



# PLANNING COMMISSION AGENDA

## CITY OF EL MONTE PLANNING COMMISSION

TUESDAY, MARCH 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**  
Anabelly Grajeda Rodriguez

**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 March 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. **Approval of Planning Commission (PC) Minutes**  
February 24, 2026
- 7.1. **Approval of Zoning Review Committee (ZRC) Minutes**  
March 10, 2026

**REGULAR AGENDA**

**8. Time Extension (EXT) No. 29-2026**

Address/Location: 10823 Mulhall Street (APN: 8575-004-008)

*Request:* The applicant has submitted a Time Extension request for a previously approved project consisting of Tentative Tract Map (TTM) No. 73606 to subdivide an existing 23,010 square foot lot into four (4) individual lots and one (1) common lot and Design Review to review the design of the proposed four (4) dwelling units.

*Case Planner:* Whitney Weisberg, Assistant Planner

*Recommendation:*

- 1. Receive presentation from staff; and
- 2. Approve the request for a one (1) year Time Extension.

**9. Time Extension (EXT) No. 26-2026**

Address/Location: 4063 – 4097 Temple City Boulevard /  
(City of El Monte – APNs: 8591-006-019, 8592-006-020, & 8592-007-051  
City of Rosemead – APNs: 8592-007-081 (formerly 8592-007-074, 8592-007-075, & 8592-007-076))

*Request:* The applicant has submitted a Time Extension request for a previously approved project consisting of Design Review (DR) No. 16-22 to review the design of a 100,465 square foot industrial warehouse building, consisting of 90,350 square feet of warehouse space and 10,115 square feet of office space and Conditional Use Permit (CUP) No. 8-22 to allow a distribution warehouse consisting of 100,00 square feet of floor area or greater.

*Case Planner:* Sandra Elias, City Planner

*Recommendation:*

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

**10. Time Extension (EXT) No. 28-2026**

Address/Location: 11640 – 11710 and 11730 Valley Boulevard /  
(APNs 8566-021-010, -011, -012, -013, -014, & -015)

*Request:* The applicant has submitted a Time Extension request for a previously approved project consisting of Tentative Tract Map (TTM) No. 82715 to consolidate all parcels and subdivide the subject site into two (2) letter lots. Lot A is proposed at 41,364 (.95 acres) square feet in size for apartment purposes. Lot B is proposed at 80,108 (1.84 acres) square feet in size for residential townhome condominium purposes, Design Review (DR) No. 10-19 to review the design of the proposed 83-unit multiple family residential development, Variance (VAR) No. 01-19 to reduce the required private open space, Modification (MOD) No. 16-19 to modify the required building separation distance, and Modification (MOD) No. 34-18 to modify the required street side yard setback along La Madera Avenue.

*Case Planner:* Sandra Elias, City Planner

*Recommendation:*

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

**11. Annual Housing Report**

Address/Location: Citywide

*Request:* The City of El Monte has completed the Housing Element Annual Report for 2024. This report tracks housing construction and implementation of housing programs during the reported period. The City Council adopted the “Vision El Monte” General Plan in 2011 and the Housing Element in 2022.

*CEQA Recommendation:* General Plan and Housing Element Annual Reports are not a project as defined by the California Environmental Quality Act (CEQA) Section 21065 and are therefore exempt from CEQA.

*Project Manager:* Chris Minniti, Senior Planner

*Recommendation:* Adopt Resolution No. 3697, recommending City Council approval and directing staff to transmit the report to the Governor’s Office of Planning and Research and the State Department of Housing and Community Development.

**12. General Plan Annual Report**

Address/Location: Citywide

*Request:* The City of El Monte has completed the General Plan Annual Progress Report for 2024. This report tracks the City's progress in meeting the goals that are outlined in the City's Comprehensive General Plan. The City Council adopted the Vision El Monte" General Plan in 2011.

*CEQA Recommendation:* General Plan and Housing Element Annual Reports are not a project as defined by the California Environmental Quality Act (CEQA) Section 21065 and are therefore exempt from CEQA.

*Project Manager:* William Kavadas, Senior Planner

*Recommendation:* Adopt Resolution No. 3696, recommending City Council approval and directing staff to transmit the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

**13. Director's Report****14. City Attorney's Report****15. Commissioner's Comments****NEXT SCHEDULED CITY PLANNING COMMISSION MEETING**

**Tuesday, April 14, 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.

## **PLANNING COMMISSION MINUTES**

### **ACTION MINUTES FOR THE PLANNING COMMISSION MEETING HELD ON TUESDAY, FEBRUARY 24, 2026, 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:** Covarrubias, Moreno, Dominguez, Salas, and Tamashiro.

**Commissioners Absent:** Commissioner Quinones.

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

4. **Approval of Agenda** - City Attorney Cortez requested a continuation of Item 8 to the next meeting on 3-10-2026. It was also noted that there was no public comment to be entered into record from the previous meeting of 2-10-2026 for Item 8.

Motion: It was moved by Commissioner Covarrubias to approve the 2-24-2026 Planning Commission meeting agenda and continue Item No. 8 to March 10, 2026; seconded by Commissioner Dominguez.

Motion carried 5 – 0

#### **5. Commission Disclosures**

None.

#### **6. Public Comments**

None.

### **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**

- None.

**10. City Attorney's Report**

- City Attorney Cortez reported that AB1234 Training will be offered in March 2026.
- Commissioner Tamashiro also noted that AB1234 training will be offered at the Planning Commissioner's Academy will be offered as well.

**11. Commissioner's Comments**

- None.

**12. Adjournment**

Meeting adjourned at 7:08 p.m.



**NEXT SCHEDULED CITY PLANNING COMMISSION MEETING**

**Tuesday, March 10, 2026, at 7:00 P.M.**

City Hall East – City Council Chambers

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# ZONING REVIEW COMMITTEE AGENDA

## CITY OF EL MONTE ZONING REVIEW COMMITTEE

### RESULTS

TUESDAY, MARCH 10, 2026

6:00 P.M.

CITY HALL EAST – COUNCIL CHAMBERS  
11333 VALLEY BOULEVARD

### CITY OF EL MONTE ZONING REVIEW COMMITTEE

#### CHAIRPERSON

Cuitlahuac Dominguez

#### 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”**

**Members of the public wishing to observe the meeting may do so in person.**

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

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

(1) By directly addressing the Zoning Review Committee in person at the time(s) allotted on the agenda for such comment. Persons wishing to address the Zoning Review Committee in person are asked to fill out a speaker card providing their name and indicating whether they wish to address the Zoning Review Committee 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 Zoning Review Committee. Speaker cards should be submitted to City Staff prior to the Zoning Review Committee'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 March 10, 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 6:03 p.m.**

2. **Flag Salute City Planner Elias**

3. **Roll Call**

**Committee Members Present:**

Sandra Elias, City Planner

Mike Petarra, Chief Building Official

Note: Chairperson Dominguez, excused absence.

**Staff Member Present:**

Whitney Weisberg

Motion: City Planner Elias motioned to continue Item No. 5 to a Special Meeting date of March 24, 2026, Seconded by Chief Building Official Petarra.

4. **Public Comments**

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

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

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

**PUBLIC HEARING**

**5. Minor Use Permit (MUP) No. 16-2025**

*Address:* 12019 Conference Street / APN: 8541-016-024

*Request:* The Applicant is requesting approval to construct a residential addition of 710 sq. ft. to an existing 812 sq. ft. dwelling on an existing parcel that is 14,000 sq. ft. in size. The subject property is developed with two (2) dwellings and is located in the R-1C zone within the Rurban Homestead Overlay District (RHOD). The subject property is considered nonconforming because it exceeds the maximum residential density. The MUP request is made pursuant to Chapter 17.123 (Conditional and Minor Use Permits) and Chapter 17.16 (Nonconforming Provisions) 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.

**NEXT ZONING REVIEW COMMITTEE MEETING**

**Tuesday, April 14, 2026, at 6:00 p.m.**

City Hall East – City Council Chambers

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2. The Zoning Review Committee may ask questions if necessary for clarification.
3. The Zoning Review Committee Chair opens the public hearing.
4. The applicant makes a presentation to the Zoning Review Committee.
5. Individuals speaking in favor of the project address the Committee.
6. Individuals speaking against the project address the Committee.
7. The applicant responds to project opponents.
8. The public hearing is closed.
9. Zoning Review Committee members discuss the project.
10. Zoning Review Committee members vote on the project.
11. Any interested party who disagrees with the Zoning Review Committee decision may appeal the Committee's decision to the Planning Commission within 10 calendar days. Any appeal filed must be directed to the City Clerk's Office and must be accompanied by a fee of \$992.00 or \$1,677.00 (depending on the type of project). Any individual that received notice of this meeting from the City of El Monte will receive notice of an appeal if one is filed.



**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

**STAFF REPORT**

**DATE:** MARCH 24, 2026

**TO:** PLANNING COMMISSION

**FROM:** STEVE FOWLER  
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

**BY:** WHITNEY WEISBERG, ASSISTANT PLANNER

**APPLICATIONS:** TIME EXTENSION (EXT) NO. 29-2026 for TENTATIVE TRACT MAP (TTM) NO. 73606 & CONDITIONAL USE PERMIT (CUP) NO. 06-20

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**PROJECT/APPLICANT INFORMATION:**

Subject Property: 10823 MULHALL STREET  
(APNs: 8575-004-008)

Project Applicant  
& Property Owner: DAVID SHIEH & HELEN YUNG WAN

**BACKGROUND:**

On October 27, 2020, the Planning Commission adopted Resolution 3587 (Attachment A) to approved the following entitlements:

- **TTM No. 73606:** To subdivide an existing 23,010 square foot lot for four (4) individual property ownerships with one (1) common lot;
- **DR No. 06-20:** To construct four dwelling units.

On October 27, 2020, the Planning Commission adopted Resolution No. 3587 (see Attachment A), approving TTM No. 73606 & DR No. 06-20. The approval of TTM No. 73606 was set to expire on November 6, 2022, and CUP No. 06-20 was set to expire on November 6, 2023 (one year from the valid life of the Tentative Tract Map).

On November 1, 2022, prior to the expiration of entitlements, the Planning Division received a request for a 12-month time extension for TTM No. 73606 and CUP No. 06-20. As determined by the City of El Monte Planning Commission on December 13, 2022, the applicant's request was approved for a 12-month extension. The expiration date of the approved extension was set for November 6, 2023.

On April 21, 2020, City Council declared that COVID-19 was a local emergency and tolled/suspended all expirations for permits (including entitlement approvals) until the termination of the emergency status. Due to the extenuating circumstances of COVID-19, there were initially delays to the project, but the applicant actively worked towards permit issuance in Building and Safety Plan Check between September 26, 2023, and February 5, 2025. The Planning Division issued final approval for the project in Building & Safety Plan Check on February 18, 2025, but building permits were not formally pulled.

**REQUEST:**

On March 18, 2026, the City of El Monte Planning Division received a second request for a time extension. Per EMMC Section 17.123.050, if the applicant has proceeded in good faith toward the implementation of a Conditional Use Permit as determined by the Community Development Director and has already been granted an extension, subsequent requests shall be considered by the Planning Commission.

It should be noted that the project applicant has pursued the process of obtaining grading and building permits via the plan check process. A time extension is requested by the applicant to ensure that the land use entitlements remain valid during the plan check process.

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission extend the project's entitlements for an additional one (1) year with a new expiration date of March 24, 2027.

**ATTACHMENTS:**

- A. Approved Planning Commission Resolution No. 3587
- B. Approved Project Plans

RESOLUTION NO. 3587

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 73606, CONDITIONAL USE PERMIT NO. 06-20, AND THE ADOPTION OF A CATEGORICAL EXEMPTION TO ALLOW THE CONSTRUCTION OF A 4-UNIT SUBDIVISION WITH ONE COMMON LOT ON A 23,010 SQUARE FOOT SITE FOR PROPERTY LOCATED AT 10823 MULHALL STREET, EL MONTE, CALIFORNIA.

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

**SECTION 1 – PROJECT DESCRIPTION.** On February 24, 2020, Sergio Gonzalez with Segoro & Associates at 6 N. First Street, Suite 101, Arcadia, CA 91006, filed an application for Tentative Tract Map No. 73606 and Conditional Use Permit No. 06-20 for the construction of a four (4) unit subdivision.

**SECTION 2 – PUBLIC HEARING.** The request is made pursuant to the requirements of Sections 16.10 and 17.24 of the El Monte Municipal Code (EMMC). The property is located at 10823 Mulhall Street, between Santa Anita and Riverview, and described as follows, to-wit

APN: 8575-004-008

Pursuant to which after due notice as required by law, a full and fair public hearing was held to consider the approval of Tentative Tract Map No. 73606, Conditional Use Permit No. 06-20, and adoption of a Categorical Exemption for the construction of a four (4) unit subdivision with one (1) common lot before this Planning Commission on October 27, 2020 at which time, all interested persons were given full opportunity to be heard and present evidence.



**SECTION 3 - ZONING.** The property is located within the R-2 (Low Density Multiple family dwelling) zone. The surrounding zoning and land use of the adjacent properties are as follows:

- North: R-2; Low-Density Multiple-Family
- South: R-2; Low-Density Multiple-Family  
PF; Public Facility
- West: R-2; Low-Density Multiple-Family
- East: R-2; Low-Density Multiple-Family

**SECTION 4 - GENERAL PLAN.** The General Plan land use designation is Medium Low Density Residential. The 2011 El Monte General Plan designation is intended for detached single family homes, attached products with four or fewer units, and planned developments that allows 6.1- 8.0 residential units per acre (du/ac). The proposed four (4) units with one (1) common lot unit subdivision meets the intent of the General Plan. The proposed project is permitted on the subject property upon the adoption of a Categorical Exemption and approval of Tentative Tract Map No. 73606 and Conditional Use Permit No. 06-20. As such, the project is consistent with the goals of the 2011 El Monte General Plan.

**SECTION 5 - ENVIRONMENTAL.** In accordance with the criteria and authority contained in the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines as amended, staff has conducted the appropriate environmental analysis and based on that assessment, the City has determined that the proposed project qualifies for an Notice of Exemption under Article 19 Categorical Exemptions, Section 15332 (Class 32) - In-Fill Development Project in accordance with the requirements of the State CEQA Guidelines. The project is consistent with the land use designation, density range, and policies of the General Plan. Therefore, no further

environmental assessment is required.

**SECTION 6 – TENTATIVE TRACT MAP FINDINGS**. All necessary findings

for the granting of the Tentative Tract Map pursuant to Section 16.10.100 of the El Monte Municipal Code can be made in a positive manner and are as follows:

- A. That the proposed map is consistent with applicable general and specific plans.

*Finding of Fact:*

The 2011 El Monte General Plan designation is intended for single-family detached residential land uses and development that allow from 6.1 to 8.0 residential dwelling units per acre (du/ac). The proposed four (4) units and one (1) common lot unit subdivision, allows for four (4) units on the site, meetings the intent of the General Plan. The project is consistent with General Plan element objectives that supports a range of housing through the adequate use of the zoning designation.

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

*Finding of Fact:*

The 2011 El Monte General Plan designation allows for single-family detached residential land uses and development that provide an integral design element to the neighborhood's character. The project achieves this finding by providing architectural excellence through the exemplary use of materials, color, site planning, environmentally sustainable practices, building treatments and landscaping. The frontage is beautified with ample greenery that enhances the street presence. The buildings themselves provide articulation with a variety of rooflines that create visual interest and break up mass and bulk. The entirety of the project exemplifies best practices that create a well-rounded project with quality materials on all sides of the development.

- C. That the site is physically suitable for the type of development.

*Finding of Fact:*

The Medium Low Density Residential designation allows residential densities up to 8.0 dwelling units per acre (du/ac). The project will meet the density requirement with the proposed number of units. The project has demonstrated that it meets the Zoning Code design intent and/or requirements. Staff has worked with the Applicant to achieve a site plan that is able to meet the intent of the Zoning Code and General Plan to a feasible extent. The site is physically suitable for the proposed development.

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

*Finding of Fact:*

The subject property is located within the Medium Low Density Residential General Plan land use designation. In accordance to the land use designation, all development shall meet the requirement of 6.1 to 8.0 du/ac. The site is approximately 23,010 SF, allowing for the development. This results in a project with four (4) residential units and one (1) common lot. The proposed development will meet the density standards outlined in the City's General Plan. The site is suitable for the proposed development.

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

*Finding of Fact:*

The City of El Monte is an urbanized and built-out community with limited fish or wildlife habitats. The subject site is currently developed with a single-family residence. The proposed four (4) unit subdivision with one (1) common lot will be constructed on existing developed land. In addition, the project qualifies for a categorical exemption through CEQA due to the project's status as an in-fill development project that will not cause substantial environmental damage.

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

*Finding of Fact:*

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

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

body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

*Finding of Fact:*

The proposed Tentative Tract Map has been evaluated by the City's Engineering Division and it has been determined that the proposed subdivision complies with the intent and requirements of Chapter 16 of the EMMC (Subdivisions). There are no existing or proposed easements on the site.

**SECTION 7 - CONDITIONAL USE PERMIT FINDINGS.** All necessary

findings for the granting of Conditional Use Permit No. 06-20 pursuant to Section 17.24.040(40) of the El Monte Municipal Code can be made in a positive manner and are as follows:

- A. The granting of such conditional use permit will not be detrimental to the public health or welfare or be injurious to the property or to improvements in such zone.

*Finding of Fact:*

The proposed detached four (4) unit subdivision is consistent with the General Plan Land Use designation of Medium Low Density Residential. Based upon the review of the project, staff believes that the proposed project's architecture and site improvements for the proposed site largely 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. Before the issuance of building permits and/or a Certificate of Occupancy, the project is required to comply with all conditions set forth in the resolution of approval, and must comply with conditions imposed by the Building and Safety Division, Engineering Division/Public Works Department, and Fire Department requirements. The referenced division/departments, through the permit and inspection process, will ensure that the proposed project will not be detrimental to the public health, safety or welfare nor will it be materially injurious to the properties or improvements in the vicinity.

- B. The use applied for at the location is properly one for which a conditional use permit is authorized.

*Finding of Fact:*

The Applicant is proposing to construct four (4) residential dwelling units. The Zoning Code requires a Conditional Use Permit for any residential development that proposes three (3) or more units. The subject property is located within the Medium Low Density Residential General Plan land use designation and the R-2 Low Density Multiple Family Residential zone. In accordance to the land use designation, all development

shall meet the requirement of 6.1 to 8.0 du/ac. The site is approximately 23,010 SF in size. The project complies with all provisions of the Conditional Use Permit requirements of the Zoning Code and all applicable findings could be made in the affirmative, with conditions of approval.

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

*Finding of Fact:*

The proposed four (4) unit subdivision is consistent with the General Plan land use designation of Medium Low Density Residential. The subject property can adequately accommodate the project and all Zoning Code standards as demonstrated by the submitted development plans. The project proposal includes sufficient enclosed and open parking spaces, landscaping for common and private open space, and perimeter and interior walls and fences to support the proposed development.

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

*Finding of Fact:*

The site is served by Mulhall Street. Mulhall Street is a local street that is interconnected to various local streets that support neighborhood mobility and is also served by Santa Anita Avenue, a major arterial street, on the east. The project site has approximately 90 feet of street frontage along Mulhall Street. As proposed, the four (4) residential units will be located on the easterly side of a 23 foot common driveway that reaches the depth of the last unit. The development will have direct ingress and egress from the common lot.

- E. The granting of such conditional use permit will not adversely affect the purpose, goals, and policies of the 2011 El Monte General Plan.

*Finding of Fact:*

The 2011 El Monte General Plan Medium Density Residential designation is intended for attached and detached single-family homes, attached products with four (4) or fewer units, and planned developments that allow from 6.1 to 8.0 residential dwelling units per acre. The proposed four (4) unit subdivision, meets the intent of the General Plan. Overall, the proposed development makes efficient use of available land and serves to further many of the goals listed within the City's General Plan by providing new adequate housing through land use, zoning, and specific plan designations that allow additional single-family residences and encourage infill development of underutilized sites. This project will serve to enhance the City, and will further advance the goals of the General Plan.

**SECTION 8 – APPROVALS AND CONDITIONS.** The Planning

Commission determines that the project is in accordance with the criteria and authority contained in the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines as amended, staff has conducted the appropriate environmental analysis and based on that assessment, the Planning Commission approves Tentative Tract Map No. 73606 and Conditional Use Permit No. 06-20 subject to the following conditions:

**GENERAL**

1. The project shall substantially conform to Tentative Tract Map No. 73606 and Conditional Use Permit No. 06-20 presented to the Planning Commission on October 27, 2020.
2. The Tentative Tract Map approval as contained herein shall be effective for a period of twenty-four (24) months from the date of effective approval thereof; provided however, that prior to such date, building permits shall have been obtained or a time extension shall have been approved by the Planning Commission in accordance with Section 16.10.140 of the EMMC and the State Subdivision Map Act.
3. Approval for the Conditional Use Permit shall be effective for the valid life of the Tentative Tract Map plus three months or one (1) year, whichever is greater; provided however, that prior to such date, building permits shall have been obtained or a time extension shall have been approved by the Planning Commission.
4. A copy of the approving resolution shall be printed and attached to the development plans that are to be submitted to the Building and Safety Division during the plan check process.
5. All applicable conditions shall be met or deemed to have been addressed by the Community & Economic Development Director or his designee prior to final inspection and prior to either issuance of building permits or occupancy of any buildings.
6. All Planning Division, Building Division, Code Enforcement Division, Public Works Engineering Division, and Los Angeles County Fire Department standards and conditions shall be complied with prior to the issuance of building permits or at another time specified in the conditions of approval or as outlined in City Codes.
7. All City and LA County Fire Department standards and conditions shall be implemented prior to final inspection and prior to occupancy of any building permit.

8. The Applicant and property owner shall sign and submit a notarized affidavit accepting all conditions of approval contained in the Planning Commission Resolution prior to issuance of Building Permits for the proposed project.
9. The project shall comply with provisions of SB330.
10. The Applicant shall provide a detailed summary of all conditions of approval to confirm compliance at key points of the project including:
  - a. Recordation of final tract map;
  - b. Issuance of grading and building permits; and
  - c. Final occupancy of the units.

The summary shall be submitted for review and approval by the Planning Division.

## **LEGAL**

11. By acceptance of the approval of the project by the City, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees to challenge, set aside, void or annul the approval of the project from an action which may be brought within the time period provided for such actions or challenges under applicable law. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate in any such defense.
12. The applicant and City shall enter into a Subdivision Improvement Agreement prior to recordation of the Final Tract Map for the design, acquisition, installation, construction, dedication and one-year warranty for all of the public infrastructure improvements required by the conditions of approval for Tentative Tract Map No. 73606.
13. CC&R's for property maintenance shall be required and shall be reviewed and approved by the City Attorney. Said CC&R's shall include, but not be limited to, the following: a) the provision that the Conditions of Approval contained in this Resolution shall be transformed to the individual property owners of the four (4) parcels at the time of ownership transfer from the applicant to the buyer; and b) the provision that the Owner's Association shall be administered by a professional property management company. The CC&R's shall be submitted for review by the City Attorney and shall be approved and recorded before building permits are issued and before a final map is approved an/or recorded.
  - a. Off-street parking. The CC&R's shall address and ensure that all residential off-street parking is allocated and properly marked for use. Each enclosed garage space shall also be kept clear and available for the parking of two (2) vehicles. Parking along the driveway shall be prohibited at all times, except in properly marked open space parking spaces;
  - b. Open parking spaces shall be labeled and reserved for each unit and shall remain clear and available for the parking;

- c. On-going maintenance criteria. Repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking areas/stripping, pedestrian pathways/open space areas, lighting and irrigation fixtures, walls and fencing, landscaping and related landscape improvements and the like, as applicable);
- d. All trash receptacles shall be placed in the rear of each private yard, such back yard shall be screen with a decorative wall or fence;
- e. Compliance with any applicable City ordinances related to the preservation of certain varieties of protected trees, which would require City approval for removal and/or relocation; and

## **CONSTRUCTION**

- 14. The Applicant shall ensure that the contractors conduct demolition and construction activities between the hours of 7:00 AM and 6:00 PM on weekdays and 9:00 AM to 5:00 PM on Saturdays, with no construction permitted on Sundays or Federal holidays.
- 15. Prior to the commencement of construction on the site, the developer shall schedule a pre-construction meeting between the general superintendent or field representative and the Planning Division to discuss the approved plans and construction requirements.
- 16. The Applicant shall distribute a notice prior to the commencement of demolition and construction activities to residents within 300 feet of the project boundary of properties that abut the project site. The notice shall include the contact information of the project manager and City of El Monte Planning Division staff. A draft notice shall be reviewed by Planning Staff prior to noticing.
- 17. A truck/traffic construction management plan is required for this project pursuant to the Department of Transportation. All construction traffic regarding the movement of heavy equipment and graded materials are limited to off peak hours. This plan shall be approved prior to the issuance of Building Permits.
- 18. Prior to commencing demolition and site preparation activities, the project site shall be secured with a fence to prevent unauthorized access to the site and the fence shall contain a screening material to screen construction activities from view. The temporary screening fence shall be installed to the satisfaction of the Community & Economic Development Department and shall be maintained in good condition (free of tears, holes, crack lines, debris, etc.) at all times. At the primary entrance to the site, the screening material shall be reduced to a maximum height of four feet to provide visibility into the site at all times and for public safety purposes. The project



site shall also have a minimum of one sign of quality material depicting the proposed development, which shall include renderings, project opening date, and City Council information. The signs shall be designed and installed to the satisfaction of the Community & Economic Development Department and maintained in good condition (free of tears, graffiti, holes, cracks, fading, debris, etc.) at all times.

19. During the construction process all related activities, including but not limited to, loading, unloading, storage of equipment and materials, and parking of employee vehicles are prohibited within the public R.O.W. All such activities shall be conducted only on the project site and not in the public R.O.W.
20. All onsite activities shall comply with the City of El Monte Noise Ordinance at all times.
21. Automatic gas shut off/earthquake safety valves shall be installed for each gas meter location.
22. Fire protection facilities; including access, must be provided prior to and during construction.
23. All staging areas and storage of equipment and materials shall be set back from adjacent residential uses.
24. The site and the public R.O.W. adjacent to any portions of the site shall be maintained in a condition which is free of debris both during and after the construction, addition or implementation of the entitlements granted herein. All trash and refuse (i.e. solid waste) shall be disposed of in dumpsters or other like containers; and all such waste shall be removed from the premises on a routine basis, as provided under EMMC Chapter 8.20, by a solid waste hauler duly franchised to provide such service to the property. Applicant shall divert fifty percent (50%) of its solid waste through recycling services provided by a solid waste hauler duly franchised to provide such service to the property. Pending completion of all construction activities upon the property, surplus construction materials shall be stored so as to be screened from view when not actually in use. All construction and demolition debris shall be removed from the property in compliance with EMMC Chapter 8.20. The removal of all solid waste arising out of the construction and demolition process shall be undertaken by a duly franchised solid waste hauler authorized to provide solid waste services for construction and demolition projects within the City of El Monte. The removal of all other wastes from the property shall be undertaken by a duly franchised solid waste hauler authorized to provide solid waste services to residential and commercial properties within the City of El Monte.
  - a. Prior to the issuance of a Building Permit, the developer shall submit to the Building Safety Division, the Environmental Services Division and the City Code Enforcement Division, the name and contact information for the contracted waste hauler. It shall be the developer's obligation to ensure that the waste contractor utilized has obtained permits from the City of El Monte to provide such services.

