



PLANNING COMMISSION AGENDA

CITY OF EL MONTE PLANNING COMMISSION

TUESDAY, JANUARY 13, 2026

7:00 P.M.

CITY HALL EAST – COUNCIL CHAMBERS
11333 VALLEY BOULEVARD

CITY OF EL MONTE PLANNING COMMISSION

Mayor
INTERIM CHAIRPERSON
Pablo Tamashiro

District 1
**INTERIM VICE-
CHAIRPERSON**
Luis Daniel Salas

District 2
COMMISSIONER
Joe A. Moreno

District 3
COMMISSIONER
Bryan Covarrubias

District 4
COMMISSIONER
Cuitlahuac Dominguez

District 5
COMMISSIONER
Vacant

District 6
COMMISSIONER
Vacant

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

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

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

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

- (1) City’s website at <https://www.ci.el-monte.ca.us/378/Council-Meeting-Videos> ; or
- (2) In person.

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

(1) By directly addressing the Planning Commission in person at the time(s) allotted on the agenda for such comment. Persons wishing to address the Planning Commission in person are asked to fill out a speaker card providing their name and indicating whether they wish to address the Planning Commission on an item(s) of business appearing under (i) the Public Hearing portion of the agenda; (ii) any item of business appearing under any other portion of the agenda; and/or (iii) a non-agendized matter that is within the subject matter jurisdiction of the Planning Commission. Speaker cards should be submitted to City Staff prior to the Planning Commission's approval of the agenda, if possible; or

(2) Email or Telephone – All interested parties can submit comments in advance to the Planning Division's general email at planning@elmonteca.gov or by calling the City's telephone line: (626) 258-8626. All comments must be received by the Planning Division no later than 3:00 pm on January 13, 2026.

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

OPENING OF MEETING

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

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

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

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

CONSENT CALENDAR

- 7. **Approval of Planning Commission (PC) Minutes**
December 9, 2025
- 7.1. **Approval of Zoning Review Committee (ZRC) Minutes**
December 9, 2025

PUBLIC HEARING

- 8. **Conditional Use Permit (CUP) No. 22-2025 & Director Level Zoning Clearance (DLZC) No. 8-2025**

Address/Location: 4455 Rowland Avenue / APN: 8577-001-034

Request: The applicant is requesting to establish a banquet hall use within an existing 5,255 square foot tenant space within an existing ±22,258 SF multi-tenant commercial building. Additionally, a Director Level Zoning Clearance is requested to allow for shared parking on the same property to meet parking requirements. The subject property is approximately ±86,702 square feet in size and is located in the M-2 (General Manufacturing) zone. The request is made pursuant to Section 17.123 (Conditional and Minor Use Permits) and Section 17.120 (Zoning Clearances and Business Permits) of the El Monte Municipal Code (EMMC).

Case Planner: Antonia Perez, Assistant Planner

Recommendation:

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

- 8.1. **Conditional Use Permit (CUP) No. 12-2024**

Address/Location: 11230 Garvey Avenue, Unit B / APN: 8105-003-035

Request: The applicant is requesting to establish a convenience store use within an existing 1,386 square foot tenant space within a 10,380 multi-tenant structure. The subject property is approximately 33,600 square feet in size and is located in the U/MU (Urban/Multiuse) zone. The request is made pursuant to Section 17.123 (Conditional and Minor Use Permits) of the El Monte Municipal Code (EMMC).

Case Planner: Whitney Weisberg, Assistant Planner

Recommendation:

1. Open the public hearing;
2. Receive presentation from staff;
3. Pose questions to staff;
4. Allow members of the public to offer comment;
5. Pose follow up questions to staff;
6. Close the public hearing; and
7. Adopt a Resolution to deny the request or direct staff to formulate Findings of Facts to approve CUP No. 12-2024.

9. Director's Report

10. City Attorney's Report

11. Commissioner's Comments

NEXT SCHEDULED CITY PLANNING COMMISSION MEETING

Tuesday, January 27, 2026, at 7:00 P.M.

City Hall East – City Council Chambers

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

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

General explanation of how the meeting is conducted:

1. The staff report is presented by City Planning staff.
2. The City Planning Commissioners ask questions if necessary for clarification.
3. The City Planning Commission Chair opens the public hearing.
4. The applicant makes a presentation to the City Planning Commission.
5. Individuals speaking in favor of the project address the Commission.
6. Individuals speaking against the project address the Commission.
7. The applicant responds to project opponents.
8. The public hearing is closed.
9. City Planning Commission members discuss the project.
10. City Planning Commission members vote on the project.
11. Any interested party who disagrees with the City Planning Commission decision may appeal the Commission's decision to the City Council within 10 calendar days of the adoption of the resolution. Any appeal filed must be directed to the City Clerk's Office and must be accompanied by a fee of \$3,546.00. Any individual that received notice of this meeting from the City of El Monte will receive notice of an appeal, if one is filed.

PLANNING COMMISSION MINUTES

ACTION MINUTES FOR THE PLANNING COMMISSION MEETING HELD ON TUESDAY, DECEMBER 9, 2025, AT CITY HALL COUNCIL CHAMBERS 11333 VALLEY BOULEVARD, EL MONTE, CALIFORNIA

- 1. Call Meeting to Order** – Meeting was called to order by Chairperson Tamashiro at 7:00 p.m.
- 2. Flag Salute** – The Flag Salute was led by Chairperson Tamashiro.
- 3. Roll Call** – The roll call was led by City Planner Elias.

Commissioners present: Tamashiro, Moreno, Covarrubias, and Dominguez.

Commissioners Absent: Salas.

Staff Present: Community & Economic Development Director Fowler
City Attorney Cortez
City Planner Elias

4. Approval of Agenda:

Motion: It was moved by Chairperson Tamashiro to approve the 12-9-2025 Planning Commission meeting agenda; seconded by Commissioner Moreno.

Motion carried 4 - 0

5. Commission Disclosures:

None.

6. Public Comments:

None.

CONSENT CALENDAR

7. Approval of Planning Commission (PC) Minutes

October 14, 2025

Motion: It was moved by Chairperson Tamashiro to approve the minutes for October 14, 2025, item 7 of the Consent Calendar; seconded by Commissioner Domiguez.

Motion carried 4 – 0

REGULAR AGENDA

8. Time Extension (EXT) No. 24-2025:

Address/Location: 4526 Santa Anita Avenue / APNs: 8570-003-010

Request: The applicant has submitted a Time Extension request for a previously approved project consisting of Tentative Tract Map (TTM) No. 82682, Conditional Use Permit (CUP) Nos. 28-19 & 30-19, and Modification (MOD) Nos. 20-20, 21-20, 22-20 & 23-20 to allow the construction of a 14-unit townhouse development that consists of six (6) two-story units and eight (8) three-story units that will occupy five (5) detached condominium buildings. Each unit provides a two-car garage and four (4) guest/shared parking spaces located at 4526 Santa Anita Avenue.

Case Planner: Sandra Elias, City Planner

Recommendation:

1. Receive presentation from staff; and
2. Approve the request for a Time Extension.

Public Comment:

None.

Motion: Following the discussion, it was moved by Chairperson Tamashiro to approve the staff recommendation as noted in the staff report; seconded by Commissioner Moreno.

Motion carried 4-0

9. Director's Report:

- Planning Commission meeting for December 23, 2025, will be going black.

10. City Attorney's Report

- Expressed thanks to the commission and city staff

12. Commissioner Comments:

- The commissioners all expressed thanks to one another and to city staff
- Chairperson Tamashiro shared that there will be training for the commissioners in 2026

13. Adjournment

Meeting adjourned at 7:18 p.m.

Respectfully submitted,

Interim Planning Commission Chairperson
Pablo Tamashiro

Planning Commission Secretary
Sandra Elias, City Planner



ZONING REVIEW COMMITTEE AGENDA

CITY OF EL MONTE ZONING REVIEW COMMITTEE

RESULTS

TUESDAY, DECEMBER 9, 2025

6:00 P.M.

CITY HALL EAST – COUNCIL CHAMBERS
11333 VALLEY BOULEVARD

CITY OF EL MONTE ZONING REVIEW COMMITTEE

CHAIRPERSON

Bryan Covarrubias

CITY PLANNER

Sandra Elias

CHIEF BUILDING OFFICIAL

Mike Petarra

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

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OPENING OF MEETING

1. **Call Meeting to Order 6:00 p.m.**
2. **Flag Salute City Planner Elias**
3. **Roll Call**

Committee Members Present:

Bryan Covarrubias, Chairperson
Sandra Elias, City Planner
Mike Petarra, Chief Building Official

Staff Member Present:

Whitney Weisberg

4. Public Comments

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PUBLIC HEARING

5. Minor Use Permit (MUP) No. 13-2024 & Director Level Zoning Clearance (DLZC) No. 09-2025

Address: 3402 Cogswell Road / APN: 8549-030-009

Request: The applicant is requesting approval to establish a transitional use of a retail water supply store within an existing 1,600 square foot tenant space within a residential zone through MUP No. 13-2024. The applicant is also requesting a parking reduction of one (1) parking space to accommodate voluntary landscaping through DLZC No. 09-2025. The subject property is located within the R-3 (Medium-Density Multiple-Family Dwelling) zone. The MUP request is made pursuant to Chapter 17.123 (Conditional and Minor Use Permits) and 17.120 (Zoning Clearances & Business Permits) of the El Monte Municipal Code (EMMC).

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

Case Planner: Whitney Weisberg, Assistant Planner

Recommendation:

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

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

Motion Carried 3-0

NEXT ZONING REVIEW COMMITTEE MEETING

Tuesday, January 13, 2026, at 6:00 p.m.

City Hall East – City Council Chambers

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**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

DATE: JANUARY 13, 2026

TO: PLANNING COMMISSION

FROM: STEVE FOWLER
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

SANDRA ELIAS
CITY PLANNER

BY: ANTONIA PEREZ
ASSISTANT PLANNER

APPLICATION: CONDITIONAL USE PERMIT (CUP) NO. 22-2025 &
DIRECTOR LEVEL ZONING CLEARANCE (DLZC) NO. 8-
2025

PROJECT/APPLICANT INFORMATION:

Subject Property: 4455 Rowland Avenue (APN: 8577-001-034)
Project Applicant: Eric Friedman
Property Owner: Becher Acquisitions LP

PROJECT DESCRIPTION:

The applicant is requesting approval to operate a 5,255 square foot banquet hall use within an existing ±22,258 square foot multi-tenant commercial building. Additionally, the project also includes a request to allow a shared parking arrangement on the same property in order to satisfy the on-site parking requirements for the proposed banquet hall. The subject property is approximately ±86,700 square feet in size and is located in the General Manufacturing (M-2) zone. The request is made pursuant to Chapter 17.123 (Conditional and Minor Use Permits) and Chapter 17.120 (Zoning Clearances and Business Permits) of the El Monte Municipal Code (EMMC).

SUBJECT PROPERTY:

Location:	West side of Rowland Avenue, South of Lower Azusa Road
General Plan:	Industrial Business Park
Zone:	M-2 (General Manufacturing)
Street Frontage:	Rowland Ave: 160.72 feet
Size:	±86,702 SF (1.99 acres – gross lot area)
Existing Development:	±22,258 SF multi-tenant commercial building

SURROUNDING PROPERTIES:

	Zoning:	General Plan:	Land Use:
North	M-2 (General Manufacturing)	Industrial Business Park	Multi-tenant commercial center
East	M-2 (General Manufacturing)	Industrial Business Park	Multi-tenant industrial center
South	M-2 (General Manufacturing)	Industrial Business Park	Food Manufacturing
West	C-3 (General Commercial)	General Commercial	Commercial Building

ZONING AND AERIAL PHOTO:

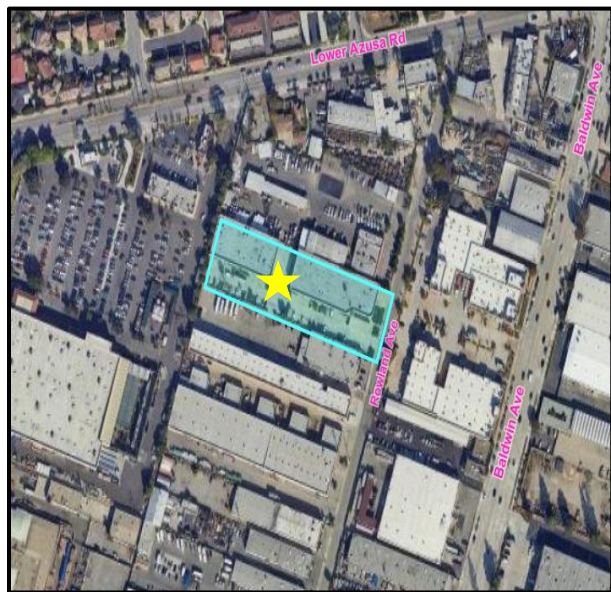


Exhibit 1: Site Plan

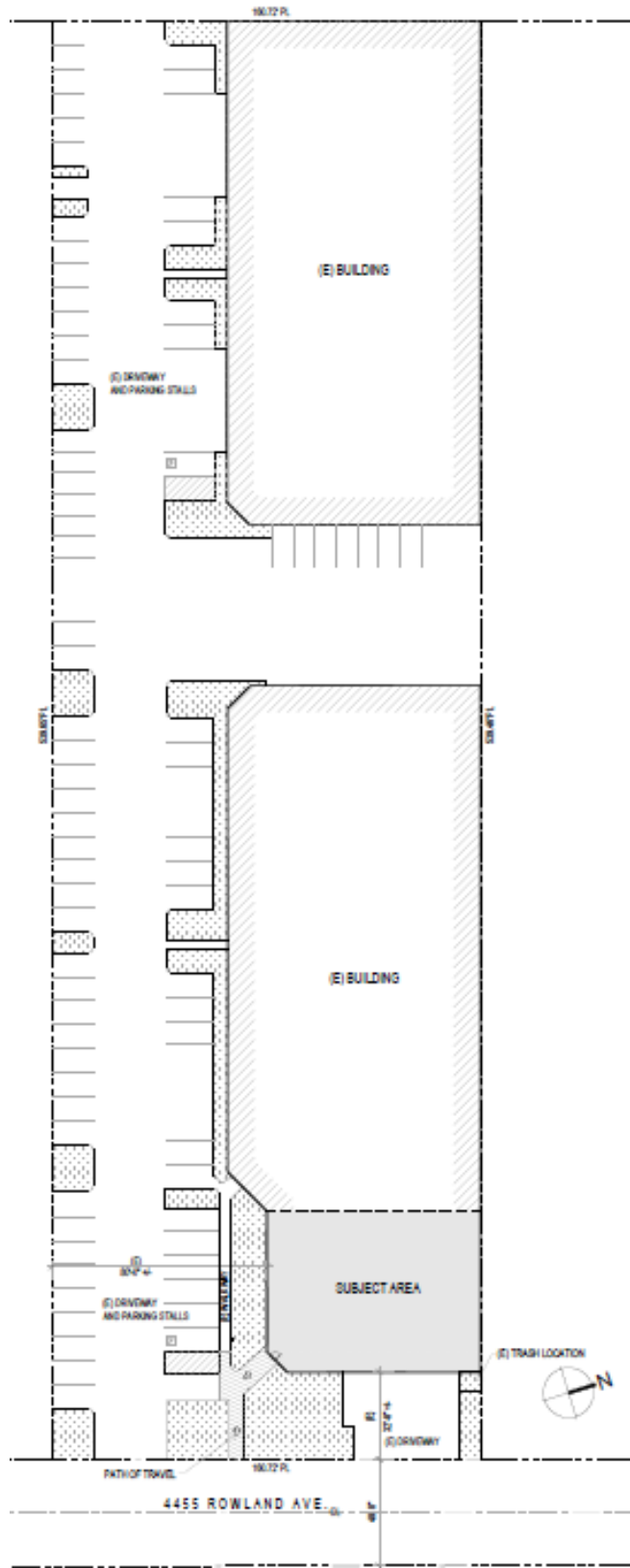


Exhibit 2: Floor Plan

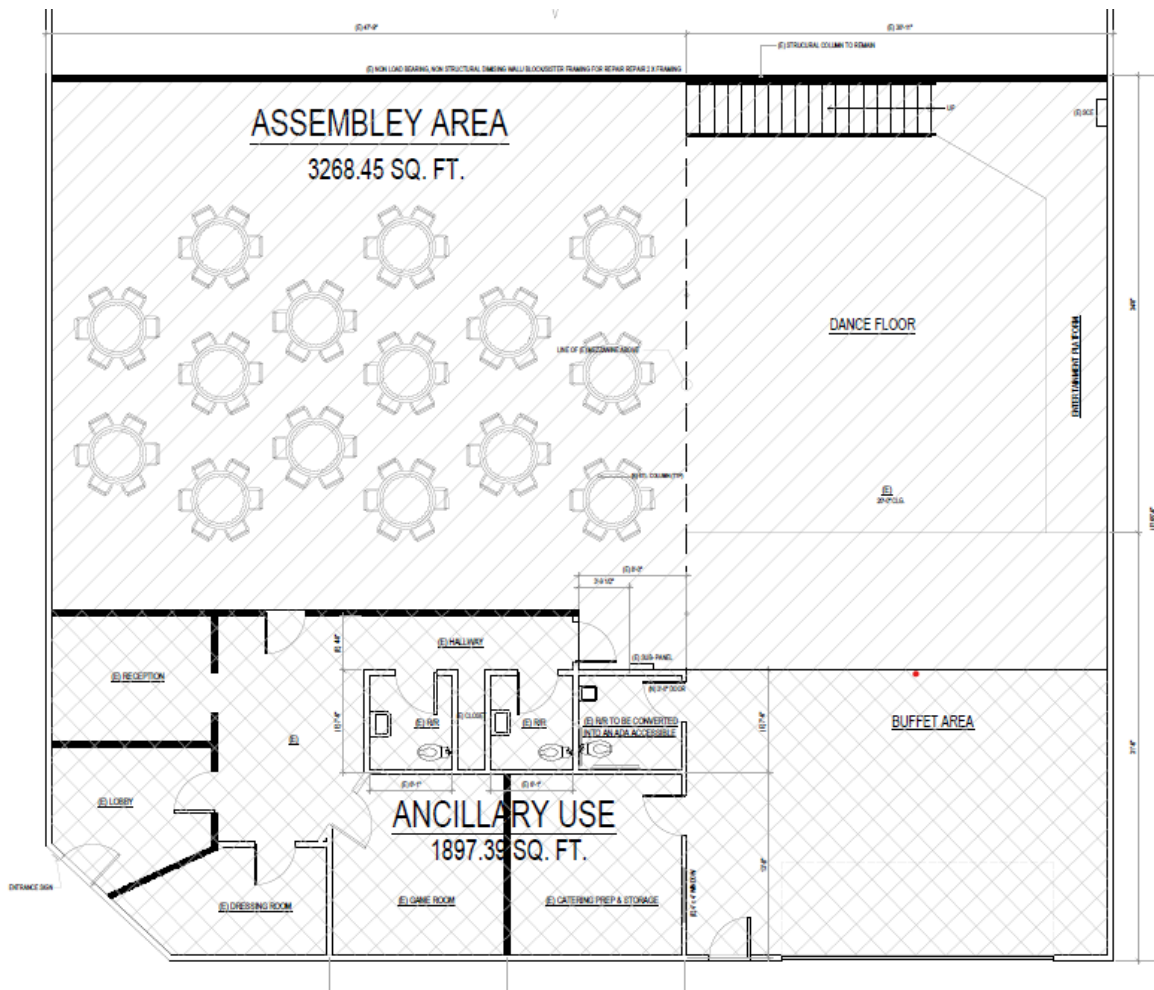
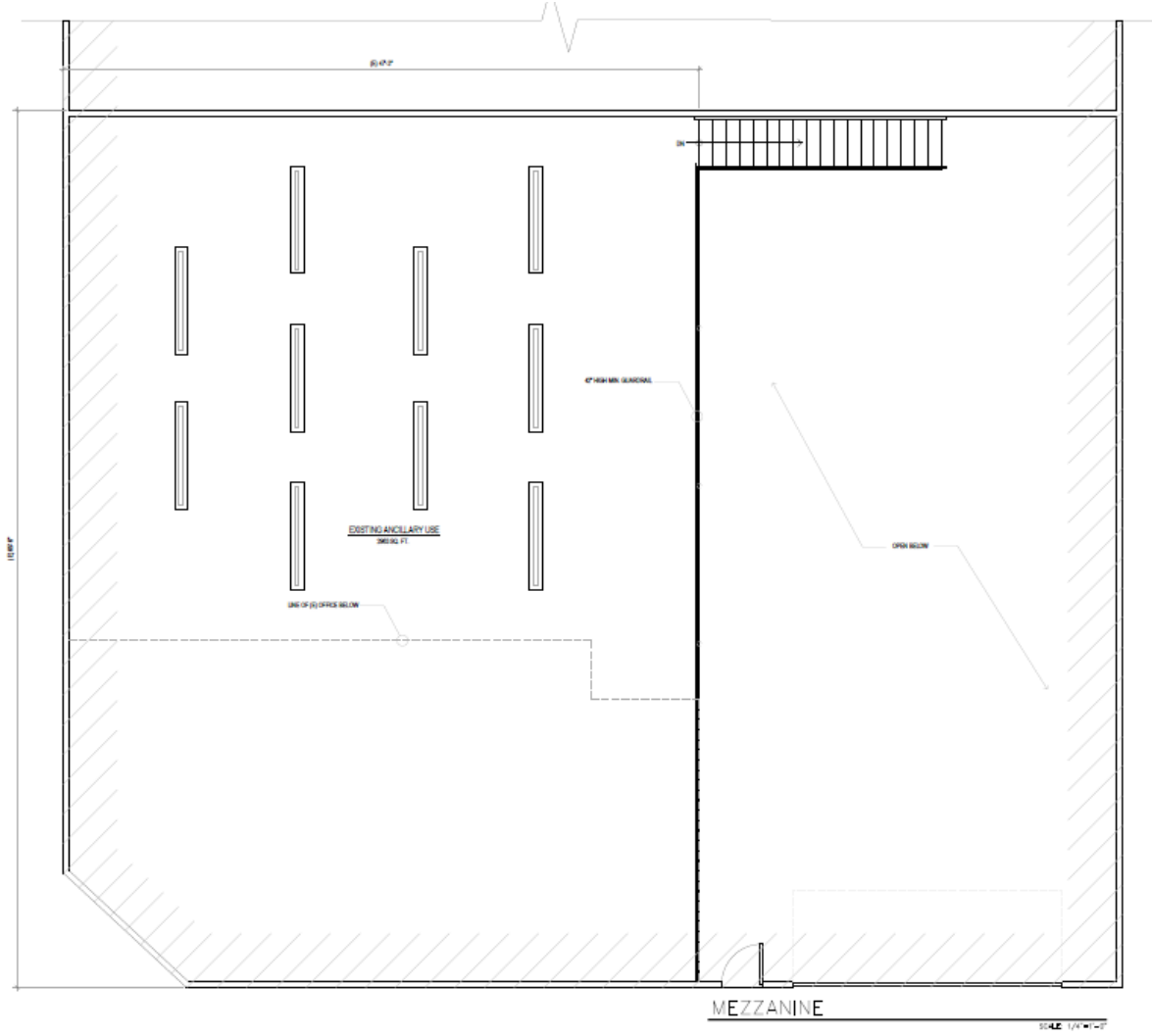


Exhibit 3: Floor Plan – Mezzanine



BACKGROUND:

The project site consists of two (2) multi-tenant industrial buildings originally constructed in 1981 with a total of 22,258 square feet of floor area on a 86,702 square-foot lot located in the General Manufacturing (M-2) zone. The frontmost building consists of five (5) separate tenant spaces, with four (4) of the spaces utilized as distribution centers and one (1) existing space for the proposed banquet hall use (4455 Rowland). The second building to the rear consists of four (4) tenant spaces, with two (2) of the spaces utilized for food manufacturing uses and two (2) of the spaces utilized as warehouse/distribution centers.

The applicant is requesting approval to operate a banquet hall, which is considered a type of “assembly or meeting facility” in the Zoning Code. Per EMMC Section 17.150.070, assembly or meeting facility uses are defined as “a facility for private assembly and meetings. Examples include banquet rooms, conference facilities and meeting halls for clubs, including civic, social and fraternal organizations, and other membership organizations.” Assembly or meeting facility uses are permissible in the M-2 zone with an approved Conditional Use Permit by the Planning Commission.

ENTITLEMENTS REQUESTED:

- **Conditional Use Permit (CUP) No. 22-2025:** Requesting to establish a banquet hall use within an existing 5,255 square foot tenant space within an existing ±22,258 SF multi-tenant commercial building that is located in the M-2 (General Manufacturing) zone.
- **Director Level Zoning Clearance (DLZC) No. 8-2025:** Requested to allow for shared parking on the same property in order to meet parking requirements.

PROJECT CHARACTERISTICS:

Proposed Use

The applicant is requesting approval to operate a banquet hall within an existing 5,255-square-foot tenant space to allow private events such as quinceañeras, weddings, gatherings, etc. Such uses have a higher parking ratio than industrial and manufacturing types of uses for which the site was originally designed to accommodate. Therefore, in order to satisfy the on-site parking requirements for the new banquet hall use, the project requires a share parking arrangement with the understanding that the banquet hall would be operating when the existing uses are closed. The existing businesses close at 4:00 p.m. The proposed hours of operation for the banquet hall are limited to Fridays, Saturdays, and Sundays from 5:00 p.m. to 12:00 a.m.

Floor Plan

The proposed floor plan features approximately 3,268 square feet of assembly area, with approximately 1,850 square feet of seating, a dance floor and entertainment platform.

There is approximately 1,897 square feet of ancillary area, specified as food, bar or other activity area which includes a reception room, a lobby, a dressing room, a game room, a catering preparation and storage room, and three (3) restrooms. There is also access from the first floor to a mezzanine storage area of approximately 2,963 square feet that features ten (10) storage racks. This space has been categorized as ancillary to the primary banquet hall use. The floor plan embodies the look and feel of a standard banquet hall use. There are no new walls or windows being proposed.

Project Circulation & Parking

The existing multi-tenant industrial development has a total of seventy-seven (77) on-site parking spaces, including two (2) ADA-compliant spaces. Per EMMC §17.70.050 – *Required On-site Parking for Nonresidential Uses*, the total on-site parking requirement for the proposed banquet hall use is calculated as follows:

- Main use: 1 space per 75 square feet of assembly area; plus,
- Ancillary: 1 space per 300 sq. ft. of food, bar or other activity area.

As discussed above, the floor plan shows 3,268 square-feet of assembly area, which requires 44 spaces; the remaining 1,897 square-feet of ancillary area on the first floor and the 2,963 square-feet of mezzanine area requires an additional 16 spaces. Therefore, a total of 60 spaces are required for the proposed banquet hall. Since the project site has eight (8) other tenancies/businesses that cumulatively require 68 spaces, the proposed use would cause an on-site parking deficiency of 51 spaces. However, pursuant to EMMC §17.70.070.D, the applicant has filed a Director Level Zoning Clearance application requesting approval of a shared parking arrangement on the subject property where the proposed banquet hall would be operating when the existing tenancies/businesses are closed. The table below identifies hours of operation for the existing tenants on site as well as for the proposed business. Las Estrellas Venues’ proposed business hours are Friday through Sunday from 5:00 p.m. – 12:00 a.m. The other businesses located on the property all vary in business hours, ranging from 6:00 a.m. – 4:00 p.m. Monday-Friday. The applicant, who is also the property owner provided an updated lease agreement for any future tenants and agreement from the existing tenants stating that the current and any new businesses will only be able to operate during the off hours of the proposed banquet hall use.

Condition of Approval Nos. 11-13 memorializes the requirement that other businesses on site shall close by 5:00 p.m. on Fridays, Saturdays, and Sundays, ensuring adequate parking is available for the banquet hall use. Therefore, with a total of 77 existing on-site parking spaces and approval of the shared parking arrangement, the project complies with non-residential on-site parking requirements per EMMC §17.70.

