 - ENVIRONMENTAL.** In accordance with the criteria and authority contained in the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines as amended, staff has conducted the appropriate environmental analysis and based on that assessment, the City has determined the project to be Categorically Exempt by Article 19 Section 15301 (Class 1 – Existing Facilities) in accordance with the requirements of the State CEQA Guidelines. No expansion of the tenant space is proposed. No further environmental assessment is required.

**SECTION 5 – GENERAL PLAN.** The property has a General Plan designation of Industrial Business Park. The request to allow the legalization of existing overflow parking (associated with an existing passenger transportation services company at 2140 Durfee Avneue (CUP 09-08 City Council Resolution No. 9955)) with a Conditional Use Permit and adoption of a Categorical Exemption is consistent with the goals of the EMMC and the 2011 El Monte General Plan.

**SECTION 6 – CONDITIONAL USE PERMIT FINDINGS.** All necessary findings for the granting of Conditional Use Permit No. 32-19, to legalize existing

overflow parking associated with an existing transportation services company, pursuant to Section 17.24.040(58) of the EMMC can be made in a positive manner and are as follows:

- A. The granting of such Conditional Use Permit will not be detrimental to the public health or welfare or be injurious to the property or to improvements in such zone or vicinity.

*Finding of Fact:*

The proposed use is consistent with the M-1 (Light-Manufacturing) zone requirements and the surrounding area/uses. The vicinity remains to be a mixture of manufacturing, wholesale, and residential uses. Therefore, the passenger transportation services business is not incompatible with the surrounding uses. The hours of operation are limited to weekdays during normal business hours which will ensure that the use does not negatively impact the surrounding sensitive uses. Furthermore, Round Trip Transportation serves individuals with developmental disabilities in the area and provides a benefit for the welfare of persons with disabilities within the vicinity. Many of the individuals that procure Round Trip Transportation services are not able bodied and require access to wheelchair or gurney ready transportation services that the business readily provides.

- B. The use applied for at the location is properly one for which a Conditional Use Permit is authorized.

*Finding of Fact:*

Pursuant to Section 17.24.040(58) of the EMMC, the proposed legalization of overflow parking associated with an existing passenger transportation services company is permitted with the approval of a Conditional Use Permit. The conditions of approval will assure proper day-to-day functions at the site. Furthermore, the proposed use is compatible with other surrounding uses on Durfee Avenue as there is a mixture of manufacturing, wholesale, and residential uses within the vicinity.

- C. The site for the proposed use is adequate in size and shape to accommodate said uses; and that all yards, spaces, walls, fences, parking, loading, landscaping and other features required to adjust said use with the land and surrounding uses are provided.

*Finding of Fact:*

The site is adequate in size and shape to accommodate the proposed use. The subject site will be utilized as overflow parking for an existing passenger transportation services company located at 2140 Durfee Avenue operating with a previously approved CUP. The subject site includes 43 transportation van stalls and three (3) standard parking stalls (including one (1) accessible parking space). The proposed use includes the request to utilize the 43 parking spaces to accommodate the business' transportation vans. The existing structures at the site will not be utilized by the transportation company. The site located at 2140 Durfee Avenue serves as the central dispatch

center/office with a capacity for 30 transportation vans. Furthermore, as part of the approval, the site will be required to update their landscaping areas to provide enhanced aesthetics that is consistent with the EMMC. The site has adequate access, lighting, public visibility, and an efficient internal circulation system and the project improvements are consistent with the intent of the applicable development standards of the EMMC.

D. The site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

*Finding of Fact:*

The subject property is accessed from a one-way circular driveway (within the front setback) with dual entry lanes at the eastern-most portion of the property's frontage and dual exit lanes at the western-most portion along Durfee Avenue. Durfee Avenue is considered to be a "Secondary Arterial Roadway" and meets the standard design requirements for its classification. The business type provides transportation services to individuals with developmental disabilities via pre-scheduled routes which assists to appropriately schedule outgoing and incoming traffic. Additionally, the site and abutting streets can adequately accommodate the volume of traffic generated by the subject site.