- b. Prior to final approval for occupancy, and in addition to any other requirements set forth under the El Monte Municipal Code or by the Chief Building Official, the developer shall submit to the Building and Safety Division, the receipt(s) showing evidence that the waste and debris generated during the construction process were properly disposed and/or diverted.
  - c. Except as otherwise authorized pending the completion of the construction and demolition activities authorized under this resolution, solid waste containers and bulky items may not be stored or maintained at locations designated for parking and must be maintained in those locations designated for the temporary storage of solid waste and bulky items.
25. The developer and project construction manager shall be required to work with City Staff to identify all public and private schools within a 1000-foot radius from the project site. The applicant/construction manager shall be required to contact all identified schools to notify the principal of the school about the proposed project, construction periods, and planned trucking routes, and to coordinate trucking activities to and from the site. All project sites located within this specified radius shall be required to maintain one onsite flag personnel to direct trucking activities coming to and leaving the site during specific delivery times as designated by the City Planner. The applicant shall be required to submit to the Planning Division written notice showing evidence that this condition has been satisfied prior to issuance of a building permit.

### **BUILDING AND SAFETY DIVISION**

26. Plans submitted shall conform to the 2019 California Building Codes. Please note this will include the California Green Code.
27. Project shall conform to Chapter 3 of California Building Code 2019.
28. Project shall also conform to the requirements of Chapter 4 of the California Building Code, Special Detail Requirements Based on use of Occupancy.
29. Provide sprinkler requirements for the occupant load according to California Building Code 2019.
30. Provide all disabled access requirements and complete details on plans prior to plan review submittal and conform to Chapter 11B.
31. This shall be a formal plan submittal prior to all issuance of permits.
32. Refer to Chapter 7 of the California Building Code for Fire/Smoke Protection Requirements.

## **ART IN PUBLIC PLACES**

33. The project shall be required to comply with the Art in Public Places Ordinance, Chapter 15.07 of the El Monte Municipal Code. The project applicant shall submit plans for the display of public art or a project place monument within the development, which shall be approved by the Art in Public Places Committee or pay the designated in-lieu fee at time of building permit issuance.

## **PROJECT PLANS**

34. Prior to the recording of the Final Map, the City and/or developer shall submit a composite development plan showing all required and intended public and private improvements for the land parcels and public roadway as delineated in the Map approved herein.

35. All garages shall incorporate the use of automated garage door opener and lighting. Said garage door and opener must be maintained in an operable state at all times, and shall maintain an inside "clear" dimension of 20'x20' for standard 2-car garages.

36. Garage and surface parking areas shall not be used for storage to the exclusion of the parking of vehicles.

37. The provided "Common Open Space" areas shall be available to all residents of the project and their guests.

38. Exterior building materials consisting of foam and/or vinyl material shall be prohibited.

39. Balcony areas shall be kept free and clear of any unnecessary debris and maintained in an orderly fashion at all times.

40. The Homeowners Association shall remove any graffiti on the project site within 24 hours of discovery. The paint utilized to cover the graffiti shall substantially match the existing structure. In the event that the paint finish of the abated area is noticeably distinguishable from the rest of the structure, the Homeowners Association shall paint additional portions of the building to minimize the disparity, subject to the approval of the Planning Division. Original surface materials installed and designed to not accept paint such as stone, metal, brick, faux stone, veneers, etc. shall be restored to the original finish with methods accepted and agreed to by the Planning Division.

41. Prior to installation, placement and design of mailboxes shall be reviewed and approved by both the Planning Division and the U.S. Postal Service.

42. Decorative exterior lighting fixtures shall be provided and subject to the review and approval of the Planning Division.

43. The developer shall prewire each unit to allow for the future installation of an electric vehicle charging station in the garage.
44. The site's driveways and open parking spaces shall not be used for the repair for vehicles.
45. Outdoor storage and the parking of inoperable vehicles and recreational vehicles (RV's) on the subject property shall be prohibited.
46. Parking along the driveway shall be prohibited at all times.
47. Decorative pavers shall be installed at the project entrance and in other locations along the common driveway to break up the paving to the satisfaction of the Community & Economic Development Director.
48. Location of trash receptacle storage shall be approved by the Planning Division prior to plan check approval.

### **LANDSCAPING**

49. Landscape/Irrigation plans shall be reviewed during Building Plan-Check for compliance with the State's MWELo (Model Water Efficient Landscape Ordinance) and compliance with the City's Water Efficient Landscape Ordinance Document Package.
50. The landscape plan shall provide for a variety of groundcover, grasses, shrubs, perennials, and ornamental trees with various textures, heights, size and variety of foliage and flower color, per EMMC Section 17.10.030(A)(1). The landscape plan shall include a Plant Legend containing: plant symbol, scientific name of plant material, common name of plant material, plant container size, and plant spacing in "inches". Single row and triangle plant spacing are preferred. Very low, low and medium water usage plant materials are encouraged.
51. All landscape and irrigation areas shall be installed prior to issuance of a Certificate of Occupancy.
52. All removed trees shall be replaced with a tree ration of 2:1. Two (2) 36-inch box trees with a minimum height of twelve (12) feet shall be planted with a suitable species approved by the Community Economic Development Department. If any trees cannot be planted on the subject property, or the immediate public right-of-way, an in-lieu fee may be paid into the City's tree mitigation and planting fund pursuant to the Planning fee schedule.
53. The proposed landscape plan shall provide a planting palette to match/complement the proposed architecture.

54. The applicant/property owners shall maintain all landscaped areas within the property, including the front P.R.O.W that is directly adjacent to the site.
55. The applicant shall be required to enhance the public right-of-way parkway with a combination of low water groundcover and a minimum of two (2) trees, as approved by the Public Works Division.
56. Common open space amenities shall be provided to the satisfaction of the Planning Division prior to final landscape plan approval.
57. The developer shall obtain a Tree Removal permit for the three (3) trees that have been identified as protected trees prior to issuance of a demolition permit.

### **LIGHTING**

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

### **UTILITIES AND MECHANICAL EQUIPMENT**

60. All onsite utilities service lines shall be underground and not visible to the public view.
61. The Applicant shall submit a composite utility plan depicting the location of above ground utility appurtenances. The exact location of the equipment shall be approved by the Planning Division, during the plan check process, and shall be installed as per approved plans. They shall not be allowed within a required parking, turnaround and landscape areas or on any façade facing a public street.
62. All mechanical equipment placement and screening shall be included on the composite development plan and shall be reviewed and approved by the Planning Division prior to installation. Where practicable and as shown on the plans approved

by the Planning Commission in the course of obtaining the requested entitlements, mechanical equipment, heating, ventilation, air conditioning (HVAC) units, satellite dish systems, solar panels, thermal solar heaters, utility meters, above ground utility and fire safety connections will be screened and located out of public view or be architectural integrated into the project design. Plant material is not an acceptable screening device.

### **FENCES AND WALLS**

63. Prior to the demolition or construction of any property line walls and/or fences, the developer shall make reasonable efforts to coordinate and obtain approval from neighboring property owner(s). Written authorization from the neighboring property owner shall be provided for the construction of a new property line wall upon submittal for plan check.

64. All fences and walls shall be decorative. Existing block walls shall be enhanced with decorative finishing and trim cap and be painted to match the development.

### **ARCHITECTURE**

65. Prior to issuance of building permits, the plans shall specify the type of colors that will be installed on exterior of residences. The exterior color shall be one that is consistent with the proposed architectural theme of the structures.

66. Foam materials shall be prohibited

### **PUBLIC WORKS ENGINEERING**

The following conditions and public improvements will be required to be performed and completed in an acceptable manner to the City in accordance with all applicable rules and laws. Federal, State, County and local laws and regulation for project implementation must be adhere to throughout the duration of the project. The City Engineer may require other information or may impose additional conditions and requirements as deemed necessary to protect public health and safety.

#### **General:**

67. The estimated amount of Development Impact Fees associated with the project based upon the site plan documentation submitted as part of the Project Approvals include but are not limited to the following fees and deposits; applicable sewer fee, street fee, storm drain fee, traffic fee, park facility Impact fee, Quimby (dedication or in lieu Parkland Fees), deposits, technology enhancement fees, and all applicable fees associated with demolition of existing structures, drainage, site development, and construction are based on actual number of residential units. EMMC 15.08 and EMMC 16.34.030

Sewer	\$	6,200.00
Storm Drain	\$	3,696.00
Street	\$	3,260.00
Traffic	\$	271.60
Park Facility Impact Fees	\$	-
Tech Enhancement	\$	280.50
Quimby	\$	56,480.00
<b>Total</b>	<b>\$</b>	<b>70,188.10</b>

The foregoing amounts of the various development impact fees are subject to refinement and changes based on the design plans for the project as approved by the City and/or changes in the City development impact fees. Development impact fees are due prior to the issuance of Building Permits.

68. An encroachment permit will be required for all work within the public right-of-way.
69. Project Applicant shall obtain approval from the Los Angeles Fire Department (LACFD) for development's fire protection, fire flow requirements, emergency access circulation for development, etc. and shall construct all Fire Department required improvements. LACFD approval will be required:
  - i. Prior to Tentative Map Approval (LACFD Land Development Division)
  - ii. Prior to Grading/Building Permits (LACFD Building Division)
  - iii. Prior to Final Map Approval
70. Environmental Documentation. The time limits set forth in El Monte Municipal Code (EMMC) Chapter 16.12.040 for taking action on tentative maps shall not be deemed to commence until the environmental documentation for the subdivision is completed in compliance with the California Environmental Quality Act (CEQA) as required by the City.
71. The Project Applicant shall provide such additional data and information and shall deposit and pay such fees as may be required for the preparation and processing of environmental review documents pursuant to the City's procedures for implementation of the California Environmental Quality Act.
72. Engineering Geology and/or Seismic Safety Report. A preliminary engineering geology and/or seismic safety report, prepared in accordance with Los Angeles County guidelines, is required if the property lies within a "medium risk" or "high risk"

geologic hazard area, as shown on maps on file contained within the safety element of Los Angeles County.

73. 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.
74. All USA/Dig Alert graffiti markings must be removed by the contractor from the sidewalk, curb & gutter and/or asphalt pavement prior to final approval.
75. No encroachment into the City right-of-way from private property will be allowed.
76. 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.

**Tract Maps:**

77. All Tract Maps are to be recorded in the Los Angeles County Recorder's Office prior to issuance of "Notice of Completion"/Certificate of Occupancy" and an electronic copy of the approved Tract Map is submitted to the Engineering Division for our records. A Registered Civil Engineer or Land Surveyor licensed by the State of California must prepare and submit the proper documents, legal descriptions and maps describing the tract map. The final City of El Monte approved tract map must be submitted to the Los Angeles County Recorder's Office for recordation.
78. Project Applicant is responsible to install, document, and submit centerline tie information for new streets, revisions to existing streets, and replacement of centerline ties removed during construction.
79. Streets fronting project shall be improved to meet current General Plan requirements for Right of Way and Roadway. Dedicate 5 feet of Right-of-Way as required to obtain full half-street width of 30-feet to the City of El Monte along Mulhall Street for street purposes.
80. Preserve existing survey monuments (property corners, centerline ties, etc.) in the public right of way. All disturbed and removed survey monuments in the public right of way shall be re-established and record of survey shall be filed with the County surveyor in accordance with applicable provisions of the state law.
81. A common parcel must be provided for ingress, egress, and utilities that serve all other parcels being created as a result of this project.



82. City Attorney's Office to approve the CC&R's for the project. Owner or project applicant to contact the City Attorney's Office directly at (626) 580-2010 with any questions and comments.
83. The Title Company must submit to the Engineering Division a Final Subdivision Guarantee in the amount of \$10,000 prior to final Tract Map approval by the City Engineer.

**Grading and Drainage:**

84. The Grading and Drainage Plan must include standard City of El Monte NPDES and Grading and Drainage Notes and be prepared in accordance with the City of El Monte Grading Manual.
85. A bond shall be submitted to the City of El Monte in an amount determined by the City to complete minimum grading and drainage improvements deemed critical by the City.
86. Soils Report. A preliminary soils report prepared in accordance with the city's grading ordinance shall be submitted. If the preliminary soils report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects, the soils report accompanying the final map shall contain an investigation of each lot within the proposed development.
87. A Hydrology Study Report, based on a 50-year frequency design storm for Capitol Facilities and a 25-year frequency design storm for all other instances as dictated by the LA County DPW 2006 Hydrology Manual, must be submitted to the Engineering Division. The study must provide hydraulic calculations based on the given area and the ability of the proposed/existing storm drain infrastructure to receive and support the allotted drainage runoff. Drainage calculations shall adhere to City of El Monte standards, NPDES, and environmental regulations and requirements.
88. Historical drainage patterns from adjacent lands to the property shall be identified and maintained. The Project shall accept and include in the drainage design any current drainage from adjacent land.
89. Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which established regulations, set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.
90. Low Impact Development (LID) is a requirement of the NPDES Permit No. CAS004001, Order No. ORDER NO. R4-2012-0175 and City of El Monte Ordinance No. 2840 This permit was issued by the State of California Regional Water Quality Control Board, Los Angeles Region on December 28, 2012 and the City Ordinance was passed and adopted June 10, 2014 The LID is a narrative report that explains the type of development and drainage of the site. It must address the post-construction water quality and habitat impact issues. Once the site has been developed, how will runoff be maintained? Was there a system that was designed to

treat the runoff prior to discharging into the public system? Best Management Practices (BMPs) should be implemented to address storm water pollution and peak flow discharge impacts. All BMPs must be sized to meet specified water quality design and/or peak flow discharge criteria.

- i. Filtration and infiltration methods must be used to defray a large percentage of the storm water runoff into the storm drain system, or
- ii. Comply with requirements for Non-Designated Project (See County of Los Angeles Public Works Department Low Impact Development Standards Manual – February 2014)

**Sewer:**

91. Project Applicant / Civil Engineer shall show the location of the sewer mainline, nearest manholes, lateral serving the project and configuration of the onsite sewer including diameter and material of the onsite sewer.

- i. Downstream City sewer is surcharged and programmed for a Sewer Improvement Project. Project will be assessed fair share cost for this proposed improvement based on wastewater generation factors for single family homes.
- ii. Sewer cleanouts must be positioned at 100-foot intervals on the lateral coming off the main sewer line.
- iii. Project Applicant must obtain Will Serve Letter from County Sanitations District of Los Angeles County in customary form prior to issuance of a grading permit for the Project.

**Water:**

92. It is the Project Applicants' responsibility to contact the Water Purveyor (**San Gabriel Valley Water Company**) to obtain approval of service and that the purveyor has adequate water to provide such service. A Will Serve letter from **San Gabriel Valley Water Company** will be required.

93. All existing water services no longer required as part of the Project shall be abandoned at the mainline.

94. Relocate existing water meter out of existing drive approaches.

**Overhead Utilities:**

95. Project Applicant shall underground any existing overhead utilities that are to serve the property in accordance with EMMC Chapter 16.28.110. The final scope and design of the undergrounding of these overhead facilities is subject to SCE and other relevant utility provider approval.

96. Any utility poles conflicting with the proposed improvements shall be relocated at the expense of the Project Applicant.

### **Parking Lot and Driveways:**

97. All parking lots and driveways shall be surfaced with Portland Cement concrete with a minimum thickness of five (5) inches over a three (3) inch aggregate base. After review of the probable vehicular traffic and the soils report for the project, additional material may be required at the discretion of the City Engineer (EMMC 17.08.030) and/or in accordance with recommendations of the Geotechnical Engineer.
98. All drive approaches shall be ADA compliant. Insufficient width in the parkway will require Project Applicant to dedicate an easement at each drive approach to the City to accommodate a compliant drive approach.

### **Street and Traffic:**

99. All Streets fronting property shall be improved to meet current General Plan requirements for Right of Way and Roadway. Use Geotechnical Engineer's Report and APWA standard plans and specifications for roadway improvements. Prepare offsite improvement plans as necessary and provide an engineer's estimate for all public improvements. All offsite improvements shall be in complete compliance with the Americans with Disabilities Act (ADA).
100. Traffic control plans must be signed by a licensed State of California Traffic Engineer and submitted for review and approval prior to issuance of encroachments for work in the public right-of-way.
101. Work in concrete streets that requires trenching, excavations, or otherwise cutting into the street will require full concrete panel replacement for all panels affected.
102. Streets that have been paved or repaved within the previous 5-years are subject to City Ordinance No. 2873 which streets fronting the proposed project have been repaved within the past 5-years and subject to City Ordinance No. 2873 and will require grind and overlay for one-half of street for all pavement cuts on project side of street only and full street grind and overlay for pavement cuts that cross street centerline/striped centerline in accordance with City guidelines and requirements along entire project frontage for the following streets:
103. Public improvements will be generated on the basis of the approved site plan. P.C.C. pavement and asphalt-concrete (A.C.) thicknesses and strengths will be determined by the Registered Civil Engineer (project engineer of record) preparing the street plans and utility improvement plans.
104. Repair, remove, and replace deficient and/or damaged sidewalk and standard curb & gutter adjacent to the development at the direction of the City Engineer/City Inspector. Use APWA standard plans and specifications

105. Remove all existing improvements no longer intended for use (drive approaches, under sidewalk drains, meter boxes, etc.) and replace with new sidewalk and full height curb and gutter as required. Use APWA standard plans and specifications.
106. Project Applicant shall remove all existing curb paint and replace in kind on all curbs fronting the proposed development.
107. Parkway trees shall be installed by the Project Applicant within the street public right-of-way segments per the City of El Monte Tree Ordinance in the quantities and locations as directed by the City of El Monte Public Works Department.
108. Enter into a public improvement agreement with the City and post a Faithfull Performance bond and a Labor and Materials Bond in the amount of 150% of the estimated cost to cover the construction of the proposed offsite improvements. A Warranty Bond shall be provided in the amount of 100% of the cost of the estimated improvements and shall be in effect for one year after the date of acceptance of the project improvements. Alternate security or Cash deposits will be accepted in lieu of the required bonding. EMMC 16.32.030, EMMC 16.32.040, and EMMC 16.32.045.

## **LOS ANGELES COUNTY FIRE DEPARTMENT**

### **Final Map Requirements:**

109. The submittal of the Final Map shall be submitted online to the Land Development Unit for review. Please visit [epical.lacounty.gov](http://epical.lacounty.gov) for the submittal of the Final Map. The applicant will need to apply for the following Plan Type: Fire-Land Development-City Request-Final Map-Tract. The applicant shall follow the steps and upload the required information.
110. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear sky.
111. The on-site Fire Apparatus Access Road shall be labeled as "Private Driveway" on the Final Map. The required Fire Apparatus Access Road (20-foot Fire Lane) shall be clearly delineated as "Fire Lane" within the Private Driveway on the Final Map. All widths and dimensions shall be clearly delineated with a reciprocal access agreement is required for all private driveways. Compliance required prior to Final Map clearance.

### **Access Requirements:**

112. All on-site Fire Apparatus Access Roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan.

Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.

113. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
114. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
115. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
116. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1
117. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds, and shall be surfaces so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3;
118. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3
119. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1

### **Water System Requirements**

120. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
121. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
122. The required fire flow for the public fire hydrants for single family residential homes less than a total square footage of 3600 feet is 1250 gpm at 20 psi residual pressure

for 2 hours with one public fire hydrant flowing. Any single family residential home 3601 square feet or greater shall comply too Table B105.1 of the Fire Code in Appendix B. The required fire flow maybe reduced to a minimum of 500 gallons per minute once detailed information on the future residential structures is provided to the Fire Department prior to building permit issuance.

- a. The fire flow is adequate per fire flow test performed by the San Gabriel Valley Water Company 10/22/2018.

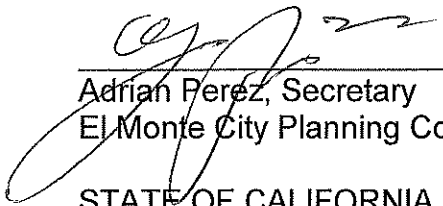
123. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

**SECTION 9 – 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.

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

ATTEST:

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

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

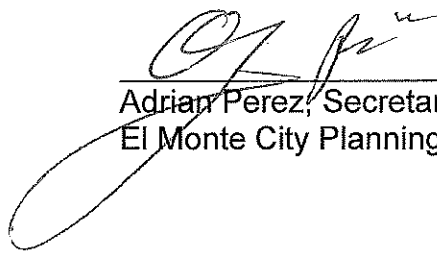
I, Adrian Perez, Secretary of the Planning Commission of the City of El Monte, do hereby certify that the above and foregoing is a full, true, and correct copy of Resolution No. 3857 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on October 27, 2020 by the following votes to wit:

AYES: *Nuno, Gonzalez, Peralta, and Wong*

NOES:

ABSTAIN:

ABSENT: *CWZ*

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

SITE

Date of Survey : May, 2016

EXISTING

APN : 8575-004-011  
POP LOT 1  
TRACT NO. 10017  
M.R. 187-36-37

APN : 8575-004-010  
POP LOT 2  
TRACT NO. 10018  
M.R. 187-36-37

APN : 8575-004-009  
POP LOT 3  
TRACT NO. 10019  
M.R. 187-36-37

APN : 8575-004-008  
POP LOT 4  
TRACT NO. 10020  
M.R. 187-36-37

APN : 8575-004-007  
POP LOT 5  
TRACT NO. 10021  
M.R. 187-36-37

APN : 8575-004-006  
POP LOT 6  
TRACT NO. 10022  
M.R. 187-36-37

APN : 8575-004-005  
POP LOT 7  
TRACT NO. 10023  
M.R. 187-36-37

APN : 8575-004-004  
POP LOT 8  
TRACT NO. 10024  
M.R. 187-36-37

APN : 8575-004-003  
POP LOT 9  
TRACT NO. 10025  
M.R. 187-36-37

APN : 8575-004-002  
POP LOT 10  
TRACT NO. 10026  
M.R. 187-36-37

APN : 8575-004-001  
POP LOT 11  
TRACT NO. 10027  
M.R. 187-36-37

APN : 8575-004-000  
POP LOT 12  
TRACT NO. 10028  
M.R. 187-36-37

APN : 8575-004-000  
POP LOT 13  
TRACT NO. 10029  
M.R. 187-36-37

APN : 8575-004-000  
POP LOT 14  
TRACT NO. 10030  
M.R. 187-36-37

APN : 8575-004-000  
POP LOT 15  
TRACT NO. 10031  
M.R. 187-36-37

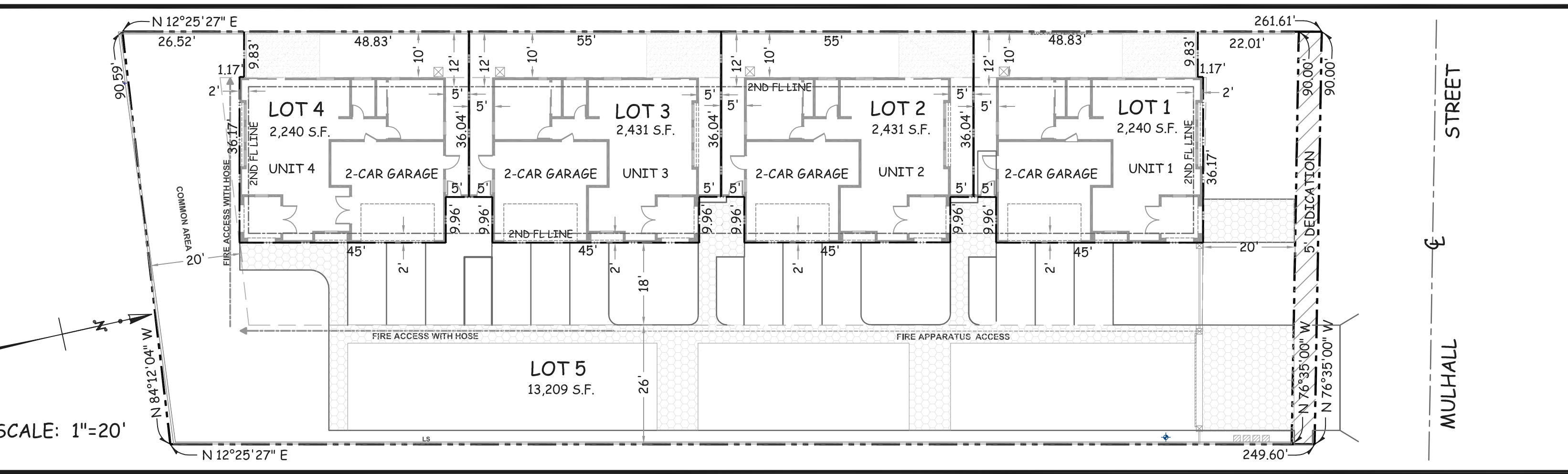
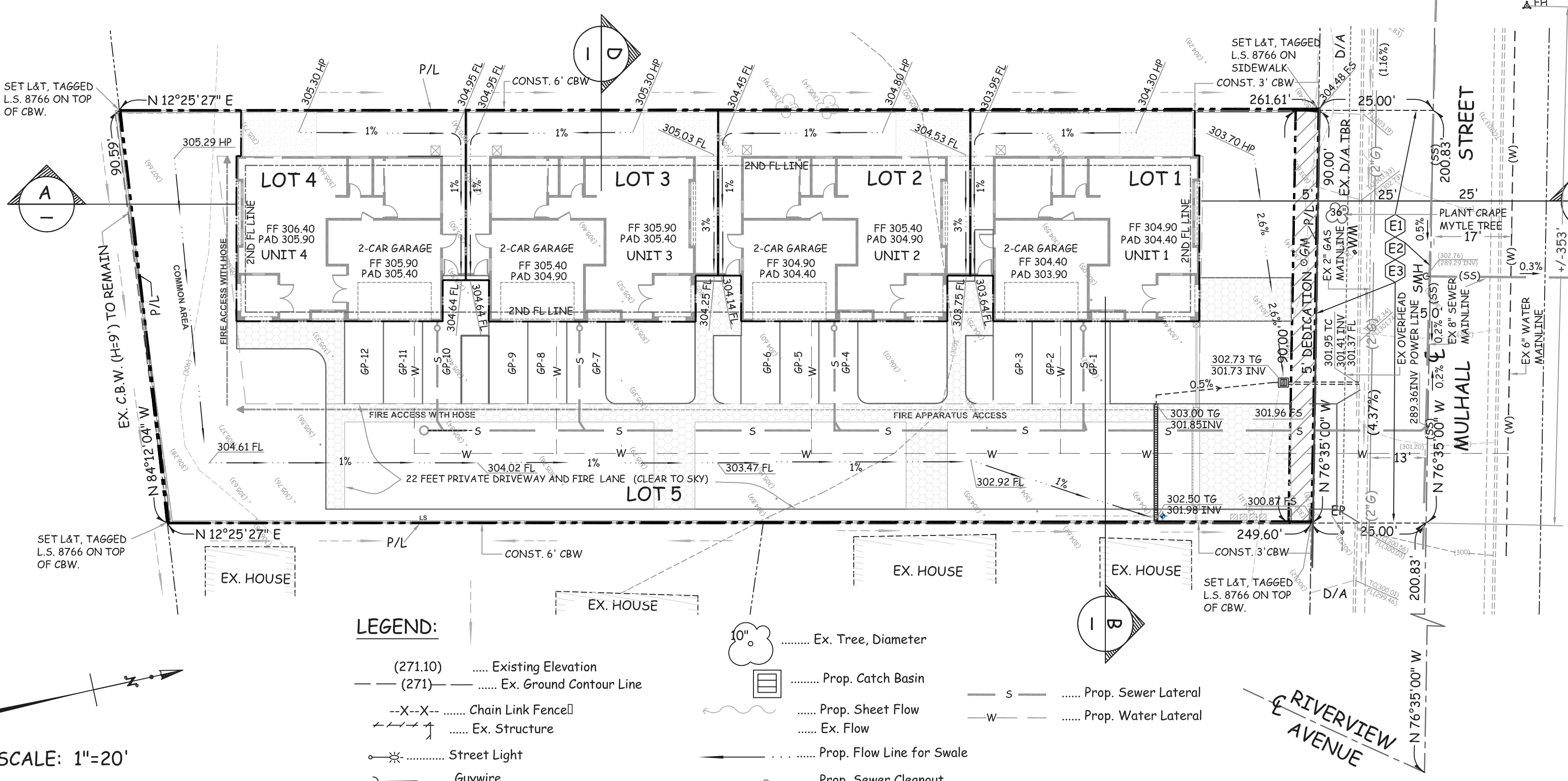
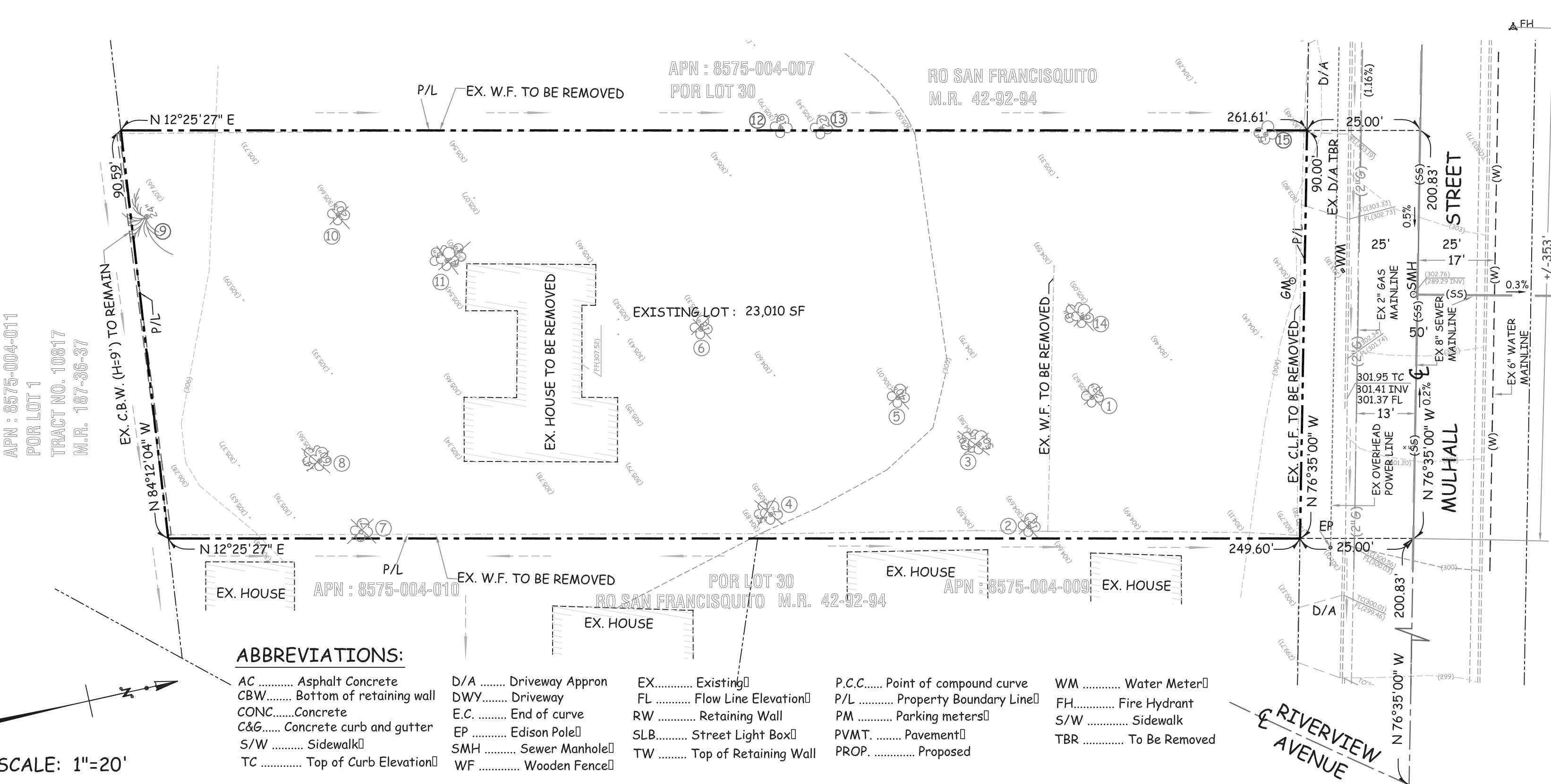
APN : 8575-004-000  
POP LOT 16  
TRACT NO. 10032  
M.R. 187-36-37

APN : 8575-004-000  
POP LOT 17  
TRACT NO. 10033  
M.R. 187-36-37

APN : 8575-004-000  
POP LOT 18  
TRACT NO. 10034  
M.R. 187-36-37

APN : 8575-004-000  
POP LOT 19  
TRACT NO. 10035  
M.R. 187-36-37

APN : 8575-004-000  
POP LOT 20  
TRACT NO. 10036  
M.R. 187-36-37



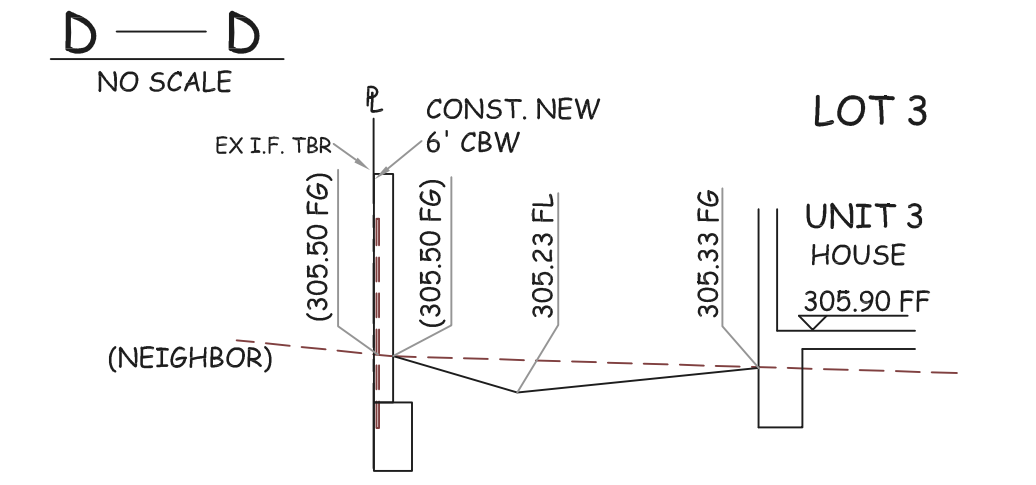
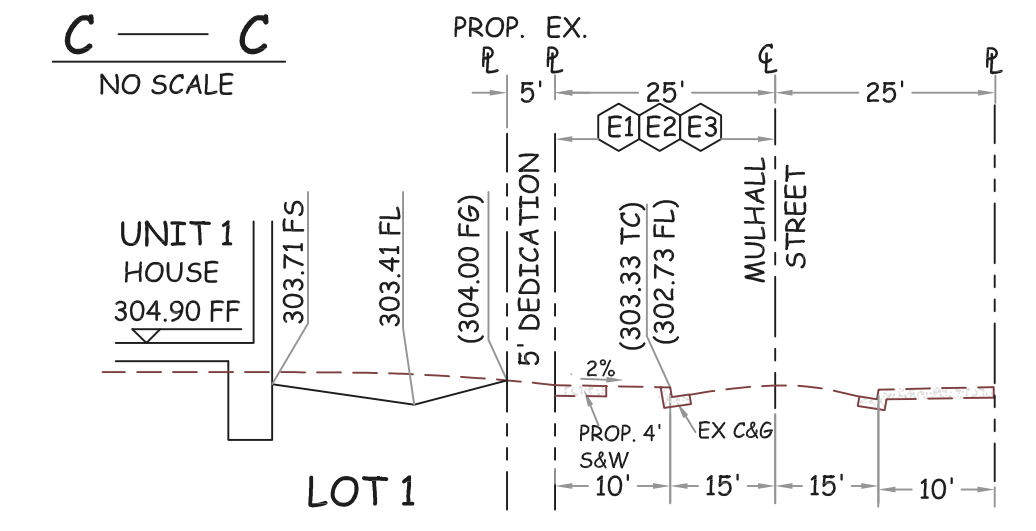
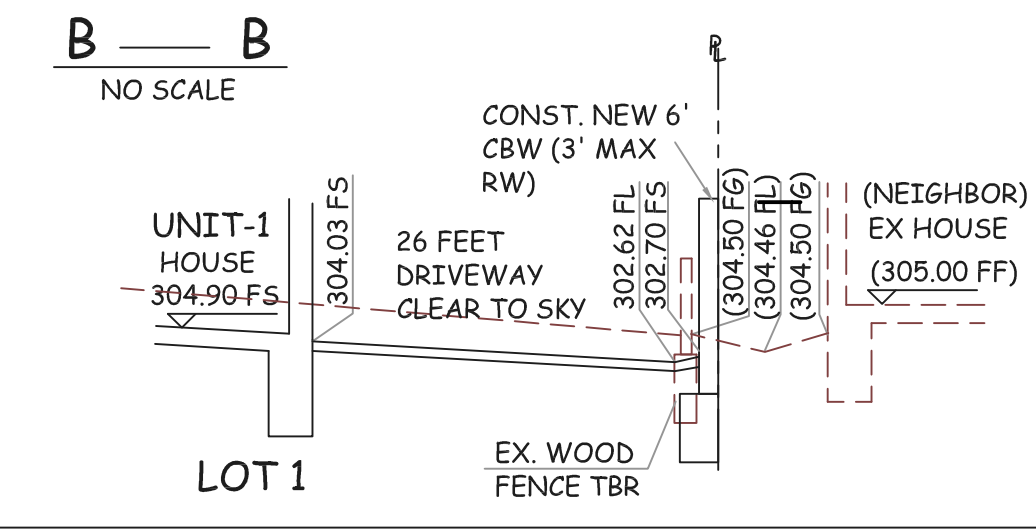
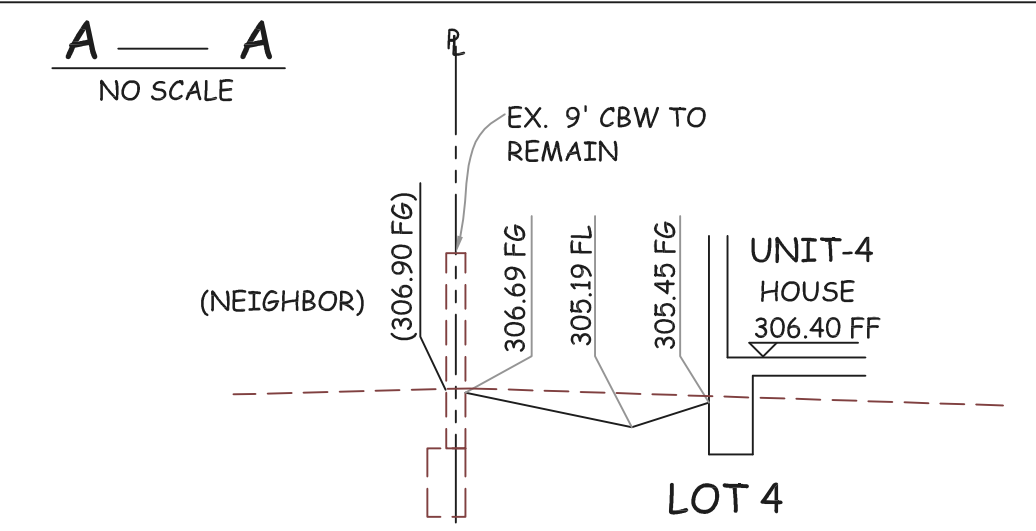
# TENTATIVE TRACT NO. 73606

IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOTS 29 AND 30 OF THE WESTERN TWO-THIRDS OF THE RANCHO SAN FRANCISQUITO, AS PER MAP RECORDED IN BOOK 42, PAGES 93 AND 94 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## FOR SUBDIVISION PURPOSES

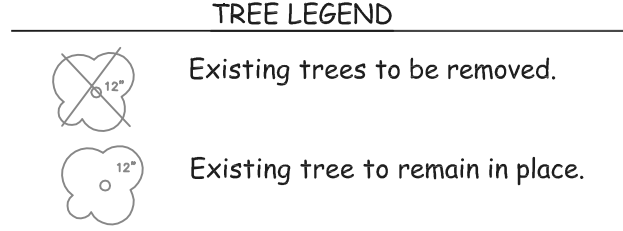
- PROJECT:**  
5-LOT SUBDIVISION  
4 DETACHED HOMES (2-STORY)  
1 COMMON LOT
- EXISTING APN:**  
APN : 8575-004-008
- APPLICANT/OWNER:**  
YUNG WAN  
10823 MULHALL ST.  
EL MONTE, CA 91731  
TEL: (626) 625-3479
- ADDRESS:**  
10823 MULHALL STREET,  
EL MONTE, CA 91731  
APN : 8575-004-008
- ZONING/GENERAL PLAN:**  
EXISTING/PROPOSED ZONING :  
R-2 (LOW DENSITY MULTIPLE FAMILY)  
EXISTING/PROPOSED GENERAL PLAN:  
MEDIUM DENSITY  
DENSITY ALLOWED: 24355 / 4840 = 5
- FAR:**  
REQUIRED F.A.R. 40% OF 22,560 = 9,024 S.F. / 4 = 2,256 S.F.  
ALLOWED P/UNIT  
F.A.R. FIRST FLOOR 1,100 S.F.  
F.A.R. SECOND FLOOR 1,129 S.F.  
PROPOSED F.A.R. PER UNIT 2,229 x 4 = 8,916 / 22,560 = 39.52%
- LOT COVERAGE:**  
REQUIRED F.A.R. 40% OF 22,560 = 9,024 S.F. / 4 = 2,256 S.F.  
ALLOWED P/UNIT  
F.A.R. FIRST FLOOR 1,100 S.F.  
F.A.R. SECOND FLOOR 1,129 S.F.  
PROPOSED F.A.R. PER UNIT 2,229 x 4 = 8,916 / 22,560 = 39.52%
- REQUIRED OPEN SPACE:**  
REQUIRED OPEN SPACE: 25% OF GROSS LIVING AREA  
(2,229 x 4 = 8,916) = 2,229 S.F. OR 600 S.F. PER UNIT x 4 = 2,400 S.F.  
PROPOSED OPEN SPACE: 2,605 S.F.  
REQUIRED PRIVATE OPEN SPACE: 200 S.F. PER UNIT x 4 = 800 S.F.  
PROPOSED PRIVATE OPEN SPACE:  
2 UNITS = 490 S.F. EA., 2 UNITS = 550 S.F. EA. = 2,080 S.F.
- LOT SIZE:**  
EXISTING : 23,010 SF  
DEDICATION : 450 S.F.  
NET : 22,560 S.F.  
  
PROPOSED :  
LOT 1 2,240  
LOT 2 2,431  
LOT 3 2,431  
LOT 4 2,240  
LOT 5 13,218  
DEDICATION 450  
LOT 5 IS COMMON AREA
- LEGAL DESCRIPTION:**  
A PORTION OF LOTS 29 AND 30 OF THE WESTERN TWO-THIRDS OF THE RANCHO SAN FRANCISQUITO, AS PER MAP RECORDED IN BOOK 42, PAGES 93 AND 94 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- BASIS OF BEARINGS:**  
THE BEARING N 76°35'00" W OF THE CENTERLINE OF MULHALL STREET, AS SHOWN IN PARCEL MAP NO. 645, P.M.B. 337-47-48, RECORDS OF LOS ANGELES COUNTY.
- PARKING REQUIRED:**  
0-1,200 S.F. TWO CAR GARAGE + 1 OPEN SPACE EA. ADD'L 300 S.F.  
2,229 S.F. = 2-CAR GARAGE + 3 SPACES OUTSIDE = TOTAL 5 PER UNIT.  
PARKING PROPOSED = 2-CAR GARAGE + 3 SPACES OUTSIDE = TOTAL 5 PER UNIT.
- EASEMENT NOTES:**  
PER TITLE REPORT ORDER NO. 14240242-138 1 ISSUED BY INVESTORS TITLE. ITEMS 3, 5, 6 AND 7.  
E1 25 FEET ROAD EASEMENT AS SHOWN ON RECORD OF SURVEY, R.S. 39-26.  
E2 25 FEET WIDE WATER PIPE LINES AND INCIDENTAL EASEMENT PER DEED REC IN BOOK 14306, PAGE 146, O.R.  
E3 25 FEET WIDE GAS PIPE AND MAINS AND INCIDENTAL EASEMENT PER DEED REC IN BOOK 14356, PAGE 110, O.R.
- UTILITY COMPANIES:**  
SEWER: CITY OF EL MONTE (TEL) 626-580-2090  
GAS: SOUTHERN CALIFORNIA GAS CO. (TEL) 626-448-6183  
CABLE: SPECTRUM (TEL) 1-855-707-7328  
WATER: SAN GABRIEL VALLEY WATER COMPANY (TEL) 626-448-6183  
ELECTRIC: EDISON INTERNATIONAL (TEL) 1-800-655-4555
- GEOTECHNICAL ENGINEER INFORMATION:**  
ENVIRONMENTAL GEOTECHNOLOGY LABORATORY, INC.  
ADDRESS: 11819 GOLDRING ROAD, SUITE A ARCADIA, CA 91006 (626) 263-3588  
TEL: (626) 263-3588  
PROJECT NO: 20-231-001I  
DATE: SEPTEMBER 8, 2020



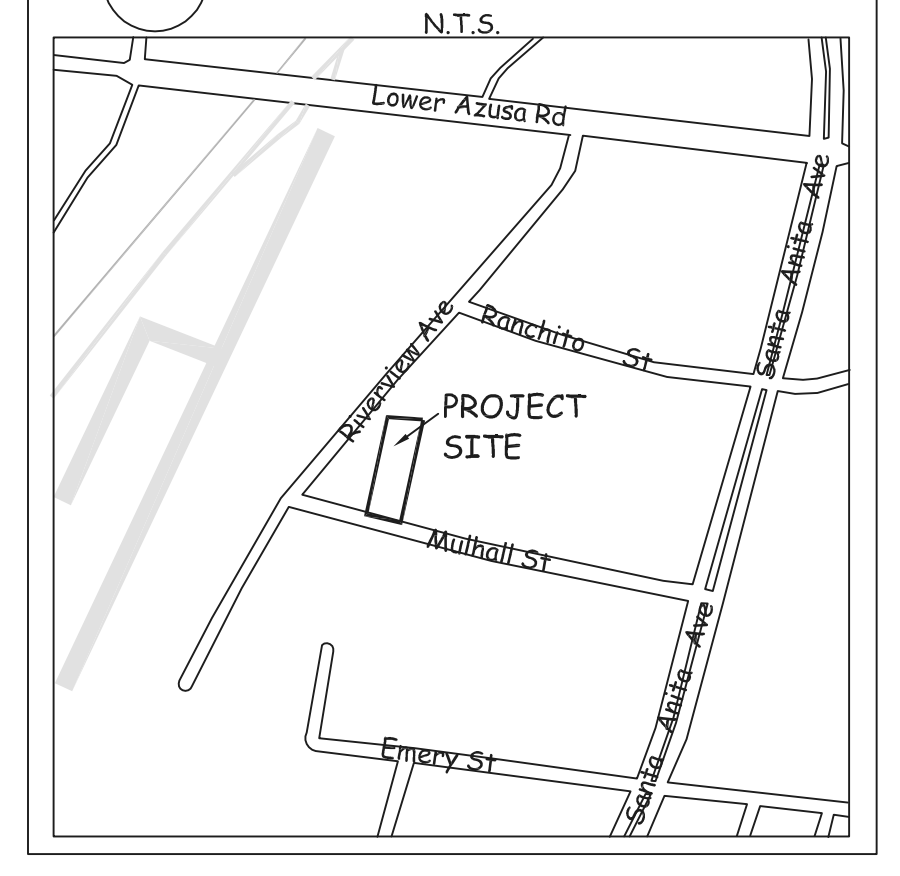
### EXISTING TREES PLANT LEGEND

TREE #	BOTANICAL NAME	COMMON NAME	DBH (inches)	TREE TRUNK (feet)	HEIGHT (feet)	WIDTH (feet)	HEALTH (H)	AESTHETIC (AE)	REMARKS
1	Ulmus parvifolia	Chinese Elm	23	SINGLE	45	20	C	C	TO BE REMOVED (MITIGATED)
2	Ulmus parvifolia	Chinese Elm	12	SINGLE	20	20	C	C	TO BE REMOVED
3	Schinus molle	California Pepper	50.20	MULTI	60	50	D	C	TO BE REMOVED (MITIGATED)
4	Prunus caroliniana	Carolina Laurel Cherry	7.5	MULTI	30	12	C	C	TO BE REMOVED
5	Morus alba	White Mulberry	40	SINGLE	25	40	D	B	TO BE REMOVED (MITIGATED)
6	Ulmus parvifolia	Chinese Elm	18	SINGLE	30	30	C	C	TO BE REMOVED
7	Ulmus parvifolia	Chinese Elm	7	SINGLE	15	20	C	C	TO BE REMOVED
8	Persia americana	Avocado	60.14	MULTI	20	30	C	C	TO BE REMOVED
9	Washingtonia robusta	Mexican fan palm	24	SINGLE	95	10	B	B	TO REMAIN
10	Ulmus parvifolia	Chinese Elm	20	SINGLE	28	40	C	C	TO BE REMOVED
11	Ilex aquifolium	English Holly	4.5,4	MULTI	18	10	C	D	TO BE REMOVED
12	Fraxinus sp.	Ash	18	SINGLE	40	15	C	C	TO REMAIN (OFF-SITE)
13	Calocedrus decurrens	Incense Cedar	22	SINGLE	45	20	C	D	TO REMAIN (OFF-SITE)
14	Thuja plicata	Western Red Cedar	5.6	MULTI	20	20	F	F	TO BE REMOVED
15	Lagerstromia indica	Crape Myrtle	5	SINGLE	16	15	C	C	TO REMAIN

\* = Mitigated trees per City of El Monte  
DBH = Diameter at breast height (inches)  
H = "Health rating (A,B,C,D,F)"  
AE = "Aesthetic rating (A,B,C,D,F)"



### VICINITY MAP



COUNTY OF LOS ANGELES BENCH MARK  
B.M. NO.: 6 4157  
QUAD (YEAR): BASELINE (1995)  
ELEVATION: 318.956'  
DESCRIPTION: CS BR DISK IN W END C B 14M E/O BCR @ NE COR LOWER AZUSA RD. & SANTA ANITA AVE. 33M E & 10M N/O C/L INT MKD (BM 19-8A 1971 RE 7078).



**TRITECH ENGINEERING ASSOCIATES**  
SUBDIVISION LAND SURVEY CIVIL ENGINEERING & DESIGN  
135 N. SAN GABRIEL BLVD. SAN GABRIEL, CA 91775  
TEL: (626) 570-1918  
EMAIL: info@tritechengineer.com

TENTATIVE TRACT NO. 73606  
SCALE: 1"=20'  
DATE: 9-18-20  
DRAWN BY: PP  
REVISED:  
10823 MULHALL STREET, EL MONTE, CA 91731  
SHEET 1 OF 1 SHEET  
JOB NO. 140528





Project #019120

**OWNER:**  
 10823 MULHALL INC.  
 c/o HELEN YUNG WAN  
 1227 S. 10th. AVE., ARCADIA, CA 91006  
 (626) 625-3479

**PROJECT:**  
 NEW 4 DETACHED  
 2-STORY HOMES  
 10823 MULHALL ST., EL MONTE, CA 91731

**EXTERIOR  
 FRONT VIEW**

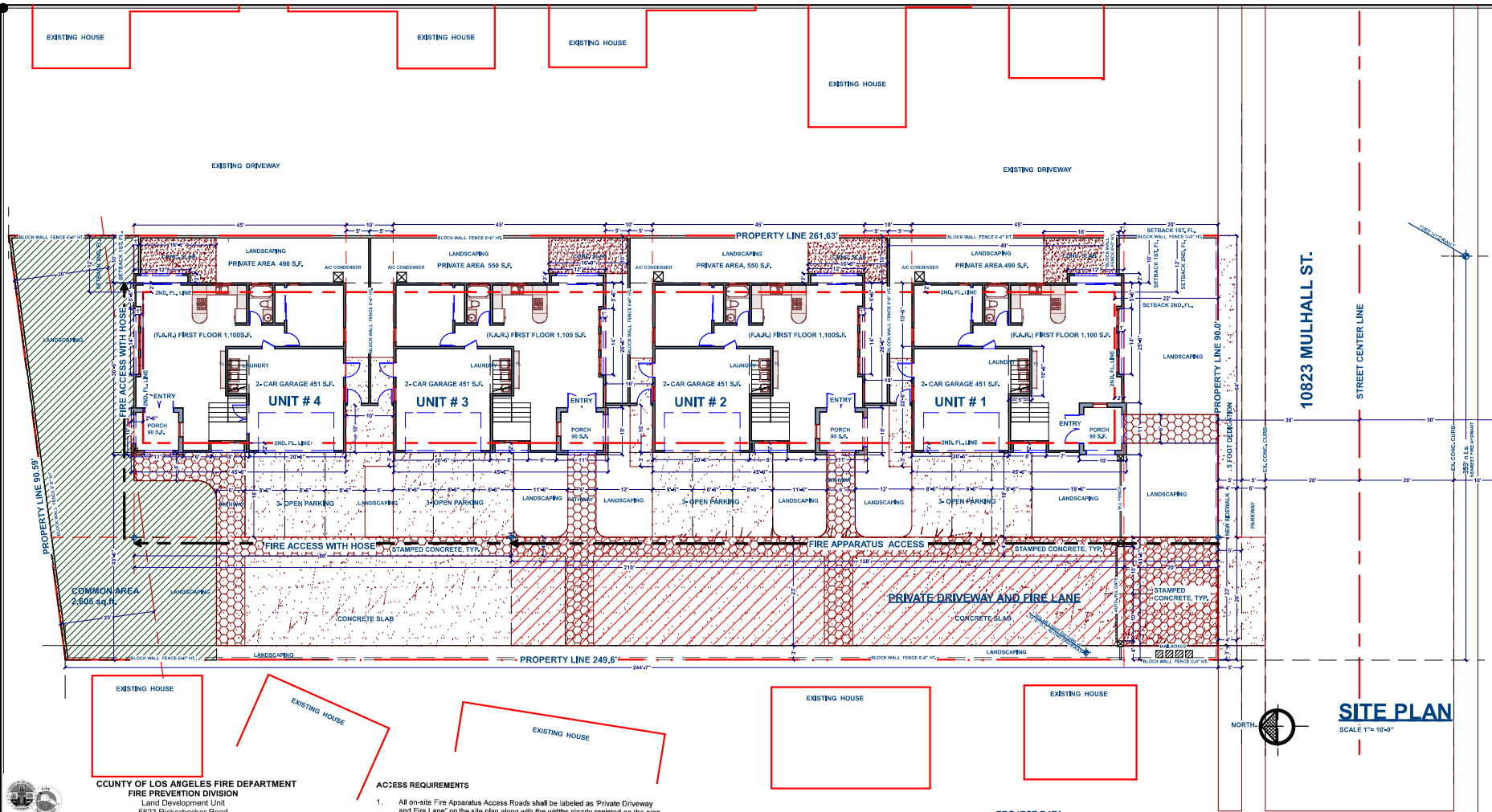
Revisions:

DATE: 01/01/2020

SHEET #

**A-0**

OF



**SITE PLAN**  
SCALE 1" = 10'-0"

**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**  
Land Development Unit  
5923 Rickenbacker Road  
Commerca, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-3783

CITY: El Monte DATE: FD 11/27/2018  
PROJECT #: TTM 73606 PLANNER:  
LOCATION: 10823 Mulhall (APN#: 8575-004-008)

**REVISED CONDITIONS: Supersedes Fire Department Comments Dated 11/27/2018**  
**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

- CONDITIONS OF APPROVAL**
- FINAL MAP REQUIREMENTS**
- The submittal of the Final Map shall be submitted online to the Land Development Unit for review. Please visit [epic.ia.lacounty.gov](http://epic.ia.lacounty.gov) for the submittal of the Final Map. The applicant will need to apply for the following Plan Type: **Fire-Land Development-City Request-Final Map-Tract**. The applicant shall follow the steps and upload the required digital information.
  - Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
  - The on-site Fire Apparatus Access Road shall be labeled as "Private Driveway" on the Final Map. The required Fire Apparatus Access Road (20-foot Fire Lane) shall be clearly delineated as "Fire Lane" within the Private Driveway on the Final Map. All widths and dimensions shall be clearly delineated with a recorded access agreement to be returned for all private driveways. Compliance required prior to Final Map clearance.