Address	Name of Business	Summary of Use	Hours of Operation
4455 Rowland	Las Estrellas Venues	Banquet Hall	5PM – 12AM Friday-Sunday
4459 Rowland Ave	A Plus	Distribution/E-Commerce	10AM – 4PM Monday-Friday

4463 Rowland Ave	Mas Jaya	Distribution/E-Commerce	7AM – 4PM Monday-Friday
4467 Rowland Ave	Unicorp	Distribution/E-Commerce	7AM – 4PM Monday-Friday
4471 Rowland Ave	K&K LA	Distribution/E-Commerce	7AM – 4PM Monday-Friday
4475 Rowland Ave	I Food	Food Manufacturing	7AM – 4PM Monday-Friday
4481 Rowland Ave	Gulf Coast	Storage/Distribution	6AM – 4PM Monday-Friday
4483 Rowland Ave	Gulf Coast	Storage/Distribution	6AM – 4PM Monday-Friday
4487 Rowland Ave	YMC Ch	Food Manufacturing	6AM – 4PM Monday-Friday

Landscaping

The existing site features approximately 7,184 square feet of landscaping, which is approximately 18% of the approximately 39,118 square foot parking lot. The total required landscaping for parking lots is 5%, so the use is currently exceeding the EMMC 17.72 (Landscaping) requirement. The parking lot also features approximately ten trees. No new landscaping is being proposed.

Fences and Walls

There is an existing wrought iron fence on the eastern property line along the entire frontage of the property. There are no new fences or walls proposed.

PROJECT ANALYSIS:

The subject property is currently located within the M-2 (General Manufacturing) zone and is designated Industrial Business Park by the City’s General Plan land use map. This land use designation is intended for sustainable manufacturing, processing, office, warehousing and distribution uses, along with supporting retail and service uses that are compatible with residential neighborhoods, generate employment and minimize traffic.

2011 General Plan Consistency

The 2011 El Monte General Plan land use designation for Industrial Business Park recommends uses including a mix of sustainable manufacturing, processing, office, warehousing, and distribution that generate employment, minimize traffic, and are compatible with residential neighborhoods. Supporting and limited retail uses are allowed. Although the proposed banquet hall, categorized as assembly and meeting facility, is not an industrial use as specified by the General Plan, the majority of the site contains industrial uses.

Although the banquet hall use does not fall into the General Plan definition, it is allowed with the approval of a Conditional Use Permit, pursuant to EMMC Section 17.42.030, and can be seen as an asset to the community and can be compatible with the surrounding residential neighborhood. Therefore, the banquet hall use being proposed is consistent with the General Plan designation. The project is consistent with the following Land Use Element objectives:

- LU-1.1 (Code Compliance): The project will adhere to policies, standards, and regulations in the Municipal Code, Development Code, and Community Design Element.
- LU-2.1 (Underutilized Uses): The project will facilitate the concentration of industrial uses to the major intersection of Lower Azusa Road and Baldwin Avenue.
- LU-4.4 (Economic Development): The project will support the development of office, commercial, and industrial uses, both citywide and in strategic areas, that strengthen the economy.

Zoning Code

The site is currently zoned M-2 (General Manufacturing). Table 1 below provides the development standards for the M-2 Zone and the associated parking (EMMC Sec. 17.70) and landscaping (EMMC Sec. 17.72) codes, and identifies whether the proposed project complies with each standard. The standards are reviewed by the individual lot. There are no proposed alterations to the site plan that need to be evaluated under the current code. All development standards evaluated represent current conditions at the subject site.

Table 1: Development Standards

Development Feature	M-2 Requirement	Existing	Meet Requirement(s)
Front Yard Setback	Min. 50 ft. from centerline of street, provided there is a minimum landscaped setback of 10 ft.	72 ft. from centerline and 32 ft. of landscaped area	Yes
Interior Side Setback	10 ft.	80 ft on the south & 0 ft. to the north	Approved under former code
Rear Yard Setback	0 ft.	0 ft.	Yes
Minimum Public Open Space	1,038 sf. (10% of floor area)	0 sf.	Approved under former code
Lot Coverage	N/A	N/A	N/A
Parking Spaces	~60 (based on existing uses)	77	Yes, with shared parking agreement
Parking Stall	8.5 ft. x 18 ft.	8 ft. to 9 ft. wide x 15 ft. to 19 ft. deep	Approved under former code

Development Feature	M-2 Requirement	Existing	Meet Requirement(s)
Backup Aisle	23-25 ft. (depending on stall size)	22-27 ft.	Approved under former code
Parking Lot Striping	Double-Striped	Double-Striped	Yes
Total Parking Lot Landscaping	5%	19%	Yes
Parking Lot Landscape Screening	10 ft.	32 ft.	Approved under former code

CITY REVIEW PROCESS:

Planning staff and the other City Departments and Divisions have reviewed the proposed project through the City’s internal application review process. This review process enables the various City Departments and Divisions (i.e., Planning, Building, Public Works/ Engineering, Police and County Fire Department) to thoroughly evaluate land use and development proposals for conformity with the provisions established in the City’s Municipal and Zoning Code. Additionally, the review process ensures that the proposal is designed to be compatible with any existing land uses and structures on-site and on neighboring properties. In this way, the quality and economic health of local residential, commercial and industrial districts are appropriately maintained. Based upon the review of the project, staff has determined that the proposed use conforms to the requirements of the City’s General Plan and Zoning Code, and is compatible with the surrounding area. Conditions of approval are applied to the project to address potential compatibility issues and enhance the project to achieve greater consistency with the intent of the General Plan and Zoning Code.

Conditions of Approval

The following list highlights several conditions that have been added or are found to apply to unique aspects of the project:

- The hours of operation for the proposed banquet hall shall be limited to Friday through Sunday from 5:00 p.m. to 12:00 a.m. Any proposed changes to the operating hours shall be reviewed and approved by the Planning Division.
- The applicant/property owner shall provide Planning Division staff with a draft copy of an updated lease agreement demonstrating that all existing and any new tenants at the subject property shall be limited in their operating hours so they do not coincide with the hours of the proposed banquet hall use. All businesses other than the banquet hall approved under CUP No. 22-2025 and DLZC No. 8-2025 shall cease operations no later than 5:00 p.m. on Friday through Sunday to allow sufficient time for any customers and employees to vacate the parking lot.

- Prior to issuance of the Business Occupancy Permit, the applicant shall provide City Staff with signed Parking Agreement Letters included as Attachment F demonstrating the existing tenant's written agreement of the limited operating hours.
- *Signage*. If required, the applicant must apply for a Master Sign Program and Sign Plan Review with the Planning Division and obtain a Sign Permit with the Building & Safety Division before a final Certificate of Occupancy is issued. This is pursuant to EMMC Section 17.80.050.
- *Refuse Enclosure*. During building plan check review, provide a trash enclosure for the site that meets all code standards and requirements, EMMC Section 17.60.80.

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL:

In order to approve the project, the Planning Commission is required to make certain findings. Section 2 & 3 of the draft resolution contains recommended findings and Section 4 contains the conditions of approval for the Planning Commission's consideration.

RECOMMENDATION:

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

- A. Adopt a Categorical Exemption Under Article 19 Section 15301 (Class 1 –Existing Facilities) of the California Environmental Quality Act and Guidelines; and
- B. Make the Finding of Facts articulated in the body of the Resolution in connection with the entitlement and approve the request for Conditional Use Permit (CUP) No. 22-2025 & Director Level Zoning Clearance (DLZC) No. 8-2025 subject to conditions of approval.

ATTACHMENTS:

- A. Resolution No. 3694 with Findings and Conditions of Approval
- B. Development Plans
- C. Business Operations Statement
- D. Public Hearing Notice, Radius Map, & Photo of Public Notice Posting
- E. Parking Agreement Letter

RESOLUTION NO. 3694

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) 22-2025, DIRECTOR LEVEL ZONING CLEARANCE (DLZC) 8-2025 AND THE ADOPTION OF A CATEGORICAL EXEMPTION FOR THE ESTABLISHMENT OF A BANQUET HALL USE IN AN EXISTING 5,255 SQUARE FOOT TENANT SPACE LOCATED AT 4455 ROWLAND AVENUE, EL MONTE, CALIFORNIA

WHEREAS, on April 10, 2025, Eric Friedman (the “Applicant”) submitted an application for Conditional Use Permit (CUP) No. 22-2025 to establish a banquet hall use within an existing 5,255 square foot tenant space on a ±86,702 square foot lot.

WHEREAS, on October 16, 2025, Eric Friedman (the “Applicant”) also submitted an application for Director Level Zoning Clearance (DLZC) No. 8-2025 to allow for shared parking on the same property to meet parking requirements.

WHEREAS, the subject property is located at 4455 Rowland Avenue, El Monte, California (the “Subject Property”), and described as follows, to-wit:

APN: 8577-001-034

WHEREAS, the subject site is located within the General Manufacturing (M-2) zone;

WHEREAS, the subject site is designated as Industrial Business Park by the City’s General Plan;

WHEREAS, approval of a Conditional Use Permit to establish a banquet hall is required pursuant to EMMC Chapter 17.123;

WHEREAS, on January 13, 2026, the Planning Commission of the City of El Monte held a duly noticed public hearing concerning Conditional Use Permit (CUP) No. 22-2025 and Director Level Zoning Clearance (DLZC) No. 8-2025 and the adoption of a Categorical Exemption in accordance with the California Environmental Quality Act (CEQA) of 1970 and the CEQA guidelines; and

WHEREAS, the Planning Commission carefully considered all pertinent testimony, the recommendation of Planning Division staff and the staff report offered in the case as presented at said public hearing.

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

SECTION 1 - 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 that the proposed project qualifies for a Notice of Exemption under Article 19 Categorical Exemptions, Section 15301 (Class 1 - Existing Facilities) in accordance with the requirements of the State CEQA Guidelines. Therefore, no further environmental assessment is required.

SECTION 2 – CONDITIONAL USE PERMIT FINDINGS. All necessary findings for the granting of the Conditional Use Permit No. 22-2025 pursuant to Chapter 17.123 (Conditional and Minor Use Permits) of the El Monte Municipal Code can be made in a positive manner and are as follows:

- A. The Conditional Use Permit will not be detrimental to the public health, safety or welfare or injurious to the subject property or other improvements in the vicinity;

Finding of Fact:

The proposed project is consistent with the General Manufacturing (M-2) zone and the City's 2011 General Plan which designates the site as "Industrial Business Park." The M-2 zone allows the proposed project to operate with the approval of the Planning Commission. The proposed project is also surrounded by M-2 and General Commercial (C-3) zoned properties and conforming land uses without any proximally adjacent residentially zoned properties or uses, and all required parking will be satisfactorily provided on the project site. Additionally, the proposed project will be required to comply with all Conditions of Approval including addressing the various operational activities on the property and reducing potential nuisance impacts between commercial uses and neighboring properties, and all Building & Safety, Engineering/Public Works and County Fire Department requirements. The permit and inspection process will ensure that the proposed project complies with local regulations and development codes. The granting of the Conditional Use Permit will not be detrimental to the public health, safety or general welfare nor will it be materially injurious to the properties or improvements in the vicinity.

- B. The proposed use applied for at the location indicated is one (1) for which a Conditional Use Permit is authorized;

Finding of Fact:

Pursuant to Section 17.42.030 of the EMMC, the proposed banquet hall use is permitted with the approval of a Conditional Use Permit by the City's Planning Commission and with the conditions of approval as proposed by staff. The use applied for at the location is one for which a Conditional Use Permit is authorized.

- C. The subject property for the proposed use is adequate in size and shape to accommodate such use and that all yards, spaces, walls, fences, parking, loading, landscaping and other features required for the proposed use are provided;

Finding of Fact:

The property is currently developed with two buildings, the front building being 23,195 square feet and the rear building being 18,040 square feet. The proposed use will occupy the front building and occupy one of five commercial tenant spaces within the existing 23,195 square foot building on site that was constructed in 1981. The front setback, north side interior setback, rear setback, lot coverage, parking lot striping, and the total parking lot landscaping are compliant with current code. However, the site is legal nonconforming according to current code development standards regarding the southside interior side setback, minimum open space requirement, parking stall sizes, and backup aisles. The establishment of the use itself does not trigger any landscaping compliance.

The existing commercial center features seventy-seven parking spaces with two ADA-compliant stalls. Per current code standards, the proposed use is considered an assembly/meeting facility use by the Zoning Code and requires 1 space per 75 square-feet of assembly area for the main use, and 1 space per 300 square-feet of food, bar or other activity areas for ancillary uses. Given that the existing floor area of the unit is approximately 5,255 square feet, the total required on-site parking for the proposed banquet hall is 60 parking spaces, not including the spaces that are being utilized for the existing businesses at this location.

Since the lot is currently accommodating nine (9) tenants, and the proposed use requires parking standards to meet current code standards, the lot would be deficient in parking spaces. Thus, per Sections 17.120 and 17.70.070 of the EMMC, the applicant applied for a Director Level Zoning Clearance to allow for shared parking on-site, included as part of this request.

The hours of operation for each existing use on site is the key component of making the shared parking possible on site. Las Estrellas Venues' proposed business hours are Friday through Sunday from 5:00 p.m. – 12:00 a.m. The other businesses located on the property all vary in business hours, ranging from 6:00 a.m. – 4:00 p.m. Monday through Friday. As a condition of approval, the applicant will update both existing and future lease agreements to limit the operating hours for other tenancies/businesses to off hours of the proposed banquet hall use. To wit, Condition of Approval Nos. 11-13. memorialize the requirement that other businesses on site shall close by 5:00 p.m., Friday through Sunday to ensure that parking is preserved for the banquet hall use.

The existing site features approximately 7,184 square feet of landscaping, which is approximately 18% of the approximately 39,118 square foot parking lot. The total required landscaping for parking lots is 5%, so the use is currently exceeding the

EMMC 17.72 (Landscaping) requirement. The parking lot also features four trees. No new landscaping is being proposed or required as a part of this proposal.

There is only one existing block wall on the western property line across the entire property that complies with the current code. There are no new fences or walls proposed. Condition of Approval Nos. 14 & 15 also outlines that, if required, a master sign program shall be applied for and signs must be issued prior to the Certificate of Occupancy. Condition of Approval No. 16 also outlines that the applicant shall work with staff on a proposal for a trash enclosure that meets all code requirements.

- D. The subject property abuts streets and highways adequate in width and pavement type to carry the kind of traffic which will be generated by the proposed use; and

Finding of Fact:

The subject site currently has access along Rowland Avenue, a local Street. Rowland Avenue intersects with Lower Azusa Road, which is classified as Secondary Arterial in the City's General Plan. The existing businesses do not generate an intensive amount of traffic, so the addition of the proposed banquet hall use would only minimally impact the traffic. Staff's main concern was whether the existing parking lot would accommodate both the existing businesses and the addition of the proposed banquet hall. This will be resolved through the Director Level Zoning Clearance which will allow for shared parking on-site further imposed through Condition of Approval Nos. 11-13, which memorialize the requirement that other businesses on site shall close by 5:00 p.m. to ensure that parking is preserved for the banquet hall use.

- E. The Conditional Use Permit or Minor Use Permit is consistent with the purpose, goals and policies of the City's General Plan, Zoning Code and any applicable Specific Plan.

Finding of Fact:

The proposed project is consistent with the City's 2011 General Plan, which designates the site as "Industrial Business Park." Policy LU-1.1, 2.1, and 4.4 are supported by the proposed use through providing code compliance, activating an underutilized site, and providing economic development. The project will support the development of office, commercial and industrial uses throughout the area. The granting of a Conditional Use Permit advances the purpose, goals, and policies of the General Plan.

SECTION 3 – DIRECTOR LEVEL ZONING CLEARANCE FINDINGS. All necessary findings for the granting of the Director Level Zoning Clearance No. 8-2025 pursuant to Chapter 17.120 (Zoning Clearances & Business Permits) of the El Monte Municipal Code can be made in a positive manner and are as follows:

- A. The proposed improvements will not be detrimental to the public health, safety of welfare or injurious to the subject property or other improvements in the area;

Finding of Fact:

Granting of Director Level Zoning Clearance No. 8-2025 will not be detrimental to the public health, safety, or welfare or injurious to properties in the vicinity. There will be no impacts to nearby properties such as visual blight, noise, odor, etc. Allowing this banquet hall use on site will serve the community by providing a facility for hosting private events, such as quinceañeras, weddings, gatherings, etc. Similarly, allowing for shared parking on-site complies with EMMC Section 17.70.070.D and allows the proposed banquet hall use to meet current parking requirements along with taking into consideration the parking demands of the existing businesses and any new businesses.

Additionally, 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. Specifically, Condition of Approval No. 12 states that the existing businesses and any new businesses shall not operate during the hours of operation for the proposed banquet hall use.

- B. The orientation and location of the buildings or structures are appropriate for the property;

Finding of Fact:

The property is currently developed with two buildings, the front building being approximately 23,195 square feet and the rear building being 18,040 square feet. The proposed use will occupy the front building and occupy one of five commercial tenant spaces within the existing 23,195 square-foot building on site that was constructed in 1981 under a former code. The front setback, interior setback, rear setback, lot coverage, parking lot striping, and the total parking lot landscaping are compliant with current code.

The granting of the shared parking request with the Director Level Zoning Clearance will occur within the permissible building envelope and not require any change to the permissible orientation or location of the buildings or structures as proposed by the project.

- C. The vehicular and pedestrian circulation on the property allow for safe movement of people regardless of their mode of travel:

Finding of Fact:

The granting of the shared parking request will not affect the vehicular and pedestrian circulation for the proposed project.

D. The functionality of the floor plans is superior;

Finding of Fact:

By granting the shared parking request, the overall functionality of the proposed project's floor plan is superior. The granting of the shared parking request will allow for the project to incorporate the existing parking configuration while still being able to meet the parking requirements of the existing businesses and any new businesses.

Per EMMC Section 17.70.070, the required on-site parking for the proposed banquet hall is 60 spaces. Thus, granting approval of the Director Level Zoning Clearance would allow for the project to comply with the applicable on-site zoning standards to the fullest extent feasible without needing to reduce the floor plans for the proposed ground floor spaces. Therefore, in doing so, the functionality of the floor plans is superior.

E. The scale, character and quality of the improvements are consistent with the purpose, goals and policies of the City's General Plan, Zoning Code and any applicable Specific Plan and its Comprehensive Design Guidelines.

Finding of Fact:

The proposed project is consistent with the City's 2011 General Plan, which designates the site as "Industrial Business Park." Policy LU-1.1, 2.1, and 4.4 are supported by the proposed use through providing code compliance, activating an underutilized site, and providing economic development. The project will support the development of office, commercial and industrial uses throughout the area. The granting of the Director Level Zoning Clearance advances the purpose, goals, and policies of the General Plan. Additionally, no changes are being made to the façade and current development is primarily up to current code standards.

SECTION 4 – APPROVALS AND CONDITIONS. The Planning Commission determines that the project is Categorically Exempt under Article 19 Section 15301 (Class 3 – Existing Facilities) in accordance with the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines and does hereby approve Conditional Use Permit (CUP) No. 22-2025 and Director Level Zoning Clearance (DLZC) No. 8-2025, subject to the following conditions:

GENERAL

1. The approval of CUP No. 22-2025 and DLZC No. 8-2025 allows the establishment of a banquet hall use within an existing 5,255 square foot tenant space.
2. The project shall substantially conform to CUP No. 22-2025 and DLZC No. 8-2025 and the associated plans on file with the Planning Division as presented to the Planning Commission on January 13, 2026.
3. The Planning Commission’s approval and conditions of approval of CUP No. 22-2025 and DLZC No. 8-2025 may be appealed to the City Council if the appeal is filed with the City Clerk within ten (10) days after the Planning Commission decision.
4. If an appeal is not filed with the City Clerk’s office, the effective approval date of CUP No. 22-2025 and DLZC No. 8-2025 is January 27, 2026.
5. The Applicant and property owner(s) 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.
6. Approval of CUP No. 22-2025 and DLZC No. 8-2025 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 complete time extension application must be filed.
7. A copy of the approving resolution shall be imbedded within any development plans that are to be submitted to Building & Safety during the plan check process.
8. All applicable conditions shall be met or deemed to have been addressed by the Economic Development Director or his designee prior to final inspection and occupancy.
9. All City and Los Angeles County Fire Department standards and conditions shall be complied with prior to the issuance of building permits, occupancy permits, or at another time specified in the conditions of approval or as outlined in City Codes.
10. The applicant shall provide a detailed summary of all conditions of approval to confirm compliance at key points of the project including: 1) issuance of building and sign permits; and 2) final occupancy of the unit. The summary shall be submitted for review and approval by the Planning Division prior to the issuance of any occupancy permits.

PLANNING DIVISION

11. The hours of operation for the proposed banquet hall shall be limited from 5:00 p.m. to 12:00 a.m., Friday through Sunday. Any request to modify the hours of operation shall require prior review and approval by the Planning Division.
12. The applicant/property owner shall provide Planning Division staff with a draft copy of an updated lease agreement demonstrating that all existing and any new tenants that shall occupy the tenant spaces at the subject property shall be limited in their operating hours so they do not coincide with the hours of the proposed banquet hall use. All businesses other than the banquet hall approved under CUP No. 22-2025 and DLZC No. 8-2025 shall cease operations no later than 5:00 p.m. Friday through Sunday to ensure sufficient parking is available for the banquet hall use.
13. Prior to issuance of the Business Occupancy Permit, the applicant shall provide City Staff the Parking Agreement Letter included as Attachment F (in the staff report) demonstrating the existing tenant's written approval of the limited operating hours.
14. The applicant shall submit for a Master Sign Program prior to the issuance of any sign permits.
15. The approval of any business signage shall be under a separate permit. All signs shall be reviewed and approved by the Planning Division and must fully comply with the property's Master Sign Program.
16. The applicant shall work with staff during building and plan check review to provide a trash enclosure for the subject site. The trash enclosure shall be screened and buffered from public view and 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 decorative view obscuring gate to screen the containers from view. Trash enclosure shall be of a size sufficient to contain all trash containers maintained outside the building. The finish and color of the enclosure shall be provided with decorative block or a stucco finish and shall include a decorative solid roof cover and drain that connects to the sewer system.
17. Per Section 17.70.070(D)(6) of the EMMC, annual reporting is required as a condition of approval for shared parking. This is due by January 1st each year.
18. The site shall comply with Chapter 17.50 Performance Standards and Chapter 8.36 Noise Control.

LEGAL

19. Adherence to the entitlement conditions of approval shall be demonstrated at all times. A failure to comply may be cause for a review by the Planning Commission for potential revision or revocation of the approvals herein pursuant to EMMC §17.10.140 (Revocation of Permits).
20. 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.

MAINTENANCE

21. The site and the public R.O.W. adjacent to any portions of the site shall be kept free of weeds, trash, or other debris, and that abandoned vehicles be promptly reported, pursuant to the Municipal Code and Los Angeles County Fire and Health Codes at all times.
22. Graffiti must be removed from any interior/exterior surfaces to the structures and improvements on the property within 24 hours following the application of the graffiti. Graffiti shall be removed by either painting over the evidence of such vandalism with a paint that has been color-matched to the surface to which it is applied, or graffiti may be removed with solvents or detergents, as appropriate.
23. All entitlements and permits approved by the City Council, Planning Commission, Zoning Review Committee or Community Development Director (and Public Works Director for permits issued for items in the public right-of-way) shall remain in full force and effect as long as the use, building or structure remains in operation. Any entitlement granted pursuant to EMMC Title 17 is transferable and assignable; however, all successors in interest shall abide by all of the original conditions. Any entitlement or permit granted by aforementioned reviewing body may be revoked or revised for cause if any of the conditions of approval, terms with the maintenance agreement, or terms of the permit are violated or if any law or ordinance is violated, pursuant to Section 17.10.040 (EMMC).
24. All equipment and materials shall be stored within the confines of the existing building. Outside storage/display or sales are prohibited.
25. All activities on the property shall comply with the City of El Monte Noise Ordinance at all times.

BUILDING & SAFETY

26. Project shall comply with current California Residential & Fire Codes, LA County Residential & Fire Codes, and El Monte Municipal Code. Please note: Applications for permits and plan check submitted to the Building Division after December 31, 2025, will be subject to the 2025 California Building/Residential & Fire code updates.

ENGINEERING AND PUBLIC WORKS

27. General:

- a) An encroachment permit will be required for any work within the public right-of-way.
- 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 Building Permits (LACFD Building Division)
- c) 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.
- d) The disposal, removal, recycling and diversion of all construction and demolition waste and debris generated by the Project must be performed exclusively by the City's duly authorized and duly franchised construction and demolition solid waste hauler. The City's construction and demolition hauler is Valley Vista Services whose contact information is as follows: (626) 961-6291 or info@valleyvistaservices.com.
- e) Any USA/Dig Alert graffiti markings must be removed by the contractor from the sidewalk, curb & gutter and/or asphalt pavement prior to final approval.
- f) No encroachment into the City right-of-way from private property will be allowed.
- g) 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.

FIRE DEPARTMENT

28. Review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit is required for this project prior to

building permit issuance. Please contact the Fire Prevention Engineering Section at 323.890.4125 for details on their submittal requirements.

29. Prior to building permit issuance, on the architectural site plan, provide the location of all existing public fire hydrants within 300 feet of the lot frontage. Submit, through epical.lacounty.gov, a completed Fire Flow Availability Form. The required fire flow from the public fire hydrants for this project is 1,500 gpm at 20 psi residual pressure for 2 hours.

Fire Code 507.1.1 <https://fire.lacounty.gov/wp-content/uploads/2020/10/FORM-196-Rev-09-20.pdf>

30. Prior to building permit issuance, in the egress/floor plan, provide exit analysis calculations. Every occupied portion of any building, room or space used for assembly purposes that contains seats, tables, displays, similar fixtures or equipment shall be provided with aisles leading to exits or exit access doorways.