E. The granting of such Conditional Use Permit will not adversely affect the purpose, goals, and policies of the El Monte General Plan of 2011.

*Finding of Fact:*

The property has a General Plan designation of "Industrial Business Park." The 2011 El Monte General Plan Land Use Element for the General Commercial designation recommends uses that encourage a mix of sustainable manufacturing, processing, office, warehousing, and distribution uses that generate employment, minimize traffic, and are compatible with residential neighborhoods. Therefore, the proposed request to legalize an existing overflow parking area in conjunction with the operation of an existing transportation services company is consistent with the General Plan in that it will provide additional services that contribute to the benefit of the community and region.

**SECTION 7 –CONDITIONS OF APPROVAL.** The Planning Commission does hereby approve Conditional Use Permit No. 32-19 and the adoption of a Categorical Exemption for this project in accordance with the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines, as amended, subject to the following conditions:

**General**

1. The approval is for Conditional Use Permit No. 32-19 to legalize an existing overflow parking area at 2929 Durfee (associated with an existing passenger transportation

services company located at 2140 Durfee Avenue, previously approved CUP 09-08 and City Council Resolution No. 9955 .

2. The project shall substantially conform to Conditional Use Permit No. 32-19, the development plans (site, floor, elevation, landscape, signs, lighting, etc.) on file with the City Planning Division and as presented to the Planning Commission.
3. Adherence to the conditions contained herein shall be demonstrated at all times. A failure to comply may be cause for a review by the Planning Commission for potential revocation of the use permit approved herein pursuant to EMMC Section 17.24.100 (Revocation). Any complaints regarding issues with operations, pollution, noise, etc. may be subject to the Planning Commission for further review and approval.
4. All applicable conditions shall be met or deemed to have been addressed by the Community & Economic Development Director or her/his designee prior to final inspection, and prior to the issuance of the Business Occupancy Permit (BOP).
5. All Planning Division, Building Division, Code Enforcement Division, Engineering Division, and Los Angeles County Fire Department standards and conditions shall be complied with prior to the issuance of the Business Occupancy Permit (BOP).
6. All City and LA County Fire Department standards and conditions shall be implemented prior to final inspection and prior to issuance of the Business Occupancy Permit (BOP).

### **Legal**

7. 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.
8. The Applicant and property owner shall sign and submit an affidavit accepting all conditions of approval contained in this Planning Commission Resolution within fifteen (15) days following the adoption of this Planning Commission Resolution.

### **Operations & Maintenance**

9. Subject to review and applicability by the Community & Economic Development Director, Public Works Director, and the City Attorney and to ensure ongoing compliance with the conditions of approval set forth under this resolution and to ensure that the property and all improvements located thereupon are properly maintained, the applicant (and the owner of the property upon which the authorized use and/or authorized improvements are located if different from the applicant) shall

execute a maintenance agreement prior to the issuance of occupancy permits with the City of El Monte which shall be recorded against the property and which shall be in a form reasonably satisfactory to the City Attorney. The maintenance agreement shall contain covenants, conditions and restrictions relating to the following:

- a. Compliance with ongoing operational conditions, requirements and restrictions, as applicable (including but not limited to hours of operation, security requirements, the proper storage and disposal of trash and debris, and/or restrictions on certain uses, including uses determined by the Planning Commission (or the City Council upon appeal) to be incompatible or inconsistent with any authorized uses; compliance with applicable State and/or federal statutes and regulations, including but not limited to compliance with statutes and regulations regarding the appropriate operating guidelines for certain equipment (e.g., emissions standards, radio frequency emissions standards etc.);
- b. Ongoing compliance with approved design and construction parameters, signage parameters and restrictions as well as landscape designs, as applicable;
- c. Ongoing maintenance, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking striping, lighting and irrigation fixtures, walls and fencing, publicly accessible bathrooms and bathroom fixtures, landscaping and related landscape improvements and the like, as applicable);
- d. If the applicant and the owner of the property are different (e.g., if the applicant is a tenant or licensee of the property or any portion thereof), both the applicant and the owner of the property shall be signatories to the maintenance agreement and both shall be jointly and severally liable for compliance with its terms.
- e. The maintenance agreement shall further provide that any party responsible for complying with its terms shall not assign its ownership interest in the property or any interest in any lease, sublease, license or sublicense, unless the prospective assignee agrees in writing to assume all of the duties and obligations and responsibilities set forth under the maintenance agreement.
- f. The maintenance agreement shall contain provisions relating to the enforcement of its conditions by the City and shall also contain provisions authorizing the City to recover costs and expenses which the City may incur arising out of any enforcement and/or remediation efforts which the City may undertake in order to cure any deficiency in maintenance, repair or upkeep or to enforce any restrictions or conditions upon the use of the property. The maintenance agreement shall further provide that any unreimbursed costs and/or expenses incurred by the City to cure a deficiency in maintenance or to enforce use restrictions shall become a lien upon the property in an amount equivalent to the actual costs and/or expense incurred by the City.