- ACCESS REQUIREMENTS**
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  - Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501-4.
  - All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
  - The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
  - Provide a minimum unobstructed width of 20 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1
  - Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3.
  - Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3
  - A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1

- WATER SYSTEM REQUIREMENTS**
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  - All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
  - The required fire flow for the public fire hydrants for single family residential homes less than a total square footage of 3600 feet is 1250 gpm at 20 psi residual pressure for 1 hour with one public fire hydrant flowing. Any single family residential home 3601 square feet or greater shall comply with Table B105.1 of the Fire Code in Appendix B. The required fire flow may be reduced to a minimum of 500 gallons per minute once detailed information on the future residential structures is provided to the Fire Department prior to building permit issuance.
    - The fire flow is adequate per fire flow test performed by the San Gabriel Valley Water Company 10/22/2018.
  - An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
- For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at [Wally.Collins@fire.lacounty.gov](mailto:Wally.Collins@fire.lacounty.gov).

**PROJECT DATA:**  
APN 8575-004-008 ZONING R-2 (LOW DENSITY MULTIPLE FAMILY)  
LOT AREA: 23,010 S.F. - 5' (DEDICATION) x 90' = 22,560 S.F.  
REQUIRED F.A.R.: 40% OF 22,560 = 9,024 S.F. / 4 = 2,256 S.F. ALLOWED PIUNT  
F.A.R. FIRST FLOOR 1,100 S.F.  
F.A.R. SECOND FLOOR 1,129 S.F.  
PROPOSED F.A.R. PER UNIT 2,229 x 4 = 8,916 / 22,560 = 39.52%  
REQUIRED LOT COVERAGE 40% OF 22,560 = 9,024 S.F.  
PROPOSED LOT COVERAGE 48% x 39% (INCLUDING 18" ROOF EAVE) = 1,872 S.F. x 4 = 7,488 S.F. / 22,560 = 33.19%  
PARKING REQUIRED:  
0-1,200 S.F. TWO CAR GARAGE + 1 OPEN SPACE EA. ADD'L 300 S.F.  
2,229 S.F. = 2-CAR GARAGE + 3 SPACES OUTSIDE = TOTAL 5 PER UNIT.  
PARKING PROPOSED = 2-CAR GARAGE + 3 SPACES OUTSIDE = TOTAL 5 PER UNIT.  
REQUIRED OPEN SPACE: 25% OF GROSS LIVING AREA (2,229 x 4 = 8,916) = 2,229 S.F. OR 600 S.F. PER UNIT x 4 = 2,400 S.F.  
PROPOSED OPEN SPACE = 2,605 S.F.  
REQUIRED PRIVATE OPEN SPACE: 300 S.F. PER UNIT x 4 = 800 S.F.  
PROPOSED PRIVATE OPEN SPACE: 2 UNITS = 490 S.F. EA., 2 UNITS = 550 S.F. EA. = 2,080 S.F.

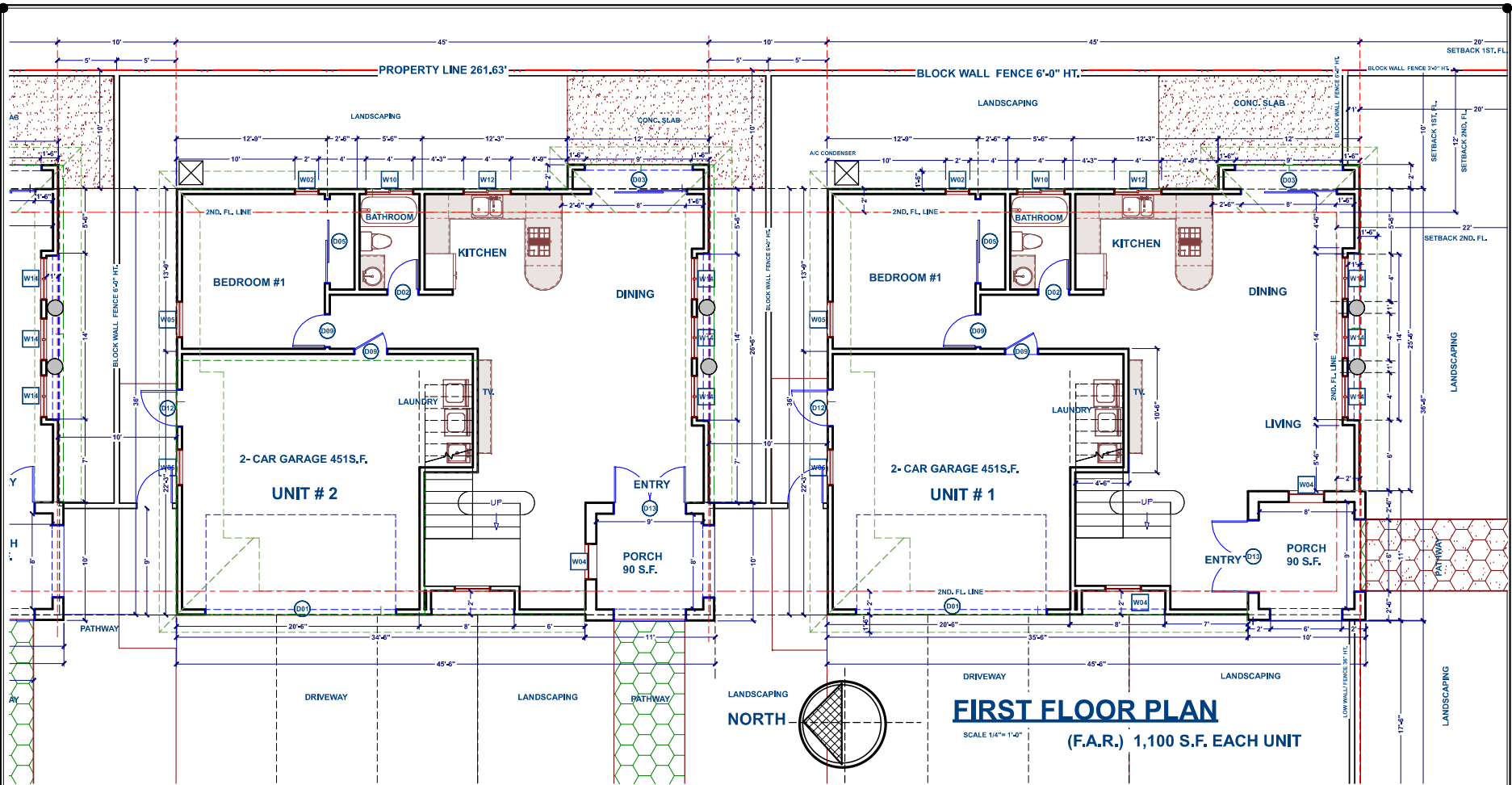
**EGORRO ASSOCIATES**  
A.P. (BUREAU) (TEL.) (J.) (L.) (B) (O) (B) (R) (N) (C) (A) (S) (E) (R) (S) (E) (C) (T) (R) (I) (C) (A) (S) (E) (S)  
PROJECT #019120

**10823 MULHALL INC.**  
c/o HELEN YUNG WAN  
1227 S. 10th. AVE., ARCADIA, CA 91006  
(626) 626-3479

**NEW 4 DETACHED  
2-STORY HOMES**  
10823 MULHALL ST., EL MONTE, CA 91751

**SITE PLAN**

DATE: 05/06/2020  
SHEET #  
**A-1**



**FIRST FLOOR PLAN**  
 (F.A.R.) 1,100 S.F. EACH UNIT

SCALE 1/4" = 1'-0"



Project #019120

OWNER:  
**10823 MULHALL INC.**  
 c/o HELEN YUNG WAN  
 1227 S. 10th. AVE., ARCADIA, CA 91006  
 (626) 625-3479

PROJECT:  
**NEW 4 DETACHED  
 2-STORY HOMES**  
 10823 MULHALL ST., EL MONTE, CA 91731

**FIRST FLOOR PLAN  
 UNITS 1 & 2**

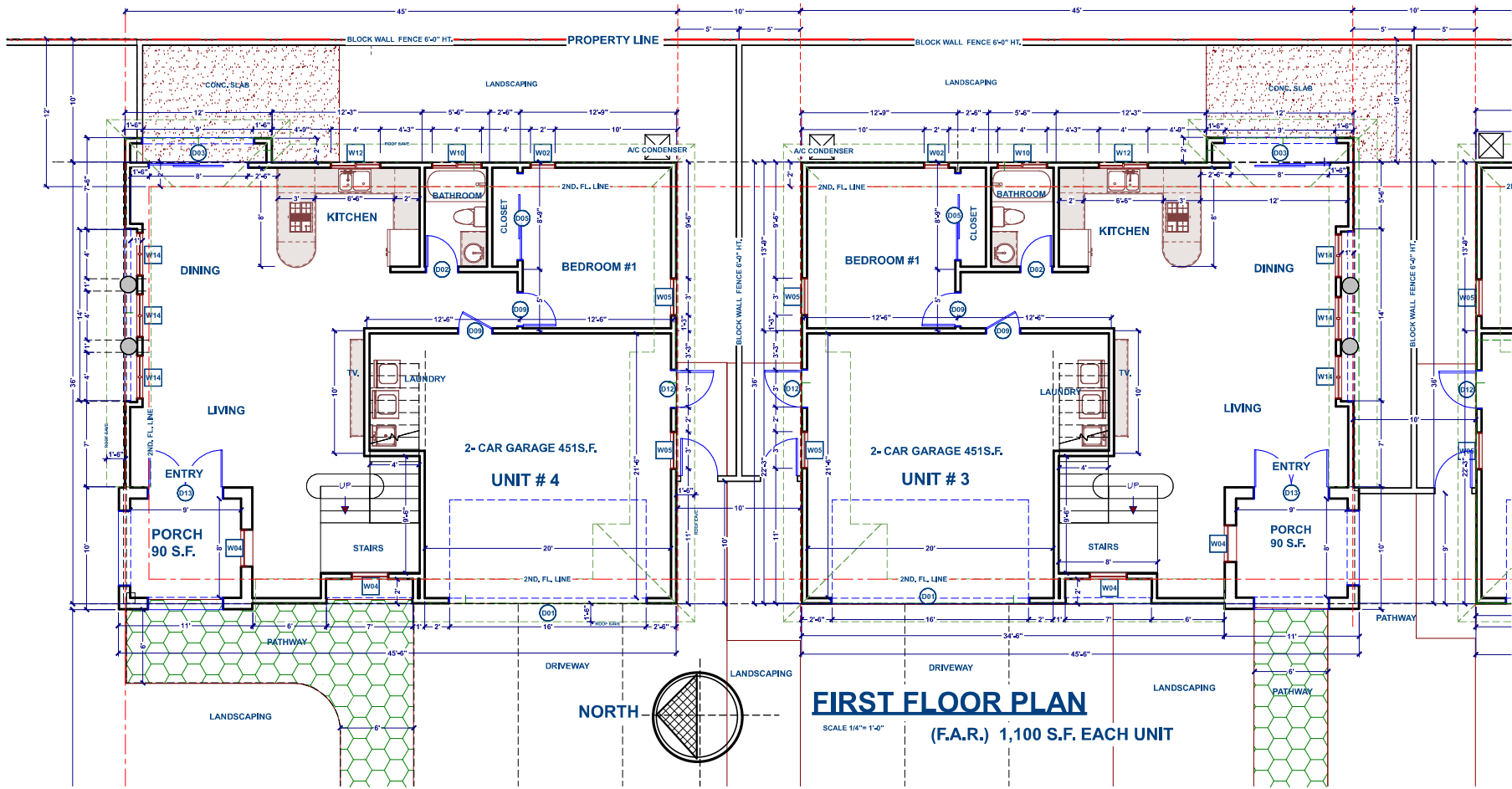
Revisions:

DATE: 06-01-2020

SHEET #

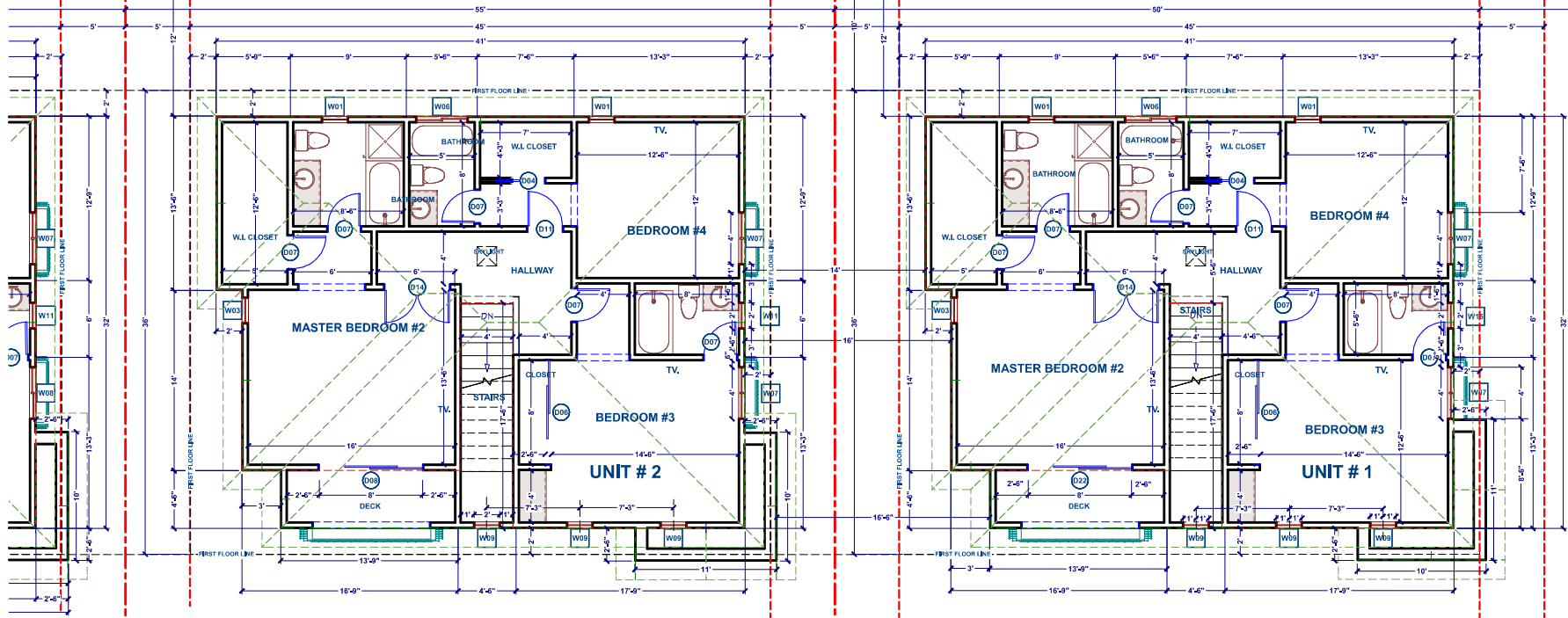
**A-2**

OF



**FIRST FLOOR PLAN**  
 SCALE 1/4" = 1'-0"  
 (F.A.R.) 1,100 S.F. EACH UNIT

PROPERTY LINE 261.63'



NORTH  **SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
**1,129 S.F. EACH UNIT**



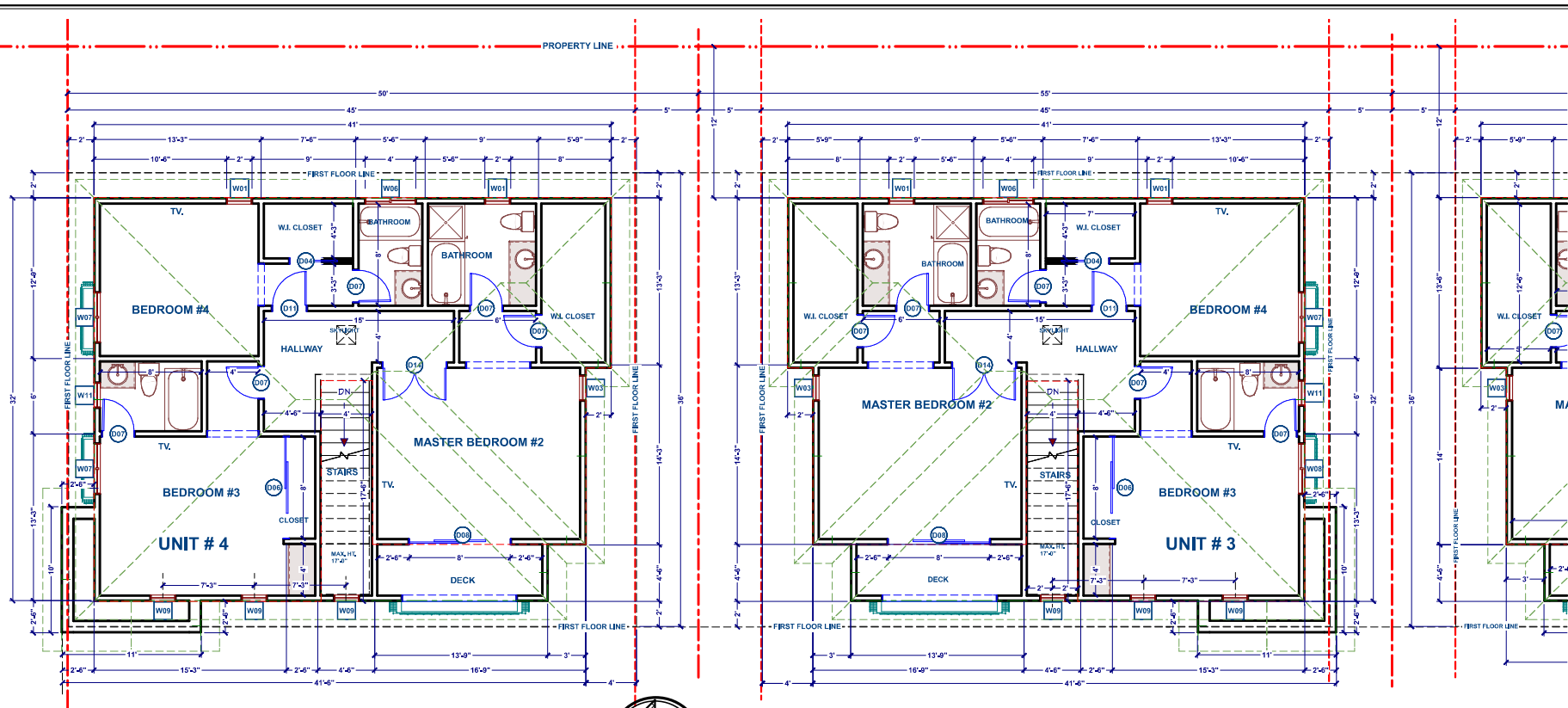
Project #019129  
 OWNER:  
**10823 MULHALL INC.**  
**c/o HELEN YUNG WAN**  
 1227 S. 10th. AVE., ARCADIA, CA 91006  
 (626) 625-3479

PROJECT:  
**NEW 4 DETACHED  
 2-STORY HOMES**  
 10823 MULHALL ST., EL MONTE, CA 91731

**SECOND  
 FLOOR PLAN  
 UNITS 1 & 2**

Revisions:

DATE: 05-11-2020  
 SHEET #  
**A-4**  
 OF



**SECOND FLOOR PLAN**  
 1.129 S.F. EACH UNIT

NUMBER	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION	TEMPERED	U-FACTOR	SHGC
W01	2	24"	42"	25-K43	DOUBLE HUNG		0.3	0.3
W02	2	24"	42"	25-K43	SINGLE HUNG		0.3	0.3
W03	2	24"	42"	25-K43	SINGLE HUNG		0.3	0.3
W04	1	36"	36"	37-K55	FIXED GLASS-CY		0.3	0.3
W05	1	36"	54"	37-K55	DOUBLE HUNG		0.3	0.3
W06	2	48"	12"	49-X13	LEFT SLIDING	YES	0.3	0.3
W07	2	48"	66"	49-X01	DOUBLE CASEMENT-LH/RH-RH-CY		0.3	0.3
W08	2	48"	66"	49-X02	LEFT SLIDING		0.3	0.3
W09	2	24"	25-X33	SINGLE CASEMENT+HR-CY	YES	0.3	0.3	
W10	1	48"	12"	49-X13	LEFT SLIDING	YES	0.3	0.3
W11	2	24"	36"	25-X33	SINGLE CASEMENT+HR-CY	YES	0.3	0.3
W12	1	48"	36"	49-X33	LEFT SLIDING		0.3	0.3
W14	1	42"	66"	43-X65	DOUBLE CASEMENT-LH/RH-RH-CY		0.3	0.3
W15	2	24"	36"	25-X33	SINGLE AWNING-CY	YES	0.3	0.3

NUMBER	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION	THICKNESS	TEMPERED	U-FACTOR	SHGC
D01	1	132"	96"	194-X99	GARAGE-GARAGE DOOR CHD05	1.314"		0.3	0.3
D02	1	36"	80"	32-X82-172	HINGED-DOOR P04	1.318"		0.3	0.3
D03	1	96"	80"	98-X82-172	SLIDER-GLASS PANEL	1.318"	YES	0.3	0.3
D04	2	36"	80"	62-X82-172	POCKET-GLOVERED	1.318"		0.3	0.3
D05	1	96"	80"	98-X82-172	SLIDER-DOOR P04	1.318"		0.3	0.3
D06	2	96"	80"	98-X82-172	SLIDER-DOOR P04	1.318"		0.3	0.3
D07	2	36"	80"	32-X82-172	HINGED-DOOR P04	1.318"		0.3	0.3
D08	2	96"	80"	98-X82-172	SLIDER-GLASS PANEL	1.318"	YES	0.3	0.3
D09	1	32"	80"	34-X82-172	HINGED-DOOR P04	1.318"		0.3	0.3
D11	2	32"	80"	34-X82-172	HINGED-DOOR P04	1.318"		0.3	0.3
D12	1	36"	80"	38-X82-172	HINGED-DOOR P04	1.314"		0.3	0.3
D13	1	72"	96"	74-X98-172	DOUBLE HINGED-DOOR E26	1.318"		0.3	0.3
D14	2	80"	80"	62-X82-172	DOUBLE HINGED-DOOR P04	1.318"		0.3	0.3
D22	2	96"	80"	98-X82-172	SLIDER-GLASS PANEL	1.318"		0.3	0.3

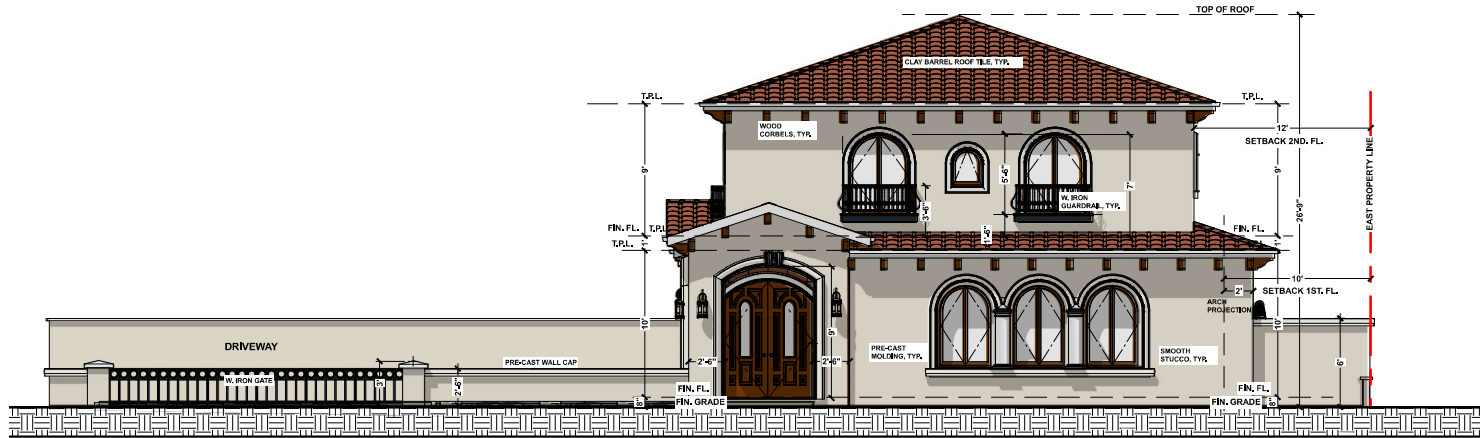


OWNER:  
**10823 MULHALL INC.**  
 c/o HELEN YUNG WAN  
 1227 S. 10TH. AVE., ARCADIA, CA 91006  
 (626) 625-3479

PROJECT:  
**NEW 4 DETACHED  
 2-STORY HOMES**  
 10823 MULHALL ST., EL MONTE, CA 91731

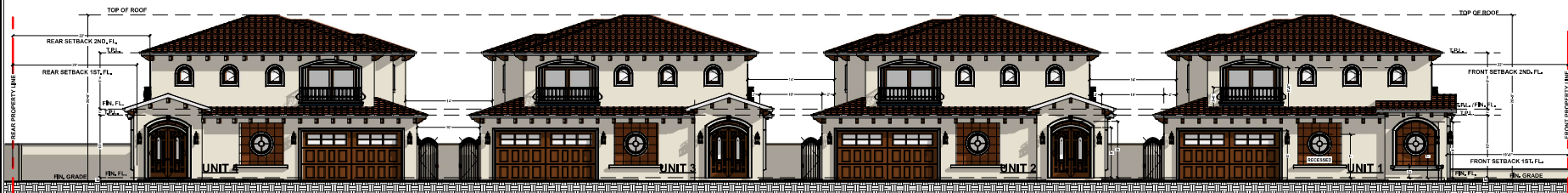
**SECOND  
 FLOOR PLAN  
 UNITS 3 & 4**

DATE: 05-11-2020  
 SHEET #  
**A-5**



**SOUTH ELEVATION, UNIT 1**

SCALE 1/4" = 1'-0"



