



# PLANNING COMMISSION AGENDA

## CITY OF EL MONTE PLANNING COMMISSION

TUESDAY, FEBRUARY 24, 2026

7:00 P.M.

CITY HALL EAST – COUNCIL CHAMBERS  
11333 VALLEY BOULEVARD

### CITY OF EL MONTE PLANNING COMMISSION

**Mayor  
CHAIRPERSON**  
Pablo Tamashiro

**District 1  
COMMISSIONER**  
Luis Daniel Salas

**District 2  
COMMISSIONER**  
Joe A. Moreno

**District 3  
VICE-CHAIRPERSON**  
Bryan Covarrubias

**District 4  
COMMISSIONER**  
Cuitlahuac Dominguez

**District 5  
COMMISSIONER**  
Vacant

**District 6  
COMMISSIONER**  
Joaquina Quiñones

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](mailto:planning@elmonteca.gov) or by calling the City's telephone line: (626) 258-8626. All comments must be received by the Planning Division no later than 3:00 pm on February 24, 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. None.

**PUBLIC HEARING**

- 8. **Code Amendment (AMEND) 3-2026 (Continued from February 10, 2026)**

*Address/Location:* Citywide

*Request:* Consider a Code Amendment (AMEND 3-2026) to amend Section 17.112.180 (Significant Tobacco Retailers) of Chapter 17.112 (Standards for Specific Nonresidential Uses); Section 17.150.080 (Retail and office uses) of Chapter 17.150 (Use Definitions); Sections 8.10.130 (Enforcement), 8.10.120 (Tobacco retailing without a permit), and 8.10.110 (Suspension/revocation of permit) of Chapter 8.10 (Retail Sales of Tobacco Products) of the El Monte Municipal Code. This Ordinance will establish further regulations for Significant Tobacco Retailers, as defined and on the retail sales of tobacco in the City.

*CEQA Recommendation:* Categorical Exemptions – (Pub. Res. Code § 21000 *et seq.*) and CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 *et seq.*) the proposed Ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it is reasonably foreseeable that the adoption of the proposed Ordinance would not result in a physical change in the environment, either directly or indirectly. Therefore, no additional environmental analysis is required.

*Case Planner:* Steve Fowler, Community & Economic Development Director

*Recommendation:*

Staff recommends a continuance to the March 10, 2026, Planning Commission meeting.

*Resolution No.:* 3695

- 9. **Director’s Report**
- 10. **City Attorney’s Report**
- 11. **Commissioner’s Comments**

**NEXT SCHEDULED CITY PLANNING COMMISSION MEETING**

**Tuesday, March 10, 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](http://www.elmonteca.gov) or <https://www.ci.el-monte.ca.us/AgendaCenter/Planning-Commission-2>. You may also call the Planning Division at (626) 258-8626 for more information.

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

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

1. The staff report is presented by City Planning staff.
2. The City Planning Commissioners ask questions if necessary for clarification.
3. The City Planning Commission Chair opens the public hearing.
4. The applicant makes a presentation to the City Planning Commission.
5. Individuals speaking in favor of the project address the Commission.
6. Individuals speaking against the project address the Commission.
7. The applicant responds to project opponents.
8. The public hearing is closed.
9. City Planning Commission members discuss the project.
10. City Planning Commission members vote on the project.
11. 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.