10. 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 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 non-painted surface, or where anti-graffiti coatings are used, graffiti may be removed with solvents or detergents, as appropriate.
11. The applicant shall not sublease any portion of the space.
12. All mechanical equipment including heating and airconditioning units, electronic equipment shall be screened from view and located in an area approved by the Planning Division.
13. The outdoor storage of equipment, products, or inoperable vehicles, or similar items is prohibited at all times.
14. All paved areas shall be resurfaced and in accordance with Section 17.08.030(C). Any future occupancy of the site will require parking stalls to be double striped per City specifications.
15. One (1) additional accessible parking space shall be provided. All handicap parking spaces shall be clearly marked and designated as such. Additionally, the applicant shall comply with State Handicap Accessibility Regulations (e.g.- van parking, shortest route to accessible entrance, shortest pedestrian route to the closest pedestrian entrance, restrooms, ramps, handicap signs at each entry, path of travel, etc.)
16. New uses and occupancy of tenant spaces shall demonstrate parking compliance and are subject to the review and approval of the Planning Division.
17. The barbed wire attached to the block wall along the northwesterly property line shall be removed.
18. All parking areas shall be provided with automatic exterior lighting at one footcandle for the entire surface area. Lighting shall be designed, arranged and installed so as to direct rays onto the premises and away from adjacent structures. Lighting fixtures shall be of an energy saving type.
19. The wrought iron door located on building "2925" fronting Durfee Avenue shall be painted to match the existing wrought iron vehicular fencing.
20. A masonry trash enclosure shall be constructed. Garbage collection area shall be enclosed on at least three (3) vertical sides by a five (5) foot wall and a screen gate on fourth side per Section 17.58.020(G).

## **Landscaping**

21. A minimum of 1,292 SF shall be landscaped with a mixture of trees, shrubs, and ground cover. Said landscaping shall be included within frontage of site. All landscape planters shall be a minimum of 4'-0" wide per Section 17.10.030.
22. Prior to the issuance of a certificate of occupancy permit, the applicant shall provide a minimum of seven (7) 24" box shade trees per Section 17.10.030 of the EMMC and shall be planted on the site along frontage. The trees shall be provided with permanent irrigation. Plans illustrating the location of the required trees and irrigation shall be subject to the review and approval of the Planning Division.
23. Landscape and irrigation plans, in compliance to Chapters 17.10 & 17.11 of the EMMC, shall be submitted to the Planning Division for review and approval and are subject to a landscape plan review fee.

## **Signage**

24. The existing pole sign shall be removed pursuant to Section 17.12.120(A).
25. Banners are prohibited at all times with an exception that banners are in compliance with the El Monte Sign Ordinance may be installed upon approval of a Temporary Sign Permit by the Planning Division. Attachment of non-city approved signs, banners, product signs, or advertisements any to light poles/standards on/off-site is prohibited at all times.

## **Police Department Conditions**

26. The applicant shall work with the El Monte Police Department and Planning Division to ensure that the existing surveillance system is adequate and meets the standards of the El Monte Police department.

**SECTION 8** - The Secretary of the City Planning Commission of the City of El Monte, California, shall certify to the adoption of this resolution and shall cause a copy of the same to be forwarded to the applicant.