**WEST ELEVATION**

SCALE 1/8" = 1'-0"



**EAST ELEVATION**

SCALE 1/8" = 1'-0"



Project #71216

**HELEN YUNG WAN**  
1227 S. 10th. AVE., ARCADIA, CA 91006  
(626) 625-3479

**NEW 4-UNITS TWO STORIES**  
10823 MULHALL ST., EL MONTE, CA 91731

**EXTERIOR ELEVATIONS**

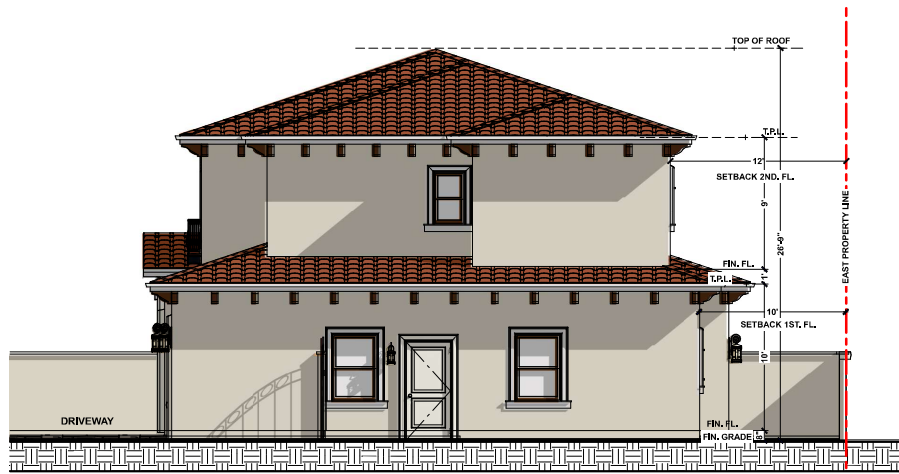
Revisions:

DATE: 05-11-2020

SHEET #

**A-6**

OF



**SOUTH ELEVATION, UNIT 4**

SCALE 1/4" = 1'-0"



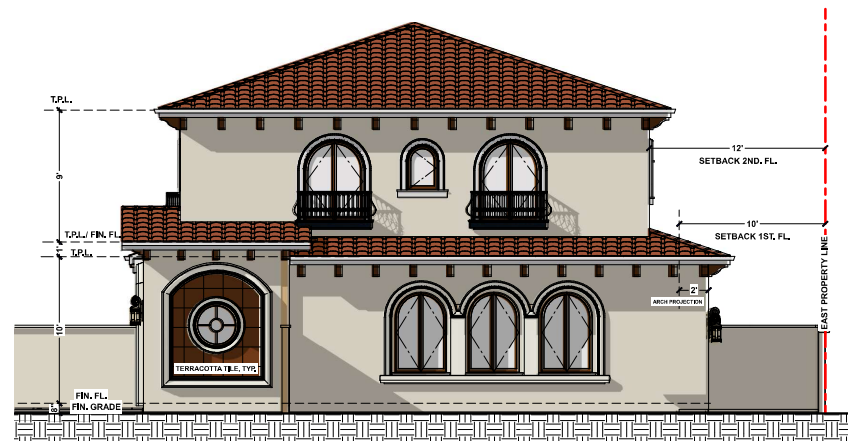
**TYP. NORTH ELEVATION, UNITS 1,2,3**

SCALE 1/4" = 1'-0"



**NORTH ELEVATION, UNIT 4**

SCALE 1/4" = 1'-0"



**SOUTH ELEVATION, UNIT 3, 2**

SCALE 1/4" = 1'-0"

Project #71216

**HELEN YUNG WAN**  
 1227 S. 10th. AVE., ARCADIA, CA 91006  
 (626) 625-3479

**NEW 4-UNITS TWO STORIES**  
 10823 MULHALL ST., EL MONTE, CA 91731

**EXTERIOR ELEVATIONS**

Revisions:

DATE: 04/01/2020

SHEET #

**A-7**

OF



**Tree protection requirements.**

The protective measures shall include but are not limited to the following:

- (1) The existing trees to be retained shall be enclosed by chain link fencing with a minimum height of five feet or by another protective barrier approved by the Landscape designer prior to the issuance of a grading and prior to commencement of work.
- (2) Barriers shall be placed at least five feet outside the drip line of trees to be protected. A lesser distance may be approved by the City if appropriate to the species and the adjacent construction activity.
- (3) No grade changes shall be made within the protective barriers without prior approval by the City. Where roots greater than one inch in diameter are damaged or exposed, the roots shall be cleanly saw cut and covered with soil in conformance with industry standards.
- (4) Excavation or landscape preparation within the protective barriers shall be limited to the use of hand tools and small hand-held power tools and shall not be of a depth that could cause root damage.
- (5) No attachments or wires other than those of a protective or nondamaging nature shall be attached to a protected tree.
- (6) No equipment or debris of any kind shall be placed within the protective barriers. No fuel, paint, solvent, oil, thinner, asphalt, cement, grout or any other construction chemical shall be stored or allowed in any manner to enter within the protected barrier.
- (7) If access within the protection zone of a protected tree is required during the construction process, the route shall be covered in a six-inch mulch bed in the drip line area and the area shall be aerated and fertilized at the conclusion of the construction.
- (8) When the existing grade around a protected tree is to be raised, drain tiles shall be laid over the soil to drain liquids away from the trunk. The number of drains shall depend upon the soil material. Lighter sandy soils and porous gravelly material require fewer drains than heavy nonporous soils like clay. Dry wells shall be large enough to allow for maximum growth of the tree trunk. Dry well walls shall be constructed of materials that permit passage of air and water.
- (9) When the existing grade around a tree is to be lowered, either by terracing or a retaining wall, a combination may be used to lower grade. With either method, the area within the drip line shall be left at the original grade. The retaining wall shall be porous to allow for aeration.
- (10) Trees that have been destroyed or that have received major damage during construction shall be replaced prior to final inspection per City's Standards.

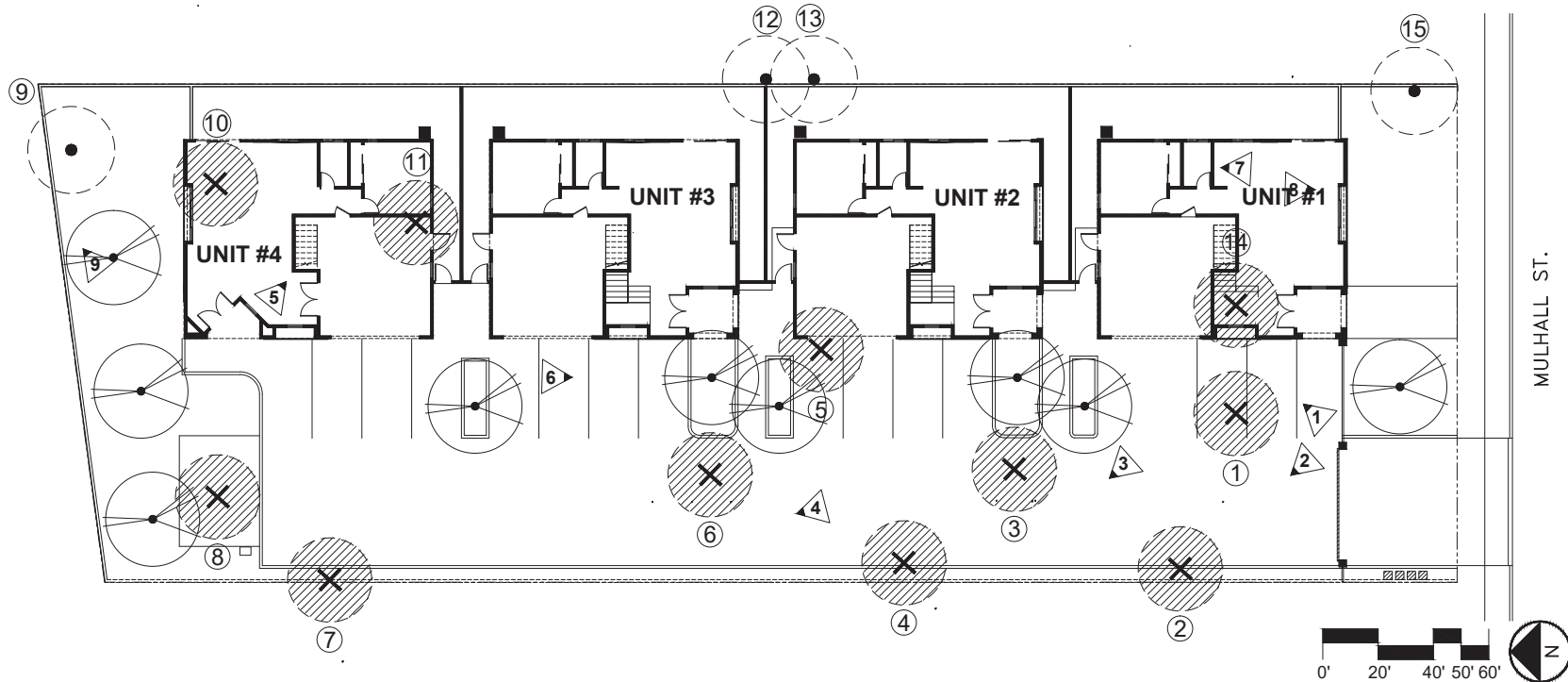
**EXISTING TREES PLANT LEGEND**

TREE #	BOTANICAL NAME	COMMON NAME	DBH (inches)	TREE TRUNK	HEIGHT (feet)	WIDTH (feet)	HEALTH (H)	AESTHETIC (AE)	REMARKS
* 1	<i>Ulmus parvifolia</i>	Chinese Elm	23	SINGLE	45	40	C	C	TO BE REMOVED (MITIGATED)
2	<i>Ulmus parvifolia</i>	Chinese Elm	12	SINGLE	20	20	D	C	TO BE REMOVED
* 3	<i>Schinus molle</i>	California Pepper	50,20	MULTI	60	50	D	C	TO BE REMOVED (MITIGATED)
4	<i>Prunus caroliniana</i>	Carolina Laurel Cherry	7,5	MULTI	30	12	C	C	TO BE REMOVED
* 5	<i>Morus alba</i>	White Mulberry	40	SINGLE	25	40	D	D	TO BE REMOVED (MITIGATED)
6	<i>Ulmus parvifolia</i>	Chinese Elm	18	SINGLE	30	30	C	C	TO BE REMOVED
7	<i>Ulmus parvifolia</i>	Chinese Elm	7	SINGLE	15	20	C	C	TO BE REMOVED
8	<i>Persea americana</i>	Avocado	60,14	MULTI	20	30	C	C	TO BE REMOVED
9	<i>Washingtonia robusta</i>	Mexican fan palm	24	SINGLE	55	10	B	B	TO REMAIN
10	<i>Ulmus parvifolia</i>	Chinese Elm	20	SINGLE	28	40	C	C	TO BE REMOVED
11	<i>Ilex aquifolium</i>	English Holly	4,5,4	MULTI	18	10	C	D	TO BE REMOVED
12	<i>Fraxinus sp.</i>	Ash	18	SINGLE	40	15	C	C	TO REMAIN
13	<i>Calocedrus decurrens</i>	Incense Cedar	22	SINGLE	45	20	C	D	TO REMAIN
14	<i>Thuja plicata</i>	Western Red Cedar	5,6	MULTI	20	20	F	F	TO BE REMOVED
15	<i>Lagerstroemia indica</i>	Crape Myrtle	5	SINGLE	16	15	C	C	TO REMAIN

\* = Mitigated trees per City of El Monte  
 DBH = Diameter at breast height (inches)  
 H = "Health rating (A,B,C,D,F)"  
 AE = "Aesthetic rating (A,B,C,D,F)"

**TREE LEGEND**

- Existing trees to be removed.
- Existing tree to remain in place.
- Proposed (N) trees see "PLANTING PLAN" for tree species and size.
- =Location & Direction of where picture was taken



OFF-SITE  
OFF-SITE

REVISIONS	BY
02/07/20	



**PHIL MAY  
LANDSCAPE  
ARCHITECT**  
 1937 West 9th Street  
 Upland, CA 91786  
 Phone: 909.373.1959  
 Fax: 909.373.1958



**TREE INVENTORY  
PLAN**

4-UNIT RESIDENCE  
10823 MULHALL ST.  
EL MONTE, CA 91731

DESIGNED	L.G.
CHECKED	P.M.
DATE	02/07/2020
SCALE	1"=20'-0"
JOB NO.	17053
SHEET	

**L-1**

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE PREPARED BY PHIL MAY, LANDSCAPE ARCHITECT. ALL EXPENSES AND OTHER REPAIRS TO THE DRAWINGS ARE FOR THE USE OF THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE DRAWINGS. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE DRAWINGS. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE DRAWINGS. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE DRAWINGS.



**GENERAL IRRIGATION NOTES**

- It is the responsibility of the Irrigation Contractor to familiarize himself with all grade differences, location of wall, retaining walls, structures and utilities. The Contractor shall repair or replace, at no additional cost to the owner, all items damaged by his work. The Contractor shall coordinate his work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.
- The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, or differences in the area dimension exist that might not have been addressed in the design of the irrigation system. Such obstructions or differences shall be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the Contractor shall assume full responsibility for any necessary alterations to the work.
- The Contractor shall obtain, coordinate, and pay for any and all inspections as required.
- The Contractor shall be responsible and liable for any encroachment into adjacent property, R.O.W.'s easements setbacks or any other legal property restrictions either marked or unmarked.
- The irrigation system design is based on a minimum operation pressure of 40 PSI and a maximum flow demand of 10.0 GPM. The Contractor shall verify water pressure prior to construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection to the Landscape Architect.
- This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The Contractor shall locate all valves in shrub or groundcover areas.
- Trenching within the dripline of large existing trees shall be performed by hand, and with extreme care not to sever roots 1-1/2" in diameter and larger. Where roots 1-1/2" in diameter and larger are encountered, the Contractor shall tunnel under said roots. Exposed roots that have been tunneled under shall be wrapped in wet burlap and kept moist while the trench is open.
- All Main line piping, lateral line piping, and control wires under all paving shall be installed in Schedule 40 PVC sleeves at a minimum depth of 18". Sleeves shall be installed before paving is in place. All sleeve sized shall be a minimum of twice the diameter of the pipe to be sleeved. Control wire sleeves shall be of sufficient size for the required number of wires under paving.
- Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
- All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified. Install all heads with double swing joints as per detail. All heads adjacent to parking lots, walks, roads, or other paved areas shall be installed with pop-up bodies.
- The Contractor shall flush and adjust all sprinkler heads, drip tubing, and valves for optimum coverage with minimal misting and/or over spray onto walls, streets, walls, etc. Substitution of nozzle pattern or radius as required to achieve optimum coverage is responsibility of contractor.
- All irrigation equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- Drip tubing shall be installed in parallel rows (wherever possible) 18" apart on top of the finish grade (unless stated otherwise on plan OR irrigation legend) and covered with 3" of specialty groundcover material- see planting plan. Emitter spacing of adjacent rows staggered. Tubing shall be firmly staked in place with U-staples at 5' on center (24" on center around light curves). In steeply sloped areas, install tubing rows perpendicular to the direction of the slope. Install flush valves at the circuit's major low points (verify in field). Install flush valves in 6" valve boxes. Drip irrigation tubing shall be connected to Schedule 40 PVC supply line and exhaust manifolds where indicated on the plans.
- All remote control valves, gate valves, flush valves, and pressure relief valves shall be installed in suitable valve boxes as shown in details, complete with locking covers. All shall be Carson, Amtec, or approved equal, and shall be marked "G.V." for gate valves, "R.C.V." for remote control valves, etc. Provide expansion coils at each wire connection in valve box as per details.
- 120 VAC electrical power source at controller location shall be provided by Electrician or General Contractor. The Contractor shall make the final connection from the electrical source to the controller.
- Pressure test Mainline at 150 PSI per three(3) hours constant.

**WATER EFFICIENT LANDSCAPE WORKSHEET**  
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ET<sub>o</sub>) - 50.2

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
<b>Regular Landscape Areas</b>							
#1/Low	0.30	Drip	0.81	0.37	3,907	1,446	39,745
					<b>Totals</b>	<b>(A)= 3,907</b>	<b>(B)= 1,446</b>
<b>Special Landscape Areas</b>							
					1.0	0	0
					1.0	0	0
					1.0	0	0
					<b>Totals</b>	<b>(C)=0</b>	<b>(D)=0</b>
						<b>ETWU Total</b>	<b>45,005</b>
<b>Maximum Allowed Water Allowance (MAWA)</b>						<b>66,881</b>	

*Hydrozone #/Planting Description*    *Irrigation Method*    *Irrigation Efficiency*    *ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area*  
 Eg 1.) front lawn    overhead spray    0.75 for spray head    where 0.62 is a conversion factor that converts  
 2.) low water use plantings    or drip    0.81 for drip    acre-inches per acre per year to gallons per square foot per year.  
 3.) medium water use planting

**MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]**  
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

**ETAF Calculations**  
 Regular Landscape Areas    All Landscape Areas  
 Total ETAF x Area    (B)= 1,446    Total ETAF x Area    (B+D)= 1,446+0  
 Total Area    (A)= 3,907    Total Area    (A+C)= 3,907+0  
**Average ETAF    B / A=0.37    Average ETAF    (B+D) / (A+C)=0.37**

**ETWU: #1/Low ETWU = 50.2 x 0.62 x 1,446 = 45,005**  
**MAWA: 50.2 x 0.62 x (3,907+0.55) = 66,881**

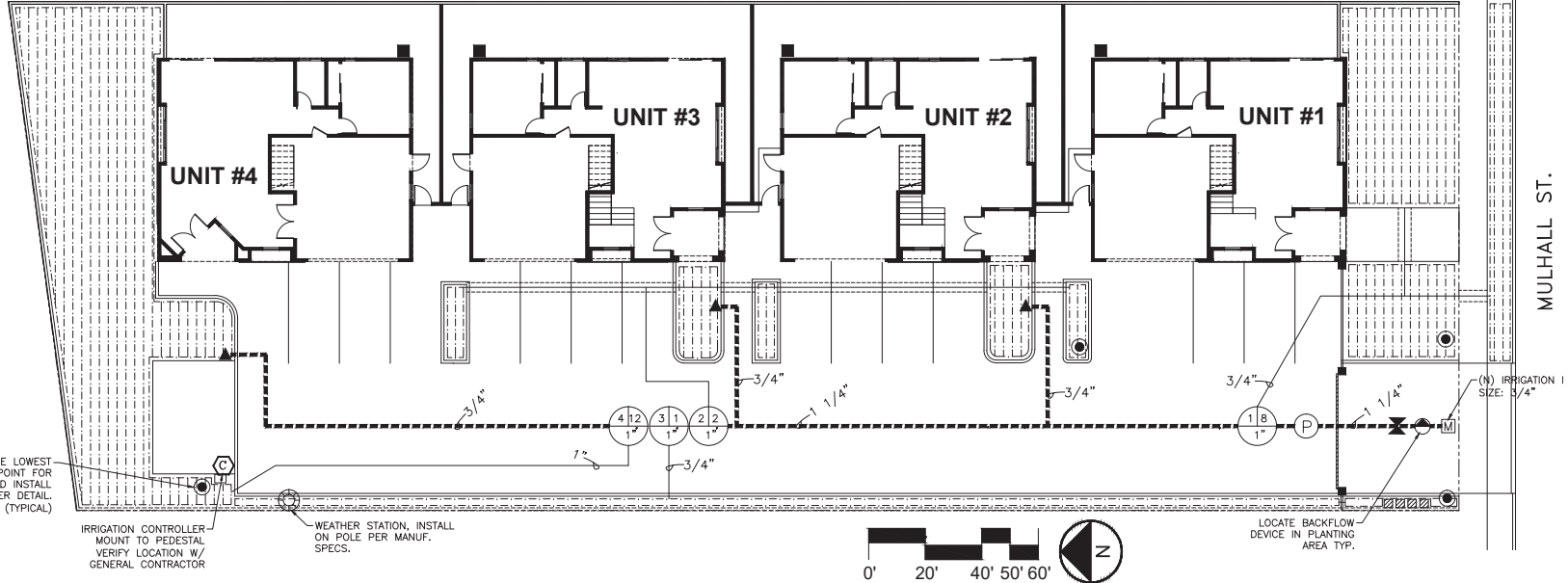
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

**IRRIGATION LEGEND**

SYMBOL	MFG	MODEL DESCRIPTION	PATN.	GPM	PSI	RAID	DET
▲	NETAFIM	MANUAL FLUSH VALVE IN 6" VALVE BOX MODEL #1150V					E
●	HUNTER	1" QUICK COUPLER, MODEL: H05-LRC INSTALL IN 6" VALVE BOX					C
⊕	HUNTER	WEATHER BASED CONTROLLER: IC-600 W/ ACC-PED VERIFY LOCATION W/ GENERAL CONTRACTOR(G.C.) NOTE: CONTROLLER TO BE INSTALLED ON A DEDICATED CIRCUIT AND GROUNDED PER LOCAL CODES.					F
⊙	HUNTER	MODEL: SOLAR-SYNC-SEN, MOUNT TO POLE PER MANUFACTURE SPECS, VERIFY LOCATION W/ G.C.					F
—	ANY APPROVED	PVC SCHEDULE 40 SLEEVING, INSTALL UNDERGROUND (AT LEAST TWICE LINE SIZE)					G
—	ANY APPROVED	PVC SCHEDULE 40 LATERAL LINE SIZE AS INDICATED ON PLAN					T
—	ANY APPROVED	PVC SCHEDULE 40 MAIN LINE, SIZE AS INDICATED ON PLAN NOTE: USE CLASS 315 PVC FOR LINES 2" AND LARGER					T
—	NETAFIM	TECHLINE CV, TL06-12 LINES LAYOUT @ 18" O.C.		0.62	40		H
⊕	NETAFIM	CONTROL ZONE VALVE KIT MODEL: LVZ28010075-LF, FLOW RATE 0.25-4.4 GPM BY M.I.T. PRODUCTS, MODEL: SBBC-450R ASSEMBLY AND ENCLOSURE SHALL BE PAINTED FOREST GREEN.					J
⊕	NIBCO	BRASS BALL VALVE, MODEL: T-7P600A LINE SIZE					K
⊕	ZURN WILKINS	REDUCED PRESSURE ASSEMBLY, MODEL 975XL 1.25" SIZE, WITH Y-TYPE STRAINER BRONZE WITH 20 MESH SS. PROVIDE METAL ENCLOSURE BY M.I.T. PRODUCTS, MODEL: SBBC-450R ASSEMBLY AND ENCLOSURE SHALL BE PAINTED FOREST GREEN.					L
M	RAINBIRD	FMD SERIES LANDSCAPE WATER METERS MODEL: FM100B, SIZE 3/4", INSTALL PER MANUFACTURE SPECIFICATIONS AND LOCAL CODES					-
P	ZURN WILKINS	MODEL 500XL-HLR, 1 1/4" SIZE, BRONZE, SET AT 40psi, INSTALL IN VALVE BOX- BELOW GRADE					R



NOTE: THIS DESIGN IS DIAGRAMMATIC FOR CLARIFICATION. THE LOCATION OF MAINLINES, LATERALS, VALVES, AND OTHER IRRIGATION COMPONENTS SHALL BE LOCATED INSIDE PLANTING AREAS AS MUCH AS POSSIBLE. VERIFY WITH GENERAL CONTRACTOR.



REVISIONS	BY
02/07/2020	



**PHIL MAY LANDSCAPE ARCHITECT**  
1937 West 9th Street  
Upland, CA 91786  
Phone: 909 373 1959  
Fax: 909 373 1958



**IRRIGATION PLAN**

4-UNIT RESIDENCE  
10823 MULHALL ST.  
EL MONTE, CA 91731

Drawn: L.C.  
Checked: P.M.  
Date: 02/07/2020  
Scale: 1"=20'-0"  
Job No: 17053  
SHEET

**L-3**  
OF 4 SHEETS

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE PROPERTY OF PHIL MAY LANDSCAPE ARCHITECTS. ALL RIGHTS ARE RESERVED AND NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION BY PHIL MAY LANDSCAPE ARCHITECTS. WITHOUT DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE SHALL BE NOTIFIED OF ANY DISCREPANCIES FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. CONSULTATIONS

**WALLACE LABORATORIES, LLC**  
 365 Coral Circle  
 El Segundo, CA 90245  
 phone (310) 615-0116 fax (310) 640-6863  
 May 4, 2017

Phil May, pmay@philmaydesign.com  
 Phil May Landscape Architect  
 1937 9th Street  
 Upland, CA 91786

RE: 10823 Mulhall Street, El Monte, 12", Our ID No. 17-123-14  
 Received May 3, 2017

Dear Phil,

The soil pH is modestly high at 7.96. Salinity is low at 0.18 millimhos/cm. Nitrogen, phosphorus, potassium, sulfur, magnesium and boron are low. Iron, manganese, and copper are sufficient. Total available sodium is low. SAR (sodium adsorption ratio) is 0.2.

The rate of water percolation is good at 4.1 inches per hour.