SECTION 5 – PLANNING COMMISSION APPROVAL. The Secretary of

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

Pablo Tamashiro, Chairperson

ATTEST:

Sandra Elias, Secretary
El Monte City Planning Commission

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

I, Sandra Elias, 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. 3691 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on January 13, 2026 by the following votes to wit:

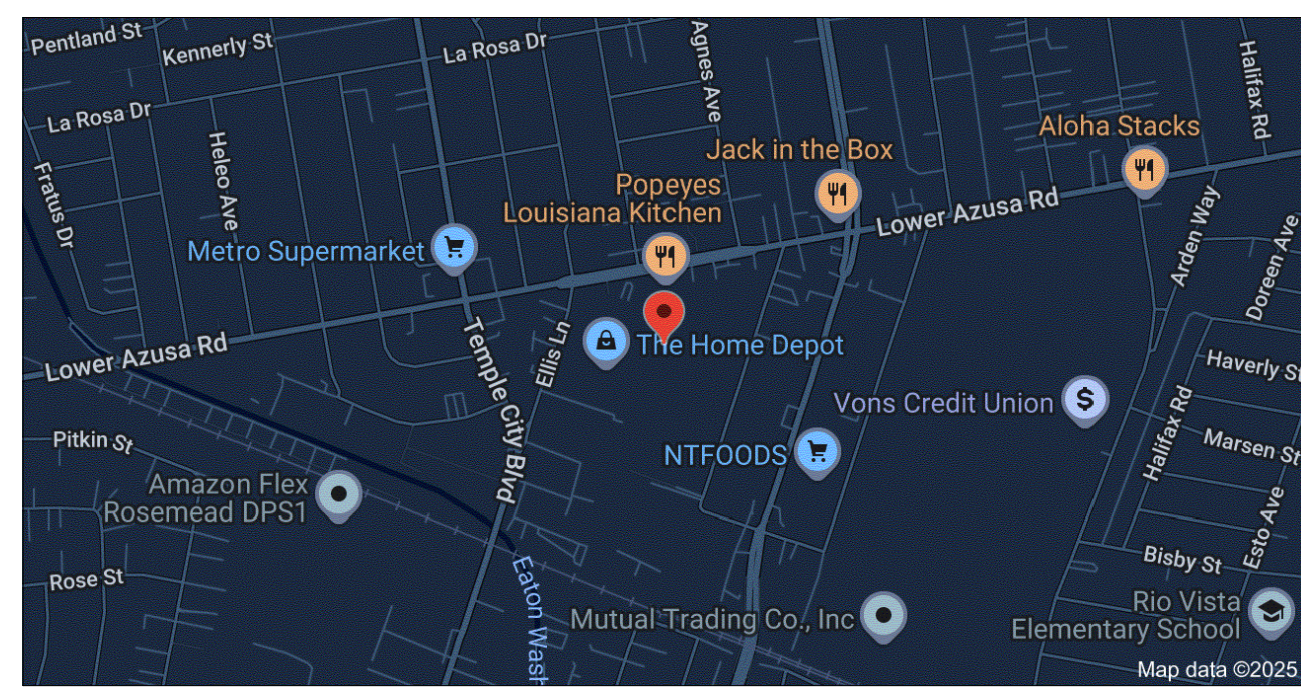
AYES:

NOES:

ABSTAIN:

ABSENT:

Sandra Elias, Secretary
El Monte City Planning Commission

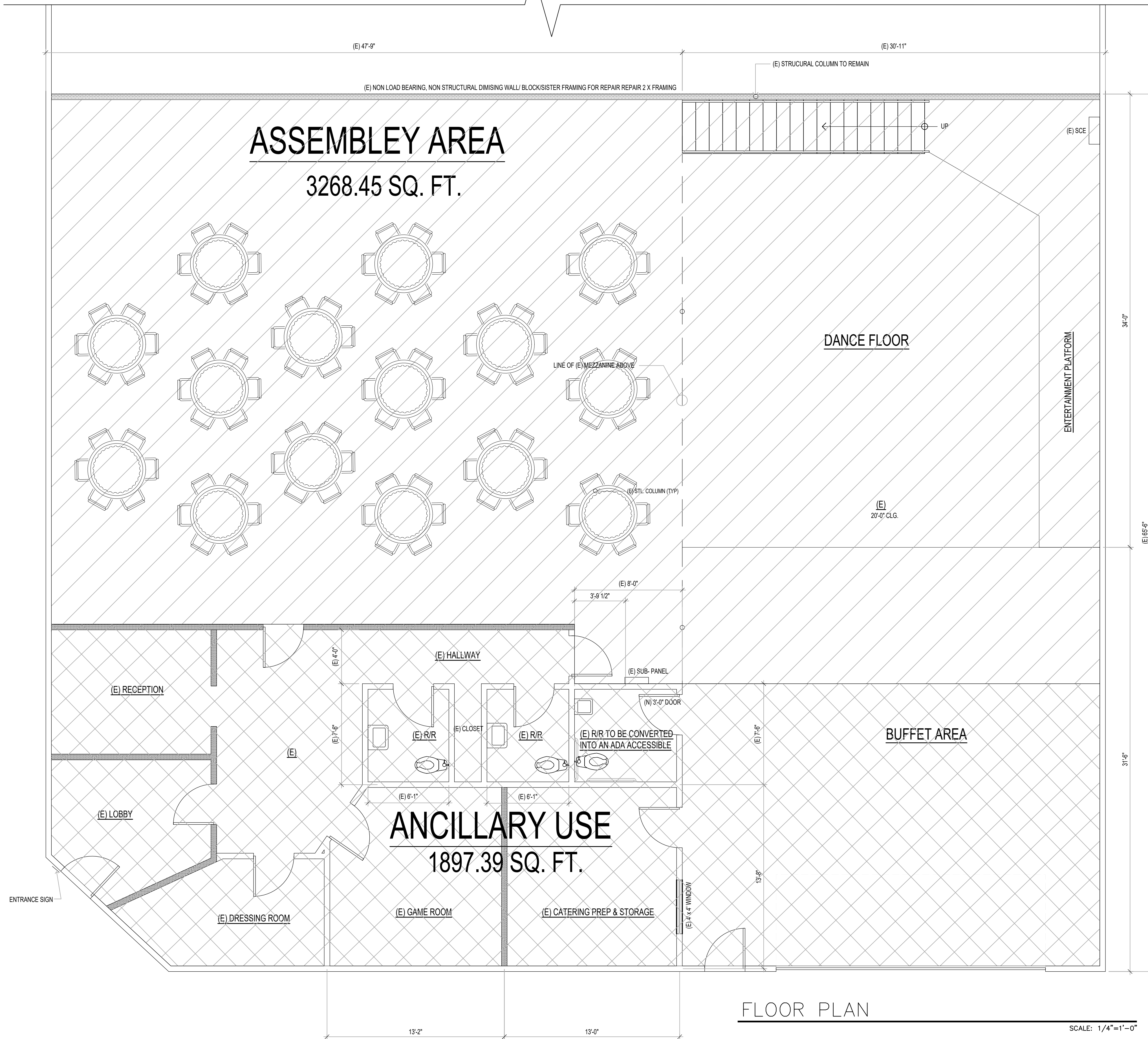


VICINITY MAP

PROJECT DATA:
 JOB ADDRESS: 4455 ROWLAND AVE. EL MONTE, CA 91731
 ASSESSOR PARCEL NUMBER: 8577-001-034
 LOT SIZE: 86,717 S.F. +/-
 OCCUPANCY GROUP: B/ S-2
 TYPE OF CONSTRUCTION: V-B
 EXISTING FRONT BUILDING: 23,195 S.F.
 EXISTING BACK BUILDING: 18,040 S.F.
 EXISTING PARKING: 77 PARKING STALLS

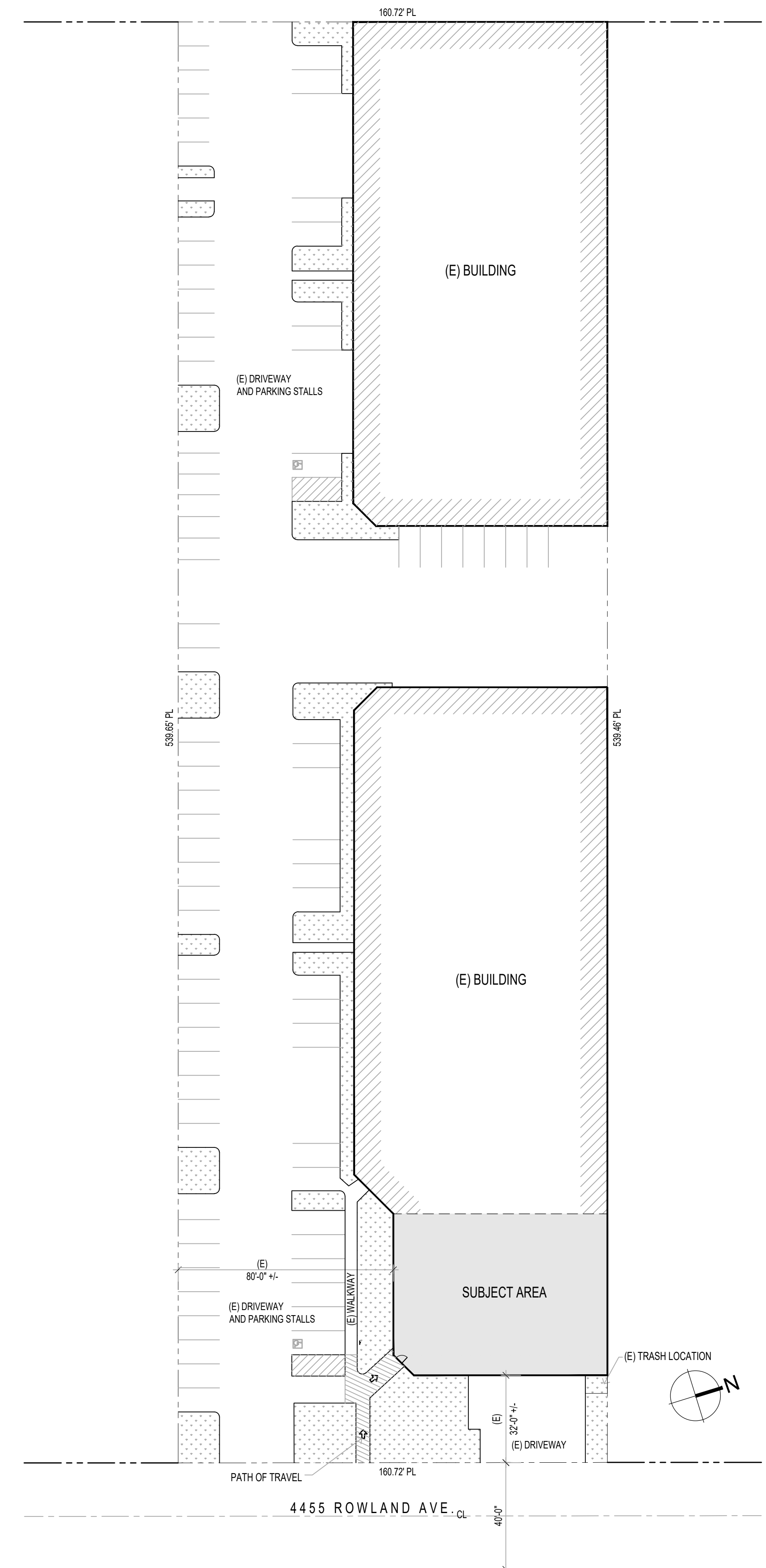
PARKING DATA:
 Parking- Property Tabulation
 Existing Front Building 23,195 SF
 Existing Front Building 18,040 SF
 = 41,235 sf
 Total required spaces= 53 spaces
 Total spaces provided= 77 spaces

PARKING FOR C.U.P.
 Parking- Use Tabulation
 3,268 sf Main use- 1 per 75/sf= 44 spaces
 4,860 sf Ancillary use- 1 per 300/sf= 16 spaces
 =5,165 sf Total required spaces= 60 spaces
 Total space provided= 77 spaces



FLOOR PLAN

SCALE: 1/4"=1'-0"



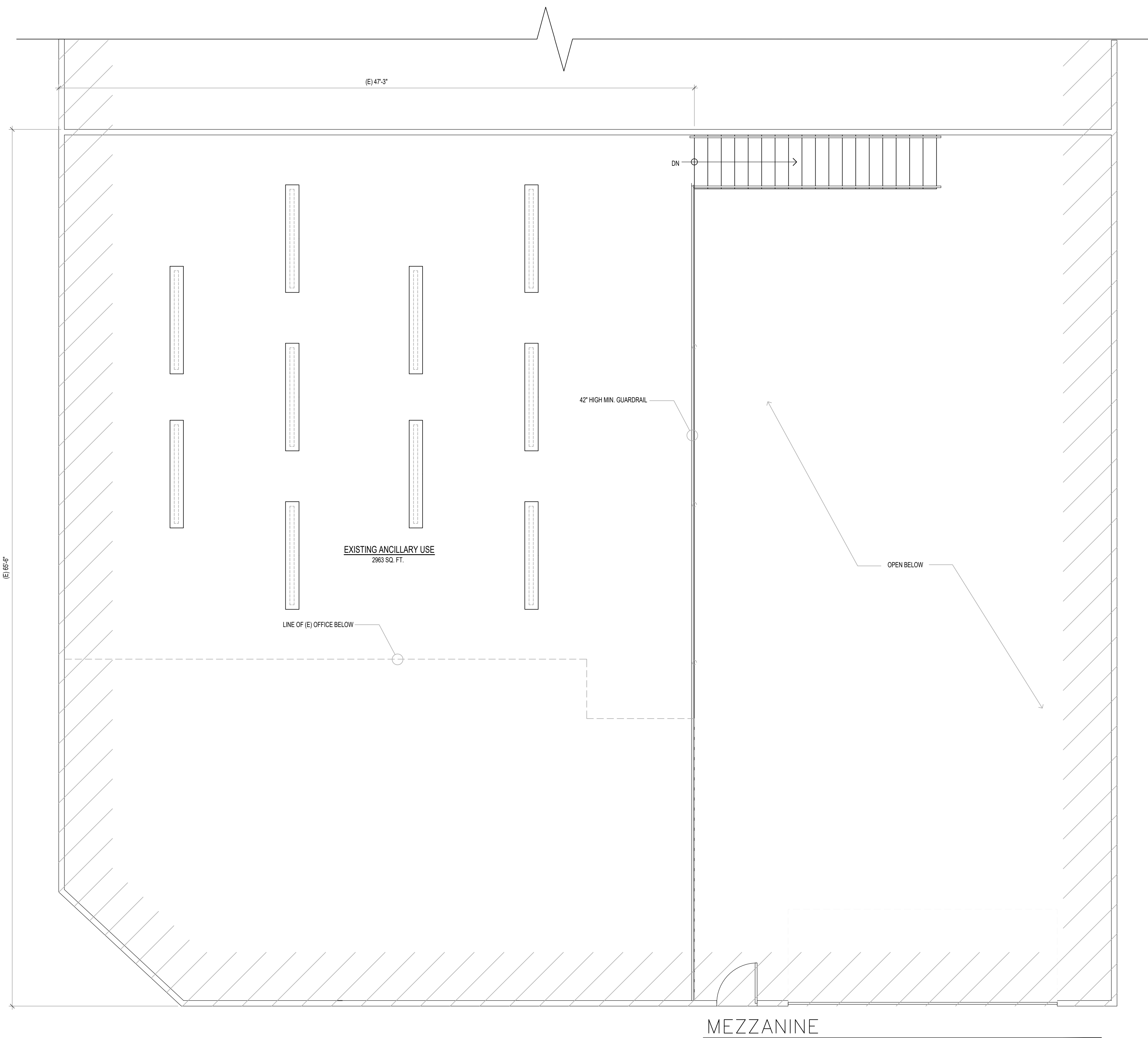
SITE PLAN

SCALE: 1"=30'-0"

JOB NAME
PROPOSED WORK FOR:
LAS ESTRELLAS VENUES
4455 ROWLAND AVE
EL MONTE, CA 91731

SHEET TITLE
LAS ESTRELLAS VENUES
SITE & FLOOR PLAN

EOR
 8/25/25



MEZZANINE

SCALE: 1/4"=1'-0"

JOB NAME	PROPOSED WORK FOR: 4455 ROWLAND AVE EL MONTE, CA 91731
SHEET TITLE	LAS ESTRELLAS VENUES MEZZANINE PLAN

EOR
8/25/25

LAS ESTRELLAS VENUES, INC.

Las Estrellas Venues, Inc.

Las Estrellas Venues is a premier banquet venue designed to host a variety of events, including Quinceaneras, wedding receptions, corporate gatherings, and more. Our venue offers an 1,880 sf dining area with tables and chairs that will accommodate approximately 200 guests. There is additional space for a dance floor, buffet food service, and dessert and gift tables. The space was recently remodeled and brought up to current building codes and inspected by the City. New handicap accesses were installed.

The venue is located at 4455 Rowland Avenue, which is in the M-2 zone. M-2 zoning allows for the space to be used as an "Assembly or Meeting Facility" per Table 17.42.1 of Chapter 17.42- Manufacturing Zoning Districts. The use as "Assembly or Meeting Facility" requires a C.U.P., which is the reason for this application.

The majority of activity at Las Estrellas will occur on days the venue is rented, which will primarily be on Friday, Saturday and occasional Sunday evenings, from approximately 5 PM to 12AM. Deliveries and set up will start a few hours before. Deliveries will be minimal, such as flowers, DJ, caterer, etc. being delivered in small box trucks and vans.

No activity will take place outside, so neighborhood noise will be minimal. Since the venue is located in an industrial area, most business will be closed while the venue is open. There is plenty of parking approximately 72 parking spaces on site, with an additional 59 spaces that are available in the adjacent parking lot, which is directly accessible from the venue property.

The offices will only be open to meet prospective clients on an appointment basis. We anticipate being open a couple of days each week for a few hours, depending on the number of appointments scheduled. There will only be one or two employees needed for those meetings.

Having a venue like Las Estrellas Venues in El Monte will give residents a local facility to celebrate important moments in their lives. With any celebratory event, families will also invite relatives and friends from outside areas that will attract visitors from surrounding areas, boosting local businesses such as hotels, restaurants, and shops. A list of local vendors will be supplied to each renter and will be encouraged to hire locals for their needs.

We do not anticipate any additional need for police as security will be supplied for each event. All food will be prepared offsite and supplied by caterers. No food preparation or cooking will take place inside. No candles or open flames are allowed inside the venue, so no additional need for fire services.

We believe granting a C.U.P. to allow Las Estrellas to operate will bring a multitude of benefits to the City of El Monte and its residents.

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

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

TO: All Interested Parties

FROM: City of El Monte Planning Division

PROJECT LOCATION: 4455 Rowland Avenue / APN: 8577-001-034

APPLICATION: Conditional Use Permit (CUP) No. 22-2025 & Director Level Zoning Clearance (DLZC) No. 08-2025

REQUEST: The applicant is requesting to establish a banquet hall use within an existing 5,255 square foot tenant space within an existing ±22,258 SF multi-tenant commercial building. Additionally, a Director Level Zoning Clearance is requested to allow for shared parking on the same property to meet parking requirements. The subject property comprises of ±86,702 square feet and is located in the M-2 (General Manufacturing) zone. The request is made pursuant to Section 17.123 (Conditional and Minor Use Permits) and Section 17.120 (Zoning Clearances and Business Permits) of the El Monte Municipal Code (EMMC).

PROPERTY OWNER: Becher Acquisitions LP

APPLICANT: Eric Friedman

ENVIRONMENTAL DOCUMENTATION: 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.

PLACE OF HEARING: Pursuant to State Law, the Planning Commission will hold a public hearing to receive testimony, orally and in writing, on the proposed project. The public hearing is scheduled for:

Date: Tuesday, January 13, 2026
Time: 7:00 p.m.
Place: El Monte City Hall
City Hall East – Council Chambers
11333 Valley Boulevard
El Monte, CA 91731

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

- (1) Attend the meeting in person at the City's Council Chambers; or
- (2) City's website at <http://www.elmonteca.gov/378/Council-Meeting-Videos>.

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

- (1) In person by attending the public hearing at the date, time, and place specified above; or

(2) E-mail – All interested parties can submit questions/comments in advance to the Planning Division’s general e-mail address: planning@elmonteca.gov. All questions/comments must be received by the Planning Division no later than 3:00 pm on January 13, 2026.

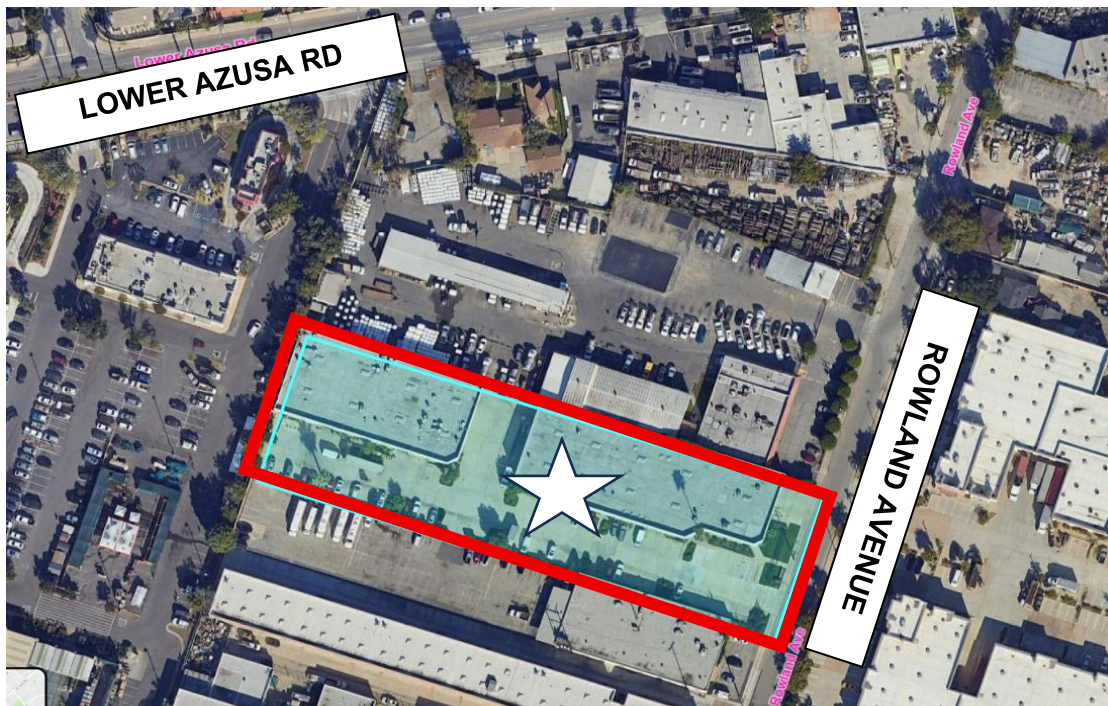
The staff report on this matter will be available on or about January 8, 2026, on the City of El Monte website, which may be accessed at <https://www.ci.el-monte.ca.us/170/Planning-Commission> or by e-mailing antoniaperez@elmonteca.gov.

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.

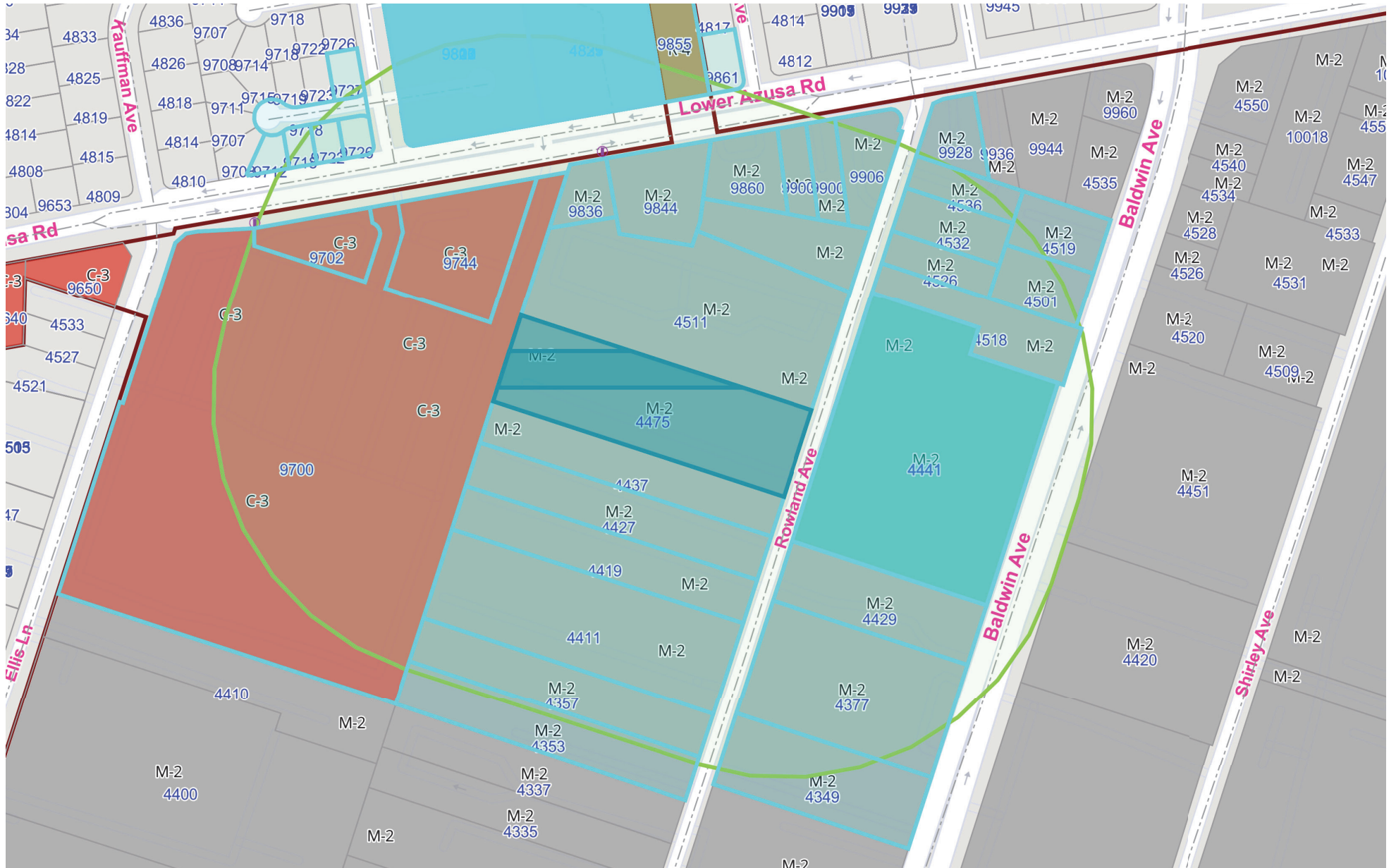
Persons wishing to comment on the environmental documentation or proposed application may do so in writing prior to the meeting date and must be received by 3:00 p.m., the day of the meeting. Public Comments of no more than 3-minutes shall be read into the record. Written comments shall be sent to Antonia Perez; El Monte City Hall West; 11333 Valley Boulevard; El Monte, CA 91731 or at antoniaperez@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 Antonia Perez at (626) 258-8660. Monday through Thursday, except legal holidays, between the hours of 7:00 a.m. and 5:30 p.m.

PUBLISHED DATE: Thursday, January 1, 2026, by Sandra Elias, Planning Commission Secretary



Radius Map - 4455 Rowland



1" = 258 ft

50 feet

12/30/2025



This map may represent a visual display of related geographic information. Data provided here is not a guarantee of actual field conditions. To ensure complete accuracy, please contact the responsible staff for the most up-to-date information.

4455

 **NOTICE OF
PUBLIC HEARING**
CITY OF EL MONTE ECONOMIC DEVELOPMENT DEPARTMENT

DO NOT REMOVE

Parking Agreement

This document addresses the parking needs of the building located at 4455-87 Rowland Ave, El Monte of which you are currently a tenant.

To ensure City parking requirements, please acknowledge and sign this letter to confirm that your business activities will cease operations by 5:00 PM and remains closed until at least 1:00 AM the following day on Fridays, Saturdays and Sundays, and that your parking spaces are vacated during those hours.

We appreciate your cooperation in adhering to these parking requirements.

Sincerely,
Investors Trust Realty Group, Inc
Michael Cirrito
Property Manager

Address	Owners Name
Tenant Name	Owners Signature



**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

DATE: JANUARY 13, 2026

TO: PLANNING COMMISSION

FROM: STEVE FOWLER
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

SANDRA ELIAS
CITY PLANNER

BY: WHITNEY WEISBERG
ASSISTANT PLANNER

APPLICATION: CONDITIONAL USE PERMIT (CUP) NO. 12-2024

PROJECT/APPLICANT INFORMATION:

Subject Property: 11230 Garvey Avenue, Unit B (APNs: 8105-003-035)
Project Applicant: Mitch Williams
Property Owner: Golden Growth Property Inc

PROJECT DESCRIPTION:

The applicant is requesting approval to establish a convenience store use within an existing 1,386 square foot commercial tenant space. The subject property comprises 33,600 square feet total and is located in the UMU (Urban/Multiuse) zone. The request is made pursuant to Section 17.123 (Conditional and Minor Use Permits) of the EMMC.