\_\_\_\_\_  
Amy Wong, Chairperson

ATTEST:

\_\_\_\_\_  
Adrian Perez, Secretary  
El Monte City Planning Commission

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

I, Adrian Perez, 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. 3583 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on October 13, 2020, by the following votes to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Adrian Perez, Secretary  
El Monte City Planning Commission

# ROUND TRIP TRANSPORTATION

LOCATED AT: 2929 DURFEE AVE, CA, 91732

Revisions	By
10 / 23 / 2019	
11 / 06 / 2019	
10 / 07 / 2020	

**JOE MORENO**  
 (626) 350-5944  
 moreservices@sglobal.net  
 OWNERSHIP / OCCUPANTS LIST - RADIUS MAPS - LAND USE PLANS - MUNICIPAL COMPLIANCE CONSULTING  
 12/06 LAMBERT AVE EL MONTE, CA 91732 - FAX (626) 350-1532

## PROJECT INFORMATION

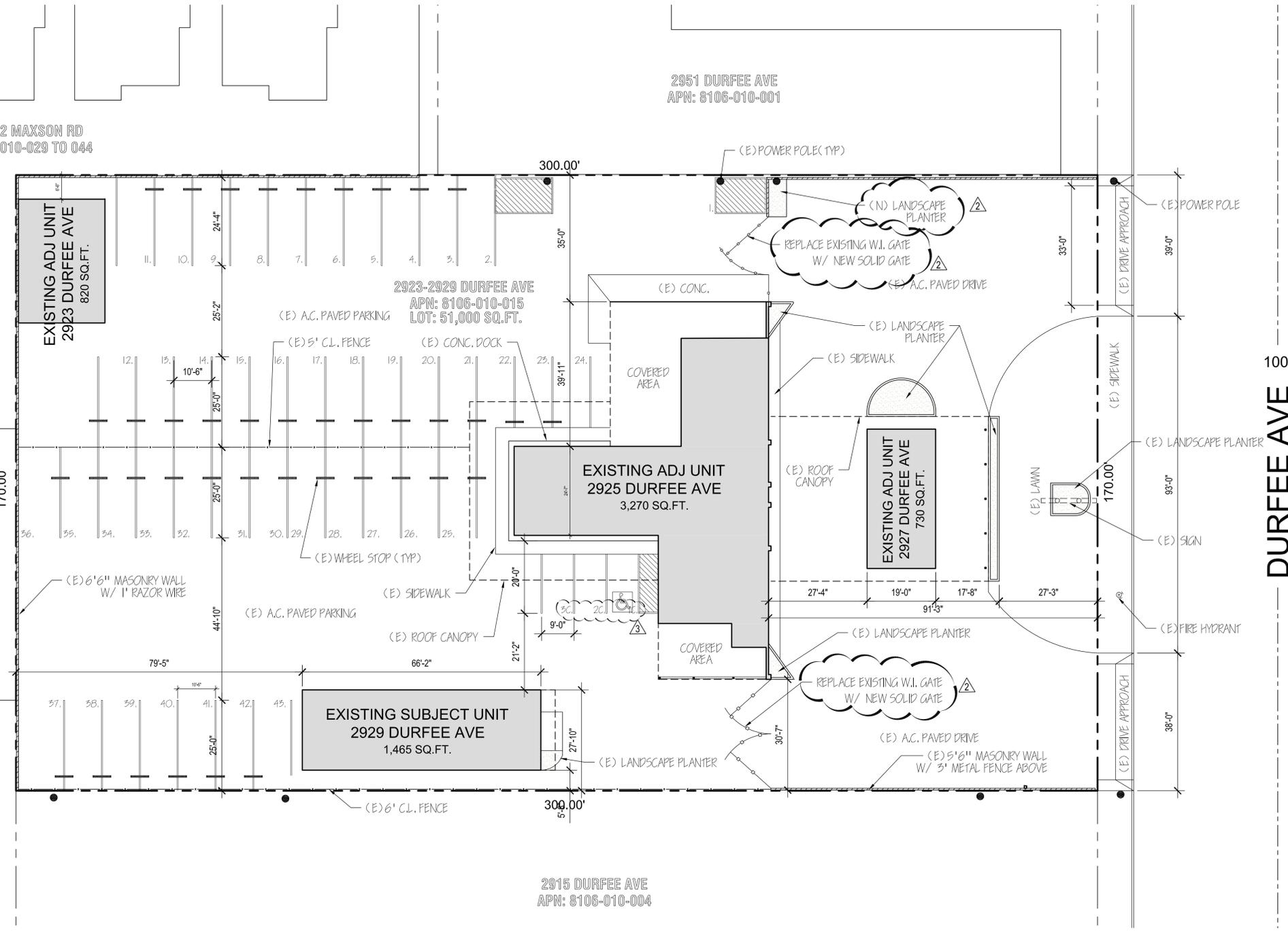
**OWNER:** EDEN TOP LLC  
**OWNER ADDRESS:** 43 W. LA SIERRA DR  
 ARCADIA, CA 91007  
**SITE ADDRESS:** 2929 DURFEE AVE  
 EL MONTE, CA, 91732  
**APPLICANT:** ROUND TRIP TRANSPORTATION  
 MARTHA C. BRISENO  
 2140 DURFEE AVE  
 EL MONTE, CA. 91733