**Recommendations**

General soil preparation on a square foot basis. Broadcast the following uniformly. The rates are per 1,000 square feet. Incorporate them homogeneously 6 inches deep:

- Ammonium sulfate (21-0-0) - 5 pounds
- K-Mag (sul-p-mag) (0-0-22) - 12 pounds
- Triple superphosphate (0-45-0) - 4 pounds
- agricultural gypsum - 10 pounds
- good quality soil amendment - about 3 cubic yards, sufficient for 3% to 5% soil organic matter on a dry weight basis

For soil preparation on a volume basis, incorporate homogeneously the following materials on a dry weight basis. Rates are expressed on a cubic yard basis:

- Ammonium sulfate (21-0-0) - 1/4 pound
- K-Mag (sul-p-mag) (0-0-22) - 1/2 pound
- Triple superphosphate (0-45-0) - 1/2 pound
- good quality soil amendment - about 15% by volume, sufficient for 3% to 5% soil organic matter on a dry weight basis

Phil May Landscape Architect, May 4, 2017, page 2

Soil organic amendment suggestions

- Humus material shall have an acid-soluble ash content of no less than 6% and no more than 20%. The organic matter content shall be 50% or more on a dry weight basis.
- The pH of the material shall be between 6 and 7.5.
- The salt content shall be less than 10 millimhos/cm @ 25° C. in a saturated paste extract.
- Boron content of the saturated extract shall be less than 1.0 parts per million.
- Silicon content (acid-insoluble ash) shall be less than 50%.
- Calcium carbonate shall not be present if to be applied on alkaline soils.
- Types of acceptable products are composts, manures, mushroom composts, straw, alfalfa, peat mosses etc. low in salts, low in heavy metals, free from weed seeds, free of pathogens and other deleterious materials.
- Composted wood products are conditionally acceptable [stable humus must be present]. Wood based products are not acceptable which are based on red wood or cedar.
- Sludge-based materials are not acceptable.
- Carbon:nitrogen ratio is less than 25:1.
- The compost shall be aerobic without malodorous presence of decomposition products.
- The maximum particle size shall be 0.5 inch, 80% or more shall pass a No. 4 screen for soil amending.

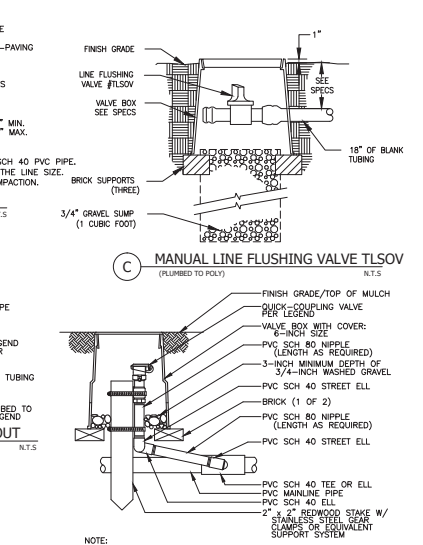
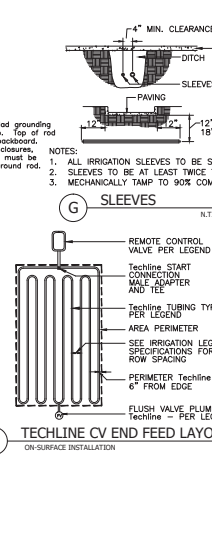
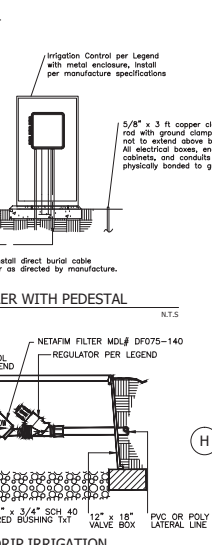
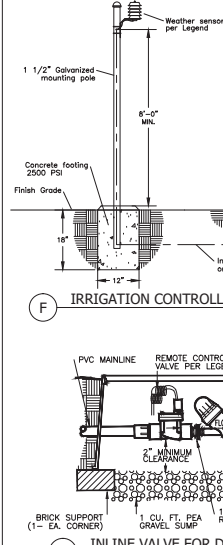
Maximum total permissible pollutant concentrations in amendment in parts per million on a dry weight basis:

arsenic	20	copper	100	selenium	50
cadmium	15	lead	200	silver	10
chromium	300	mercury	10	vanadium	500
cobalt	50	molybdenum	20	zinc	200
		nickel	100		

For site maintenance, apply ammonium sulfate (21-0-0) at 5 pounds per 1,000 square feet about once per quarter.

Monitor the site with periodic soil testing. Adjust the maintenance program as needed.

Sincerely,  
 Garn A. Wallace, Ph. D.  
 GAW:m



WALLACE LABS SOILS REPORT

Location	10823 Mulhall Street, El Monte
Requester	Phil May, Phil May Landscape Architect
Sample ID Number	17-123-14
Sample Description	12"
Interpretation of data	low medium high
extactable - mg/kg soil	4.50 **
phosphorus	46.17 **
potassium	8.36 ****
0.4 - 4. - 10 over 10	1.71 ****
0-0.5 0.6 - 1 over 1	2.73 ****
0-1 1 - 1.5 over 1.5	2.49 ****
0-0.2 0.3 - 0.5 over 0.5	40.23 ****
0-0.2 0.2 - 0.5 over 1	32.99 ****
calcium	3.99 **
sulfur	3.21 **
molybdenum	0.03 ***
nickel	0.08 **
aluminum	1.34 ****
arsenic	0.09 **
barium	2.33 **
calcium	0.03 **
chromium	0.01 **
cobalt	0.03 **
lead	2.13 **
lithium	0.14 *
mercury	0.4 *
helium	0.13 *
silver	0.4 *
strontium	1.67 **
tin	0.4 *
vanadium	0.21 *
zinc	0.21 *

The following trace elements may be toxic:

barium	2.33 **
calcium	0.03 **
chromium	0.01 **
cobalt	0.03 **
lead	2.13 **
lithium	0.14 *
mercury	0.4 *
helium	0.13 *
silver	0.4 *
strontium	1.67 **
tin	0.4 *
vanadium	0.21 *
zinc	0.21 *

The pH optimum depends upon soil organic matter and clay content: for clay and loam soils: under 5.2 is too acidic; 6.5 to 7 is ideal; over 8.0 is too alkaline.

The ECe is a measure of the soil salinity:

0-1.2 affects a few plants	19.1
1.2-4 affects some plants	4.5
4-7 affects many plants	3.8
> 7 affects most plants	1.0

problems over 150 ppm:

calcium	1.5
nitrate as N	0.3
phosphorus as P	0.2
sulfate as S	0.1

problems over 800:

calcium	1.5
nitrate as N	0.3
phosphorus as P	0.2
sulfate as S	0.1

problems over 1 for many plants:

barium	2.33 **
calcium	0.03 **
chromium	0.01 **
cobalt	0.03 **
lead	2.13 **
lithium	0.14 *
mercury	0.4 *
helium	0.13 *
silver	0.4 *
strontium	1.67 **
tin	0.4 *
vanadium	0.21 *
zinc	0.21 *

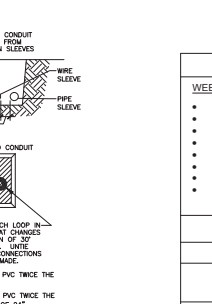
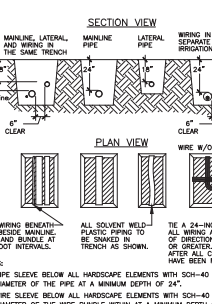
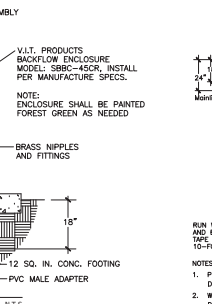
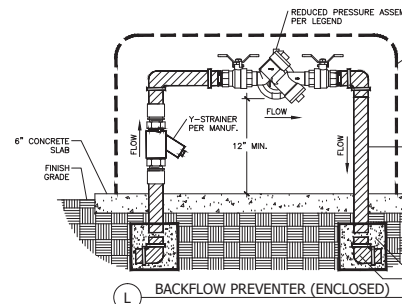
increasing problems start at 3 SAR.

est. 65 ppm requirements: 100 mg/l.

infirmitate rate/hour

estimated soil texture	sandy loam
lime (calcium carbonate)	no
organic matter	fair/low
moisture content of soil	1.8%
half saturation percentage	19.8%

Elements are expressed as mg/kg dry soil or mg/l for saturation extract. pH and ECe are measured in a saturation paste extract. All means not detected. Analytical data determined on soil reaction passing a 2 mm sieve.



RECOMMENDED MINIMUM LANDSCAPE MAINTENANCE SCHEDULE

WEEKLY TASKS	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Check all irrigation equipment and adjust/align as required.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Repair irrigation equipment with originally specified materials as needed.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Inspect all landscape areas for pests/pathogens.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Weed all shrub/groundcover areas as needed.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remove landscape debris.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Aerating and dethatching turf areas.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Repair planting well and/or grade around plants to eliminate runoff.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Perform corrective pruning to eliminate hazards and damage to plant after 2nd Year of Growth.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

MINIMUM RECOMMENDED YEARLY MAINTENANCE SCHEDULE

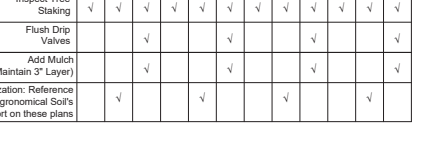
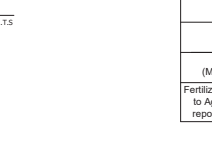
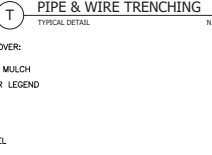
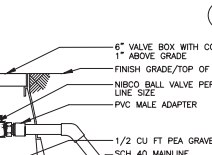
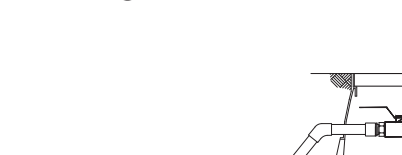
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Adjust Irrigation Schedule	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Inspect Tree Staking	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Flush Drip Valves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Add Mulch (Maintain 3" Layer)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fertilization: Reference to Agronomical Soil's report on these plans	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

IRRIGATION SCHEDULE

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maximum Minutes per start time	50	50	50	50	50	50	50	50	50	50	50	50
Start times per week	2	2	3	3	4	5	5	5	4	2	2	2
Total minutes per week	100	100	150	150	200	250	250	250	200	100	100	100

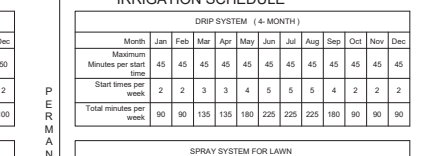
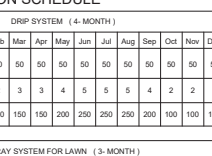
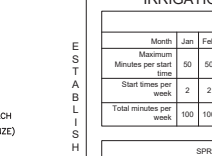
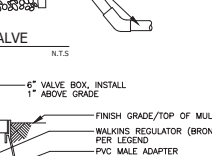
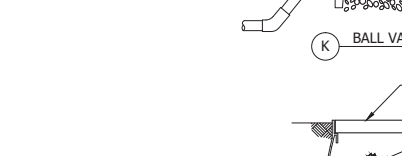
IRRIGATION SCHEDULE

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maximum Minutes per start time	8	8	8	8	8	8	8	8	8	8	8	8
Start times per week	2	2	4	4	6	6	7	7	5	3	2	2
Total minutes per week	16	16	32	32	48	48	56	56	40	24	16	16



IRRIGATION SCHEDULE

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maximum Minutes per start time	7	7	7	7	7	7	7	7	7	7	7	7
Start times per week	2	2	4	4	5	6	7	7	5	3	2	2
Total minutes per week	14	14	28	28	35	42	49	49	35	21	14	14



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**REGISTRATION INFORMATION:** Phil May, Landscape Architect, State of California, License No. 9606, expires 12/31/2019. Phil May, Landscape Architect, State of California, License No. 9606, expires 12/31/2019.

**PERMITS:** The drawings are prepared and issued by Phil May, Landscape Architect, State of California, License No. 9606, expires 12/31/2019. The drawings are not valid unless they are accompanied by a permit issued by the appropriate authority. The permit holder shall be responsible for obtaining all necessary permits.

**REVISONS** BY

02/07/2020	

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**IRRIGATION DETAILS**

**4-UNIT RESIDENCE**  
 10823 MULHALL ST.  
 EL MONTE, CA 91731

DRAWN: L.G.  
 CHECKED: P.M.  
 DATE: 02/07/2020  
 SCALE: N/A  
 JOB NO: 17053  
 SHEET

**L-4**

OF 4 SHEETS



**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

**STAFF REPORT**

**DATE:** MARCH 24, 2026  
**TO:** PLANNING COMMISSION  
**FROM:** STEVE FOWLER  
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR  
**BY:** SANDRA ELIAS, CITY PLANNER  
**APPLICATIONS:** TIME EXTENSION (EXT) NO. 16-2026 for DESIGN REVIEW (DR)  
NO. 16-22, AND CONDITIONAL USE PERMIT (CUP) NO. 08-22

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**PROJECT/APPLICANT INFORMATION:**

Subject Property: 4063-4097 TEMPLE CITY BOULEVARD  
(APNs: 8592-006-019, 8592-006-020, 8592-007-051)  
City of Rosemead – APNs: 8592-007-081 (formerly 8592-007-074, 8592-007-075, & 8592-007-076))

Project Applicant: TAIT & ASSOCIATES

Property Owner: KIM ANH FAMILY INVESTMENTS, LLC

**BACKGROUND:**

On February 14, 2023, the Planning Commission adopted Resolution 3646 (Attachment A) to approve the following entitlements:

- **DR No. 16-22** to review the design of a 100,465 square foot (SF) industrial warehouse building, consisting of 90,350 SF of warehouse space (including 19,995 SF of freezer storage and 4,245 SF of mezzanine area) and 10,115 SF of office space; and
- **CUP No. 08-22** to allow a distribution warehouse consisting of 100,000 SF of floor area or greater are required to obtain approval of a Conditional Use Permit within the M-1 and M-2 zones.

On August 28, 2023, prior to the expiration of entitlements, the City of El Monte Planning Division received a request for a 12-month time extension for Design Review No. 16-22 and CUP No. 08-22. As determined by the Community and Economic Development Director on October 2, 2023, the applicant's request was approved for an administrative 12-month extension. The expiration date of the approved extension was set for February 24, 2025. The applicant may request additional extensions, which shall be considered by the Planning Commission.

On February 18, 2025, prior to the expiration of the entitlements, the City of El Monte Planning Division received a second request for a time extension. On March 25, 2025, the Planning Commission approved a 12-month extension. The expiration of the approved extension was set for February 24, 2026.

**REQUEST:**

On February 23, 2026, prior to the expiration of the entitlements, the City of El Monte Planning Division received a third request for a time extension. Per EMMC Section 17.122.050 & 17.123.050, if the applicant has proceeded in good faith toward the implementation of a Design Review subsequent requests shall be considered by the Planning Commission.

It should be noted that the project applicant has diligently pursued obtaining rough grading and demolition permits. All existing buildings, utilities, and pavement have been demolished and rough grading is substantially complete. At the time the request for a time extension was submitted, weather conditions had delayed final pad certification. A time extension is requested by the applicant to ensure that the land use entitlements remain valid during the plan check process.

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission extend the project's entitlements for an additional one (1) year with a new expiration date of February 24, 2027.

**ATTACHMENTS:**

- A. Approved Planning Commission Resolution No. 3646
- B. Time Extension Letter
- C. Approved Project Plans

**RESOLUTION NO. 3646**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING DESIGN REVIEW (DR) NO. 16-22, CONDITIONAL USE PERMIT (CUP) NO. 08-22, AND THE ADOPTION OF A CATEGORICAL EXEMPTION TO ALLOW THE CONSTRUCTION OF AN APPROXIMATE 100,465 SQUARE FOOT (SF) INDUSTRIAL WAREHOUSE BUILDING LOCATED AT 4063 & 4097 TEMPLE CITY BOULEVARD, EL MONTE, CALIFORNIA**

**WHEREAS**, on June 22, 2022, Sylvia Tran from Xebec Building Company (the "Applicant") submitted an application to construct an approximate 100,465 SF industrial warehouse development (the "Proposed Project") on property located at 4063 & 4097 Temple City Boulevard, El Monte, California (the "Subject Property"), and described as follows, to-wit:

City of El Monte (APNs: 8592-006-019, 8592-006-020 & 8592-007-051)  
City of Rosemead (APNs: 8592-007-074, 8592-007-075, & 8592-007-076)

**WHEREAS**, on June 22, 2022, the Applicant submitted the Proposed Project's entitlement applications and the following entitlement requests are applicable:

- Design Review (DR No. 16-22) to review the site planning, architecture, and landscaping of a new industrial warehouse project; and
- Conditional Use Permit (CUP No. 08-22) to allow a warehouse use that is greater than 100,000 SF.

**WHEREAS**, on February 14, 2023, the Planning Commission of the City of El Monte held a public hearing for DR No. 16-22 and CUP No. 08-22 for the Proposed Project;

**WHEREAS**, on February 14, 2023, 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 - GENERAL PLAN.** The El Monte General Plan land use designation (for APNs: 8592-006-019, 8592-006-020, 8592-007-051) is "Industrial/Business Park", in which a majority of the project site (approximately 91%) and portion proposed for the new warehouse building will be located on. The 2011 El Monte General Plan designation supports the operation of sustainable manufacturing, processing, office, warehousing, and distribution uses that generate employment, minimize traffic, and are compatible with residential neighborhoods. Therefore, the

proposed industrial warehouse development is consistent with the Industrial/Business Park designation.

For the portion of the project site (approximately 9%) that is located within the City of Rosemead's jurisdiction (APNs: 8592-007-074, 8592-007-075, & 8592-007-076) the General Plan land use designation is "Mixed Use: Residential/Commercial". The Mixed-Use Residential/Commercial category allows vertically or horizontally mixed commercial, office, and residential uses, with an emphasis on retail uses along the ground floor. Pedestrian connections among the uses, and as appropriate to surrounding neighborhoods, should be provided. The City of Rosemead has confirmed that the proposed use of the parcels as an employee-only parking lot is consistent with the Mixed Use: Residential/Commercial designation and appropriate for the surrounding neighborhood.

**SECTION 2 - ZONING.** The portion of the property that is within the City of El Monte (APNs: 8592-006-019, 8592-006-020, 8592-007-051) is located within the M-1 (Light Manufacturing) and M-2 (General Manufacturing) zones. For the portion of the site that is located within the City of Rosemead's jurisdiction (APNs: 8592-007-074, 8592-007-075, & 8592-007-076), the zoning designation is C-3 (Medium Commercial) with RC-MUDO/D-O (Residential/Commercial Mixed-Use Development and Design Overlays).

The surrounding zoning and land use of the adjacent properties for the entire project site are as follows:

North: M-2; Industrial  
East: City of Rosemead; Single & Multi-Family Residences  
South: City of Rosemead; Single & Multi-Family Residences  
West: M-2; Industrial

**SECTION 3 - 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 to adopt a Categorical Exemption in accordance with Article 19. Section 15332 (Class 32 – Infill Development Projects) of the requirements of the State CEQA Guidelines. The proposed project has been determined to have no potential to cause significant adverse effects on the environment.

**SECTION 4 – DESIGN REVIEW (DR) FINDINGS.** All necessary findings for the granting of DR No. 16-22, pursuant to Chapter 17.122 of the EMMC, can be made in a positive manner and are as follows:

A. The granting of the Design Review request will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity;



*Finding of Fact:*

The proposed project is consistent with the City's 2011 General Plan which designates the subject site as "Industrial/Business Park". The General Plan designation is intended primarily for the Northwest Planning Area. Allowable uses include a mix of sustainable manufacturing, processing, office, warehousing, and distribution uses that generate employment, minimize traffic, and are compatible with residential neighborhoods.

Currently, the project site is fully developed with existing warehouse and freight operations consisting of four (4) warehouse and storage buildings, paved parking, and loading areas. The Proposed Project would demolish all existing improvements at the site to develop a new single user warehouse consisting of 100,465 SF of floor area. In addition, three (3) existing driveways along Temple City Boulevard would be reduced to two (2) driveways and all commercial and industrial vehicle activities would be restricted to enter through the northern driveway that leads to a gated and fully-enclosed service yard at the rear portion of the site that contains 13 loading docks. The proposed northern driveway and service yard will be adjacent to an existing industrial business park (4181-4189 Temple City Boulevard) that is already buffered by an approximate 15 foot to 20 foot wide landscape planter and a 65 foot wide driveway. The second/southern driveway proposed along Temple City Boulevard will expand along the entire length of the southern property line (that is adjacent to existing single and multi-family residences that are within the City of Rosemead) to lead to an employee-only parking lot. Currently, there is no setback provided along the southern property line and an existing warehouse building (with a warehouse door opening at the front of the property) is operating in close proximity to the existing residential properties. The new southern driveway will provide a setback/buffer for the residential units and only allow ingress/egress for employee parking. Therefore, by granting the Design Review request, it will improve the existing conditions at the site and will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

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

*Finding of Fact:*

The design of the project is consistent with the General Plan's Community Design Element for the Northwest Industrial District. According to the Community Design Element, successful development of the Northwest Industrial District is created through an environment with modern architecture and a site design that balances functionality, aesthetics, and compatibility.

Furthermore, staff believes that the Proposed Project is consistent with Goal CD-7 of the Community Design Element by providing opportunity for industrial investment and

commerce that is denoted by a clean, attractive, and well managed environment compatible with the surrounding neighborhood. Furthermore, the proposed industrial development will contain concrete tilt-up panels, metal trim/fins, horizontal bands with scored reveals) that help reduce the visual massing and creates a unique building design. For instance, the street facing elevation will contain an expansive corner window system made of one (1) inch insulated glass and thick metal trim details that serves as an awning and creates a ribbon window design to emphasize the front entryway. The design of the building will also include floor-to-ceiling vertical windows with decorative metal trim/fins and bands with scored horizontal lines/reveals that are strategically placed to help break up the visual massing. Overall, the window placements, colors, and unique modern design of the project is consistent with the City's Comprehensive Design Guidelines and will enhance the aesthetics of the surrounding neighborhood. In addition, the project will be required to record a maintenance agreement with the City to ensure that there is ongoing maintenance at the site.

- C. The site plan and layout incorporate measures to encourage and protect alternative modes of transportation such as pedestrians, bicyclists and transit riders;

*Finding of Fact:*

The property is currently accessed via three (3) unsignalized driveway openings along Temple City Boulevard. The project proposes only two (2) driveway openings along Temple City Boulevard and will retain the existing opening to the north to access a total of 35 employee and guest parking spaces as well as a gated/secured service yard located at the rear portion of the site that contains 13 loading docks, two (2) dock doors, and an additional 19 open parking spaces. Furthermore, one (1) new driveway opening will be created at the southern-most frontage along Temple City Boulevard to provide access to the employee-only parking lot that will be adjacent to existing single and multi-family residences that are located in the City of Rosemead. The employee-only parking lot will contain 36 open parking spaces and restrict the entry/parking of industrial and commercial-grade vehicles. In addition, there is an existing driveway apron located at the dead-end of Lorica Street; however, it is blocked off by chain-link fencing and currently does not provide access to the site. The project proposes to maintain the existing driveway opening with gated-entry into the employee-only parking lot that will only be unutilized by the Fire Department and other local first responders during emergencies.

Overall, the proposed project would provide a total of 90 parking spaces (exceeding the minimum requirement of 80 spaces) that include 11 Clean Air spaces, nine (9) Electric Vehicle (EV) ready spaces, and seven (7) accessible spaces. In addition, six (6) short-term and six (6) long-term bicycle parking spaces are also proposed for the site. Furthermore, the proposed site planning for the project incorporates measures that encourage and protect alternative modes of transportation such as pedestrians, bicyclists, and transit riders.

- D. The landscaping, including the location, type, size and maintenance, complies with Chapter 17.72 (Landscaping Requirements) and Chapter 17.74 (Water Efficiency) of this Title (only required when landscaping is proposed or required); and

*Finding of Fact:*

The proposed project will provide a total of approximately 16,907 SF of landscaping. The Conceptual Landscape Plan is designed to define building entrances, walkway paths, the frontage along Temple City Boulevard and Lorica Street, and serve as a buffer to adjacent residential uses. For instance, the 15 foot setback along Temple City Boulevard will be completely landscaped and the frontage along Lorica Street will include a new eight (8) foot tall block wall that will be setback 10 feet from the property line and landscaped with a mixture of trees, shrubs, and groundcover. Landscaping will also be provided along both driveways along Temple City Boulevard to buffer vehicle activity from neighboring properties. In addition, all parking areas will include landscaping that is strategically placed to minimize the visual impact of onsite parking. The proposed landscape plan is consistent with Chapter 17.42 of the EMMC.

The conceptual landscaping plan proposes a combination of water efficient trees, shrubs, and ground cover plants that consist of: Holly Oaks, Crape Myrtles, African Sumacs, Brisbane Box, Coast Rosemaries, Texas Rangers and Privets, Dwarf Bottle Brush, Blue Chalk Sticks, Dwarf Lantanas, Mexican Bush Sage, etc.. The proposed variety of plant materials are expected to beautify the project site and is required to be adequately maintained (through the enforcement of a maintenance agreement with the City). All new landscaping will have a fully-automatic irrigation system. Irrigation (including spray and/or drip) will be provided during the Building plan check phase and will be installed per local California water regulations. As a condition of approval, the applicant will be required to comply with the City's Water Efficiency Ordinance (EMMC Chapter 17.74). In addition, transformers and other above-ground utilities will be screened with landscaping as permitted per code and regulations. Furthermore, the landscape design will provide an attractive environment for both employees and visitors on site as well as those passing by.

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

*Finding of Fact:*

The project area comprises of a total of six (6) parcels. Three (3) of the parcels are located within the City of El Monte (APNs: 8592-006-019, 8592-006-020, and 8592-007-051) with a General Plan land use designation of "Industrial/Business Park" and are located within the City's Northwest Industrial District which supports the operation of sustainable manufacturing, processing, office, warehousing, and distribution uses that generate employment, minimize traffic, and are compatible with residential neighborhoods. A majority of the project site (approximately 91%) and portion

proposed for the new warehouse building will be located on the El Monte parcels and is zoned M-1 (Light Manufacturing) and M-2 (General Manufacturing). The City's M-1 and M-2 zones allow for the by-right establishment of "warehouse retail/wholesale distribution" uses and the proposed project is consistent with all applicable development standards.

According to the Community Design Element within El Monte's General Plan, the vision for the Northwest Industrial District is to create a modern, clean industrial park that provides opportunity for investment and commerce and is denoted by its clean, attractive, and well-managed environment compatible with surrounding residential neighborhoods. The proposed Modern-Contemporary design of the project demonstrates compliance with the Community Design Element principles and is anticipated to serve as a catalyst for other future developments within the City's Northwest Industrial District. As such, the overall design consists of window placements, colors, and unique modern design that will enhance the aesthetics of the surrounding neighborhood. The Conceptual Landscape Plan is designed to define building entrances, walkway paths, the frontage along Temple City Boulevard and Lorica Street, and serve as a buffer to adjacent residential uses. In addition, all parking areas will include landscaping that is strategically placed to minimize the visual impact of onsite parking. The northern driveway proposed for the site will be utilized by commercial and industrial-grade vehicles which leads to a gated and fully- enclosed service yard at the rear portion of the site that contains 13 loading docks.