SUBJECT PROPERTY:

Location:	South of Garvey Avenue, West of Peck Road
General Plan:	Urban Multiuse
Zone:	UMU (Urban/Multiuse) Zone
Street Frontage:	Garvey Avenue: ±149.91 feet Peck Road: ±183 feet
Size:	±33,600 square feet
Existing Development:	±10,380 Square-Foot Multi-Tenant Commercial Center

SURROUNDING PROPERTIES:

	Zoning:	General Plan:	Land Use:
North	UMU (Urban/Multiuse)	Urban Multiuse	Gas station
East	UMU (Urban/Multiuse)	Urban Multiuse	Commercial retail florist
South	C-3 (General Commercial)	General Commercial	Multi-tenant commercial center
West	UMU (Urban/Multiuse)	Urban Multiuse	Commercial restaurant

ZONING AND AERIAL PHOTO:



Exhibit 1: Site Plan

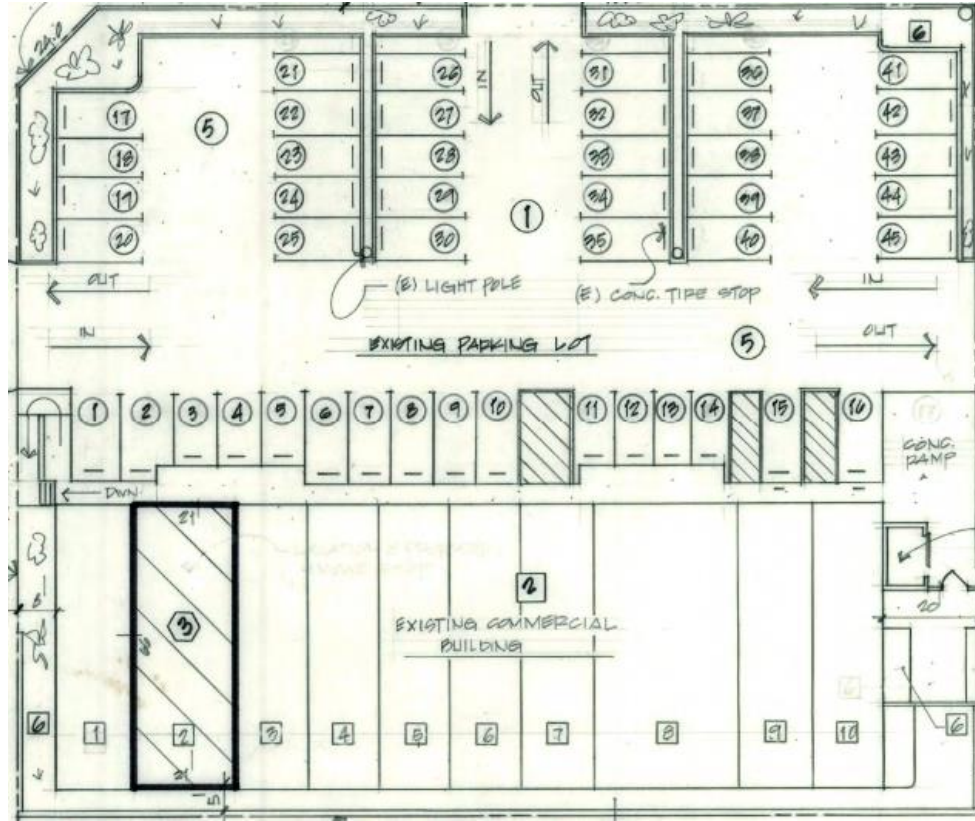
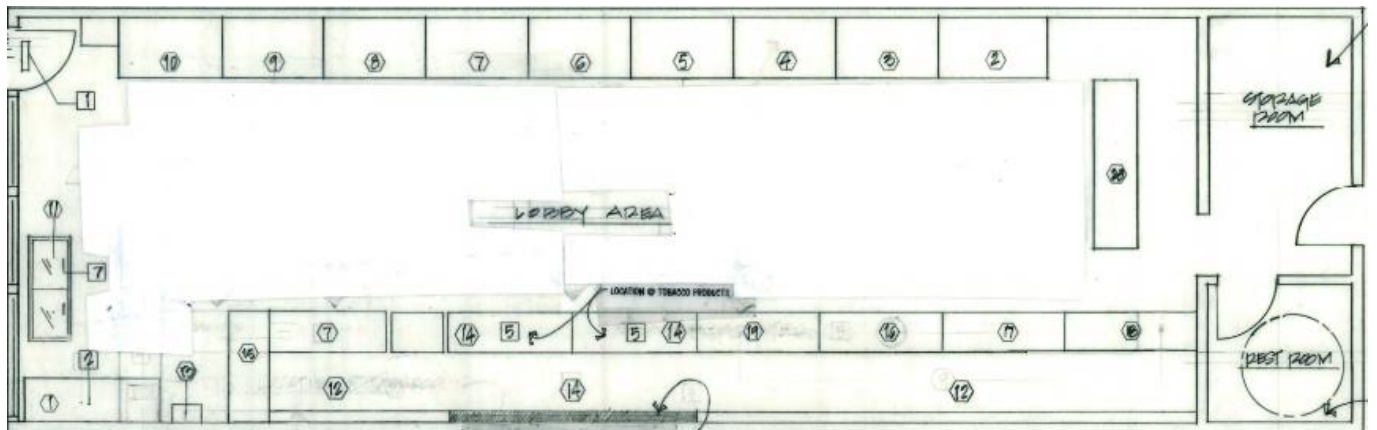


Exhibit 2: Floor Plan



BACKGROUND:

Per the L.A. County Assessor, the current property features 10,380 square feet of commercial tenant space on a 33,600 square-foot lot in the UMU (Urban/Multiuse) zone. The original building was constructed in 1987. The current configuration of the commercial center accommodates ten (10) separate commercial spaces, featuring four (4) food and/or beverage establishments, two (2) medical offices, one (1) administrative office, two (2) retail stores, and one (1) empty unit for the proposed convenience store use (Unit B).

On March 21, 2023, the applicant submitted a request for Conditional Use Permit No. 6-23 to establish a significant tobacco retailer use. The regulations for significant tobacco retailers specified in EMMC Section 17.112.180 outline that in order to establish a significant tobacco retailer use, the business location must be at least 500 feet away from another significant tobacco retailer. The location does not have the ability to be permitted as a significant tobacco retailer because the property is within 500 feet of another significant tobacco retailer (Jungle Vape N' Smoke located at 2800 Peck Rd Suite A, El Monte, CA 91732). This information was communicated to the applicant and a refund was issued.

Code Enforcement Activity

After Conditional Use Permit No. 6-23 was proven infeasible, unauthorized business activity took place which prompted multiple Code Enforcement inspections. During a Code Enforcement inspection flavored tobacco products were found and the products were confiscated. The sale of flavored tobacco products is prohibited. On June 23, 2020, the City of El Monte City Council adopted Ordinance No. 2980 prohibiting the sale of flavored tobacco products effective January 1, 2021 (Attachment E).

On July 30, 2024, the applicant submitted an application for Conditional Use Permit No. 12-2024 to establish a convenience store use, which is defined by EMMC Section 17.150.080 as "a neighborhood serving retail store of 3,500 square feet or less in GFA (gross floor area), which carries a range of merchandise for daily convenience shopping needs." A floor plan and letter of intent were provided to demonstrate the proposed sale of hygiene products, snacks, beverages, and hardware items. In addition, the applicant has also proposed to sell tobacco products from cigarettes to glassware. The applicant is proposing that 160 square feet (13%) of the net floor area for the tenant space is reserved for tobacco products.

Per Section 17.150.080 of the EMMC, a Significant Tobacco Retailer is an establishment that includes 25 percent or more of the net floor area devoted to the sale of tobacco products, substances intended for smoking, or smoking accessories. If the floor area that is devoted to the sale of tobacco products is below 25 percent of the net floor area, then it shall be considered ancillary to a primary use

ENTITLEMENTS REQUESTED:

- **Conditional Use Permit (CUP) No. 12-2024:** Requesting to establish a convenience store use in an existing 1,386 square foot existing tenant space. The subject property is comprised of 33,600 square feet total and is located in the UMU (Urban/Multiuse) zone.

PROJECT CHARACTERISTICS:

Proposed Use

The previous use was an immigration law office. The applicant is requesting to establish a convenience store within an existing tenant space and is proposing to sell a variety of items for daily use including, but not limited to, hygiene products, snacks, beverages, and hardware items. In addition, as previously mentioned the applicant has also proposed to sell tobacco products ranging from cigarettes to glassware. The applicant is proposing that 160 square feet (13%) of the net floor area of the tenant space be devoted to the sale of tobacco products.

Floor Plan

The proposed floor plan features two (2) beverage refrigerators, one (1) ice cream freezer, one (1) ATM machine, eighteen (18) display cabinets with five to three shelves each, and wall shelving and hooks on the southern-most wall. There is also one restroom and storage room in the rear of the unit. There are no new walls or windows being proposed.

Project Circulation & Parking

The existing commercial center features forty-five (45) parking spaces with two ADA-compliant stalls. The former use of the subject tenant space was a legal office that would be required to provide 1 parking space per 250 square feet per EMMC Sec. 17.70 (Parking). Similarly, a convenience store requires 1 parking space per 250 square feet of tenant space. According to EMMC Table 17.70-1, if a proposed use requires the same or lower number of parking spaces as the existing approved use, no additional on-site spaces shall be required. Therefore, there are no proposed alterations to the parking lot.

Landscaping

The existing site features approximately 2,175 square feet of landscaping, which totals to about 11% of the approximately 19,430 square-foot parking lot. The total required landscaping for parking lots is 5%, so the use is currently exceeding the EMMC 17.72

(Landscaping) requirement. The parking lot also features four trees, when the current landscaping code would require seven. No new landscaping is being proposed.

Fences and Walls

There is only one existing block wall on the western property line across the entire property. There are no new fences or walls proposed.

Business Operations

The applicant is proposing to operate from 9am to 9pm daily with two employees.

PROJECT ANALYSIS:

The subject property is currently located within the UMU (Urban/Multiuse) zone and is designated Urban Multiuse by the City's General Plan land use map. This land use designation is intended for commercial and housing projects that are vertically integrated or housing projects only.

2011 General Plan Consistency

The proposed project is not consistent with the City's 2011 General Plan, which designates the site as "Urban Multiuse." The following General Plan policies are not achieved through the establishment of the convenience store use at this location:

- ***LU-1.1: Code Compliance.*** This policy strives to achieve land use compatibility through adherence to the City regulations and standards. This business has had a history of operating without a license and occupancy permit in this location, which is a City policy that ensures that land uses are compatible with the subject site as well as its contextual surroundings.
- ***LU-1.6: Quality of Life.*** This policy works to protect quality of life and allows the City to deny projects that result in impacts that outweigh public benefits. The establishment of a convenience store use with tobacco sales results in negative impacts that outweigh public benefits. Prioritize protection of quality of life so that it takes precedence during the review of new projects. Accordingly, the City shall use its discretion to deny or require mitigation of projects that result in impacts that outweigh public benefits.
- ***LU-4.5 Balanced Growth.*** Direct land uses and community growth in a manner that is consistent with community-wide goals and is consistent with the vision of the General Plan.
- ***LU-2.5. Blighting Influences.*** This policy aims to remove blighting influences through code enforcement actions. City records reflect a history of unauthorized business activity at the subject site.

Zoning Code

The site is currently zoned UMU (Urban/Multiuse). Table 1 below provides the development standards for the UMU Zone and the associated parking (EMMC Sec.

17.70) and landscaping (EMMC Sec. 17.72) codes and identifies whether the proposed project complies with each standard. The standards are reviewed by the individual lot. There are no proposed alterations to the site plan that need to be evaluated under the current code. All development standards evaluated represent current conditions at the subject site.

Table 1: Development Standards

Development Feature	UMU Requirement	Existing	Meets Requirement(s)?
Front & Street Yard Setback	Min. 5 feet & Max. 15 feet	8-foot Front Yard & >15-foot Street Yard	Front Yard: Yes Street Side Yard: Approved under former code
Interior Side & Rear	Min. 0 feet	5-foot Interior Yard & 20-foot Rear Yard	Yes
Minimum Public Open Space	1,038 sf. (10% of floor area)	0 sf.	Approved under former code
Lot Coverage	60%	31%	Yes
Parking Spaces	~42 (based on existing uses)	45	Yes
Parking Stall	8.5 feet x 18 feet	8 feet to 9 feet wide x 15 feet to 17 feet deep	Approved under former code
Backup Aisle	23-25 feet (depending on stall size)	22-27 feet	Approved under former code
Parking Lot Striping	Double-Striped	Double-Striped	Yes
Total Parking Lot Landscaping	5%	11%	Yes
Parking Lot Landscape Screening	10 feet	6-18 feet	Approved under former code

ENTITLEMENTS:

Conditional Use Permit (CUP)

The applicant is requesting Conditional Use Permit No. 12-2024 for approval to establish a convenience store use within an existing 1,386 sq. ft. commercial tenant space. The subject property comprises 33,600 square feet total and is located in the UMU (Urban/Multiuse) zone. The request is made pursuant to Section 17.123 (Conditional and Minor Use Permits) of the EMMC.

In order for the Planning Commission to approve any Conditional Use Permit, the project shall meet the necessary findings pursuant to Section 17.123.040(A-E) of the EMMC. Due past history at this location, CUP No. 12-2024 does not meet the project findings for A and E of section 17.123.040.

CITY REVIEW PROCESS:

Planning staff and the other City Departments and Divisions have reviewed the proposed project through the City's internal application review process. This review process enables the various City Departments and Divisions (i.e., Planning, Building, Public Works/ Engineering, Police and County Fire Department) to thoroughly evaluate land use and development proposals for conformity with the provisions established in the City's Municipal and Zoning Code. Additionally, the review process ensures that the proposal is designed to be compatible with any existing land uses and structures on-site and on neighboring properties. In this way, the quality and economic health of local residential, commercial and industrial districts are appropriately maintained.

ENVIRONMENTAL REVIEW:

In accordance with the requirements of the California Environmental Quality Act (CEQA) of 1970, as amended, this project would be Categorical Exempt under Section 15301 (Class 1- Existing Facilities) of the CEQA Guidelines, as amended.

RECOMMENDED FINDINGS:

In order to consider the project proposal, the Planning Commission is required to make certain findings. Section 2 of the draft resolution contains recommended findings (Attachment A – Draft Resolution No. 3693, with Findings for denial).

RECOMMENDATION:

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

- A. Deny, without prejudice, and make the Finding of Facts articulated in the body of the Resolution (Attachment A - Draft Resolution No. 3693, with Findings for Denial) in connection with the entitlement request, denying the Conditional Use Permit No. 12-2024; or
- B. Direct staff to formulate Findings of Facts to approve Conditional Use Permit No. 12-2024.

ATTACHMENTS:

- A. Resolution No. 3693, with Findings and Conditions of Approval
- B. Development Plans
- C. Business Operations Statement
- D. Public Hearing Notice, Radius Map, & Photo of Public Notice Posting
- E. City Council Ordinance No. 2980 – Prohibiting Sale of Flavored Tobacco Products

RESOLUTION NO. 3693

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DENYING, WITHOUT PREJUDICE, CONDITIONAL USE PERMIT (CUP) NO. 12-2024 FOR A REQUEST TO ALLOW THE ESTABLISHMENT OF A CONVENIENCE STORE IN AN EXISTING 1,386 SQUARE FOOT TENANT SPACE. THE SUBJECT SITE IS LOCATED WITHIN THE U/MU (URBAN MULTIUSE) ZONE LOCATED AT 11230 GARVEY AVENUE, UNIT B, EL MONTE, CALIFORNIA

WHEREAS, on July 30, 2024, the Applicant submitted the following entitlement application for the Proposed Project:

Conditional Use Permit (CUP) No. 12-2024: to allow the establishment of a convenience store in an existing 1,386 square foot tenant space.

WHEREAS, the subject property is located at 11230 Garvey Avenue, Unit B, El Monte, California (the "Subject Property"), and described as follows, to-wit:

APN: 8105-003-035

WHEREAS, the subject property is located within the U/MU (Urban Multiuse) zone;

WHEREAS, the subject property is designated as Urban Multiuse by the City's General Plan;

WHEREAS, review of a Conditional Use Permit for the request to allow the establishment of a convenience store, is pursuant to Chapter 17.123 of the El Monte Municipal Code (EMMC);

WHEREAS, on January 1, 2026, the Planning Division of the City of El Monte noticed a public hearing concerning CUP No. 12-2024; and

WHEREAS, on January 13, 2026, the Planning Commission of the City of El Monte held a public hearing concerning CUP No. 12-2024; and

WHEREAS, the Planning Commission has carefully considered all pertinent testimony, the recommendation of Planning Division staff and the staff report offered in the case as presented at said public hearing.

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

SECTION 1 - 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 that the proposed project would qualify for a Notice of Exemption under 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.

SECTION 2 - CONDITIONAL USE PERMIT (CUP) FINDINGS. All necessary findings are required for granting approval to CUP No. 12-2024 (to allow the establishment of a convenience store), pursuant to Chapter 17.123.040(A-E) of the EMMC. The following findings cannot be met (A and E) and are as follows:

- A. The Conditional Use Permit or Minor Use Permit will not be detrimental to the public health, safety or welfare or injurious to the subject property or other improvements in the vicinity;

Finding of Fact:

The approval of Conditional Use Permit No. 12-2024 is anticipated to be detrimental to the public health, safety, or welfare or injurious to properties in the vicinity. According to City of El Monte Code Enforcement records, unauthorized business activities have taken place. During a Code Enforcement inspection flavored tobacco products were found and the products were confiscated. On June 23, 2020 the City of El Monte City Council Adopted Ordinance No. 2980 prohibiting the sale of flavored tobacco products effective as of January 1, 2021. Data included in Ordinance No. 2980 demonstrates information from the National Youth Tobacco Survey indicates that more than two-fifths of US middle school and high school smokers report using flavored tobacco products.

It should be noted that the applicant originally applied for a conditional use permit to establish a significant tobacco retail use. The regulations for significant tobacco retailers specified in EMMC Sec. 17.112.180 outline that in order to establish such a use, the business location must be at least 500 feet away from another significant tobacco retailer. The location does not have the ability to be permitted as a significant tobacco retailer because the property is within 500 feet of another significant tobacco retailer that was established in 2018 per City of El Monte business license records (Jungle Vape N' Smoke located at 2800 Peck Rd Suite A, El Monte, CA 91732). Additionally, the subject site is within 500 feet of a public high school (El Monte High School), which could create additional public harm if tobacco products are sold. The minimum distance requirement is 250 feet from public recreation facilities, public or

private K-12 schools, public or private preschools, child daycare centers, community centers, and libraries.

- E. The Conditional Use Permit or Minor Use Permit is consistent with the purpose, goals and policies of the City’s General Plan, Zoning Code and any applicable Specific Plan.

Finding of Fact:

The proposed project is not consistent with the City’s 2011 General Plan, which designates the site as “Urban Multiuse.” The following General Plan policies are not achieved through the establishment of the convenience store use at this location:

- **LU-1.1: Code Compliance.** This policy strives to achieve land use compatibility through adherence to the City regulations and standards. City of El Monte Code Enforcement records reflect a history of operating without a business license and occupancy permit in this location. Code compliance policy ensures that land uses are compatible with the subject site as well as its contextual surroundings.
- **LU-1.6: Quality of Life.** This policy works to protect quality of life and allows the City to deny projects that result in impacts that outweigh public benefits. The establishment of a convenience store use with tobacco sales is anticipated to result in potential negative impacts that outweigh public benefits.
- **LU-2.5. Blighting Influences.** This policy aims to remove blighting influences through code enforcement actions. City records reflect a history of unauthorized business activity at the subject site.

Therefore, the granting of a Conditional Use Permit for a convenience store use does not advance the purpose, goals, and policies of the General Plan.

SECTION 3 – DENIAL DETERMINATION. Based upon the findings contained in Section 2, the Planning Commission hereby denies, without prejudice, Conditional Use Permit No. 12-2024.

SECTION 4 – PLANNING COMMISSION APPROVAL.

That 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.

Pablo Tamashiro, Chairperson

ATTEST:

Sandra Elias, Secretary
El Monte City Planning Commission

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

I, Sandra Elias, 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. 3691 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on January 13, 2026 by the following votes to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sandra Elias, Secretary
El Monte City Planning Commission

COMMERCIAL CONSTRUCTION NOTES AND SPECIFICATIONS

CONSTRUCTION FACILITIES - THE CONSTRUCTION TO BE PERFORMED AT THE PROPOSED SITE SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE BOOK (CBC) FOR THIS TYPE OF CONSTRUCTION. 2019 CALIFORNIA BUILDING CODE, 2019 EDITION OF THE CALIFORNIA PLUMBING CODE, 2019 EDITION OF THE CALIFORNIA MECHANICAL CODE, THE 2019 CALIFORNIA ELECTRICAL CODE, AND 2019 CALIFORNIA ENERGY CODE (OR THE LATEST EDITION), INCLUDING ANY 2020 CITY AMENDMENTS. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, WAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC. OR TO THE LOCATION OF THE HIK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN (10) FEET OF ANY POWER POLE LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

- FIELD VERIFY ALL REFERENCE DIMENSIONS BEFORE COMMENCING WITH THE ANY CONSTRUCTION WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK. DEVIATIONS FROM THE PLANS WILL NOT BE PERMITTED WITHOUT A CHANGE ORDER DOCUMENT SIGNED BY PROPERTY OWNER, CONTRACTOR, AND/OR DESIGNER.
- FRAMING: ALL FLUSH FRAMED JOINTS SHALL SEAT IN "SIMPSON" JOIST HANGERS. STUDS ADJACENT TO CONCRETE OR MASONRY WALLS SHALL BE BOLTED THERETO WITH "BOLTS TOP, BOTTOM, AND MID-HEIGHT. BOLTS IN TIMBER TO HAVE STANDARD CUT WASHERS. UNLESS OTHERWISE NOTED OR UNLESS USED IN STEEL PLATES OF ANGLES. HOLES FOR BOLTS TO BE TURNED (NOT DRIVEN) INTO PRE-DRILLED HOLES OF 2/3 THE SHANK DIAMETER. ANCHOR BOLTS A-307 OR EQUAL. BOLT HOLES SHALL BE OVERSIZED. AB'S @ WASHERS PLATES TO BE 3' x 3' x 1/4" TYPICAL.
- FLASHING - FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEY, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM. 1405.3. ALL FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE-PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOFPANE. 1503.2.
- LUMBER: USE DOUGLAS FIR, LARCH NO. 2, 4x, 6x, #1 OR BETTER UNLESS OTHERWISE SPECIFIED ON FRAMING PLAN(S). HORIZONTAL 2x, 4x; DOUGLAS FIR LARCH NO. 2 OR BETTER. HORIZONTAL 6x & LARGER: DOUGLAS FIR LARCH NO. 1 OR BETTER. STUDS TO 10"; DOUGLAS FIR LARCH STUD GRADE OR BETTER. ALL OTHER VERTICAL LUMBER: DOUGLAS FIR LARCH NO. 2 OR BETTER. GLUE LAMS: 24F-V4 DF/DF WITH STANDARD SHOP CAMBER OF 3/8"/20' EXCEPT FOR CANTILEVERED BEAMS; USE 24F-V8 DF/DF. PARALLAMS: 2.0E PARALLAM PSL BY TRUST JOINT MACMILLAN (NER 481). FRAMING HARDWARE: SIMPSON STRONG-TIE CONNECTIONS.
- ELECTRICAL: PROVIDE MINIMUM 100 AMPERE ELECTRICAL SERVICE PANEL WITH " DIAMETER x 20" LONG REBAR FOR BACKUP UFER GROUND BONDED TO COLD WATER PIPE. CONTACT SOUTHERN CALIFORNIA EDISON BY CALLING (800) 655-4555 FOR NEW METER LOCATION OR UNDERGROUND SERVICE IF REQUIRED. SHOW THE EXISTING/ PROPOSED LOCATION OF THE ELECTRICAL BOX. RECEPTACLE OUTLETS SHALL BE SPACED @ 12' O.C. MAXIMUM AND SHALL BE LOCATED WITHIN 6'-0" OF DOOR OR OPENING (CLOSED DOOR, ETC.). ALSO, EVERY 2'-0" OR WIDER @ WALL. OUTLETS REQUIRED FOR ALL COUNTERTOPS @ 4'-0" O.C. OR W/IN 2'-0" OF ENDS OR BREAKS OF COUNTERTOPS PER CALIFORNIA ELECTRICAL CODE (CEC). PROVIDE OUTDOOR RECEPTACLE OUTLETS WITH WEATHERPROOF COVER AND GROUND FAULT CIRCUIT INTERRUPTER (GFCI) @ FRONT AND REAR OF DWELLING UNIT - CEC SECTION 210.52 (4). PROVIDE HARDWIRED AND INTERCONNECTED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS WITH BATTERY BACK-UP. BATTERY OPERATED SMOKE DETECTORS ARE ACCEPTABLE IN EXISTING AREAS (CBC SECTION 310.9.1.4).
- CONNECTION MEMBERS: ALL WOOD CONNECTOR MEMBERS REFER TO SIMPSON STRONG-TIE CATALOG. USE PC POST CAPS AT ALL POST TO BEAM CONNECTIONS, AND A-35 FRAMING ANCHORS @ ALL POST TO PLATE CONNECTIONS. NAILS TO BE ALL COMMON WIRE NAILS. (SEE NAILING SCHEDULE THIS PLAN).
- INSULATION: ALL INSULATION SHALL CONFORM TO FEDERAL SPECIFICATIONS N @ HI-I-52E FOIL-BACKED FIBERGLASS BATT THROUGHOUT. R-30 @ ROOF AND CEILING. R-19 AT ALL EXTERIOR WALLS AND R-15 AT ALL RAISED FLOORS UPON COMPLETION OF THE INSTALLATION. BOTH BUILDER AND APPLICATOR SHALL EXECUTE A CARD CERTIFYING THAT THE INSTALLATION HAS BEEN INSTALLED IN COMPLIANCE WITH ARTICLE (5), SUB-CHAPTER 1 & TITLE 25 OF THE CALIFORNIA ADMINISTRATIVE CODE. CARD MUST BE POSTED IN A CONSPICUOUS LOCATION W/IN THE BUILDING.
- SECURITY: ALL OPENINGS, MARKED DOOR OR WINDOW ON THE PLANS ARE SECURITY OPENINGS AND SHALL BE OF ONE-PIECE CONSTRUCTION, HAVE NON-REMOVABLE HINGES SECURED IN THE JAMB W/ LOCKS THAT ARE KEY OPERATED FROM THE OUTSIDE AND LAMINATED DOOR GLASS.
- HVAC DUCTS: ALL HEATING AND COOLING DUCTS LOCATED OUTSIDE THE BUILDING ENVELOPE SHALL HAVE ALL JOINTS AND SEAMS SEALED AND INSULATED WITH A MINIMUM OF ONE (1") THICK (0.6#0U) FT) FIBROUS INSULATION. PROVIDE BACK DRAFT DAMPERS IN ALL FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING ENVELOPE. DUCTS SHALL BE CONSTRUCTED, INSTALLED, AND INSULATED PER CHAPTER 10 OF THE C.M.C. BOOK. PROVIDE CENTRAL AIR & HEATING UNIT W/ CAPACITY TO PROVIDE COMFORT HEATING OF 70 DEGREES F. (310.11) GENERAL CONTRACTOR TO PROVIDE FORCED AIR UNIT (FAU) TO MATCH THE EXISTING ENERGY EFFICIENT GAS FURNACE. DUCTS SHALL BE SIZED PER CHAPTER SIX (6) OF THE CALIFORNIA MECHANICAL CODE.
- FORCED AIR UNIT (FAU): MECHANICAL NOTES - SHOW THE LOCATION OF ALL REGISTERS ON THE PLANS. FOR A FORCED AIR UNIT (FAU) LOCATED IN THE ATTIC, PROVIDE A MINIMUM ACCESS. PROVIDE AN ELECTRIC LIGHT OUTLET ADJACENT TO THE FURNACE AND A SWITCH BY THE OPENING [CMC 904.11 & 305]. CONDENSATION LINES FROM THE MECHANICAL EQUIPMENT SHALL DISCHARGE TO A PLUMBING FIXTURE OR AN APPROVED LOCATION BY MEANS OF AN INDIRECT WASTE PIPE. CONDENSATION LINES SHALL NOT TERMINATE IN THE LANDSCAPE OR YARD AREAS.
- HEATING TO PRODUCE THE REQUIRED ROOM TEMPERATURE OF 70 DEGREES FAHRENHEIT @ 3'-0" ABOVE FLOOR LEVEL.
- GENERAL CONTRACTOR: CONTRACTOR SHALL PROVIDE CONSTRUCTION BARRICADE FENCING OR SHALL BE RESPONSIBLE FOR SECURING THE PROPERTY AT THE END OF THE DAY. CONTRACTOR SHALL BID THE PROJECT AS DRAWN (EXCEPT FOR OBVIOUS ERRORS, WHICH SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER. THIS PROJECT SHALL BE REMODELED AS DRAWN AND BIDD.

CITY APPROVALS

- CITY PLANNING DIVISION STAMPED APPROVAL IS REQUIRED ON THE SET OF PLANS THAT ARE TO BE USED FOR THE FINAL CONDITIONAL USE PERMIT ISSUANCE. CONTACT YOUR CASE PLANNER TO OBTAIN THE STAMP OF APPROVAL ON THIS SET OF PLANS.
- SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL.
 - APPLICATION FOR ELECTRICAL PERMIT MAY BE REQUIRED, INDICATING BRANCH CIRCUIT LAYOUT AND LOAD CALCULATIONS.
 - PERMITS MUST BE OBTAINED BY LICENSED CONTRACTORS.
 - FORCED AIR FURNACE EQUIPMENT SHALL NOT BE LOCATED IN AN ENCLOSED SPACE WITH ACCESS ONLY THROUGH SUCH SPACES, UNLESS ADEQUATE COMBUSTION AIR IS PROVIDED. [CMC 904.5]
 - ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED AND SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). CEC 210.12. THE REQUIREMENT IS FOR THE ENTIRE CIRCUIT, INCLUDING THE OUTLETS.
 - EXTERIOR RECEPTACLE - COMMERCIAL UNIT SHALL HAVE AT LEAST ONE (1) EXTERIOR RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL AT THE FRONT AND BACK OF THE UNIT. [CEC 210.52 (E)]
 - EXTERIOR LIGHTING - PROVIDE AN EXTERIOR LIGHT AT OUTDOOR ENTRANCES OR EXITS. [CEC 210-70 (A) (1), (2) AND (3)]. NOTE REAR DOORS AT UNIT, IF APPLICABLE.
 - LOCATION OF THE EXIT SIGNS SHALL BE SHOWN ON THE FLOOR PLAN.
 - THE LOCATION OF AN EXISTING ELECTRICAL SERVICE SHALL BE SHOWN ON THE PLANS AND APPROVED BY SOUTHERN CALIFORNIA EDISON. CONTACT SCE BY CALLING (800) 655-4555 AND ASK FOR SERVICE PLANNER.