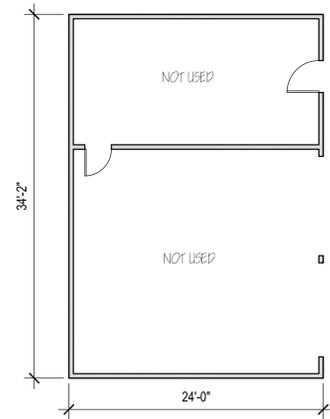
**APN:** 8106-010-015  
**LEGAL DESCRIPTION:** TRACT NO 10938 LOTS 10 AND LOT 11 BLK A  
**ZONE:** M1  
**LOT SIZE :** 300' X 170'  
**LOT AREA:** 51,000 SQ.FT.  
**BUILDING AREA:** 6,285  
 - SUBJECT UNIT 2929 DURFEE = 1,465 SQ.FT.  
 - ADJACENT UNIT 2927 DURFEE = 730 SQ.FT.  
 - ADJACENT UNIT 2925 DURFEE = 3,270 SQ.FT.  
 - ADJACENT UNIT 2923 DURFEE = 820 SQ.FT.  
**PARKING :** 3 - 9'x20' CAR STALLS (1 ACCESSIBLE)  
 43 VAN STALLS  
**PARKING AREA:** 25,840 SQ.FT.

TITLE SHEET  
&  
SITE PLAN

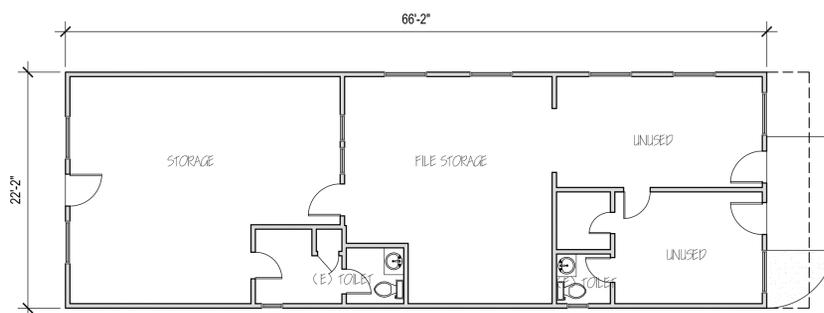
ROUND TRIP TRANSPORTATION  
 2929 DURFEE AVE.  
 EL MONTE, CA. 91732  
 MARTHA C. BRISENO