In addition, an employee-only parking lot is proposed at the south-west portion of the site to buffer the impacts of trucking vehicle activity to adjacent residences. The employee-only parking lot will be located on three (3) parcels that are within the City of Rosemead (APNs: 8592-007-074, 8592-007-075, and 8592-007-076) with a General Plan designation of "Mixed Use: Residential/Commercial". The Mixed-Use Residential/Commercial category allows vertically or horizontally mixed commercial, office, and residential uses, with an emphasis on retail uses along the ground floor. Pedestrian connections among the uses, and as appropriate to surrounding neighborhoods, should be provided. Furthermore, the Rosemead parcels are zoned C-3 RC-MUDO/D-O (Medium Commercial with Residential/Commercial Mixed-Use Development and Design Overlays). The City of Rosemead has confirmed that the proposed use of the parcels as an employee-only parking lot is consistent with the "Mixed Use: Residential/Commercial" General Plan and Zoning Designation and would be appropriate for the surrounding neighborhood.

**SECTION 5 – CONDITIONAL USE PERMIT (CUP) FINDINGS.** All necessary findings for the granting of CUP No. 08-22, pursuant to Chapter 17.123 of the EMMC 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 property site is currently fully developed with existing warehouse and freight operations consisting of four (4) warehouse and storage buildings, paved parking, and loading areas. The project area comprises of six (6) parcels. Three (3) of the parcels are located within the City of El Monte (APNs: 8592-006-019, 8592-006-020, and 8592-007-051) and three (3) parcels are located within the City of Rosemead (APNs: 8592-007-074, 8592-007-075, and 8592-007-076). A majority of the project site (approximately 91%) and portion proposed for the new warehouse building is located in the City of El Monte and is zoned M-1 (Light Manufacturing) and M-2 (General Manufacturing). The remaining area (approximately 9%) is in the City of Rosemead and is zoned C-3 RC-MUDO/D-O (Medium Commercial with Residential/Commercial Mixed-Use Development and Design Overlays). The site is primarily surrounded by industrial and commercial uses on the north and west, and residential uses to the south and east that are within the City of Rosemead.

The property is currently accessed via three (3) unsignalized driveway openings along Temple City Boulevard. The project proposes only two (2) driveway openings along Temple City Boulevard and will retain the existing opening to the north to access a total of 35 employee and guest parking spaces as well as a gated/secured service yard located at the rear portion of the site that contains 13 loading docks, two (2) dock doors, and an additional 19 open parking spaces. Furthermore, one (1) new driveway opening will be created at the southern-most frontage along Temple City Boulevard to provide access to the employee-only parking lot. The employee-only parking lot will contain 36 open parking spaces and restrict the entry/parking of industrial and commercial-grade vehicles. There is an existing driveway apron located at the dead-end of Lorica Street; however, it is blocked off by chain-link fencing and currently does not provide access to the site. The project proposes to maintain the existing driveway opening with gated-entry into the employee-only parking lot that will only be unutilized by the Fire Department and other local first responders during emergencies.

As designed, the Proposed Project would comply with all City of El Monte and City of Rosemead's development standards and improve the conditions currently existing on the site while providing an adequate buffer to the nearest residential properties located to the south. Commercial and industrial-grade vehicles will be restricted to only access/occupy the northern driveway/secured service yard that is located as far away as possible from the existing residences. In addition, the proposed warehouse building will also serve as a physical barrier/buffer between trucking activities and the existing residential properties to minimize any potential conflicts. Therefore, the Proposed Project will not be detrimental to the public health, safety, or welfare or injurious to the subject property or other 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:*

A majority of the property (approximately 91%) and portion proposed for the new warehouse building is located in the City of El Monte and is zoned Light Manufacturing (M-1) and General Manufacturing (M-2). The City's M-1 and M-2 zones allow for the by-right establishment of "warehouse retail/wholesale distribution" uses. However, according to the EMMC, distribution warehouses consisting of 100,000 SF of floor area or greater are required to obtain approval of a Conditional Use Permit within the M-1 and M-2 zones. Therefore, the proposed use applied for at the location would be authorized if the Planning Commission grants approval of a Conditional Use Permit.

- 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 Proposed Project includes the construction of a 100,465 SF warehouse building, consisting of 90,350 SF of warehouse space (including 19,995 SF of freezer storage and 4,245 SF of mezzanine area) and 10,115 SF of office space. A gated/secured service yard will be provided at the northern portion of the site with 13 loading docks and two (2) dock doors that is proposed to be fully enclosed by a eight (8) foot tall block wall. Furthermore, the Applicant has provided a truck path-of-travel schematic to demonstrate that trucks will be able to adequately maneuver throughout the property while meeting all fire and safety requirements. In addition, a total of 90 parking spaces will be provided at the northwest and northeast portions of the site, while the southwest area (located in Rosemead) will be reserved for employee parking only and do not include any structures. Furthermore, the southern property line (along the southern driveway) and the entire perimeter of the employee-only parking lot that is adjacent to existing residences within the City of Rosemead will be improved with a new eight (8) foot tall block wall. This will ensure that there is an adequate screening/noise buffer for the existing residences to the south.

A total of approximately 16,907 SF of landscaping is proposed that is designed to define building entrances, walkway paths, and the frontages along Temple City Boulevard and Lorica Street. Landscaping will also be provided along both driveways along Temple City Boulevard to buffer vehicle activity from neighboring properties. In addition, all parking areas will include landscaping that is strategically placed to minimize the visual impact of onsite parking. Therefore, the subject property for the Proposed Project is adequate in size and shape to accommodate such use and all yards, spaces, walls, fences, parking, loading, landscaping and other features are provided.

- 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 project site is approximately 520 feet north of the intersection of Temple City Boulevard and Valley Boulevard and roughly 550 feet south of the Southern Pacific Railroad. The nearest freeway is Interstate 10 (I-10), which is 0.7 mile to the south, and Rosemead Boulevard/California State Route 19 (SR-19) is 0.7 mile to the west. Furthermore, the entire public-right-of-way that is adjacent to the project site (along Temple City Boulevard) is within the City of Rosemead's jurisdiction.

The property is currently accessed via three (3) unsignalized driveway openings along Temple City Boulevard. The project proposes only two (2) driveway openings along Temple City Boulevard and will retain the existing opening to the north to access a total of 35 employee and guest parking spaces as well as a gated/secured service yard located at the rear portion of the site that contains 13 loading docks, two (2) dock doors, and an additional 19 open parking spaces. Furthermore, one (1) new driveway opening will be created at the southern-most frontage along Temple City Boulevard to provide access to the employee-only parking lot. The employee-only parking lot will contain 36 open parking spaces and restrict the entry/parking of industrial and commercial-grade vehicles.

The nearest City designated truck routes are from Lower Azusa Road and Valley Boulevard. For the trucks to reach the project site, they would need to enter onto Temple City Boulevard, which is another City designated truck route. Trucks traveling south-bound on Temple City Boulevard (from Lower Azusa Road) would need to turn right onto the subject property while trucks traveling north-bound (from Valley Boulevard) would turn left. Furthermore, the aforementioned streets and highways are adequate in width and pavement type to carry the kind of traffic which will be generated by the proposed use.

- E. The Conditional 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 project area comprises of a total of six (6) parcels. Three (3) of the parcels are located within the City of El Monte (APNs: 8592-006-019, 8592-006-020, and 8592-007-051) with a General Plan land use designation of "Industrial/Business Park" and within the City's Northwest Industrial District which supports the operation of sustainable manufacturing, processing, office, warehousing, and distribution uses that generate employment, minimize traffic, and are compatible with residential neighborhoods. A majority of the project site (approximately 91%) and portion proposed for the new warehouse building will be located on the El Monte parcels and is zoned M-1 (Light Manufacturing) and M-2 (General Manufacturing). The City's M-1 and M-2 zones allow for the by-right establishment of "warehouse retail/wholesale distribution" uses and the proposed project is consistent with all applicable development standards.

According to the Community Design Element within El Monte's General Plan, the vision for the Northwest Industrial District is to create a modern, clean industrial park that provides opportunity for investment and commerce and is denoted by its clean, attractive, and well-managed environment compatible with surrounding residential neighborhoods. The proposed Modern-Contemporary design of the project demonstrates compliance with the Community Design Element principles and is anticipated to serve as a catalyst for other future developments within the City's Northwest Industrial District. As such, the overall design consists of window placements, colors, and unique modern design that will enhance the aesthetics of the surrounding neighborhood. The Conceptual Landscape Plan is designed to define building entrances, walkway paths, the frontage along Temple City Boulevard and Lorica Street, and serve as a buffer to adjacent residential uses. In addition, all parking areas will include landscaping that is strategically placed to minimize the visual impact of onsite parking. The northern driveway proposed for the site will be utilized by commercial and industrial-grade vehicles which leads to a gated and fully- enclosed service yard at the rear portion of the site that contains 13 loading docks.

In addition, an employee-only parking lot is proposed at the south-west portion of the site to buffer the impacts of trucking vehicle activity to adjacent residences. The employee-only parking lot will be located on three (3) parcels that are within the City of Rosemead (APNs: 8592-007-074, 8592-007-075, and 8592-007-076) with a General Plan designation of "Mixed Use: Residential/Commercial". The Mixed-Use Residential/Commercial category allows vertically or horizontally mixed commercial, office, and residential uses, with an emphasis on retail uses along the ground floor. Pedestrian connections among the uses, and as appropriate to surrounding neighborhoods, should be provided. Furthermore, the Rosemead parcels are zoned C-3 RC-MUDO/D-O (Medium Commercial with Residential/Commercial Mixed-Use Development and Design Overlays). The City of Rosemead has confirmed that the proposed use of the parcels as an employee-only parking lot is consistent with the "Mixed Use: Residential/Commercial" General Plan and Zoning Designation and would be appropriate for the surrounding neighborhood.



**SECTION 6 –CONDITIONS OF APPROVAL**. Based upon the findings, the Planning Commission hereby approves DR No. 16-22, CUP No. 08-22, and the adoption of a Categorical Exemption (Class 32) for the Project in accordance with the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines, as amended, subject to the following conditions:

**GENERAL**

1. The project shall substantially conform to DR No. 16-22 and CUP No. 08-22 and the associated plans presented to the Planning Commission on February 14, 2023.
2. If an applicant or any interested party is dissatisfied with any requirement, ruling, finding or disapproval by the Planning Commission, he or she may file an appeal with the City Clerk to have the case reviewed by the City Council, unless otherwise noted. The appeal must be submitted within ten (10) calendar days following the date of the decision. If City Hall is closed on the tenth day, the deadline shall automatically extend to the next day City Hall is open to the public.
3. Approvals for the Design Review and Conditional Use Permit shall be effective for a period of 12 months from the date of effective approval thereof; provided however, that prior to such date, building permits shall have been obtained or a time extension shall have been approved. The extension shall be considered by the Community Development Director within 30 days of the request. The applicant may request additional extensions, which shall be considered by the Planning Commission.
4. A copy of the approving resolution (with Conditions of Approval) shall be printed on the development plans that are to be submitted during the plan check process.
5. All applicable conditions of approval shall be met or deemed to have been addressed by the City of El Monte's and City of Rosemead's Planning Division prior to final inspection and prior to either issuance of building permits or occupancy of any buildings.
6. All Planning Division, Building Division, Code Enforcement Division, Engineering Division, and Los Angeles County Fire Department standards and conditions shall be complied with prior to the issuance of building permits or at another time specified in the conditions or approval or as outlined in City Codes.
7. All City and LA County Fire Department standards and conditions shall be implemented prior to final inspection and prior to occupancy of any building.
8. The Applicant and property owner shall sign and submit an affidavit accepting all conditions of approval contained in this Planning Commission Resolution within fifteen (15) days following the adoption of this Planning Commission Resolution.

9. The Applicant shall provide the project case planner with a detailed response for the status of all conditions of approval to confirm compliance at key points of the project including: 1) grading activities; 2) issuance of building permits; and 3) final occupancy of the building.

## LEGAL

10. 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).
11. By acceptance of the approval of the project by the City, the Applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees to challenge, set aside, void or annul the approval of the project from an action which may be brought within the time period provided for such actions or challenges under applicable law. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall cooperate in any such defense.
12. From the date of approval of the project by the Planning Commission until the time when the City has accepted the property Maintenance Agreement for the development project, the owner of the property shall maintain the property in a good condition to include:
  - a. The continuous maintenance of landscaping and vegetation on the property in a vigorous and weed free condition or if the property is unimproved, the prompt removal of weeds and volunteer vegetation on the property;
  - b. The prompt removal of any debris or trash from the property regardless of whether such debris or trash is disposed on the property by third persons;
  - c. The installation of temporary security fencing to limit unauthorized entry if the property is otherwise vacant in whole or in part;
  - d. The installation on each vacant structure on the property of secure and tamper-proof door and window coverings to prevent trespass and illegal occupancy of such vacant structures;
  - e. The prompt demolition or restoration of any structure on the property which has been materially damaged by fire or vandalism;
  - f. The prompt removal of evidence of graffiti vandalism from any surface on the property, including graffiti as applied to temporary security fencing or to walls or structures including any wall or structure which is proposed for demolition; and
  - g. Other property maintenance and property security measures as may be indicated for the property under EMMC Chapter 8.59 or other applicable law.
13. The applicant shall record a Maintenance Agreement (prior to the issuance of a Certificate of Occupancy) to ensure the ongoing repair and upkeep of the property and all improvements. Such improvements shall include, but not be limited to the following:

- a. The removal of trash and debris found on the property;
- b. The proper and timely removal of graffiti;
- c. The timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; and
- d. The timely maintenance, repair and upkeep of exterior paint, parking areas/stripping, pedestrian pathways/open space areas, lighting and irrigation fixtures, walls and fencing, landscaping and related landscape improvements.

## **BUILDING & SAFETY DIVISION**

14. The Project must comply and be designed to meet the requirements of the 2022 California Building Code all associated amendments and the EMMC. All building safety, geotechnical, mechanical, electrical, plumbing, and accessibility requirements will be reviewed for compliance during plan check review.

## **CONSTRUCTION**

15. Prior to the commencement of construction on the Subject Property, the Applicant shall schedule a pre-construction meeting between the general superintendent or field representative and the Planning Division to discuss the approved plans and construction requirements.

16. The Applicant shall distribute a notice prior to the commencement of construction activities to residents within 300 feet of the project boundary of properties that abut the project site. The notice shall include the contact information of the project manager and City of El Monte Planning Division staff.

17. A staging area for the project shall be approved by Planning Division staff prior to the issuance of building permits. All construction related activities are prohibited within the public right-of-way. All such activities shall be conducted on the project site or another designated property within 500 feet of the project site. In addition, the staging areas and storage of equipment and materials shall be set back a minimum 100 feet from any residential use (or to the furthest extent possible).

18. Prior to the demolition of any existing property line walls and/or fences and construction of a new property line concrete block wall(s), the Applicant shall make reasonable efforts to coordinate and obtain approval from neighboring property owner(s) to remove any existing wall(s) and/or fence(s). Written authorization from the neighboring property owner shall be provided for the removal of an existing wall and construction of a new or modified shared property line wall upon submittal for plan check.

19. The Applicant and project construction manager shall be required to work with City Staff to identify all public and private schools within a 1000-foot radius from the project site. The Applicant/construction manager shall be required to contact all identified schools to notify the principal of the school about the proposed project, construction

periods, and planned trucking routes, and to coordinate trucking activities to and from the site. All project sites located within this specified radius shall be required to maintain one onsite flag personnel to direct trucking activities coming to and leaving the site during specific delivery times as designated by the Community & Economic Development Director. The Applicant shall be required to submit to the Planning Division a written letter showing evidence that this condition has been satisfied prior to issuance of building permits.

20. Prior to issuance of building permits, a transportation permit is required to be obtained from Caltrans/Department of Transportation. The permit shall be required for this project for the transportation of heavy construction equipment and/or materials, which requires the use of oversized-transport vehicles on State highways.
21. A truck/traffic construction management plan is required for the Project pursuant to the Department of Transportation. All construction traffic regarding the movement of heavy equipment and graded materials are limited to off peak hours. This plan shall be approved by the Public Works Department and Planning Division prior to the issuance of building permits.
22. During demolition and grading, no rock crushing activities shall occur within 150 feet of any residentially used property (measured from the property line).
23. Prior to commencing demolition and site preparation activities, the project site shall be secured with a fence to prevent unauthorized access to the site and the fence shall contain a screening material to screen construction activities from view. The temporary screening fence shall be maintained in good condition (free of tears, holes, crack lines, debris, etc.) at all times. At the primary entrance to the site, the screening material shall be reduced to a maximum height of four (4) feet to provide visibility into the site at all times and for public safety purposes.
24. At the boundary line between a residential zoning district and a commercial and/or manufacturing zoning district, the noise level of the residential zoning district shall be used. (See City of Rosemead's Condition of Approval No. 97).
25. All construction and demolition debris shall be removed from the property in compliance with State law and Chapter 8.20 (Solid Waste – Removal, Collection, Disposal and Diversion) of the EMMC. The removal of all solid waste arising out of the construction and demolition process shall be undertaken by a duly franchised solid waste hauler authorized to provide solid waste services for construction and demolition projects within the City. The removal of all other waste from the property shall be undertaken by a duly franchised solid waste hauler authorized to provide solid waste services to residential and commercial properties within the City.
  - a. Prior to the issuance of a building permit, the applicant shall submit to the Building and Safety Division and the Code Enforcement Division, the name and contact information for the contracted waste hauler. It shall be the developer's obligation

- to ensure that the waste contractor utilized has obtained permits from the City to provide such services.
- b. Prior to final approval for occupancy, and in addition to any other requirements set forth under the EMMC or by the Chief Building Official, the developer shall submit to the Building and Safety Division, the receipt(s) showing evidence that the waste and debris generated during the construction process were properly disposed and/or diverted.
  - c. Except as otherwise authorized pending the completion of the construction and demolition activities authorized under this Section, solid waste containers and bulky items may not be stored or maintained at locations designated for parking and must be maintained in those locations designated for the temporary storage of solid waste and bulky items.
26. During clearing, demolition, earthmoving, excavation operations or grading, dust emissions shall be controlled by regular watering, paving of construction roads or other dust-preventive measures (e.g. hydroseeding), subject to the approval of the City Engineer.
- a. Material(s) excavated or graded shall be watered to prevent dust. Watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day.
  - b. Material(s) transported off-site shall be either sufficiently watered or securely covered to prevent dust.
27. On-site roads shall be paved as soon as feasible. During construction, roads shall be watered periodically and/or shall be chemically stabilized.
28. The project site and the public right-of-way adjacent to any portions of the site shall be maintained in a condition which is free of debris both during and after the construction, addition or implementation of the entitlements granted by the City.
29. During the construction process all related activities, including but not limited to, loading, unloading, storage of equipment and materials, and parking of employee vehicles are prohibited within the public R.O.W. All such activities shall be conducted only on the project site and not in the public R.O.W.
30. Fire protection facilities; including access, must be provided prior to and during construction.
31. The project applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the representatives from the Gabrieleno Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, potholing or auguring, boring, grading, excavation, and trenching, within the project site. The monitor(s) must be approved by the representatives and will be present on-site during the construction phases that involve any ground-disturbing activities. **(Added at the 2/14/23 Planning Commission meeting).**

## ART IN PUBLIC PLACES

32. The Project shall be required to comply with the Art in Public Places Ordinance. The Applicant shall submit plans for the display of public art or a project place monument within the development, which shall be approved by the Art in Public Places Committee. In lieu of acquiring and installing art work, the Applicant may contribute funds to the Art in Public Places Fund equal to one percent of the total project cost (not to exceed \$200,000) in accordance with EMMC § 15.07.030.

## OPERATION STANDARDS

33. All business activities and all storage shall take place within the confines of the buildings. There shall be no outdoor display, advertisement, merchandizing, debris, and storage of containers and inoperable vehicles at any time. No storage of materials or supplies or inventory shall be permitted outside of the structure.

34. The vehicular gates (along Temple City Blvd) to enter the Secured Service Yard and the Employee-Only Parking Lot shall remain open during business hours. No commercial and industrial-grade vehicles will be allowed to enter the Employee-Only Parking Lot/driveway. Signage at the entryway of the southern driveway along Temple City Boulevard shall be posted to prohibit the ingress/egress of commercial/industrial grade vehicles into the Employee-Only Parking Lot. In addition, the vehicular gate along Lorica Street shall remained locked/closed at all times and only used for emergency access (e.g. Fire Department access). **(Modified at the 2/14/23 Planning Commission meeting).**

35. Delivery trucks are restricted to only occupy the designated truck loading docks/spaces. Delivery trucks are prohibited to park or idle at all other areas on the property as well as along Temple City Boulevard and Lorica Street.

36. The property owner shall remove any graffiti on the Subject Property within 24 hours of discovery. The paint utilized to cover the graffiti must substantially match the existing structure. In the event that the paint finish of the abated area is noticeably distinguishable from the rest of the structure, the property owner shall paint additional portions of the building to minimize the disparity, subject to the approval of the Planning Division. Original surface materials installed and designed to not accept paint material such as stone, metal, veneers, etc. shall be restored to original finish with methods accepted and agreed to by the Planning Division.

37. The use of clear glass is required on the ground floor of a building facing the public right-of-way, a driveway or required parking. After installation, clear glass windows at the ground floor shall not later be treated so as to become opaque or to be blocked so as to prevent visibility of the ground floor interior.

38. Reflective glass, tinted glass or other mirror-like materials that are highly reflective shall not cover more than 25 percent of a structure's surface. This may be exceeded subject to the approval of a Minor Design Review.

## DEVELOPMENT PLANS

39. Decorative pavement/pavers shall be installed at the project entrance and in other locations along the driveway to break up the paving to the satisfaction of the Planning Division.
40. Decorative exterior lighting fixtures shall be provided and subject to the review and approval of the Planning Division.
41. A minimum of nine (9) electric vehicle charging stations shall be provided at the site.
42. A minimum of six (6) short-term and six (6) long-term bicycle parking spaces shall be provided at the site.
43. All new interior and perimeter fences, gates, and block walls shall provide decorative design elements (e.g., split face block with a decorative cap and wrought iron fencing) that match/complement the design of the existing wall/fence system along the northern property line. All fences/gates/walls shall be made of durable materials and protective surfaces. The application of graffiti resistant coating and/or other anti-graffiti measures are required.
44. The area designated as the "Secured Service Yard" shall be completely enclosed by a solid eight (8) foot tall split-face block wall. **(Modified at the 2/14/23 Planning Commission meeting.)**
45. The area designated as the "Employee Only Parking Lot" shall be completely enclosed by a solid eight (8) foot tall split-face block wall (with the exception to the western property line that abuts the neighboring industrially-used property). The western property line wall shall be improved with an eight (8) foot tall wrought iron fence. **(Added at the 2/14/23 Planning Commission meeting)**.
46. The existing southern property line fences/walls that abut existing residences (within Rosemead) along the driveway leading to the "Employee-Only Parking Lot" shall be replaced with a new contiguous eight (8) foot tall split-face wall.
47. The Applicant shall submit a design for the onsite trash enclosure for review and approval by the Planning Division and the City's Solid Waste Service Provider during building plan check review. The trash enclosure shall include a designated area for solid, recycling, and organic waste. The design will be reviewed for aesthetic value and use of quality materials. The enclosure shall be paved and enclosed on at least three (3) vertical sides by a solid six (6) foot high wall and on the fourth side by a solid gate to screen the containers from view. The gate shall be hung on separate posts of 2½ inch standard weight galvanized pipe. A roof shall also be provided for the enclosure along with a drain that connects to the sewer system. A five (5) inch by eight (8) inch raised curb shall be constructed along the inside base of the enclosure walls. The finish and color of the enclosure, gate and roof shall be decorative and shall

incorporate primary elements from the site building style. Chain link fencing shall not be permitted.

48. Applicant shall submit a proposed security camera system installation plan to the City's Police Department for review and approval. A security installation plan shall incorporate a High Definition Recording camera surveillance system for the building and property. The Police Department shall have the authority to make changes to the plan as needed to enhance public safety. The system must be set up for at least 45 calendar days and must be made available to a City Employee upon request. The system shall be maintained and operating at all times.
49. Prior to the occupancy of the building, no person shall erect, alter, repair or relocate any sign without obtaining a Sign Permit from the Planning Division. All signs shall be reviewed to determine the proposed sign is consistent with the requirements of EMMC Chapter 17.80.
50. Exterior paint colors shall not exceed a light reflective value greater than 60 percent.

#### **UTILITIES & MECHANICAL EQUIPMENT**

51. All onsite utilities service lines shall be underground and not visible to the public view.
52. All utilities and structures such as gas meters, electrical meters, telephone pedestal-mounted terminal boxes, surface mounted electrical transformers, or other potential obstructions shall be noted on the plans with provisions for appropriate screening.
53. The Applicant shall submit a composite utility plan depicting the location of above ground utility appurtenances. The exact location of the equipment shall be approved by the Planning Division, during the plan check process, and shall be installed as per approved plans. They shall not be allowed within the parking, turnaround, and landscape areas or on any façade facing a public street.
54. All mechanical equipment placement and screening shall be included on the composite development plan and shall be reviewed and approved by the Planning Division prior to installation. Where practicable and as shown on the plans approved by the Planning Commission in the course of obtaining the requested entitlements, mechanical equipment, heating, ventilation, air conditioning (HVAC) units, satellite dish systems, solar panels, thermal solar heaters, utility meters, above ground utility and fire safety connections will be, screened, located out of public view or be architectural integrated into the project design.
55. Roof and ground mounted mechanical equipment shall be screened from view to the satisfaction of the Planning Division.
56. The proposed structure(s) shall adhere to any and all utility easements.



57. Automatic gas shut off/earthquake safety valves shall be installed for each gas meter location.

## **LANDSCAPING**

58. A detailed landscape/irrigation plan prepared by a licensed landscape architect shall be submitted to the Planning Division for review and approval. The landscape/irrigation plan shall address the following items:

- a. Comply with the State mandated Water Efficient Landscape Ordinance (WELo) and Chapter 17.74 - Water Efficiency of the EMMC.
- b. An automatic timed underground irrigation system shall be installed and maintained for each landscaped area.

59. The landscape plan shall provide for a variety of groundcover, grasses, shrubs, perennials, and ornamental trees with various textures, heights, size and variety of foliage and flower color, per Chapter 17.72. The landscape plan shall include a Plant Legend containing: plant symbol, scientific name of plant material, common name of plant material, plant container size, and plant spacing in "inches". Single row and triangle plant spacing are preferred. Very low, low and medium water usage plant materials are encouraged. In addition, the landscape plan shall include images of the proposed plants on the plans.

60. All landscaping irrigation systems shall be required to be automated, high-efficient irrigation systems that use bubbler irrigation; low-angle, low-flow spray heads; or moisture sensors to reduce water use.

61. All landscape and irrigation areas shall be installed prior to the issuance of a certificate of occupancy.

62. The Developer shall prepare a landscape documentation package that includes a water efficient landscape worksheet, soils management report, grading and drainage review for landscape. The water efficient landscape worksheet is required to include calculations that show that the estimated total water use (ETWU) is below the maximum applied water allowance (MAWA), as defined in the ordinance.

## **LIGHTING**

63. The developer shall submit a photometric plan to the Public Works Department for review and it shall provide a minimum of 1 foot-candle throughout the site. Where available and deemed necessary by the Planning Division, the system must be equipped with vandal resistant covers and be shielded to direct light away from all neighboring uses, and comply with CALGreen or local ordinance, whichever is more stringent. The lighting plan shall include the design and specifications for all proposed exterior site lighting fixtures and shall be reviewed for quality, aesthetics, and illumination values.