BUILDING CODE REQUIREMENTS

- ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
- VERIFICATION OF THE SIGNATURE OF THE PERSON PREPARING THE PLANS WILL BE PERFORMED AT THE TIME THE PLANS ARE READY TO APPROVE. THIS REQUIREMENT APPLIES REGARDLESS OF WHETHER THE PLAN PREPARER IS LICENSED OR NOT. CALIFORNIA BUSINESS AND PROFESSIONAL CODE SESSION 5537, 5538, 6737 AND 6745.
- TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER OR DISPERSAL BY WIND.
- THE ISSUANCE OF A BUILDING PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR VIOLATIONS.
- THE MANUFACTURER'S PRODUCT INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT TIME OF INSPECTION.
- WINDOW GLAZING INSTALLED WITH LABELS TO REMAIN IN PLACE FOR INSPECTION. [CEC 110.6(4)].

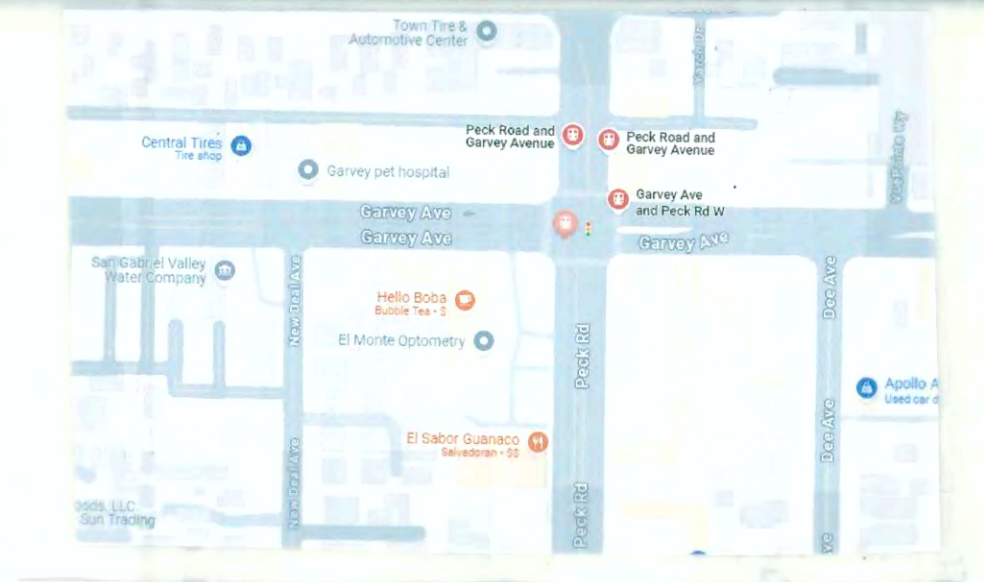
COMMERCIAL IMPROVEMENT FOR:

V.I.P RETAIL SALES STORE

C/O: SAADELDIN SAADHOM
11230 GARVEY AVENUE UNIT B
ELMONTE, CALIFORNIA 91733
TELEPHONE: (626) 461-4488
ASSESSOR'S ID#: 8105-003-035
TRACT: 3262 FOR DESC SEE ASSESSOR'S
MAP PORTION OF LOT 7

SCOPE OF WORK

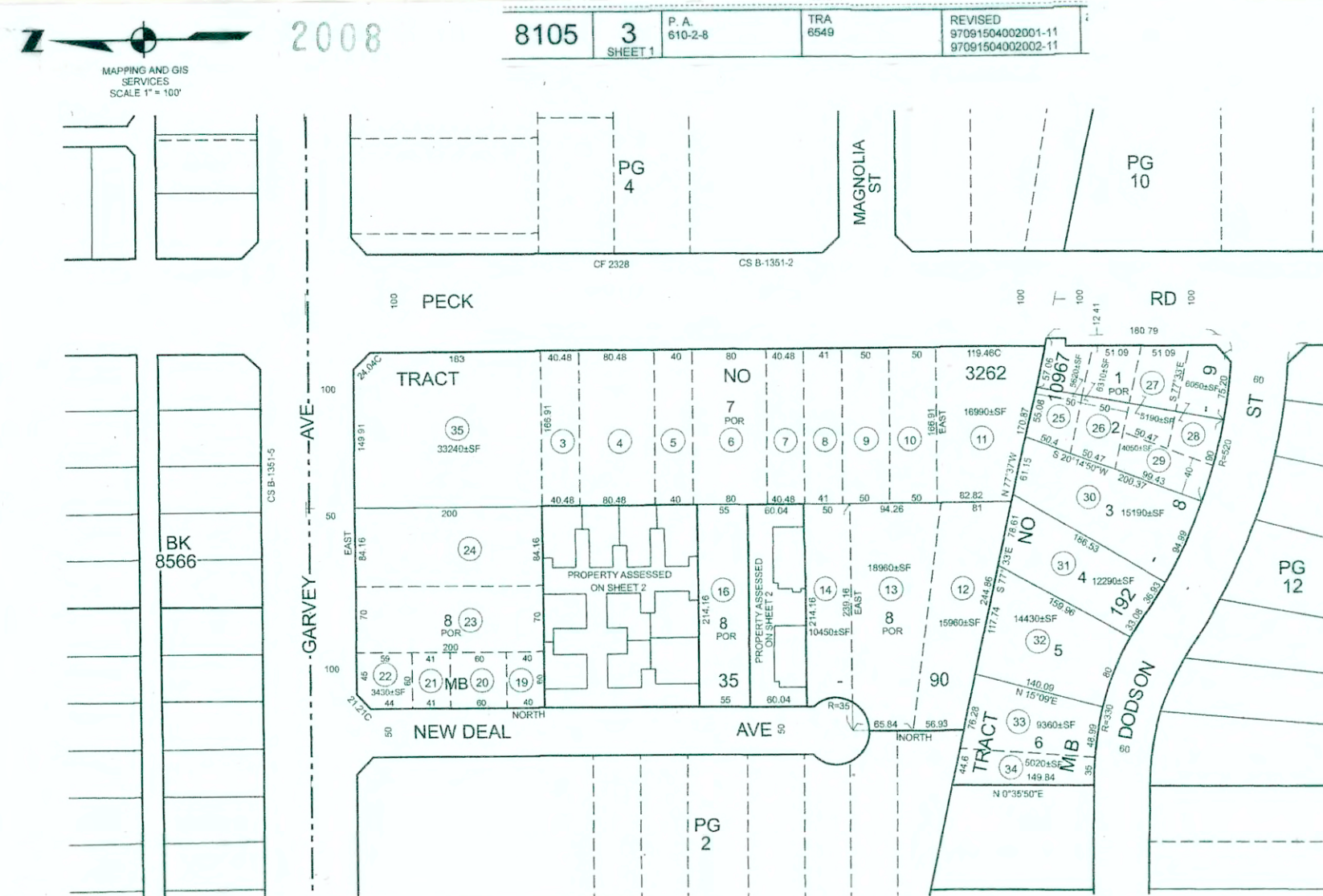
THIS APPLICATION IS FOR A CHANGE OF USE/TENANT IMPROVEMENT ONLY. THE EXISTING BUILDING WILL BE REMODELED INTO A RETAIL SALES STORE. THE TENANT PROPOSES TO INSTALL NEW COUNTER TOPS, SHELVING, FLOORING, AND OTHER MINOR REPAIRS AS NEEDED IN THE INTERIOR OF AN EXISTING COMMERCIAL BUILDING. THE EXISTING STORE FRONT WINDOWS AND DOORS ARE TO REMAIN UNCHANGED.



GARVEY AVENUE AND PECK ROAD EAST - NEAREST TRANSIT STATION

CITY PLANNING DIVISION STAMPED APPROVAL IS REQUIRED ON THE SET OF PLANS THAT ARE TO BE USED FOR THE FINAL PERMIT ISSUANCE. CONTRACT YOUR CASE PLANNER TO OBTAIN THE STAMP APPROVAL ON THESE SETS OF PLANS.

- SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL.
- APPLICATION FOR ELECTRICAL PERMIT MUST BE ACCOMPANIED BY A "GREEN SHEET" INDICATING BRANCH CIRCUIT LAYOUT AND LOAD CALCULATIONS.
- PERMITS MUST BE OBTAINED BY LICENSED CONTRACTORS IF OWNER-BUILDER DOES NOT OCCUPY RESIDENCE, OR IF THE OWNER-BUILDER DOES NOT PERSONALLY DO THE WORK. [IMC SECTION 11-11.1(1), 11-18, 11-6(4)]
- FORCED AIR FURNACE EQUIPMENT SHALL NOT BE LOCATED IN CLOSETS, BATHROOMS, OR ENCLOSED SPACE WITH ACCESS ONLY THROUGH SUCH SPACES, UNLESS ADEQUATE COMBUSTION AIR IS PROVIDED. [CMC 904.5]
- TWO LAYERS OF GRADE D PAPER SHALL BE INSTALLED OVER WOOD BASED WALL SHEATHING (SHEAR WALLS). [CBC 2510.6]
- RECEPTACLE OUTLETS SHALL BE INSTALLED IN EVERY KITCHEN, SERVICE ROOM, EATING AREA, PARLOR, LIBRARY, OR OFFICE BEDROOM, RECREATION ROOM, OR SIMILAR ROOMS OR AREA SO THAT:
 - NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6'-0" FROM AN OUTLET. [CEC 210.52(A) (1)]
 - A WALL SPACE REQUIRING OUTLETS SHALL INCLUDE ANY WALL SPACE 2'-0" OR MORE IN WIDTH. [CEC 210.52 (A) (2) (1)] BATHROOMS - OUTLETS (RECEPTACLES AND LIGHTS) SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE (AFCI) [CEC 210.12]
- KITCHEN - COUNTER SPACE SHALL HAVE A RECEPTACLE OUTLET INSTALLED AT EACH WALL COUNTER SPACE THAT IS 12" LONG OR WIDER. [CEC 210.52 (2) (1)]
- GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
 - ALL OUTLETS INSTALLED IN BATHROOMS
 - ALL OUTLETS INSTALLED OUTDOORS ACCESSIBLE AT GRADE
 - ALL OUTLETS SERVING COUNTERTOP SURFACES IN A KITCHEN. [CEC 210-8 (A1)]
- EXTERIOR LIGHTING - PROVIDE AN EXTERIOR LIGHT AT OUTDOOR ENTRANCES OR EXITS. [CEC 210-70 (A) (1), (2) AND (3)]. NOTE REAR DOORS AT KITCHEN.
- LOCATION OF THE ELECTRICAL SERVICE SHALL BE SHOWN ON THE PLANS.
- THE LOCATION OF A NEW OR RELOCATED ELECTRICAL SERVICE SHALL BE APPROVED BY SOUTHERN CALIFORNIA EDISON. CONTACT SCE BY CALLING (800) 655-4555 AND ASK FOR A SERVICE PLANNER.
- KITCHEN AND DISPENSARY LIGHTING - LIGHTS SHALL HAVE AT LEAST 50% OF THE TOTAL RATED WATTAGE AS HIGH EFFICACY LIGHTING. PROVIDE FORM WS-SR. LIGHTING THAT IS NOT HIGH EFFICACY SHALL BE CONTROLLED BY SWITCHES SEPARATE FROM THE HIGH EFFICACY LIGHT SWITCHES. [CEC 150 (K) 2]
- BATHROOM AND LAUNDRY LIGHTING - HIGH EFFICACY LIGHTING SHALL BE INSTALLED, OR LIGHTS SHALL BE PROVIDED WITH DIMMER SWITCHES OR OCCUPANT SENSORS (EXCEPT CLOSETS LESS THAN 70 SQUARE FEET).
- HIGH EFFICACY LIGHTING SHALL BE FLUORESCENT, METAL HALIDE OR WHITE HIGH-PRESSURE SODIUM, AND SHALL NOT CONTAIN A MEDIUM SCREW BASE SOCKET.



4/28/23, 2:29 PM LA County - Property Assessment Information System

Los Angeles County Office of the Assessor
Valuing People and Property

Parcel Details

- Property records are kept at the East District Office
- How frequently is this site updated? (and other FAQs)

Property Information

Assessor's ID No: 8105-003-035
Address: 11230 GARVEY AVE
EL MONTE CA 91733
Property Type: Commercial / Industrial
Region / Cluster: 27 / 27633
Tax Rate Area (TRA): 06549

Recent Sales Information

Latest Sale Date:
Indicated Sale Price:

Search for Recent Sales

2022 - Roll Values

Recording Date: 05/18/2001
Land: \$948,512
Improvements: \$1,294,976
Personal Property: \$0
Fixtures: \$0
Homeowners' Exemption: \$0
Real Estate Exemption: \$0
Personal Property Exemption: \$0
Fixture Exemptions: \$0

Property Boundary Description

TR=3262 FOR DESC SEE ASSESSOR'S MAPS
POR OF LOT 7

Building Description

Building Improvement 1
Square Footage: 10,380
Year Built / Effective Year Built: 1987 / 1987
Bedrooms / Bathrooms: 0 / 0
Units: 11



PROJECT CONTACT INFORMATION

OWNER: V.I.P.
CONTACT: SAADELDIN SAADHOM
ADDRESS: 11230 GARVEY AVENUE UNIT B
EL MONTE, CA 91733
TELE: (626) 461-4488
EMAIL: TBA
DESIGNER: SOLOMON'S TEMPLE DESIGNS
CONTACT: MITCHELL WILLIAMS
ADDRESS: 12260 EAST VARNIA STREET
CERRITOS, CA 90703
TELE: (562) 889-3392
EMAIL: Mjwilliams@charter.net
CONTRACTOR: SANCHEZ CONSTRUCTION CO.
CONTACT: ANGEL SANCHEZ
ADDRESS: 3997 MLK BLVD.
LYNWOOD, CA 90262
TELE: (323) 915-3633
EMAIL: Mjwilliams2@charter.net
ENGINEER: COOKE AND ASSOCIATES CIVIL ENGINEER
ADDRESS: 18246 SOUTH WESTERN AVE., SUITE 208
GARDEN, CA 90248
TELE: (310) 608-5480 CELL (424) 329-3019
EMAIL: conwaycooke@gmail.com
ENERGY: PERFECT DESIGN MECHANICAL ENGINEER
ADDRESS: 2416 W. VALLEY BLVD.
ALHAMBRA, CA 91803
TELE: (626) 289-8808
EMAIL: perfectaaa2@gmail.com

SQUARE FOOTAGE SPECIFICATIONS

1	TOTAL EXISTING LOT SIZE	33,600
2	EXISTING BLDG. SQUARE FOOTAGE	10,380
3	EXISTING UNIT B SQUARE FOOTAGE	1,386
4	TOTAL NEW SQUARE FOOTAGE	0
5	IMPERVIOUS HARDSCAPE	2,185
6	PERVIOUS LANDSCAPE	3,894
7	PARKING SPACES (UNCOVERED)	50
8	HANDICAP PARKING SPACES	2
9	COVERED PARKING	0
	PERCENTAGE OF LOT COVERAGE	4.125%

NOTE: THE TOTAL SQUARE FEET DEDICATED TO TOBACCO, TOBACCO PRODUCTS, AND ACCESSORIES OS NOT TO EXCEED 300 SQUARE FEET TOTAL.

TOBACCO PRODUCTS CAN BE LOCATED IN TWO OR MORE PLACES THROUGHOUT THE STORE. TOTAL SQUARE FOOTAGE IS LIMITED TO 300 SQ. FT MAXIMUM.

NONSTRUCTURAL INFORMATION

NUMBER OF STORIES: 1
NUMBER OF STRUCTURE(S): 1
BUILDING TYPE: TYPE V-B COMMERCIAL
ZONING GROUP: MM-U
FIRE SPRINKLERS: EXISTING
ELECTRICAL SERVICE: SOCIAL EDISON (E)
GAS SERVICE: SOCIAL GAS (E)
HEATER: 50,000 BTU MIN.
A/C CONDENSER: CENTRAL AIR/ HEATING
EXTERIOR EQUIPMENT: NONE

LEGEND AND SHEET INDEX

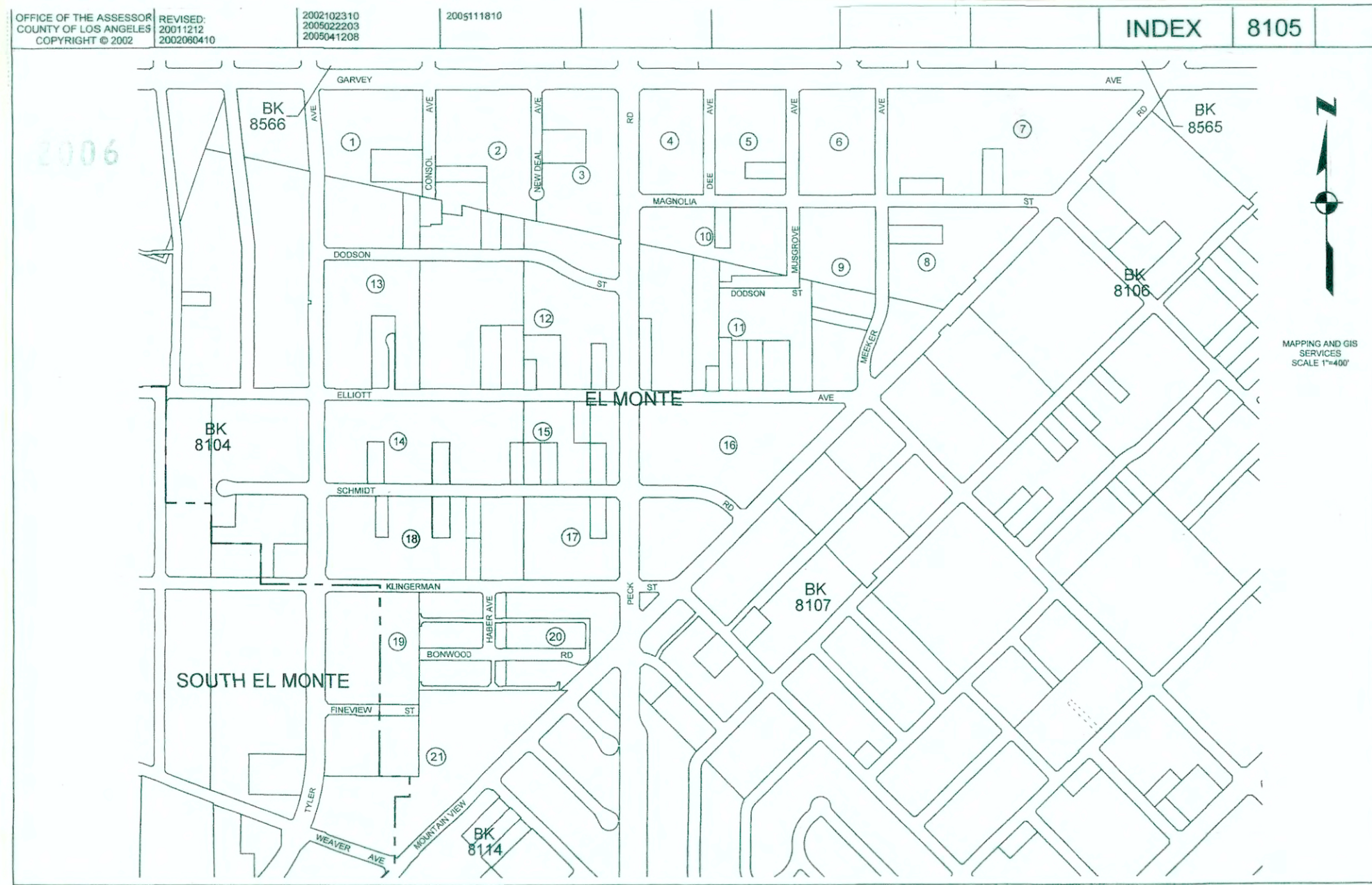
- TITLE SHEET, LEGAL DESCRIPTION & GENERAL NOTES
- SITE PLAN AND NOTATIONS
- FLOOR PLAN AND REFLECTED CEILING PLAN
- INTERIOR ENVIRONMENT SHEET
- FLOOR PLAN WITH PHOTOS AND NOTES
- PHOTO SHEET #1
- PHOTO SHEET # 2

REVISIONS	BY
4/25/2023	MW
6/19/2023	MW
9/24/2023	MW
12/15/2023	MW
9/26/2023	MW

COMMERCIAL IMPROVEMENT FOR:
V.I.P RETAIL STORE
11230 GARVEY AVENUE UNIT B
ELMONTE, CALIFORNIA 91733
TELEPHONE: (626) 461-4488

SOLOMON'S TEMPLE Drafting and Design
12260 East Varnia Street, Cerritos, California 90703 (562) 889-3392
Mitchell Williams General-B Lic.# 668804

DRAWN	MITCH
CHECKED	
DATE	3/8/2023
SCALE	NONE
JOB NO.	
SHEET	1
OF	7
SHEETS	



MERCHANT'S NAMES AND OPERATION

NAME	UNIT	BUSINESS
1. USA DONUTS	A	CAKES AND PASTRIES
2. V.I.P MINI MART	B	DRY AND PACKAGED GOODS
3. HELLO BABO	C	JUICE AND DRINKS
4. DIM SUM KING	D	CHINESE FOOD
5. PRIMA INSURANCE	E	HEALTH AND LIFE INSUR.
6. LA MORENITA	F	BAKERY AND PASTRIES
7. BOOST MOBILE	G	CELLULAR PHONES
8. ATLANTIC PACIFIC	H	DENTAL OFFICE
9. OPTOMETRY	J	EYE WARE AND EXAMS
10. FOR LEASE	K	VACANT

- #### HANDICAP ACCESSIBILITY TO PUBLIC BUILDING
- ACCESS AISLE - ACCESS AISLES SERVING PARKING SPACES SHALL COMPLY WITH SECTION 11B-502.3. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE.
 - PARKING AISLE WIDTH - ACCESS AISLES SERVING CAR AND VAN PARKING SPACES SHALL BE 60 INCHES WIDE MINIMUM.
 - ACCESS AISLE LENGTH - AISLES SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACES THEY SERVE.
 - MARKINGS - ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BLUE BORDERLINE SHALL BE MARKED WITH HATCH LINES A MINIMUM OF 36 INCHES ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE, PREFERABLY BLUE OR WHITE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETTERS A MINIMUM OF 12 INCHES IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY. ACCESS AISLE MARKINGS MAY EXTEND BEYOND THE MINIMUM REQUIRED LENGTH.
 - LOCATION - ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY. ACCESS AISLE SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES.
 - FLOOR OR GROUND SURFACES - PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH SECTION 11B-302. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED. EXCEPTION: SLOPE NOT STEEPER THAN 1:48 SHALL BE PERMITTED.
 - VERTICAL CLEARANCE - PARKING SPACES, ACCESS AISLES, AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98 INCHES MINIMUM.
 - IDENTIFICATION - PARKING SPACES IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 IN WHITE ON A BLUE BACKGROUND. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN WITH THE DESIGNATION "VAN ACCESSIBLE". SIGNS SHALL BE 60 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. EXCEPTION: SIGNS LOCATED WITHIN A CIRCULAR PATH SHALL BE A MINIMUM OF 80 INCHES ABOVE THE FINISHED SURFACE MEASURED TO THE BOTTOM OF THE SIGN.
 - FINISH AND SIZE - PARKING IDENTIFICATION SIGNS SHALL BE REFLECTORIZED WITH A MINIMUM AREA OF 70 SQUARE INCHES.
 - MINIMUM FINE - ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE 1250".

SQUARE FOOTAGE SPECIFICATIONS

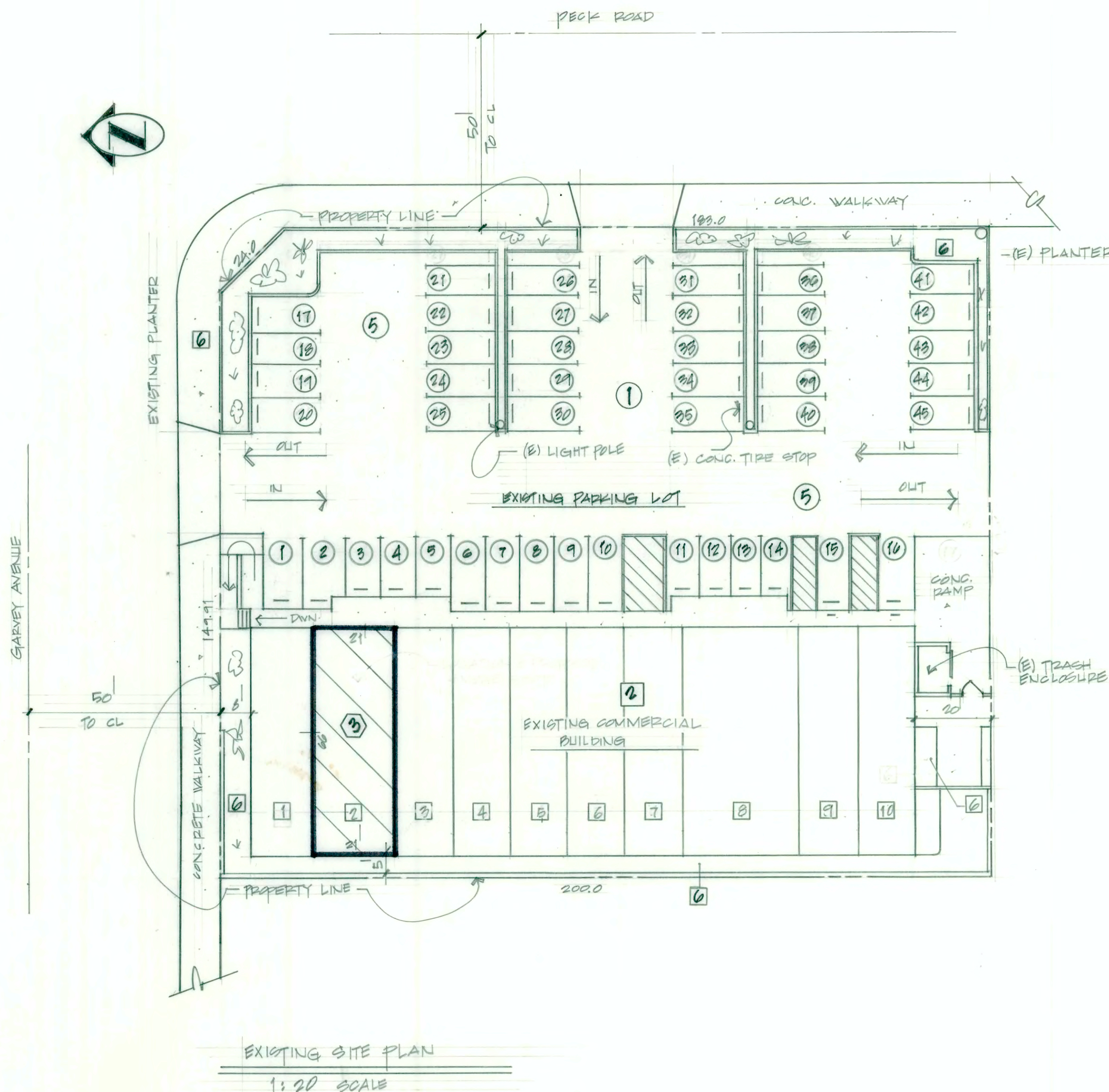
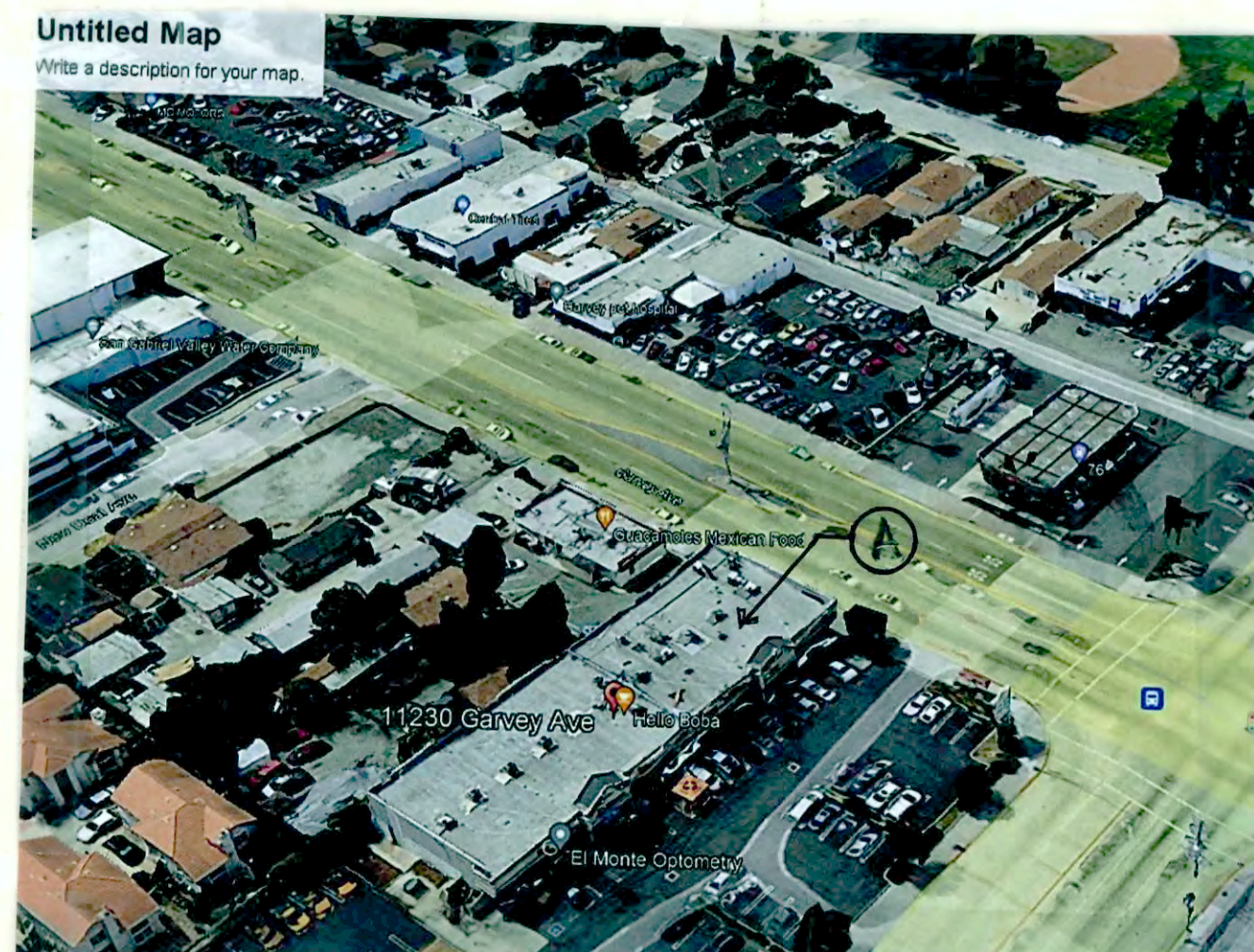
1	TOTAL EXISTING LOT SIZE	33,102
2	EXISTING BLDG. SQUARE FOOTAGE	10,380
3	EXISTING UNIT B SQUARE FOOTAGE	1,386
4	TOTAL NEW SQUARE FOOTAGE	0
5	IMPERVIOUS HARDSCAPE	2,185
6	PERVIOUS LANDSCAPE	3,894
7	PARKING SPACES (UNCOVERED)	45
8	HANDICAP PARKING SPACES	2
9	COVERED PARKING	0
	PERCENTAGE OF LOT COVERAGE	31.32%