Date	07 / 09 / 2019
Scale	AS NOTED
Drawn	MORENO
Job	19-022
Sheet	<b>A1</b>

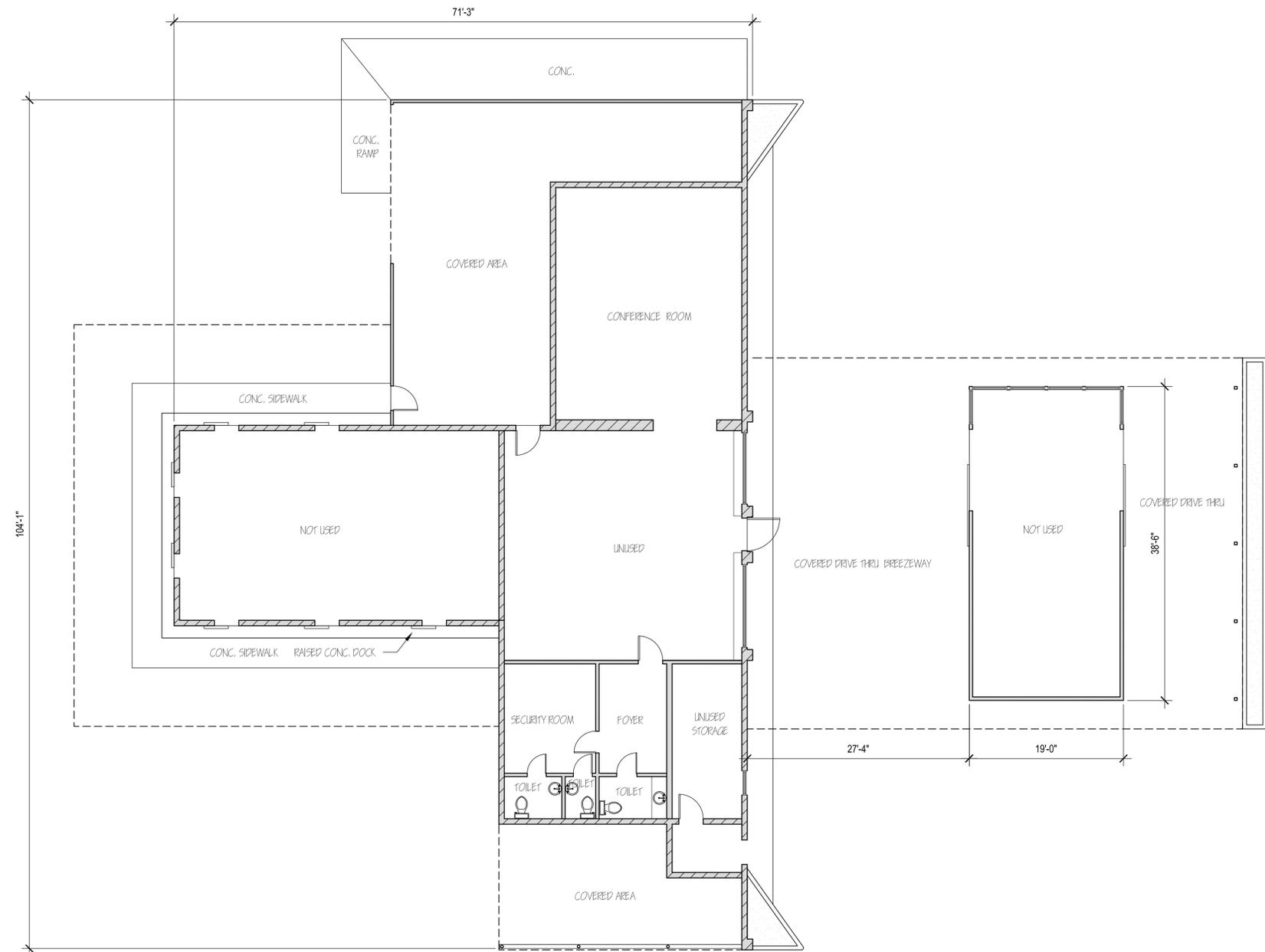




(E) FLOOR PLAN 2927 DURFEE AVE SCALE: 1/8" = 1'-0" 



(E) FLOOR PLAN 2929 DURFEE AVE SCALE: 1/8" = 1'-0" 



(E) FLOOR PLAN 2927 DURFEE AVE SCALE: 1/8" = 1'-0" 