REVISIONS	BY
6/13/23	MW
9/24/2024	MW
12/15/2024	MW
9/25/2025	MW

COMMERCIAL IMPROVEMENT FOR:
 V.I.P RETAIL STORE
 11230 GARVEY AVENUE UNIT B
 EL MONTE, CALIFORNIA 91733
 TELEPHONE: (626) 461-4488

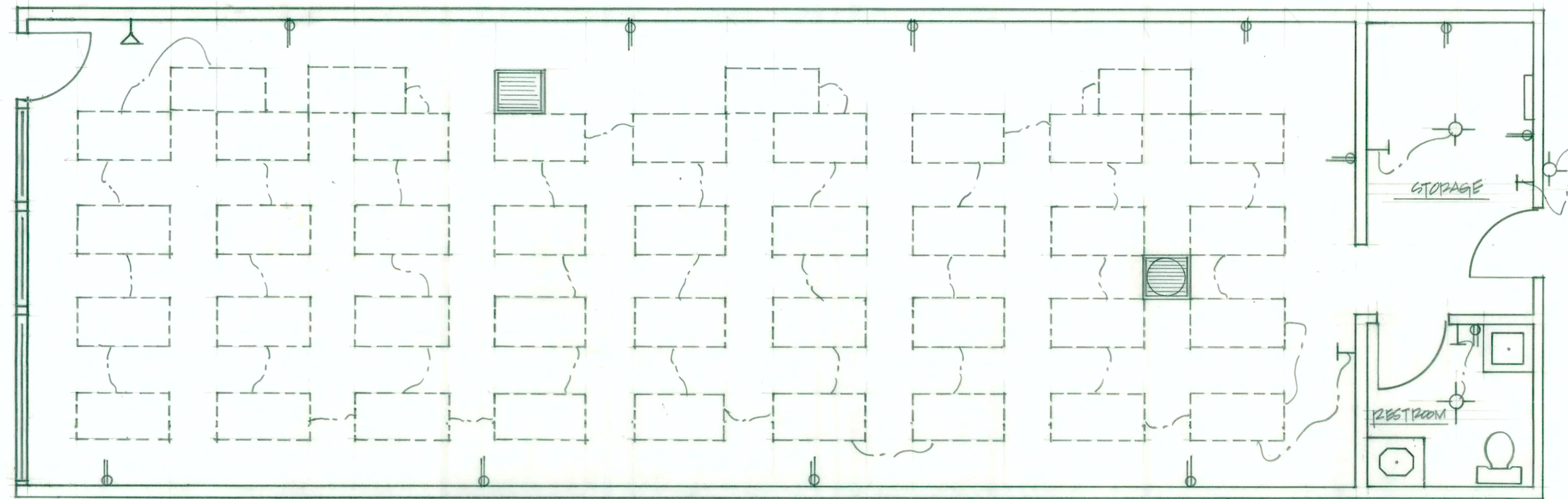
ADA HANDICAP ACCESS REQUIREMENTS

- ENTRANCES & EXITS - ALL ENTRANCES AND ALL EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES. (11B-206 & COMPLY W/ DW 4)
- DURING PERIODS OF PARTIAL OR RESTRICTED USE OF A BUILDING OR FACILITY, THE ENTRANCES USED FOR PRIMARY ACCESS SHALL BE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES. (11B-206 & COMPLY W/ DW 4)
- EVERY REQUIRED EXIT DOORWAY WHICH IS LOCATED WITHIN AN ACCESSIBLE PATH OF TRAVEL SHALL BE
- MANUALLY OPERATED EDGE-OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. WHEN EXIT DOORS ARE USED IN PAIRS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL HAVE NO DOOR KNOB OR SURFACEMOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. (11B-404.2 & 11B-404.2.2 & 11B-404.2.3)
- LATCHING AND LOCKING DEVICES THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTUATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. (11B-308.3.2 & 11B-309.4)
- HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR. (11B-308.3.2 & 11B-309.4)
- WHEN INSTALLED, EXIT DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE EXIT IS NOT LESS THAN 32". (11B-206 & COMPLY W/ DW 4, FIG. 11B-404.2.3 & FIG. 11B-404.2.4.1)
- FOR HINGED DOORS, THE OPENING WIDTH SHALL BE MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. (11B-404.2.3, FIG. 11B-404.2.3 & FIG. 11B-404.2.4.1)
- WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. (11B-404.2.3.1)
- WHEN AN AUTOMATIC DOOR OPERATOR IS UTILIZED TO OPERATE A PAIR OF DOORS, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. (11B-404.2.3.2)
- MINIMUM MANEUVERING CLEARANCES AT DOORS SHALL BE AS SHOWN IN FIGURE 11B-404.2.3. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR. (11B-302 THRU 11B-303.3)
- THERE SHALL BE A LEVEL AND CLEAR FLOOR OR LANDING ON EACH SIDE OF A DOOR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN THE CLOSED POSITION. WHERE THE PLANE OF THE DOORWAY IS OFFSET OR LOCATED IN AN ALCOVE A DISTANCE MORE THAN 8 INCHES MEASURED FROM THE PLANE OF THE DOORWAY TO THE FACE OF THE WALL, THE DOOR SHALL BE PROVIDED WITH 60" MANEUVERING CLEARANCE FOR FRONT APPROACH. (11B-302 THRU 11B-305.7.2, FIG 11B-26, FIG. 11B-404.2.3 & FIG. 11B-404.2.4.1)
- THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS. WHERE THE DOOR IS RECESSOR LOCATED IN AN ALCOVE, THE PROJECTION DISTANCE ALLOWED TO PROJECT INTO THE REQUIRED DOOR STRIKE CLEARANCE MEASURED FROM THE FACE OF THE WALL TO THE FACE OF THE DOOR IS LIMITED TO 8". (11B-403 THRU 11B-404.3.6, FIG. 11B-404.2.3 & FIG. 11B-404.2.4.1)
- PROVIDE CLEAR SPACE OF 12" PAST STRIKE EDGE OF THE DOOR ON THE OPPOSITE SIDE TO WHICH THE DOOR SWINGS IF THE DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER. (FIG. 11B-404.2.3 & FIG. 11B-404.2.4.1)
- THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. (11B-404.2.4.1, & 11B-404.2.4.4, & 11B-404.2.5.1)
- THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. (11B-29.9, & 11B-29.9, & 11B-404.2.10)
- MAXIMUM EFFORT TO OPERATE EXTERIOR AND INTERIOR DOORS SHALL NOT EXCEED 5 POUNDS, WITH SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS. (11B-29.9 & 11B-29.9)
- GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES, INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. (11B-29.3 & 11B-29.3)
- CHANGES IN LEVEL UP TO INCH MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. (11B-29.2) CHANGES IN LEVEL BETWEEN INCH AND INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP NO STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL. (11B-29.3, FIG 11A-60 & 11A-60)
- CORRIDORS & AISLES - EVERY CORRIDOR SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL NOT BE LESS THAN 36" IN WIDTH. (11B-403.5.1) THAN 44" IN WIDTH. (11B-403.5.1) CORRIDORS SERVING AN OCCUPANT LOAD OF LESS THAN 10 SHALL NOT BE LESS THAN 36" IN WIDTH. (11B-403.5.1) THAN 44" IN WIDTH. (11B-403.5.1) CORRIDORS SERVING AN OCCUPANT LOAD OF LESS THAN 10 SHALL NOT BE LESS THAN 36" IN WIDTH. (11B-403.5.1) THAN 44" IN WIDTH. (11B-403.5.1)
- CIRCULATION AISLES AND PEDESTRIAN WAYS SHALL BE SIZED ACCORDING TO FUNCTIONAL REQUIREMENTS AND IN NO CASE SHALL BE LESS THAN 36" IN CLEAR WIDTH. (11B-403.5)
- EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEATS, TABLES, MERCHANDISE, EQUIPMENT, OR SIMILAR MATERIALS SHALL BE PROVIDED WITH AISLES LEADING TO AN EXIT. (11B-7A)
- EVERY AISLE SHALL BE NOT LESS THAN 3' WIDE IF SERVING ONLY ONE SIDE, AND NOT LESS THAN 3'-8" WIDE IF SERVING BOTH SIDES. (11B-20A)

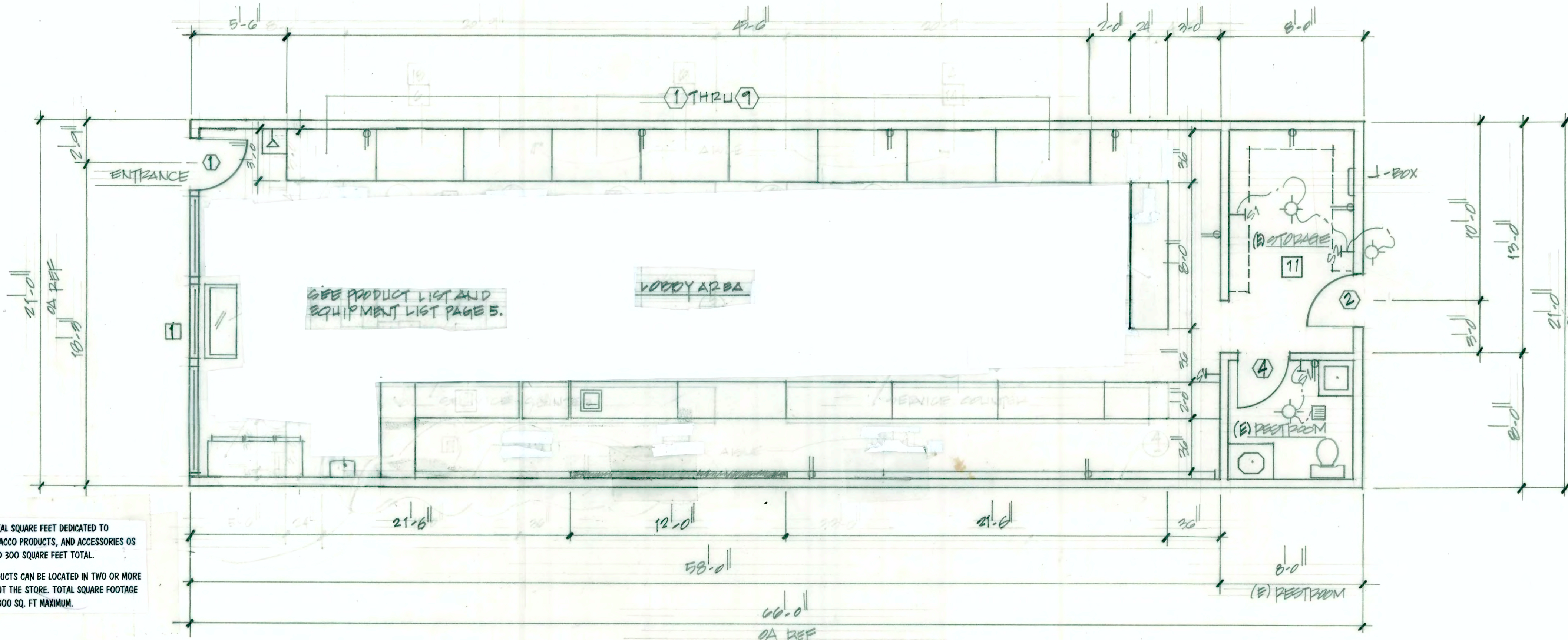


SOLOMON'S TEMPLE - Drafting and Design
 12260 East Vienna Street, Carlsbad, California 92008
 Mitchell Williams General-B Lic.# 668804

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SHEET	2
OF 7 SHEETS	



REFLECTED CEILING PLAN



PROPOSED FLOOR PLAN @ MARKET

NOTE: THE TOTAL SQUARE FEET DEDICATED TO TOBACCO, TOBACCO PRODUCTS, AND ACCESSORIES OS NOT TO EXCEED 300 SQUARE FEET TOTAL.
TOBACCO PRODUCTS CAN BE LOCATED IN TWO OR MORE PLACES THROUGHOUT THE STORE. TOTAL SQUARE FOOTAGE IS LIMITED TO 300 SQ. FT. MAXIMUM.

DOOR SCHEDULE		
SIZE	TYPE	
1. 3'-0" x 6'-8"	METAL FRAME SWINGING FRONT GLASS ENTRY DOOR, WITH METAL HINGES	
2. 3'-0" x 6'-8"	SOLID CORE WOOD DOOR W/ METAL HARDWARE	
3. 2'-8" x 6'-8"	HOLLOW CORE WOOD RESTROOM DOOR W/ METAL HARDWARE	
4. 3'-0" x 6'-8"	HANDICAP ACCESSIBLE DOOR, W/ SELF CLOSING HARDWARE	

EXISTING STOREFRONT DOOR(S) TO REMAIN. ANY UPGRADES SHALL MATCH EXISTING CONDITIONS. PROVIDED TEMPERED GLASS PER CODE SECTION 308.3.

WINDOW SCHEDULE		
SIZE	TYPE	
1. 16'-0" x 10'-0"	(E) ALUMINUM FRAME STOREFRONT WINDOW @ 1 3/8 TH W/ METAL HARDWARE	
2. 3'-0" x 2'-8"	(E) ALUMINUM FRAME CASTMENT WINDOW @ 1 3/8 TH WITH WOOD FRAME	

ELECTRICAL LEGEND

- ENERGY STAR EFFICIENT CEILING MOUNTED CIRCULAR FAN & NUTONE 866FF EXHAUST FAN(S) AND/OR APPLIANCES TO BE TYPICAL THIS PROJECT (UNLESS OTHERWISE NOTED)
- SWITCHES**
- S1 SINGLE POLE SWITCH
 - S2 DOUBLE POLE SWITCH
 - S4 MULTIPLE POLE SWITCH
- OUTLETS**
- DI DUPLEX OUTLET PLUG - REGULAR
 - GFI GROUND FAULT INTERRUPTER
 - WPD WATERPROOF DUPLEX
 - AD APPLIANCE DUPLEX
 - AFCI ARC-FAULT CIRCUIT INTERRUPTER
- LIGHT FIXTURES**
- CEILING MOUNTED
 - WALL MOUNTED
 - FLUORESCENT TUBES
 - CEILING MOUNTED CAN LIGHTS
 - CEILING MOUNTED CIRCULAR FAN - ENERGY STAR EFFICIENT APPLIANCE. 50 MIN. CFM EXHAUST, TERMINATE TO THE OUTSIDE
 - SURFACE MOUNTED LIGHT BOX
 - NUTONE 866FF EXHAUST FAN - ENERGY STAR EFFICIENT APPLIANCE TERMINATED OUTSIDE
 - WALL MOUNTED SECURITY LAMP
 - CEILING MOUNTED SECURITY LAMP
- MISCELLANEOUS**
- SMOKE DETECTOR, HARD WIRED W/ BATTERY BACK-UP
 - WALL MOUNTED CARBON MONOXIDE MONITOR
 - ELECTRICAL METER OR CIRCUIT PANEL AND BREAKER
 - ELECTRIC CHARGING STATION (EVS) LEVEL 2 @240 V
- NOTE: EXISTING ELECTRICAL PANEL, PLEGS AND LIGHT FIXTURES TO REMAIN. ANY UPGRADES ARE TO BE PER OWNER/ GENERAL CONTRACTOR AGREEMENT.

REVISIONS	BY
6/10/2023	MW
9/20/2024	MW
12/19/2024	MW
9/25/2025	MW

COMMERCIAL IMPROVEMENT FOR:
 V.I.P RETAIL STORE
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 TELEPHONE: (626) 461-4488

SOLOMON'S TEMPLE Drafting and Design
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 Mitchell Williams General-B Lic.# 668804

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DATE 7/2/2023
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JOB NO.
SHEET 3
OF 7 SHEETS

INTERIOR ENVIRONMENT NOTES

1. EVERY DWELLING SHALL HAVE AT LEAST ON HABITABLE ROOM WITH AT LEAST 120 SQUARE FEET OF GROSS FLOOR AREA (R304.1).
2. UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1/150 OF UNDER FLOOR AREA. (R408.1)
3. PROVIDE UNDER FLOOR ACCESS OPENING. IT SHALL BE A MINIMUM 16" x 24" WHEN THE OPENING IS THROUGH A PERIMETER WALL OR A MINIMUM 18" x 24" WHEN THE OPENING IS THROUGH A FLOOR. (R806.4)
4. ATTIC AREA HAVING CLEAR HEADROOM OF 30" MUST HAVE AN ACCESS OPENING (22" x 30" MINIMUM). ACCESS SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. IT IS NOT ALLOWED WITHIN A SMALL CLOSET SPACE (R807.1)
5. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (303.3).
6. SLIP JOINT CONNECTIONS SHALL BE PROVIDED WITH AN ACCESS PANEL OR UTILITY SPACE NOT LESS THAN 12 INCHES (305 MM) IN ITS LEAST DIMENSION AND SO ARRANGED WITHOUT OBSTRUCTIONS AS TO MAKE CONNECTIONS ACCESSIBLE FOR INSPECTION AND REPAIR. (CFC) 402.11
7. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEGREE (F) AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)

BUILDING ENVELOPE NOTES

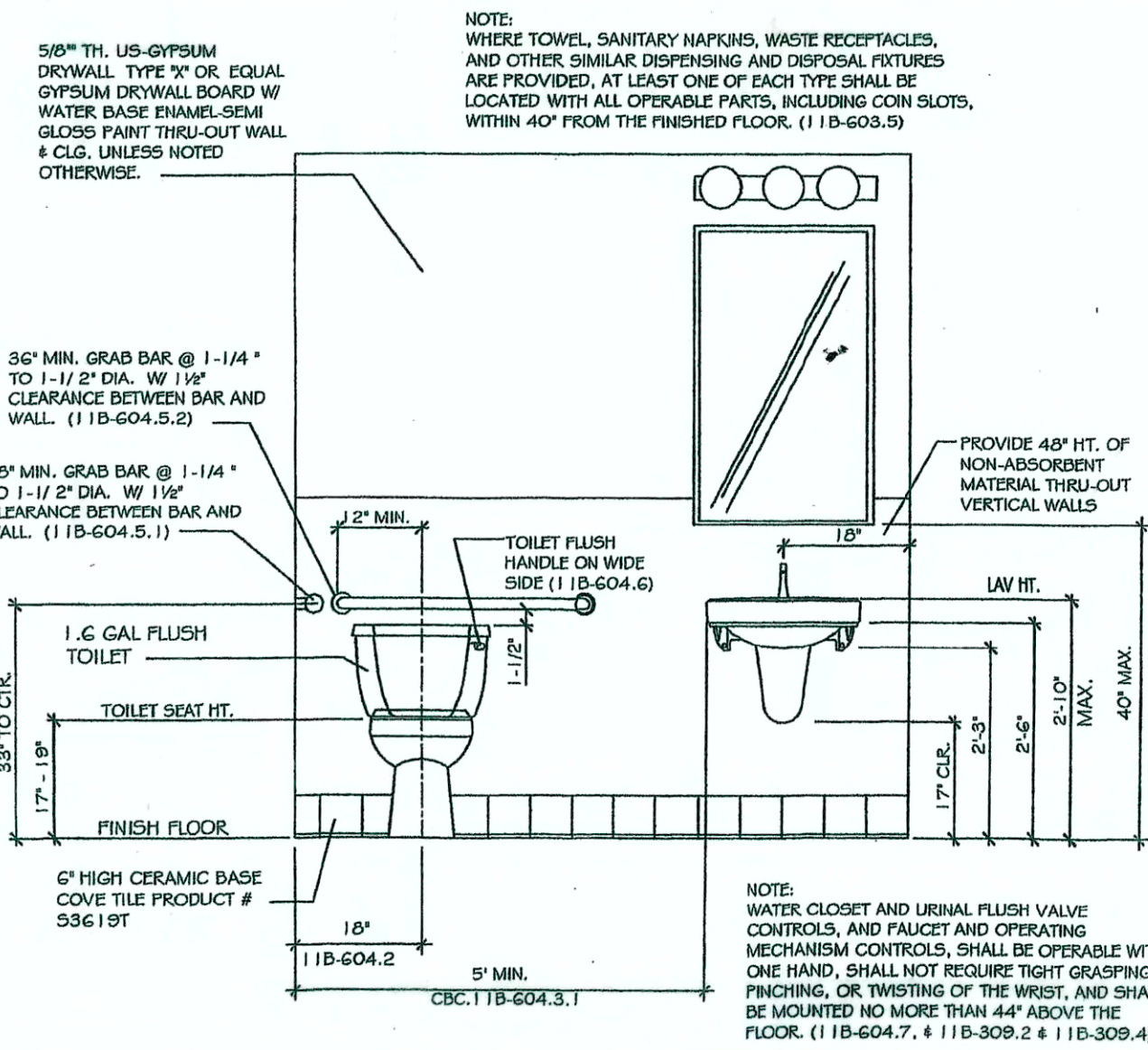
1. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4)
2. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
3. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.
4. GLAZING WILL BE INSTALLED WITH LABELS TO REMAIN IN PLACE FOR INSPECTION. CEC 110.6(a)5.

MEANS OF EGRESS NOTES

1. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. SHOW DETAILS ON PLANS. MINIMUM - 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 (SF) MINIMUM AREA (5.0 SF AT GRADE LEVEL) & 44" MAXIMUM TO SILL (R310.1)
2. LANDING AT A DOOR SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NO LESS THAN 36". (R311.3)
3. STAIRWAY DETAILS SHALL SHOW A 7.75 MAXIMUM RISE AND ONE MINIMUM 10" RUN. (R311.7.5)
4. SHOW MINIMUM 36" CLEAR STAIR WIDTH. (R311.7.1)
5. AT LEAST ONE DOOR SHALL BE 36" WIDE BY 80" HIGH (R311.2)

BUILDING CODE REQUIREMENTS

1. SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY, AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE.
2. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA
3. TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
4. ACCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISION SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
5. VERIFICATION OF THE SIGNATURE OF THE PERSON PREPARING THE PLANS WILL BE PERFORMED AT THE TIME THE PLANS ARE READY TO APPROVE. THIS REQUIREMENT APPLIES REGARDLESS OF WHETHER THE PLAN PREPARER IS LICENSED OR NOT. CALIFORNIA BUSINESS AND PROFESSIONAL CODE SECTION 5353 AND 6730.
6. SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR TO START OF ANY DEMOLITION, ADDITION, AND/OR REMODEL WORK. SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 21865 COPLEY DRIVE IN DIAMOND BAR, PHONE NO. (909) 396-2000. BE ADVISED, SCAQMD MAY REQUIRE A 10 DAY WAIT PERIOD TO START THE WORK.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACTED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLICWAY. ACCIDENTAL DEPOSITS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIAL MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCE OF WIND OR WATER.
9. TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER OR DISPERSAL BY WIND.
10. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS MUST BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
11. THE ISSUANCE OF A BUILDING PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR VIOLATIONS.
12. THE MANUFACTURER'S PRODUCT INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION. R106.1.2. WINDOW GLAZING WILL BE INSTALLED WITH LABELS TO REMAIN IN PLACE FOR INSPECTION. (CEC 110.6(a)5).



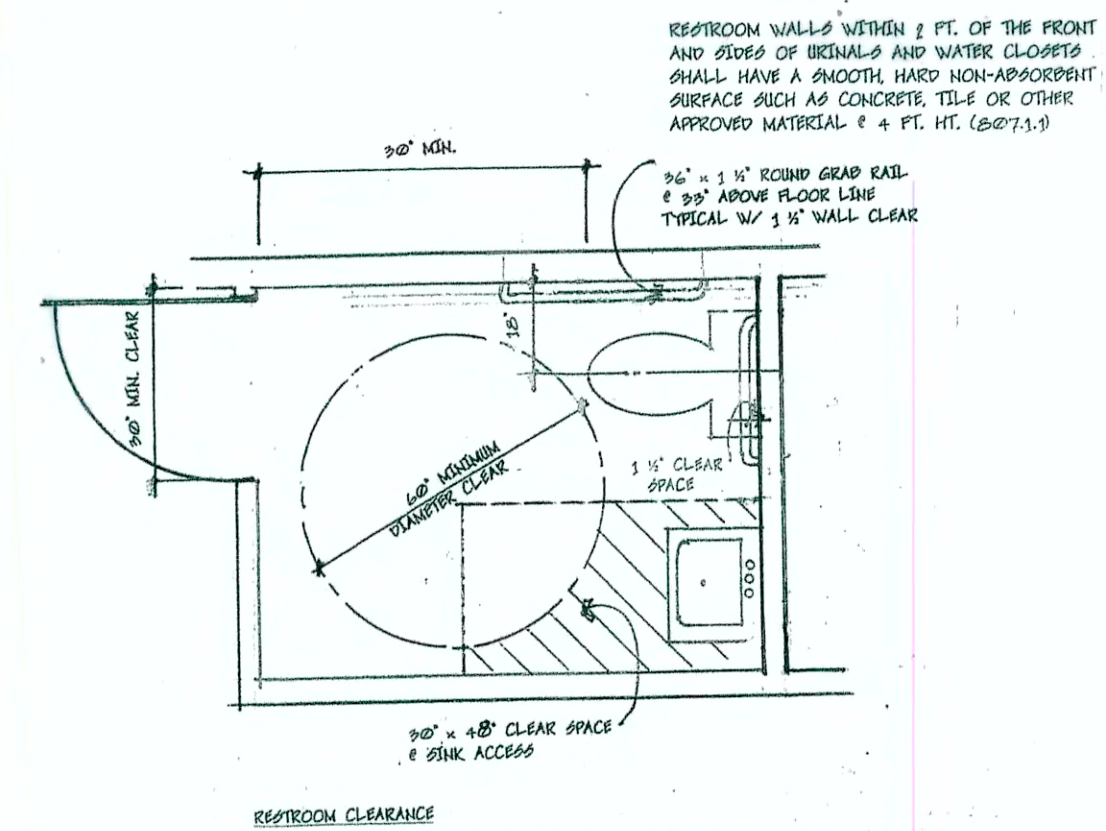
(A)



RELIANT 2075 SERIES VERTICAL DISPLAY CASE



RELIANT 2281 SERIES HORIZONTAL DISPLAY CASE



(B)



ULINE 43 - PIECE PEGBOARD 4 FT. MIN.