Revisions	By

**JOE MORENO**  
 (626) 350-8944  
 moreservices@sgglobal.net  
 OWNERSHIP / OCCUPANTS LIST - RADIUS MAPS - LAND USE PLANS - MUNICIPAL COMPLIANCE CONSULTING  
 12106 LAMBERT AVE EL MONTE, CA 91732 - FAX (626) 350-1532

*More Services*  
 EXISTING FLOOR PLANS

ROUND TRIP TRANSPORTATION  
 2929 DURFEE AVE.  
 EL MONTE, CA. 91732  
 MARTHA C. BRISENO

Date	07 / 09 / 2019
Scale	AS NOTED
Drawn	MORENO
Job	19-022
Sheet	<b>A2</b>

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

**Hablamos Español favor de hablar con  
Jeni Colon (626) 580-2088**

**TO:** All Interested Parties

**FROM:** City of El Monte Planning Division

**PROPERTY LOCATION:** 2929 Durfee Avenue / APN No. 8106-010-015

**APPLICATION:** Conditional Use Permit No. 32-19

**REQUEST:** A Conditional Use Permit is requested to allow overflow parking at 2929 Durfee Avenue in conjunction with the operation of a passenger transportation services company located at 2140 Durfee Avenue. The subject site is 51,000 square feet in size and is located within the M-1(Light Manufacturing) zone. The request is made pursuant to Section 17.24.040 (58) of the El Monte Municipal Code (EMMC).

**PROPERTY OWNER:** Eden Top LLC  
43 W. La Sierra Drive  
Arcadia, CA 91077

**APPLICANT:** Round Trip Transportation  
1021 Puente Avenue  
San Dimas, CA 91773

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

**PLACE OF 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 as follows:

Date: Tuesday, October 13, 2020  
Time: 7:00 p.m.  
Place: El Monte City Hall East – Council Chambers  
11333 Valley Boulevard, El Monte, California

Members of the public wishing to observe/participate may do so in one of the following ways:

- (1) Turn your TV to Channel 3.
- (2) City's website at <http://www.elmonteca.gov/378/Council-Meeting-Videos>.
- (3) Call-in Conference Line at (669) 900-9128; Meeting ID 965 1792 8992, then press #, press # again when prompted for participant ID.

**Attendance of this meeting can only be done remotely.**

Members of the public wishing to provide questions/comments during the meeting by doing the following:

- (1) Call-in Conference Line at (669) 900-9128; Meeting ID 965 1792 8992, then press #, press # again when prompted for participant ID. Once admitted into the meeting, press \*9 to request to speak.
- (2) E-mail – All interested parties can submit questions/comments in advance to the Planning Division's general e-mail address: [planning@elmonteca.gov](mailto:planning@elmonteca.gov). All questions/comments must be received by the Planning Division no later than 3:00 pm on October 13, 2020.

*(Continued on the next page)*

The staff report on this matter will be available on or about October 8, 2020 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 [selias@elmonteca.gov](mailto:selias@elmonteca.gov).

Americans 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 City Clerk's Office by calling (626) 580-2016. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Persons wishing to comment on the environmental documentation or proposed application may do so orally or in writing at the public hearing or in writing prior to the meeting date. Written comments shall be sent to Sandra Elias; El Monte City Hall West; 11333 Valley Boulevard; El Monte, CA 91731 or at [selias@elmonteca.gov](mailto:selias@elmonteca.gov). If you challenge the decision of the City Planning Commission, in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Planning Commission at, or prior to, the public hearing. For further information regarding this application please contact Sandra Elias at (626) 258-8621. Monday through Thursday, except legal holidays, between the hours of 7:00 a.m. and 5:30 p.m.

Published and Mailed On: Thursday, October 1, 2020

City of El Monte Planning Commission  
Adrian Perez, Planning Commission Secretary



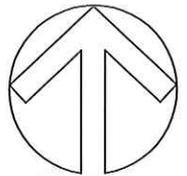
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# PROJECT INFORMATION

2929 DURFEE AVE.  
 EL MONTE, CA.  
 19-022



SCALE 1" = 200'



**2929 Durfee Avenue – Public Notice Site Posting**