ALUMINUM SHELVE DOUBLE SIDED



BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES

Storm Water Pollution Control Requirements for Construction Activities Minimum Water Quality Protection Requirements for All Development Construction Projects/Certification Statement

The following is intended as minimum notes or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits)

- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
- Other:

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name: MICHAEL WILLIAMS
 Signature: [Signature]
 Date: 3/8/2023

(C)

PASSENGER DROP-OFF AND LOADING ZONES

General. Passenger drop-off and loading zones shall comply with Section 11B-503.

Vehicle pull-up space. Passenger drop-off and loading zones shall provide a vehicular pull-up space 96 inches wide minimum and 20 feet long minimum.

Access aisle. Passenger drop-off and loading zones shall provide access aisles complying with Section 11B-503 adjacent and parallel to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.

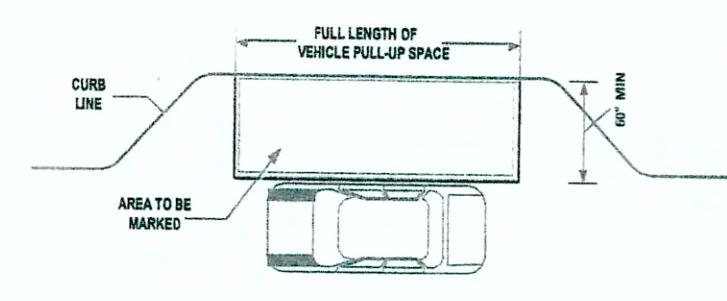
Valet parking. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with Section 11B-503. The parking requirements of Section 11B-208.1 apply to facilities with valet parking.

Mechanical access parking garages. Mechanical access parking garages shall provide at least one passenger loading zone complying with Section 11B-503 at vehicle drop-off and vehicle pick-up areas.

PARKING SPACES

General. Car and van parking spaces shall comply with Section 11B-502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

Exception: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.



Width. Access aisles serving vehicle pull-up spaces shall be 60 inches wide minimum.

Length. Access aisles shall extend the full length of the vehicle pull-up spaces they serve.

Marking. Access aisles shall be marked with a painted borderlines around their perimeter. The area within the borderlines shall be marked with hatched lines a maximum of 38 inches on center in a color contrasting with that of the aisle surface.

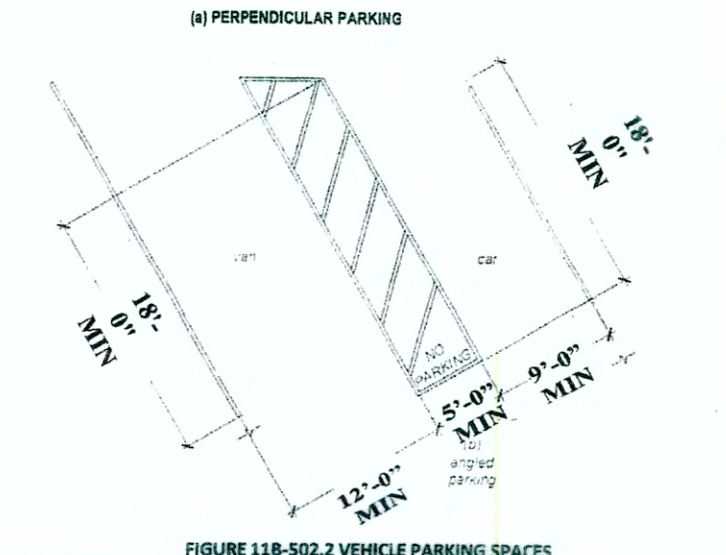
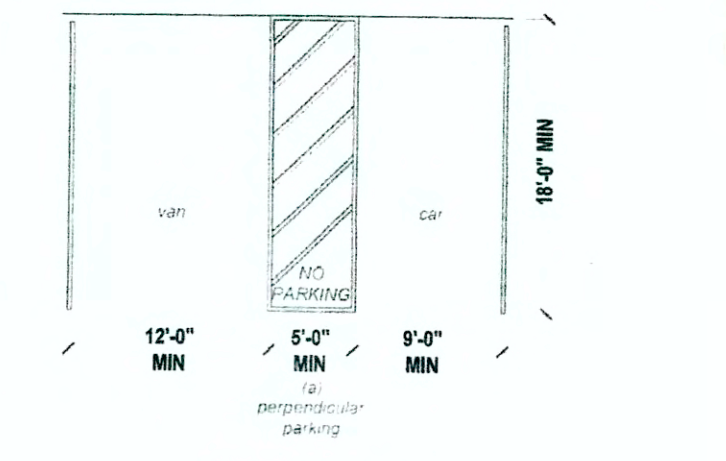
Floor and ground surfaces. Vehicle pull-up spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted.

Slopes. Slopes not steeper than 1:48 shall be permitted.

Vertical clearance. Vehicle pull-up spaces, access aisles serving them, and vehicular routes from an entrance to the passenger loading zone and from a passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches minimum.

Signification. Each passenger loading zone designated for persons with disabilities shall be identified with a reflectorized sign complying with Section 9-703.5. It shall be permanently posted immediately adjacent to and side from the passenger loading zone stating "Passenger Loading Zone" and including the International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a dark blue background.

Additional care and long-term care facilities. At least one passenger loading zone complying with Section 11B-503 shall be provided at an accessible entrance to licensed medical care and licensed long-term care facilities where a period of stay may exceed twenty-four hours.



REVISIONS	BY
12/15/2024	MW
9/25/2025	MW

COMMERCIAL IMPROVEMENT FOR:
 V.I.P. RETAIL STORE
 11250 GARVEY AVENUE UNIT B
 ELMONTE, CALIFORNIA 91733
 TELEPHONE: (626) 461-4488

SOLOMON'S TEMPLE Drafting and Design
 12260 East Vienna Street, Cerritos, California 90703 (562) 889-3392
 Mitchell Williams General-B Lic.# 6688804

DRAWN MITCH CHECKED
DATE 3/8/2023
SCALE NONE
JOB NO.
SHEET 4
OF 7 SHEETS

REVISIONS	BY
2/25/2005	MM

COMMERCIAL PLANS FOR:
 V.I.P. SMOKE SHOP C/O: SADELDIN SAADHOM
 11230 GARVEY AVENUE
 EL MONTE, CALIFORNIA 91733
 TELEPHONE: (626) 461-4488

EQUIPMENT SCHEDULE AND SPECIFICATIONS

1. EXIT SIGN HARDWIRED TO THE ELECTRICAL SYSTEM
2. IMBERA GLASS DOOR COMMERCIAL REFRIGERATOR COOLER SE36 W/ OBD.COM BEVERAGE COOLER W/ GRATE SHELVING - 3 UNITS OR EQUAL.
3. PEGBOARD - STEEL 1/ INCH ROUND @ 48" x 96" WALL MOUNTED, HEAVY DUTY W/ 0.25 INCH HOLE SIZE SK: 165597299. ATTACH TO WALL USING 1/4 INCH MIN. SOLID WOOD LEDGER, WITH METAL SCREWS.
4. ALUMINUM SHELVING @ 36" W. x 8" L. x 48" H. FOR DRY GOODS, CAN GOODS, PAPER GOODS, AND PLASTIC CUPS. FREESTANDING OR EQUAL.
5. SERVICE COUNTER W/ CASH REGISTER AND SMOKE PRODUCTS HELD BEHIND COUNTER - OUT OF REACH OF CUSTOMERS.
6. DALTILE TRAVERTINE CERAMIC TILE FLOORING @ 18" x 18" SQUARE, MODEL#: 18XTU OR EQUAL. MAXIMUM HEIGHT TO BE 34 INCHES.
7. COMMERCIAL ICE CREAM FREEZER W/ STORAGE CAPACITY @ 12.7 Cu.Ft.
8. TURBO AIR 2 DOOR GLASS MERCHANTISER REFRIGERATOR COOLER WITH MULTIPLE SHELVES OR EQUAL.
9. HYOSUNG FORCE ATM MACHINE CASH DISPENSER WITH CREDIT CARD READER.
10. GRAINGER INDUSTRIAL CIRCULATION FAN VENT, CEILING MOUNTED LIGHT SWITCH ACTIVATED @ 23-3/4" W x 23-3/4" W x 10" DUCT. MODEL 4MJU4 OR EQUAL

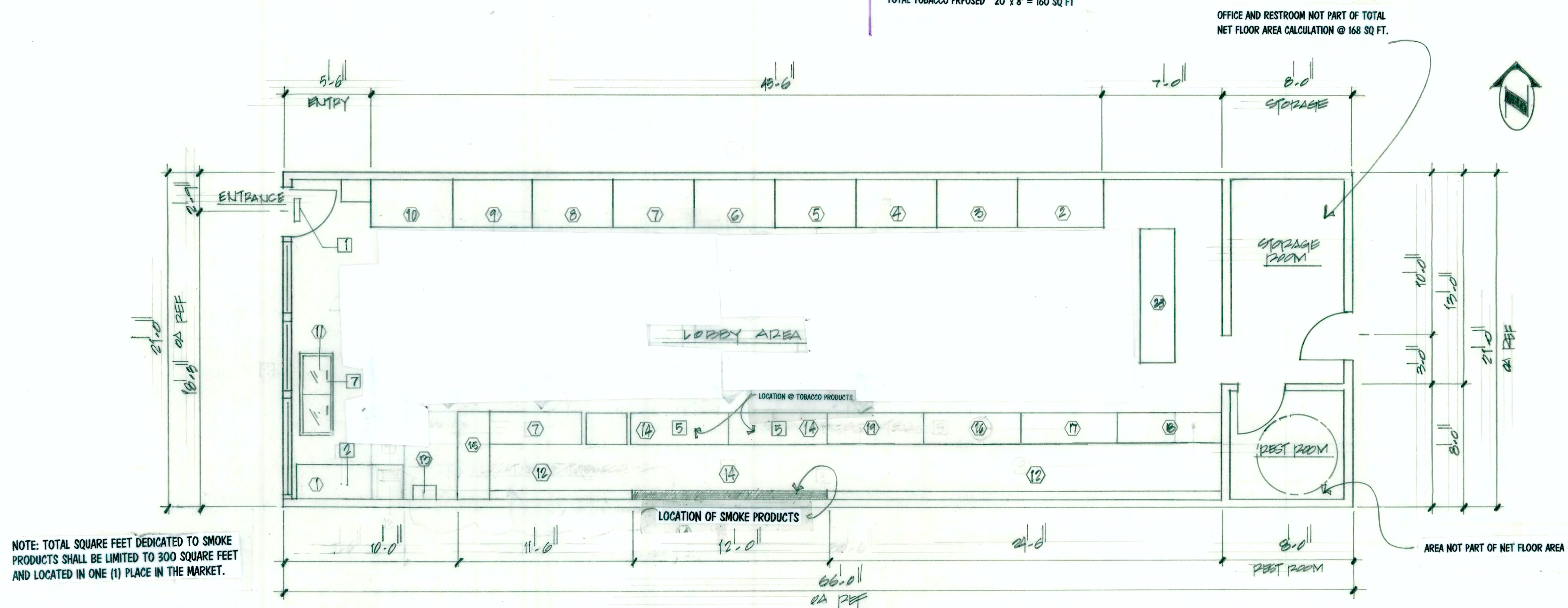
PRODUCTS LIST FOR MARKET

1. REFRIGERATION COOLERS
2. CLOCKS AND SOUND EQUIPMENT
3. COFFEE MAKER AND KITCHEN EQUIPMENT
4. WOMEN'S SHOES AND BEAUTY PRODUCTS
5. T-SHIRTS AND SANITARY NAPKINS
6. CLOTHING AND SILK SCREEN SHIRTS
7. INCENTS AND INCENT HOLDERS
8. PAPER AND PLASTIC UTENSILS
9. BODY LOTIONS AND SKIN CREAM
10. DETERGENT SOAP AND CLEANING AIDS
11. ICE CREAM FREEZER
12. HARDWARE AND MAINTENANCE ITEMS
13. AUTOMATIC TELLER MACHINE
14. SMOKE PRODUCTS
15. AIR FRESHENER
16. CANDY AND CHEWING GUM
17. ALKALINE BATTERIES
18. SWEETS AND CHOCOLATES
19. SOCKS AND EYEGLASSES
20. HATS, CAPS, AND PLASTIC BAGS
21. SHOE CLEANING SUPPLIES
22. MAKE-UP PRODUCTS
23. INCENTS, CANDLES, AND NAIL POLISH

TOTAL GROSS FLOOR AREA

TOTAL SQUARE FEET	21' x 66' = 1,386 SQ FT
OFFICE/ RESTROOM	21' x 8' = 168 SQ FT
NET FLOOR AREA	21' x 58' = 1,218 SQ FT
MAXIMUM TOBACCO AREA	24% OF NET = 292
TOTAL TOBACCO PROPOSED	20' x 8' = 160 SQ FT

OFFICE AND RESTROOM NOT PART OF TOTAL NET FLOOR AREA CALCULATION @ 168 SQ. FT.



FLOOR PLAN @ PHOTO KEY

SOLOMON'S TEMPLE CONSTRUCTION AND DESIGN
 1201 EAST VALLEY BLVD. SUITE 201
 EL MONTE, CA 91734
 MITCHELL WILLIAMS GENERAL B LICENSE NO. 66886

Date 6/7/2005
 Scale NOTED
 Drawn MITCH
 Job
 Sheet 5
 Of 7 Sheets



1 REFRIGERATION COOLERS



2 CLOCKS AND SOUND EQUIPMENT



3 COFFEE MAKER AND KITCHEN EQUIPMENT



4 WOMEN'S SHOES AND BEAUTY PRODUCTS



5 T-SHIRTS AND SANITARY NAPKINS



6 CLOTHING AND SILK SCREEN SHIRTS



7 INCENTS AND INCENT HOLDERS



8 PAPER AND PLASTIC UTINSILS



9 BODY LOTIONS AND SKIN CREAM



10 DETERGENT SOAP AND CLEANING AIDS



11 ICE CREAM FREEZER



14 SMOKE PRODUCTS

REVISIONS	BY
9/29/2005	MW

COMMERCIAL PLANS FOR:
 V.I.P. SMOKE SHOP C/O: SADELDIN SAADHOM
 11230 GARVEY AVENUE 91733
 EL MONTE, CALIFORNIA
 TELEPHONE: (626) 461-4488

SOLOMON'S TEMPLE CONSTRUCTION AND DESIGN
 1226 EAST VAN NATA STREET, CERRITOS, CA 90703 (562) 898-2392
 MITCHELL WILLIAMS GENERAL-B LICENSE NO. 668864

Date 6/7/2005
 Scale NOTE
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 Job
 Sheet 6
 Of 7 Sheets



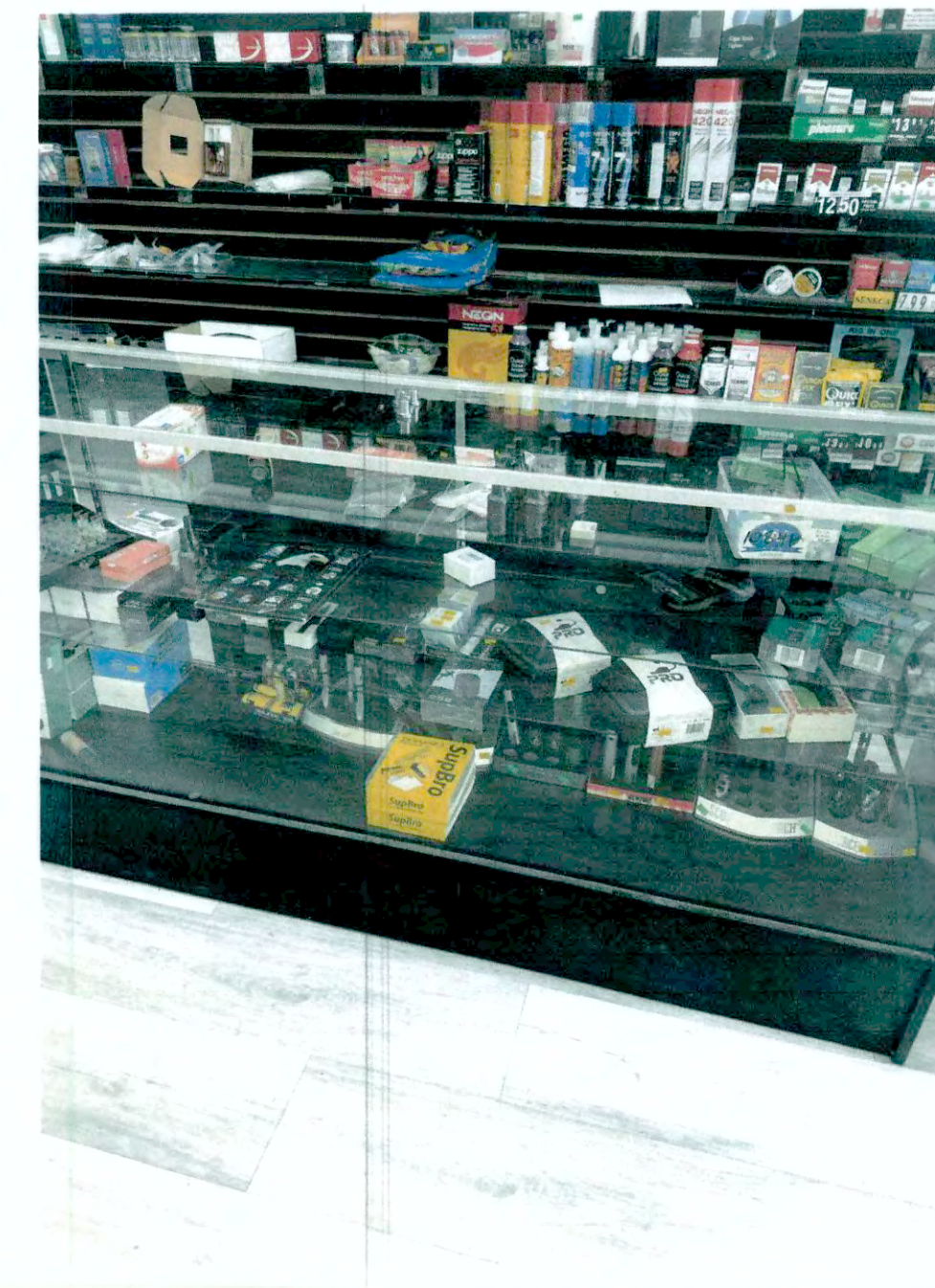
AIR FRESHENER 15



SOCKS AND EYEGLASSES 19



CANDY AND CHEWING GUM 16



ALKALINE BATTERIES 17



SWEETS AND CHOCOLATES 18



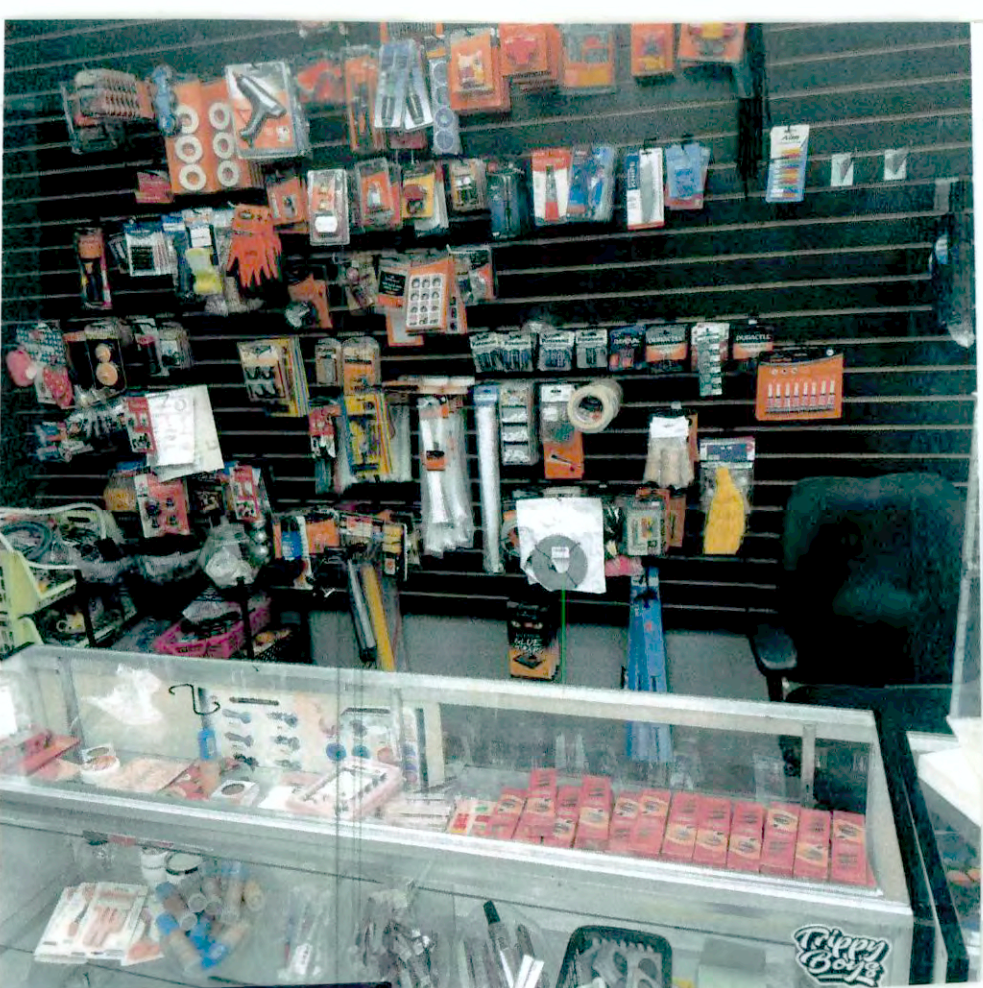
SHOE CLEANING SUPPLIES 19



HATS, CAPS, AND PLASTIC BAGS 20



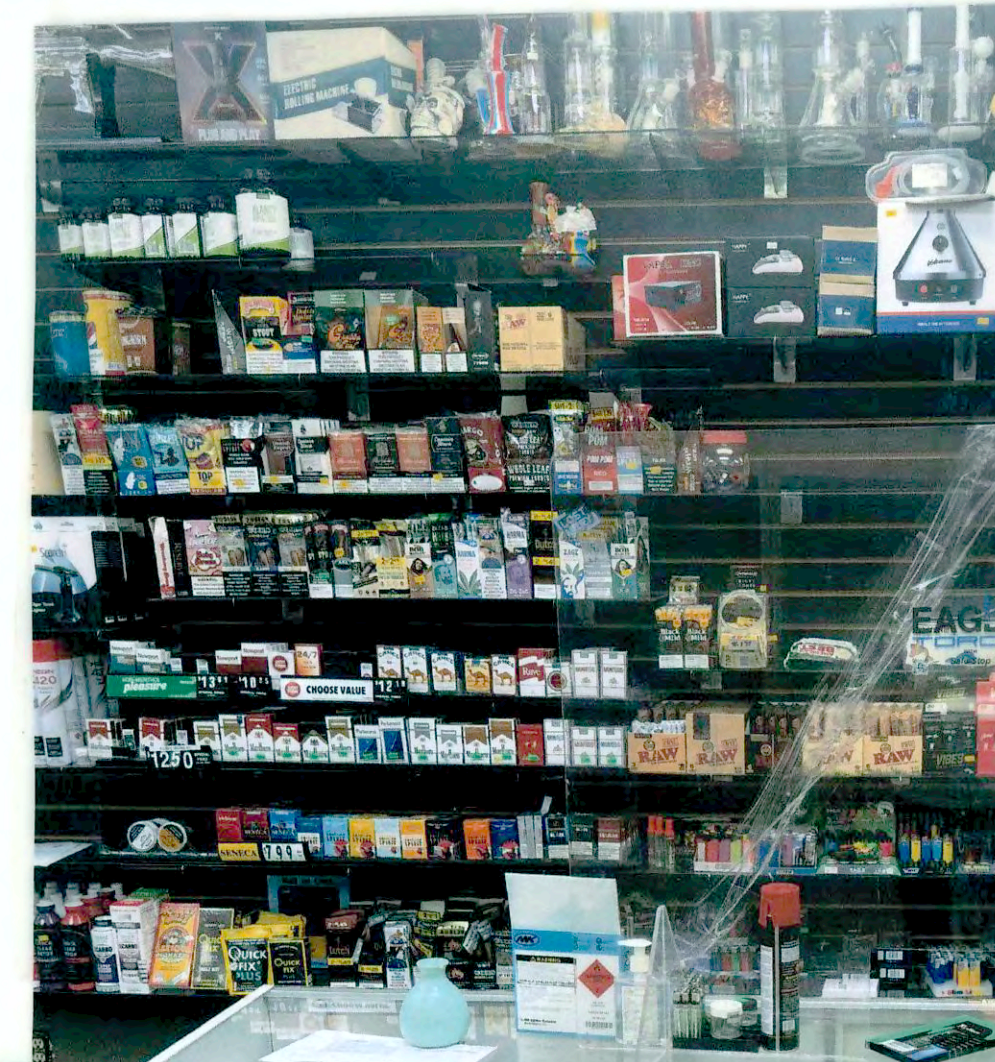
INCENTS, CANDLES, AND NAIL POLISH 22



HARDWARE AND MAINTENANCE ITEMS 14



AUTOMATIC TELLER MACHINE 19



SMOKE PRODUCTS 14



NAIL POLISH AND ASSORTMENTS OF INCENTS 7

REVISIONS	BY

COMMERCIAL REMODEL FOR:
 V.I.P MARKET C.O: SADELDIN SAADHOM
 11230 GARVEY AVENUE UNIT B
 ELMONTE, CALIFORNIA 91733
 TELEPHONE: (626) 461-4488

SOLOMON'S TEMPLE Construction and Design
 12260 East Varma Street, Cerritos, California 90703 (562) 889-3392
 Lic. 96688M

Date 10/5/25
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 Sheet 7
 Of 7 Sheets

V.I.P CONVENIENCE MINIMART

11230 Garvey Avenue Unit B

El Monte, California 91733

Tele: (626) 461-4488

October 25, 2024

To Whom It May Concern,

The following information is in response to your request regarding the business operation to be conducted at the above address.

1. Operations conducted in the building are as follows:
 - a. Sale of dry goods – such as bread, potato chips of all kinds, and rice
 - b. Snacks – such as crackers, cookies, granola bars, and peanuts
 - c. Candy – such as chocolate bars, mentos, gum, and breath mints
 - d. Soda – such as can soda, bottle soda, flavored, and fruit juice
 - e. Maintenance products – light bulbs, air fresheners, and window cleaners
 - f. Paper goods – such as toilet tissue, paper towels, and napkins
 - g. Cleaning supplies – such as detergent, soap powder, starch, and dish washing liquid
 - h. Paper products – such as paper plates, cups, and eating utensils
 - i. Can goods – such as beans, soups, and peppers
 - j. Cigarettes – items such as packaged cigarettes, lighters, pipes, ash trays, and matches
 - k. Coffee – items such as bottled coffee, pre-packaged teas, dry coffee, and creamers
 - l. Liquid goods – such as water, ice teas, milk, and dairy products
 - m. Personal items – such as candles, pendants, hair products, incense, and oils.

2. See attached Plot Plan

3. Materials to be stored include the following:
 - a. Replacement stock supplies
 - b. Mop, broom, bucket, and other janitorial supplies
 - c. Air conditioning filters, towels, and floor cleaners.

4. Material are stored both in racks, gondolas, cabinets, and free standing
Maximum height of storage is 10 feet.

5. No alterations are planned at this time.

Sincerely,

Saadeldin Saadhom
President



eb: msw17

Business Operation Statement

- a. Proposed hours of operation – 9am - 9pm
- b. Intent of the business – mini mark for the sale of miscellaneous dry pre-packaged goods.
- c. Title of the employees (if applicable) – manager. Number of employees - . Shifts are from __am to __pm.
- d. Intended goods to be sold – See attached list on Page 1.

e. Estimated square footage for each category

1. Sales station	42
2. Snacks	40
3. Soda	130
4. Paper goods	40
5. Cleaning aide	42
6. Dry goods	130
7. Storage	90
8. Restroom	64
9. Lobby area	<u>808</u>
Total	1,386

SAADELDIN SAADHOM
svip0833@gmail.com



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

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

TO: All Interested Parties

FROM: City of El Monte Planning Division

PROJECT LOCATION: 11230 Garvey Avenue, Unit B / APN: 8105-003-035

APPLICATION: Conditional Use Permit (CUP) No. 12-2024

REQUEST: The applicant is requesting to establish a convenience store use within an existing 1,386 square foot tenant space within a 10,380 multi-tenant structure. The subject property comprises of 33,600 square feet and is located in the UMU (Urban/Multiuse) zone. The request is made pursuant to Section 17.123 (Conditional and Minor Use Permits) of the El Monte Municipal Code (EMMC).

PROPERTY OWNER: Golden Growth Property Inc.

APPLICANT: Mitch Williams

ENVIRONMENTAL DOCUMENTATION: 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.

PLACE OF HEARING: Pursuant to State Law, the Planning Commission will hold a public hearing to receive testimony, orally and in writing, on the proposed project. The public hearing is scheduled for:

Date: Tuesday, January 13, 2026
Time: 7:00 p.m.
Place: El Monte City Hall
City Hall East – Council Chambers
11333 Valley Boulevard
El Monte, CA 91731

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

- (1) Attend the meeting in person at the City's Council Chambers; or
- (2) City's website at <http://www.elmonteca.gov/378/Council-Meeting-Videos>.

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

- (1) In person by attending the public hearing at the date, time, and place specified above; or
- (2) E-mail – All interested parties can submit questions/comments in advance to the Planning Division's general e-mail address: planning@elmonteca.gov. All questions/comments must be received by the Planning Division no later than 3:00 pm on January 13, 2026.

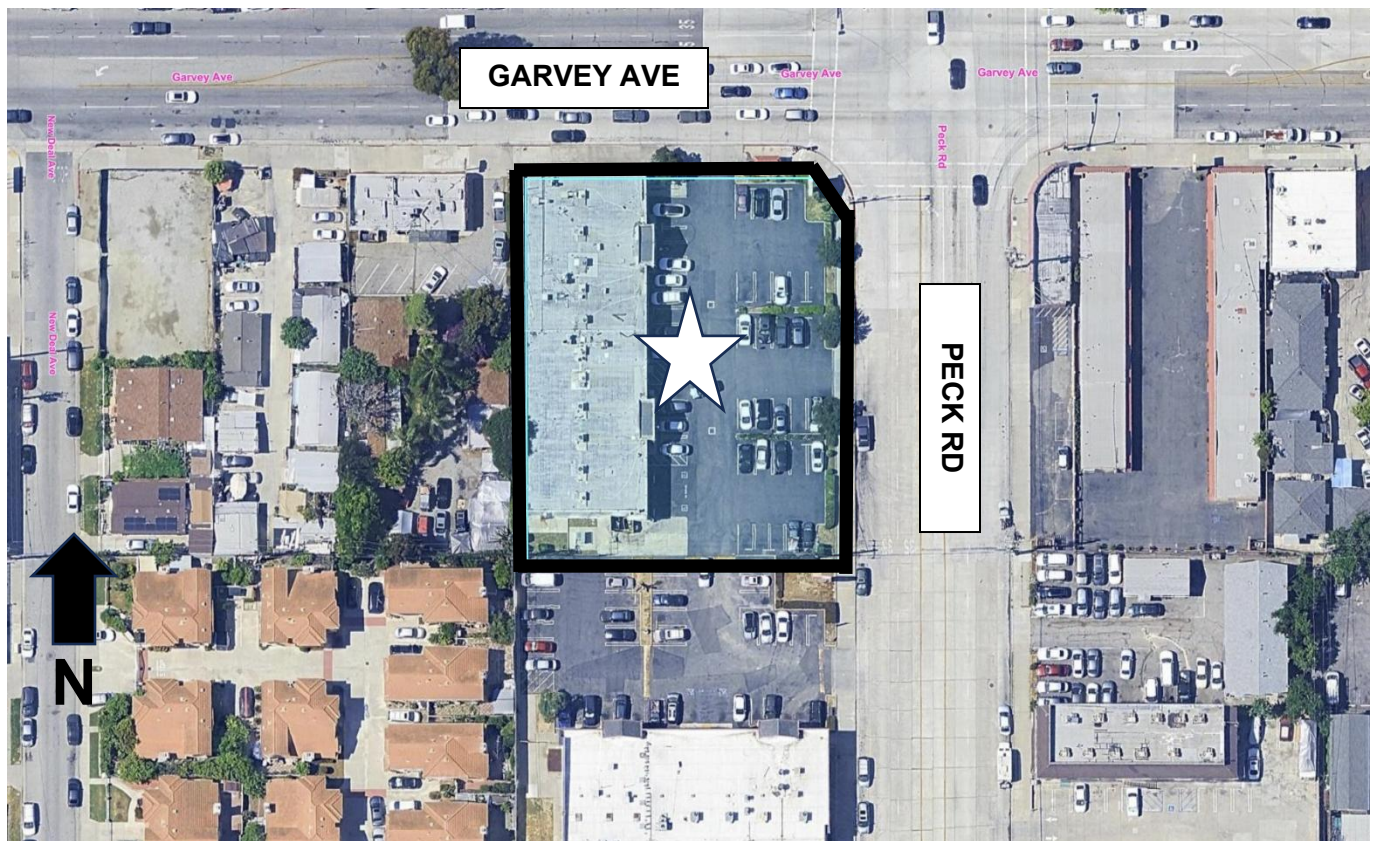
The staff report on this matter will be available on or about January 8, 2026, on the City of El Monte website, which may be accessed at <https://www.ci.el-monte.ca.us/170/Planning-Commission> or by e-mailing wweisberg@elmonteca.gov.

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.

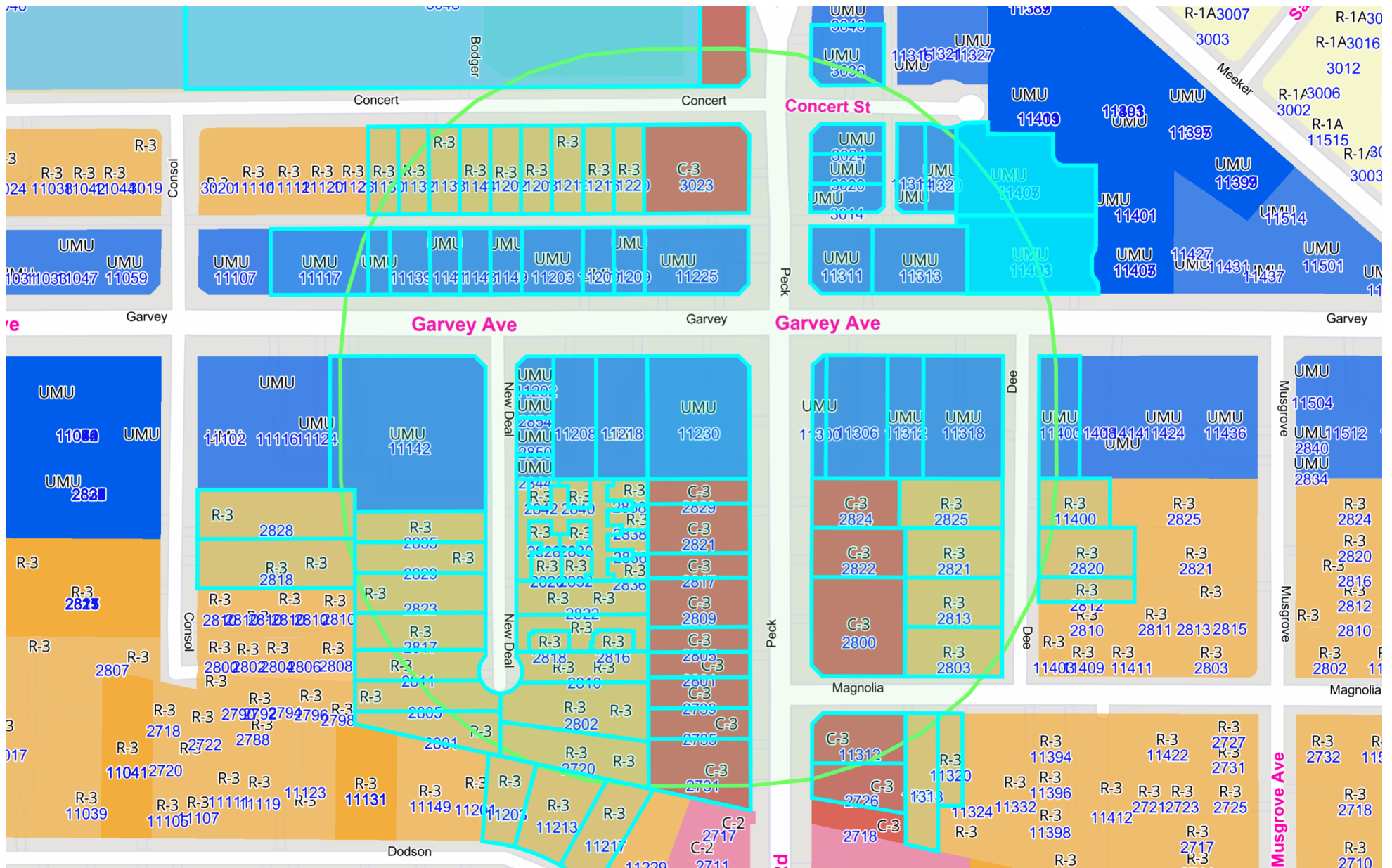
Persons wishing to comment on the environmental documentation or proposed application may do so in writing prior to the meeting date and must be received by 3:00 p.m., the day of the meeting. Public Comments of no more than 3-minutes shall be read into the record. Written comments shall be sent to Whitney Weisberg; El Monte City Hall West; 11333 Valley Boulevard; El Monte, CA 91731 or at wweisberg@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 Whitney Weisberg at (626) 258-8808. Monday through Thursday, except legal holidays, between the hours of 7:00 a.m. and 5:30 p.m.

PUBLISHED DATE: Thursday, January 1, 2026, by Sandra Elias, Planning Commission Secretary



Radius Map



1" = 235 ft

500 Feet

12/23/2025



This map may represent a visual display of related geographic information. Data provided here is not a guarantee of actual field conditions. To ensure complete accuracy, please contact the responsible staff for the most up-to-date information.



11230

Hello Boba

MINI SUM KING

INSURANCE

BOON

WALMART

NOTICE OF PUBLIC HEARING

CITY OF EL MONTE ECONOMIC DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING
The City of El Monte Economic Development Department is holding a public hearing on the proposed Conditional Use Permit for the Lucky Retailer at 11230 El Monte Avenue, El Monte, California. The hearing will be held on [Date] at [Time] at the City of El Monte Administration Center, 11230 El Monte Avenue, El Monte, CA 91734. The purpose of the hearing is to receive public input on the proposed permit. A copy of the permit application and supporting documents is available for review at the City of El Monte Administration Center. For more information, please contact the City of El Monte Economic Development Department at [Phone Number].



DO NOT REMOVE

LUCKY RETAILER



2023
2024



11890

BAKERY

INSURANCE

DMV CARRE

Hello Boba

SA JORDAN'S



NOTICE OF PUBLIC HEARING

CITY OF EL MONTE ECONOMIC DEVELOPMENT DEPARTMENT

PROJECT DESCRIPTION:
The City of El Monte Economic Development Department is currently reviewing an application for a proposed development project located at 11890 [Address]. The project consists of [Project Details].

PROJECT LOCATION:
The project is located at 11890 [Address], El Monte, CA 91734. The site is currently zoned [Zoning Type].



DO NOT REMOVE

**ORDINANCE NO. 2980
(CODE AMENDMENT NO. 772)**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF EL MONTE AMENDING CHAPTER 8.10 (RETAIL
SALES OF TOBACCO PRODUCTS) OF TITLE 8 (HEALTH
AND SAFETY) OF THE EL MONTE MUNICIPAL CODE TO
PROHIBIT THE SALE OF FLAVORED TOBACCO
PRODUCTS, EFFECTIVE AS OF JANUARY 1, 2021**

WHEREAS, the potential failure of tobacco retailers to comply with tobacco control laws, particularly laws prohibiting the sale of tobacco products to minors, presents a threat to the public health, safety, and welfare of the residents of the City of El Monte (the "City");

WHEREAS, the federal Family Smoking Prevention and Tobacco Control Act (Tobacco Control Act), enacted in 2009, prohibited candy- and fruit-flavored cigarettes,ⁱ largely because these flavored products were marketed to youth and young adults,ⁱⁱ and younger smokers were more likely than older smokers to have tried these products;ⁱⁱⁱ

WHEREAS, although the manufacture and distribution of flavored cigarettes (excluding menthol) are banned by federal law,^{iv} neither federal law nor California law restricts the sale of menthol cigarettes or flavored non-cigarette tobacco products, such as cigars, cigarillos, smokeless tobacco, hookah tobacco, electronic smoking devices, and the solutions used in these devices;

WHEREAS, flavored tobacco products are very common in California tobacco retailers as evidenced by the following:

- 97.4% of stores that sell cigarettes sell menthol cigarettes;^v
- 94.5% of stores that sell little cigars sell them in flavored varieties;^{vi}
- 84.2% of stores that sell electronic smoking devices sell flavored varieties;^{vii} and
- 83.8% of stores that sell chew or snus sell flavored varieties;^{viii}

WHEREAS, more than 1 in 4 stores located within 1,000 feet of California schools sell tobacco, and more than 3 out of 4 of these tobacco retailers sell flavored tobacco products (not including mentholated cigarettes);^{ix}

WHEREAS, mentholated and flavored products have been shown to be "starter" products for youth who begin using tobacco^x and that these products help establish tobacco habits that can lead to long-term addiction;^{xi}

WHEREAS, at least one study has found that the majority of smokeless tobacco users reported that the first smokeless product they used was mint-flavored (such as ice, mint, spearmint, or wintergreen flavors), and almost two-thirds who transitioned to daily use of smokeless tobacco products first used a mint-flavored product;^{xii}

WHEREAS, young people are much more likely than adults to use menthol-, candy-, and fruit-flavored tobacco products, including cigarettes, cigars, cigarillos, and hookah tobacco;^{xiii}

WHEREAS, 70% of middle school and high school students who currently use tobacco, report using flavored products that taste like menthol, alcohol, candy, fruit, chocolate, or other sweets;^{xiv}

WHEREAS, data from the National Youth Tobacco Survey indicate that more than two-fifths of US middle school and high school smokers report using flavored little cigars or flavored cigarettes;^{xv}

WHEREAS, much of the growing popularity of small cigars and smokeless tobacco is among young adults and appears to be linked to use of flavored products;^{xvi}

WHEREAS, the Centers for Disease Control and Prevention has reported a more than 800% increase in electronic cigarette use among middle school and high school students between 2011 and 2015;^{xvii}

WHEREAS, nicotine solutions, which are consumed via electronic smoking devices such as electronic cigarettes, are sold in dozens of flavors that appeal to youth, such as cotton candy and bubble gum;^{xviii}

WHEREAS, the California Attorney General has stated that electronic cigarette companies have targeted minors with fruit-flavored products;^{xix}

WHEREAS, between 2004 and 2014 use of non-menthol cigarettes decreased among all populations, but overall use of menthol cigarettes increased among young adults (ages 18 to 25) and adults (ages 26+);^{xx}

WHEREAS, people ages 12 and older from communities of color are more likely to smoke mentholated cigarettes, as evidenced by the following percentages of people who smoke cigarettes reported smoking mentholated cigarettes in the last month:^{xxi}

- 82.6% of Black or African American individuals;
- 53.2% of Native Hawaiians or Other Pacific Islanders;
- 36.9% of individuals with multiracial backgrounds;
- 32.3% of Hispanic or Latino individuals;
- 31.2% of Asian individuals;
- 24.8% of American Indians or Alaska Natives; and
- 23.8% of White or Caucasian individuals;

WHEREAS, adding menthol and other flavorings to tobacco products, such as cigarettes, little cigars, cigarillos, and smokeless tobacco, can mask the natural harshness and taste of tobacco, making these products easier to use and increasing their appeal among youth;^{xxii}

WHEREAS, the tobacco industry has been manipulating the dose of menthol in cigarettes to ensure the uptake and continued use of tobacco, especially by young people and vulnerable populations for many years;^{xxiii}

WHEREAS, smoking mentholated cigarettes reduces the likelihood of successfully quitting smoking;^{xxiv}

WHEREAS, the tobacco industry has a well-documented history of developing and marketing mentholated brands to communities of color and youth;^{xxv}

WHEREAS, a review of advertising, promotions, and pack prices near California high schools found that “for each 10 percentage point increase in the proportion of Black students, the proportion of menthol advertising increased by 5.9% ... the odds of a Newport [a leading brand of mentholated cigarettes] promotion were 50% higher ... and the cost of Newport was 12 cents lower.” There was no such association found for non-mentholated cigarettes;^{xxvi}

WHEREAS, a study found that price reduction promotions for menthol cigarettes are disproportionately targeted to youth markets;^{xxvii}

WHEREAS, scientific reviews by the Tobacco Products Scientific Advisory Committee and the United States Federal Drug Administration found marketing of menthol cigarettes likely increases the prevalence of smoking among the entire

population, and especially among youth, African Americans,^{xxviii} and possibly Hispanic and Latino individuals;^{xxix}

WHEREAS, scientific studies on the impact of a national ban on menthol in cigarettes found 36.5% of menthol cigarette users would try to quit smoking if menthol was banned^{xxx} and between 300,000 and 600,000 lives would be saved by 2050;^{xxxi}

WHEREAS, an evaluation of New York City's law, which prohibits the sale of all flavored tobacco, excluding menthol, found that as a result of the law, youth had 37% lower odds of ever trying flavored tobacco products and 28% lower odds of ever using any type of tobacco;^{xxxii}

WHEREAS, the flavored tobacco ordinance of the City and County of San Francisco ("San Francisco") was implemented in the fall of 2018. To date, no holder of a San Francisco tobacco retailer license is known to have gone out of business because of the flavored tobacco ordinance; and

WHEREAS, the prohibitions set forth herein would still provide for the sale of tobacco-flavored tobacco products.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL MONTE, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

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

SECTION 2. Section 8.10.010 (Definitions) of Chapter 8.10 (Retail Sales of Tobacco Products) of Title 8 (Health and Safety) of the El Monte Municipal Code is hereby amended by the following new definitions and such Section 8.10.010 shall be reorganized upon the inclusion of such additional definitions to ensure that all definitions therein are set forth in alphabetical order:

"Characterizing flavor" means a taste or aroma, other than the taste or aroma of tobacco, imparted either prior to or during consumption of a tobacco product or any byproduct produced by the tobacco product, including, but not limited to, tastes or aromas relating to menthol, mint, wintergreen, fruit, chocolate, vanilla, honey, candy, cocoa, dessert, alcoholic beverage, herb, or spice. Characterizing flavor includes flavor in any form, mixed with, or otherwise added to, any tobacco product or nicotine delivery device, including electronic smoking devices.

"Electronic smoking device" means any device that may be used to deliver any aerosolized or vaporized substance to the person inhaling from the device, including, but not limited to, an e-cigarette, e-cigar, e-pipe, vape pen, or e-hookah. Electronic smoking device includes any component, part, or accessory of the device, and also includes any substance that may be aerosolized or vaporized by such device, whether or not the substance contains nicotine. Electronic smoking device does not include any product that has been approved by the United States Food and Drug Administration for sale as a tobacco cessation product or for other therapeutic purposes where such product is marketed and sold solely for such an approved purpose.

"Flavored tobacco product" means any tobacco product, as defined in this Chapter 8.10, which imparts a characterizing flavor. There shall be a rebuttable presumption that a tobacco product is a flavored tobacco product if a tobacco retailer, manufacturer, or any employee or agent of a tobacco retailer or manufacturer has: (i) made a public statement or claim that the tobacco product imparts a characterizing flavor; (ii) used text and/or images on the tobacco product's labeling or packaging to explicitly or implicitly indicate that the tobacco product imparts a characterizing flavor; or (iii) taken action directed to consumers that would be reasonably expected to cause consumers to believe the tobacco product imparts a characterizing flavor

"Tobacco paraphernalia" means any item designed or marketed for the consumption, use, or preparation of tobacco products.

SECTION 3. Section 8.10.010 (Definitions) of Chapter 8.10 (Retail Sales of Tobacco Products) of Title 8 (Health and Safety) of the El Monte Municipal Code is hereby amended by the amendment to the definition of “tobacco product,” which shall read as follows, and such Section 8.10.010 shall be reorganized upon the inclusion of this amended definition to ensure that all definitions therein are set forth in alphabetical order:

“Tobacco product” means

1. any product containing, made, or derived from tobacco or nicotine that is intended for human consumption, whether smoked, heated, chewed, absorbed, dissolved, inhaled, snorted, sniffed, or ingested by any other means, including, but not limited to, cigarettes, cigars, little cigars, chewing tobacco, pipe tobacco, and snuff;
2. any electronic smoking device that delivers nicotine or other substances to the person inhaling from the device, including, but not limited to an electronic cigarette, electronic cigar, electronic pipe, or electronic hookah; or
3. any component, part, or accessory intended or reasonably expected to be used with a tobacco product, whether or not sold separately or any of these contains tobacco or nicotine. “Tobacco product” does not include any product that has been approved by the United States Food and Drug Administration for sale as a tobacco cessation product or for other therapeutic purposes where such product is marketed and sold solely for such an approved purpose.

SECTION 4. Section 8.10.010 (Definitions) of Chapter 8.10 (Retail Sales of Tobacco Products) of Title 8 (Health and Safety) of the El Monte Municipal Code is hereby amended by the amendment to the definition of “tobacco retailer,” which shall read as follows, and such Section 8.10.010 shall be reorganized upon the inclusion of this amended definition to ensure that all definitions therein are set forth in alphabetical order:

“Tobacco retailer” means any person who sells, offers for sale, or does or offers to exchange for any form of consideration, tobacco, tobacco products, or tobacco paraphernalia. “Tobacco retailing” shall mean the doing of any of these things. This definition is without regard to the quantity of tobacco products or tobacco paraphernalia sold, offered for sale, exchanged, or offered for exchange.

SECTION 5. Section 8.10.020 (Requirements and Prohibitions) of Chapter 8.10 (Retail Sales of Tobacco Products) of Title 8 (Health and Safety) of the El Monte Municipal Code is hereby amended by the addition of a new Subsection, which shall read as follows and be set forth in alphabetical order within Section 8.10.020:

- J. No tobacco retailer shall sell or offer for sale, or possess with the intent to sell or offer for sale, any flavored tobacco product or any component, part, or accessory intended to impart or imparting a characterizing flavor in any form, to any tobacco product or nicotine delivery device, including electronic smoking devices. There shall be a rebuttable presumption that a tobacco retailer in possession of four or more flavored tobacco products, including but not limited to individual flavored tobacco products, packages of flavored tobacco products, or any combination thereof, possesses such flavored tobacco products with intent to sell or offer for sale. There shall be a rebuttable presumption that a tobacco product is a flavored tobacco product if a tobacco retailer, manufacturer, or any employee or agent of a tobacco retailer or manufacturer has:
 1. made a public statement or claim that the tobacco product imparts a characterizing flavor;

2. used text and/or images on the tobacco product's labeling or packaging to explicitly or implicitly indicate that the tobacco product imparts a characterizing flavor; or
3. taken action directed to consumers that would be reasonably expected to cause consumers to believe the tobacco product imparts a characterizing flavor.

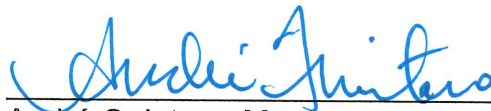
[EDITOR'S NOTE: The provisions of new Subsection J of Section 8.10.020 shall become operative as of January 1, 2021]

SECTION 6. Inconsistent Provisions. Any provision of the El Monte Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to the extent necessary to implement the provisions of this Ordinance.

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

SECTION 8. Publication and Effective Date. The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The City Clerk shall cause the same to be published once in a newspaper of general circulation within fifteen (15) days after its adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of El Monte at the regular meeting of this 23rd day of June, 2020.



André Quintero, Mayor
City of El Monte

ATTEST:



Catherine A. Eredia, City Clerk
City of El Monte

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

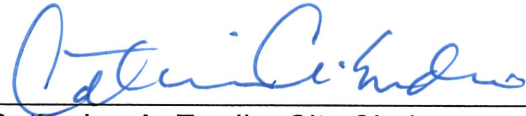
I, Catherine A. Eredia, City Clerk of the City of EL Monte, hereby certify that the foregoing Ordinance No. 2980 was introduced for a first reading on the 16th day of June, 2020 and approved for a second reading and adopted by said Council at its regular meeting held on the 23rd day of June, 2020 by the following vote, to-wit:

AYES: Mayor Quintero, Mayor Pro Tem Morales, Councilmembers Ancona, Martinez Muela and Velasco

NOES: None

ABSTAIN: None

ABSENT: None



Catherine A. Eredia, City Clerk
City of El Monte

DATA IN SUPPORT OF FINDINGS

- i. 21 U.S.C. § 387g(a)(1)(A).
- ii. Carpenter CM, Wayne GF, Pauly JL, Koh HK, Connolly GN. New cigarette brands with flavors that appeal to youth: Tobacco marketing strategies. Tobacco industry documents reveal a deliberate strategy to add flavors known to appeal to younger people. *Health Aff.* 2005;24(6):1601-1610. doi:10.1377/hlthaff.24.6.1601. Lewis MJ, Wackowski O. Dealing with an innovative industry: A look at flavored cigarettes promoted by mainstream brands. *Am J Public Health.* 2006;96(2):244-251. doi:10.2105/AJPH.2004.061200. Connolly GN. Sweet and spicy flavours: new brands for minorities and youth. *Tob Control.* 2004;13(3):211-212. doi:10.1136/tc.2004.009191. U.S. Department of Health and Human Services Office of Disease Prevention and Health Promotion. *Preventing Tobacco Use Among Youth and Young Adults A Report of the Surgeon General.* 2012. www.surgeongeneral.gov/library/reports/preventing-youth-tobacco-use/.
- iii. U.S. Department of Health and Human Services Office of Disease Prevention and Health Promotion. *Preventing Tobacco Use Among Youth and Young Adults A Report of the Surgeon General.* 2012. www.surgeongeneral.gov/library/reports/preventing-youth-tobacco-use/.
- iv. 21 U.S.C. § 387g(a)(1)(A).
- v. Schleicher N, Johnson T, Ahmad I, Henriksen L. Tobacco Marketing in California's Retail Environment Final report for the California Tobacco Advertising Survey (2011-2014) Submitted to the California Tobacco Control Program , California Department of Public Health. 2015. http://www.cdph.ca.gov/programs/tobacco/Documents/CDPH%20CTCP%20Refresh/Research%20and%20Evaluation/Reports/Tobacco%20Marketing%20in%20Californias%20Retail%20Environment_Notations_Final%202.9.16.pdf.
- vi. *Id.*
- vii. *Id.*
- viii. *Id.*
- ix. California Department of Public Health California Tobacco Control Program. *Healthy Stores for a Healthy Community: Alameda County.* 2014. [www.healthystoreshealthycommunity.com/documents/counties/Alameda_County_Data_\(English\).pdf](http://www.healthystoreshealthycommunity.com/documents/counties/Alameda_County_Data_(English).pdf).
- x. Hersey JC, Ng SW, Nonnemaker JM, et al. Are menthol cigarettes a starter product for youth? *Nicotine Tob Res.* 2006;8(3):403-413. doi:10.1080/14622200600670389. Wackowski O, Delnevo CD. Menthol cigarettes and indicators of tobacco dependence among adolescents. *Addict Behav.* 2007;32(9):1964-1969. doi:10.1016/j.addbeh.2006.12.023. U.S. Department of Health and Human Services Office of Disease Prevention and Health Promotion. *Preventing Tobacco Use Among Youth and Young Adults A Report of the Surgeon General.* 2012. www.surgeongeneral.gov/library/reports/preventing-youth-tobacco-use/.
- xi. U.S. Food and Drug Administration. Flavored Tobacco Product Fact Sheet. 2011. www.fda.gov/syn/html/ucm183198. U.S. Department of Health and Human Services Office of Disease Prevention and Health Promotion. *Preventing Tobacco Use Among Youth and Young Adults A Report of the Surgeon General.* 2012. www.surgeongeneral.gov/library/reports/preventing-youth-tobacco-use/.
- xii. Oliver AJ, Jensen J a, Vogel RI, Anderson AJ, Hatsukami DK. Flavored and nonflavored smokeless tobacco products: rate, pattern of use, and effects. *Nicotine Tob Res.* 2013;15(1):88-92. doi:10.1093/ntr/nts093.
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