64. The developer shall submit for review by the Planning Division and the Engineering Department, the design and specifications for all proposed lighting fixtures proposed for the buildings, drive aisles, parkways, parking areas, pathways, and surrounding areas within the development. The fixtures shall be reviewed for quality, aesthetics, illumination values, sustainability values such as LED and shall be decoratively and architecturally consistent with the building design. The number, location, height, style and design shall be reviewed and approved by the Planning Division and Engineering Department prior to issuance of building permits.
65. Proposed lighting shall be directed away from adjacent properties to prevent lighting spillover or glare.

**EL MONTE PUBLIC WORKS**

The following conditions/public improvements are required to be performed and completed in an acceptable manner to the City in accordance with all applicable rules and laws. Federal, State, County and local laws and regulations for project implementation must be adhere to throughout the duration of the project. The City Engineer may require other information or may impose additional conditions and requirements as deemed necessary to protect public health and safety.

General

66. The estimated amount of Development Impact Fees associated with the project based upon the site plan documentation submitted as part of the Project Approvals include but are not limited to the following fees and deposits; applicable sewer fee, street fee, storm drain fee, traffic fee, park facility Impact fee, Quimby (dedication or in lieu Parkland Fees), deposits, technology enhancement fees, and all applicable fees associated with demolition of existing structures, drainage, site development, and construction are based on actual square footage of any commercial development and number of residential units. EMMC 15.08 and EMMC 16.34.030

Sewer	\$70,802.00
Storm Drain	\$67,902.00
Street	\$41,600.00
Traffic	\$4,316.96
Tech Enhancement	\$3,856.73
<b>Total</b>	<b>\$ 188,477.69</b>

The foregoing amounts of the various development impact fees are subject to refinement and changes based on the design plans for the project as approved by the

City and/or changes in the City development impact fees. Development impact fees are due prior to the issuance of Building Permits.

67. An encroachment permit with the City of Rosemead will be required for all work within the public right-of-way.
68. 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:
  - a. Prior to Grading/Building Permits (LACFD Building Division)
69. The Project Applicant shall provide such additional data and information and shall deposit and pay such fees as may be required for the preparation and processing of environmental review documents pursuant to the City's procedures for implementation of the California Environmental Quality Act.
70. Onsite Groundwater Monitoring Wells, including legally removed, permanent, temporary and active wells, must be depicted on all site plans, grading plans, tentative tract/parcel maps and all other relevant plans. Include a legend that demonstrates ownership, date installed, and type of monitoring well and all other relevant information.
71. Engineering Geology and/or Seismic Safety Report. A preliminary engineering geology and/or seismic safety report, prepared in accordance with Los Angeles County guidelines, is required if the property lies within a "medium risk" or "high risk" geologic hazard area, as shown on maps on file contained within the safety element of Los Angeles County.
72. 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.
73. 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](mailto:info@valleyvistaservices.com).
74. All USA/Dig Alert graffiti markings must be removed by the contractor from the sidewalk, curb & gutter and/or asphalt pavement prior to final approval.
75. 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.

Grading & Drainage:

76. The Grading and Drainage Plan must include standard City of El Monte NPDES, Grading, and Drainage Notes which shall be prepared in accordance with the City of El Monte Grading Manual.
77. Soils Report. A preliminary soils report prepared in accordance with the city's grading ordinance shall be submitted. If the preliminary soils report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects, the soils report accompanying the final map shall contain an investigation of each lot within the proposed development.
78. A Hydrology Study Report, based on a 50-year frequency design storm for Capitol Facilities and a 25-year frequency design storm for all other instances as dictated by the LA County DPW 2006 Hydrology Manual, must be submitted to the Engineering Division. The study must provide hydraulic calculations based on the given area and the ability of the proposed/existing storm drain infrastructure to receive and support the allotted drainage runoff. Drainage calculations shall adhere to City of El Monte standards, NPDES, and environmental regulations and requirements.
79. Project Applicant must show 100-year flood elevation in adjacent flood control channel and provide information proposed pad elevations are above this elevation or otherwise protected against a 100-year flood event.
80. Historical drainage patterns from adjacent lands to the property shall be identified and maintained. The Project shall accept and include in the drainage design any current drainage from adjacent land.
81. Trash Enclosures must comply with Planning Department requirements, have a solid cover, and be designed to contain fluids from the temporarily stored solid wastes, and fitted with a drain that connects to the Sewer.
82. Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which established regulations, set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.
83. The Storm Water Pollution Prevention Plan (SWPPP) is a document that addresses water pollution control for a construction project. The Construction General Permit (CGP) requires that all stormwater discharges associated with construction activity, where said activity results in soil disturbance of one acre or more of land area, must be permitted under the CGP and have a fully developed site SWPPP on-site prior to beginning any soil disturbing activities. The CGP requires the development of a project-specific SWPPP. The SWPPP must include the information needed to demonstrate compliance with all the requirements of the CGP. The SWPPP document must be written by a Qualified SWPPP Developer (QSD). The City requires that a Water Pollution Control Manager (WPC Manager) be responsible for the

implementation of a SWPPP. The WPC Manager must have the same qualifications as a QSD. For further details pertaining to the State of California's requirement, please visit the following website:

<https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.jsp>

A Waste Discharge Identification Number (WDID#) must be obtained prior to commencing any work.

84. Low Impact Development (LID) is a requirement of the NPDES Permit No. CAS004001, Order No. ORDER NO. R4-2012-0175 and City of El Monte Ordinance No. 2840. This permit was issued by the State of California Regional Water Quality Control Board, Los Angeles Region on December 28, 2012 and the City Ordinance was passed and adopted June 10, 2014. The LID is a narrative report that explains the type of development and drainage of the site. It must address the post-construction water quality and habitat impact issues. Once the site has been developed, how will runoff be maintained? Was there a system that was designed to treat the runoff prior to discharging into the public system? Best Management Practices (BMPs) should be implemented to address storm water pollution and peak flow discharge impacts. All BMPs must be sized to meet specified water quality design and/or peak flow discharge criteria.
- a. Filtration methods must be used to defray a large percentage of the storm water runoff into the storm drain system; infiltration methods are prohibited due to contaminated soil underlying the project site, or
  - b. Comply with requirements for Non-Designated Project (See County of Los Angeles Public Works Department Low Impact Development Standards Manual – February 2014)

Sewer:

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

Water:

86. It is the Project Applicants' responsibility to contact the Water Purveyor (**California American Water Company**) to obtain approval of service and that the purveyor has

adequate water to provide such service. A Will Serve letter from **California American Water Company** will be required.

87. The water supply system serving the development shall be adequately sized to accommodate the total required domestic water and fire flows, in compliance with the **California American Water Company** and Los Angeles County Fire Department requirements.

a. Project Applicant / Civil Engineer shall submit copy of all water system improvement plans and calculations required and approved by **California American Water Company** for coordination and verification.

88. All existing water services no longer required as part of the Project shall be abandoned at the mainline.

89. Relocate existing water meter out of existing drive approaches.

Overhead Utilities:

90. Project Applicant shall underground any existing overhead utilities that are to serve the property in accordance with EMMC Chapter 16.28.110. The final scope and design of the undergrounding of these overhead facilities is subject to SCE and other relevant utility provider approval.

91. Any utility poles conflicting with the proposed improvements shall be relocated at the expense of the Project Applicant.

Parking Lot & Driveways:

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

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

Street & Traffic:

94. Contact the City of Rosemead Public Works Engineering Department for Conditions of Approval in regard to their right-of-way.

## **FIRE DEPARTMENT**

For any questions regarding the Fire Department's Conditions of Approval, please contact Fire Prevention Engineering Assistant II, Nancy Rodeheffer, at (323) 890-4243 or at [nancy.rodeheffer@fire.lacounty.gov](mailto:nancy.rodeheffer@fire.lacounty.gov).

95. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
96. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 & County of Los Angeles Fire Department Regulation 7.
97. The required fire flow for the public fire hydrants for the proposed development is 3,375 gpm at 20 psi residual pressure for 3 hours. Two public fire hydrant(s) flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1
98. Required fire flow for private on-site fire hydrants 1,250 GPM @ 20 PSI for 2 hours. All private fire hydrants shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour rated firewall. For fully sprinkled multi-family structures, private fire hydrants may be installed a minimum of 10 feet from the structure. Fire Code Appendix C106.1

## **CITY OF ROSEMEAD REQUIREMENTS**

The following conditions of approval were provided by the City of Rosemead. Should you have any questions regarding any of the following requirements, please contact Lily Valenzuela at 626-569-2142 or [ltrinh@cityofrosemead.org](mailto:ltrinh@cityofrosemead.org). Rosemead City Hall is open from 7:00 a.m. to 6:00 p.m., Monday through Thursday. City Hall is closed on Fridays.

### **General**

99. All construction activities are prohibited between the hours of 8:00 p.m. and 7:00 a.m. on weekdays, including Saturday, or at any time on Sunday or a federal holiday. Noise associated with construction may not exceed 65 dBA as measured on a residential property.
100. The loading and unloading (i.e., loading, unloading, opening, closing or other handling of boxes, crates, containers, building materials, garbage cans, or similar objects) is prohibited between the hours of 10:00 p.m. and 6:00 a.m.
101. All lighting shall be fully shielded and shall not spill into the residential properties. A final lighting and photometric plan shall be submitted to the City of Rosemead for review, prior to the issuance of Building Permits.

102. Public outreach shall be conducted along Lorica Street, prior to the issuance of Building Permits. This will ensure residents abutting the site are aware of the project and project components, such as the eight (8) foot high block wall that will be constructed along the rear of their properties.
103. A decorative eight (8) foot tall block wall (i.e. split-face) is required to be installed along the entire perimeter of the employee-only parking lot (for parcels that are within the City of Rosemead). **(Modified at the 2/14/23 Planning Commission meeting)**.
104. The existing southern property line fences/walls that abut existing residences (within Rosemead) along the driveway leading to the "Employee-Only Parking Lot" shall be replaced with a new contiguous eight (8) foot tall decorative split-face wall.
105. Landscaping shall be incorporated as a buffer to the residential uses along Lorica Street. During the City of Rosemead's Planning Division final, staff shall have the authority to require additional landscaping if the proposed landscaping is determined to be deficient.
106. Since the three (3) lots in the City of Rosemead have been established as parking, the City of Rosemead has agreed to allow the continued use of the lots as employee-only parking. Truck, trailers, wagons, and overnight parking are prohibited.
107. Wheel stops and/or six (6) inch curbs shall be incorporated throughout the employee-only parking lot.
108. The employee-only parking lot shall consist of concrete paving and parking spaces shall be double striped, six (6) inches apart. All parking spaces and aisle dimensions shall comply with Rosemead Municipal Code (RMC) Section 17.112.090.
109. The applicant is required to submit a construction management plan and parking lot maintenance schedule to the City of Rosemead for review and approval.
110. A construction notice shall be mailed ten (10) days prior to the commencement of construction to residents within a 300-foot radius from the project site as well as onsite posting.
111. The applicant(s) shall submit a final landscape and irrigation plan to the Planning Division prior to the issuance of building permits. The landscape and irrigation plan shall comply with the City's Water Efficient Landscape Ordinance and with the Guidelines for Implementation of the Water Efficient Landscape Ordinance and include a sprinkler system with automatic timers and moisture sensors. All landscaping and irrigation shall be installed and completed prior to final Planning Division approval. All landscaped areas shall be permanently maintained in a neat and orderly manner. **(Added at the 2/14/23 Planning Commission meeting)**.



## Rosemead Public Works

The following are comments and Conditions of Approval from the City of Rosemead's Public Works Department. Should you have any questions, please contact City Engineer, Eddie Chan at (626) 569-2154 or [echan@cityofrosemead.org](mailto:echan@cityofrosemead.org). **(Conditions of approval Nos. 112 through 126 were added at the 2/14/23 Planning Commission meeting).**

112. Since the entire public-right-of-way fronting the project site is located within the City of Rosemead, the applicant shall pay all applicable Traffic Impact Fees per the current City of Rosemead Comprehensive Fee Schedule prior to the issuance of building permits for construction.
113. Copy all conditions of approval and the Planning decision letter onto all permit plan sets.
114. The approved building address(s) shall be painted on the curb to the City's standard as required by the Public Works Inspector before the final inspection.
115. Rehabilitate existing AC street pavement along the property frontage to the centerline of the street or pay an in-lieu fee equal to the estimated cost of street rehabilitation based on the Los Angeles County Land Development Division Bond Calculation Sheets before the issuance of building permits to the satisfaction of the City Engineer or designee. Rehabilitation includes existing and new traffic control devices including but not limited to pavement markers, striping, and markings to the satisfaction of the City Engineer. All striping and markings shall be a minimum of two coats of thermoplastic paint.
116. Any trenching asphalt or concrete pavement or street or sidewalk removal related to the project repair shall match the existing surfaces and as directed by the City Engineer or his designee. New pavement thickness shall be one inch greater than the existing.
117. Dedicate street R/W to match the ultimate R/W condition, when applicable.
118. The required street improvements shall include those portions of roadways contiguous to the subject property and include:
  - a. Reconstruct existing and construct new driveway approaches with current ADA bypass requirements per SPPWC, latest edition. No portion of the driveway and/or parkway shall encroach on the frontage of the adjacent property. Remove and replace relocated driveway approaches with sidewalk and curb and gutter.
  - b. Remove and reconstruct all damaged and/or off-grade curbs, gutters, ADA ramps, driveway approaches, and sidewalks.
  - c. Install street storm drain catch basin trash grates adjacent to the property (type to match City standard), when applicable.
119. Provide the following plans for review:
  - a. Street Lighting;
  - b. Street Improvement;

- c. Grading & Drainage; and
- d. Utility.

120. All power, telephone, cable television, and all utilities to the project and adjacent to the project shall be installed and relocated underground unless impracticable to the satisfaction of the City Engineer or designee.
121. Add the following note to plan: "A record drawing shall be submitted to the City, prior to the release of the permit, that delineates and incorporates all modifications that were approved and incorporated during construction.
122. Demonstrate via a truck turning template exhibit that truck can make the right turn into the driveway without utilizing the middle lane.
123. Delineate the turning radius for a truck to exit the driveway and make a right turn. Demonstrate trucks can remain in the SB lanes. There is a two-way left turn pocket, but trucks should be able to exit using the 26' of lane width (curb to edge of two-way left turn pocket). Delineate the exit on the plan to the satisfaction of the Traffic Engineer.
124. The marked parking spaces (19) stalls on the site plan are delineated. Several spaces appear to interfere with a truck maneuvering into the loading dock. This will remove several parking spaces from the provided calculations. Delineate truck turning movements and adequate project parking.
125. Provide a TIA, Trip Generation, or VMT justification for VMT screening for this project to the satisfaction of the Traffic Engineer.
126. This project is not located in a TPA or considered as LOW VMT using the VMT Tool provided in the City of El Monte's latest 2020 TIA guidelines. Provide documentation and justification regarding if the proposed building will generate less than 110 Daily New Vehicle trips, after the existing use is considered and subtracted, to be eligible to be screened from a project level VMT analysis. If this is the case, provide documentation in the form of a trip generation memo or a more robust document.
127. Current records indicate that there is an existing County sewer trunk line on Temple City Boulevard. If the development is proposing to connect to this County trunk, then a Sewer Area Study is not needed for the City of Rosemead to review (this is encouraged by the City of Rosemead). However, if the development is proposing to connect another service lateral to the City's sewer line on Lorica Street, then a Sewer Area Study is required to determine whether or not the existing City sewer system is capable of handling all anticipated demand (peak flows) of the proposed development. The Sewer Area study shall be done in conformance to the Los

Angeles County Department of Public Works Guidelines. If the study determines that the development will cause deficiency to the City's sewer system, the developer shall either pay in-lieu fees equal to the estimated cost (based on Los Angeles County Land Development Division Bond Calculation Sheets) of the proposed development's percentage of the design capacity of the existing sewer system prior to the issuance of building permits or provide sewer improvements to deficient sewer segments serving the subject property to the satisfaction of the City Engineer.

128. If any drainage fixture elevation on any floor is lower than the elevation of the next upstream manhole cover, an approved type of backwater valve is required to be installed on the lateral behind the property line.
129. All existing laterals to be abandoned shall be capped at the public right of way to the satisfaction of the City Engineer and the Building Official of the City of Rosemead.
130. Provide irrigation plans for review by the City of Rosemead.

**SECTION 7 – 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.

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

ATTEST:

  
\_\_\_\_\_  
Tony Bu, Secretary  
El Monte City Planning Commission

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

I, Tony Bu, 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. 3646 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on February 14, 2023, by the following votes to wit:

- AYES: 4
- NOES: 0
- ABSTAIN: 0
- ABSENT: 1 (GONZALEZ)

  
\_\_\_\_\_  
Tony Bu, Secretary  
El Monte City Planning Commission

# Entitlement Extension Request

February 17<sup>th</sup>, 2026

Owner: Kim Anh Family Investments LLC  
5699 Rickenbacker Road  
Bell, CA 90201

Subject: Entitlement Extension

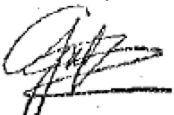
Dear Ms. Elias:

Kim Anh Family Investments LLC, owner of the property located at 4069 Temple City Boulevard, El Monte, CA 91780 (APNs: 8592-006-019, 8592-006-020, 8592-007-051, 8592-007-074, 8592-007-075, and 8592-007-076), respectfully requests an extension of the approved entitlements for the above-referenced project. The approved project consists of the construction of a new 100,465-square-foot industrial building, including 90,350 square feet of warehouse space (with 19,995 square feet of freezer storage and 4,245 square feet of mezzanine area) and 10,115 square feet of office space on a 4.6-acre (199,935 square foot) site. The Planning Commission approved our prior entitlement extension on March 25, 2025, granting a one-year extension with a current expiration date of February 24, 2026. Since that time, we have continued to diligently advance the project. This has included coordination and approvals with the Department of Toxic Substances Control (DTSC), securing project financing, and mobilizing our general contractor, ARCO National Construction.

Significant physical progress has also been made on site. All existing buildings, utilities, and pavement have been demolished, and rough grading is substantially complete. We were scheduled to obtain pad certification by February 18, 2026 in order to pull the building permit prior to the entitlement expiration, however, recent weather conditions have delayed final pad certification.

We anticipate obtaining pad certification and pulling the building permit within the next few weeks. As this timing extends slightly beyond the current entitlement expiration date, we respectfully request an extension to allow completion of the building permit process and continuation of construction. The project has made substantial progress and remains active and fully financed. We appreciate the City's continued support and consideration of this request.

Sincerely,



Kim Anh Family Investments LLC  
Owner

## BUILDING QUALIFICATIONS

4097 Temple City Blvd.  
L.A. Lucky Warehouse Code Analysis – 2019 Calif Building Code

### BUILDING "A" OCCUPANCY TYPE (USES) and FLOOR AREA:

Occupancy: S-1 Moderate Hazard Storage  
B Business Office  
A-3 Break Room

Total Floor Area: 23,480 sf  
Ground Floor Area: 19,120 sf  
Mezzanine Area: 4,360 sf (Office)

Mezzanine Limits: No greater than 1/3 of the floor area of which the mezzanine space is located (505.2.1)  
19,120 x 1/3 = 6,374 sf maximum. 4,360 < 6,374 = OK.

Construction Type: III-B  
Occupant Load Factor: 500 gross (Warehouse, all per table 1004.5)  
150 gross (Business)  
15 net (Assembly, unconcentrated tables & chairs)

Fire Sprinkler: An NFPA 13 automatic fire sprinkler system is provided.

### ALLOWABLE BUILDING HEIGHT AND FLOOR AREA ANALYSIS

Allowable Building Height: 75 feet (S-Occ + Type III-B + Sprinklered per Table 504.3)  
Proposed Building Height: 56 feet = OK

Allowable Stories Above Grade: 3 (S-Occ + Type III-B + Sprinklered per Table 504.4)  
Proposed Building: 1 Story = OK

Allowable Floor Area: 70,000 sf per floor (S-1 Occ + One Story + Type III-B + Sprinklered per Table 506.2)

Proposed Building Area = 23,480 sf < 70,000 sf = OK

### BUILDING "B" OCCUPANCY TYPE (USES) and FLOOR AREA:

Occupancy: S-1 Moderate Hazard Storage  
B Business Office  
A-3 Break Room

Total Floor Area: 76,840 sf  
Ground Floor Area: 71,360 sf  
Mezzanine Area: 5,480 sf (Warehouse Storage)

Mezzanine Limits: No greater than 1/3 of the floor area of which the mezzanine space is located (505.2.1)  
71,360 x 1/3 = 23,785 sf maximum. 5,480 < 23,785 = OK.

Construction Type: III-B  
Occupant Load Factor: 500 gross (Warehouse, all per table 1004.5)  
150 gross (Business)  
15 net (Assembly, unconcentrated tables & chairs)

Fire Sprinkler: An NFPA 13 automatic fire sprinkler system is provided.

### ALLOWABLE BUILDING HEIGHT AND FLOOR AREA ANALYSIS

Allowable Building Height: 75 feet (S-Occ + Type III-B + Sprinklered per Table 504.3)  
Proposed Building Height: 56 feet = OK

Allowable Stories Above Grade: 3 (S-Occ + Type III-B + Sprinklered per Table 504.4)  
Proposed Building: 1 Story = OK

Allowable Floor Area: 70,000 sf per floor (S-1 Occ + One Story + Type III-B + Sprinklered per Table 506.2)

Allowable Floor Area Increase Based on Frontage (506.3):

To Qualify per 506.3.1  

- No less than 25% of perimeter shall be on public way or open space
- Minimum frontage distance (506.3.2) = (w) 20' minimum to any of:
  - Closest interior lot line
  - Entire width of a street/alley/public way
  - Exterior face of an adjacent building on same property

Note, when the value of (w) > 30' the value of 30 shall be used in calculating the increase based on frontage.

Amount of increase (i):  $i = [F/P - 0.25] w/30$   
P = Perimeter of entire building. P = 1,320 ft w = width of open space (max.30'): 30

F = perimeter that fronts open space/street/public way  
F (north) = 432' F (east) = 0' F (south) = 432' F (west) = 0' TOTAL = 864 ft

Increase:  $i = [864/1,320 - 0.25] 30/30$   
 $i = [0.65 - 0.25] 1$   
 $i = [0.40] 1 = 0.40$

Allowable Area:  
Single Occupancy One-Story Building per 506.2.1 Equation 5.1:  
 $A_s = A_a + (NS \times i)$

$A_a = 70,000 + (17,500 \times 0.40)$   
 $A_a = 70,000 + 7,000 = 77,000$  sf Allowable Area

Proposed Building Area = 76,840 sf < 77,000 sf = OK

$A_a$  = Allowable Area sf  
 $A_s$  = Tabular allowable area factor in accordance with table 506.2  
NS = Tabular allowable area factor in accordance with table 506.2 for non-sprinklered building  
i = Area factor increase due to frontage (percent) as calculated in accordance with section 506.3

## PROJECT TEAM

Project Location: 4097 Temple City Blvd. El Monte, CA. 91731

Project Team: **Property Developer**  
**XEBEC Building Company**  
3010 Old Ranch Parkway, Suite 480 Seal Beach, CA. 90740  
John Killen, Director of Development  
Sylvia Tran, Sr. Development Manager syvlat@xbccinc.com  
(562) 546-0260

### Architect/Designer

**AO Architects**  
144 N. Orange Street Orange, CA. 92866  
Eric Aubort, Partner  
Chris Gutierrez, Associate chris@aoarchitects.com  
(714) 639-9860

### Civil Engineer

**Blue Peak Engineering**  
18543 Yorba Linda Blvd. Suite 235 Yorba Linda, CA. 92886  
Steven Johnson, P.E. sjohnson@bluepeakeng.com  
(971) 599-3662

### Landscape Architect

**Scott Peterson Landscape Architects**  
2883 Via Rancheros Way Fallbrook, CA. 92028  
Scott Peterson scott@spainc.com  
(760) 842-8993

## PROJECT DATA

APN #: 8592006019; 8592006020  
8592007051; 8592007076;  
8592007075; 8592007074

Site Address: 4097 Temple City Blvd El Monte, CA 91731

Site Area: ± 199,935 SF  
4.59 ACRES

### DEVELOPMENT STANDARDS - EL MONTE:

ZONING: M-2

MAX. F.A.R.: 1.0 or 199,935 sf: (0.51 PROVIDED or 103,560 sf)

MAX HEIGHT: 75' (41' provided)

BUILDING SETBACKS: BLDG 55' MIN FROM STREET CL (55' PROVIDED)

FRONT: 0' ABUTTING NON-RESIDENTIAL, 25' ABUTTING RESIDENTIAL  
80' PROVIDED AT NON-RESIDENTIAL, 40' AT RESIDENTIAL

REAR: 0' (4' PROVIDED)

LANDSCAPE STREET FRONTAGE: 15' MIN (15' PROVIDED)

PARKING LOT LANDSCAPE: 8% MINIMUM (8.3% PROVIDED)

OFF-STREET PARKING: OVERHANG ALLOWED: 2' W/ MIN 7' PLANTER  
STANDARD: 8'-6"x18'  
DRIVE AISLE: 25'  
FIRE LANE: 28'

REQ'D PARKING RATIOS:  
WAREHOUSE:  
0-10K: 1/500 OR 20 SPACES  
10K-25K: 1/750 OR 20 SPACES  
25K-50K: 1/1,250 OR 20 SPACES  
50K+: 1/2,500

OFFICE: INCLUDED WHEN LESS THAN 25%

### DEVELOPMENT STANDARDS - ROSEMEAD:

ZONING: C3-RC-MUDO/D-O (MEDIUM COMMERCIAL WITH RESID/COMM MIXED-USE)

LANDSCAPE REQUIRED: 6% OF GROSS LOT AREA, 2% OF GROSS AREA DEVOTED TO PARKING

OFF-STREET PARKING: OVERHANG ALLOWED: 2'  
STANDARD: 9'x18'  
COMPACT (25% MAX): 8'x18' MIN  
DRIVE AISLE: 25' MIN

## SHEET INDEX

### Architectural Design

- CS Title Sheet
- A1 Architectural Overall Conceptual Site Plan
- A1.2 Fire Department Access Site Plan
- A2 Conceptual Office Floor Plans
- A2.1 Conceptual Roof Plan
- A3 Technical Exterior Elevations
- A4 Design Exterior Elevations
- A5 Rendered Street View
- A6 Rendered Building View
- A7 Site Details

### Landscape Design

- L1 Conceptual Landscape Plan

### Electrical Design

- E1 Electrical Specifications
- E2 Site Photometrics
- E3 Fixture Data Sheets

### Civil Engineering

- C1 Preliminary Grading Plan
- C2 Preliminary Grading Plan

Design Review 2nd Submittal: 09.28.2022



## TEMPLE CITY BLVD. INDUSTRIAL FACILITY

4097 TEMPLE CITY BLVD.  
EL MONTE, CA. 91731

## DESIGN REVIEW

Cover Sheet



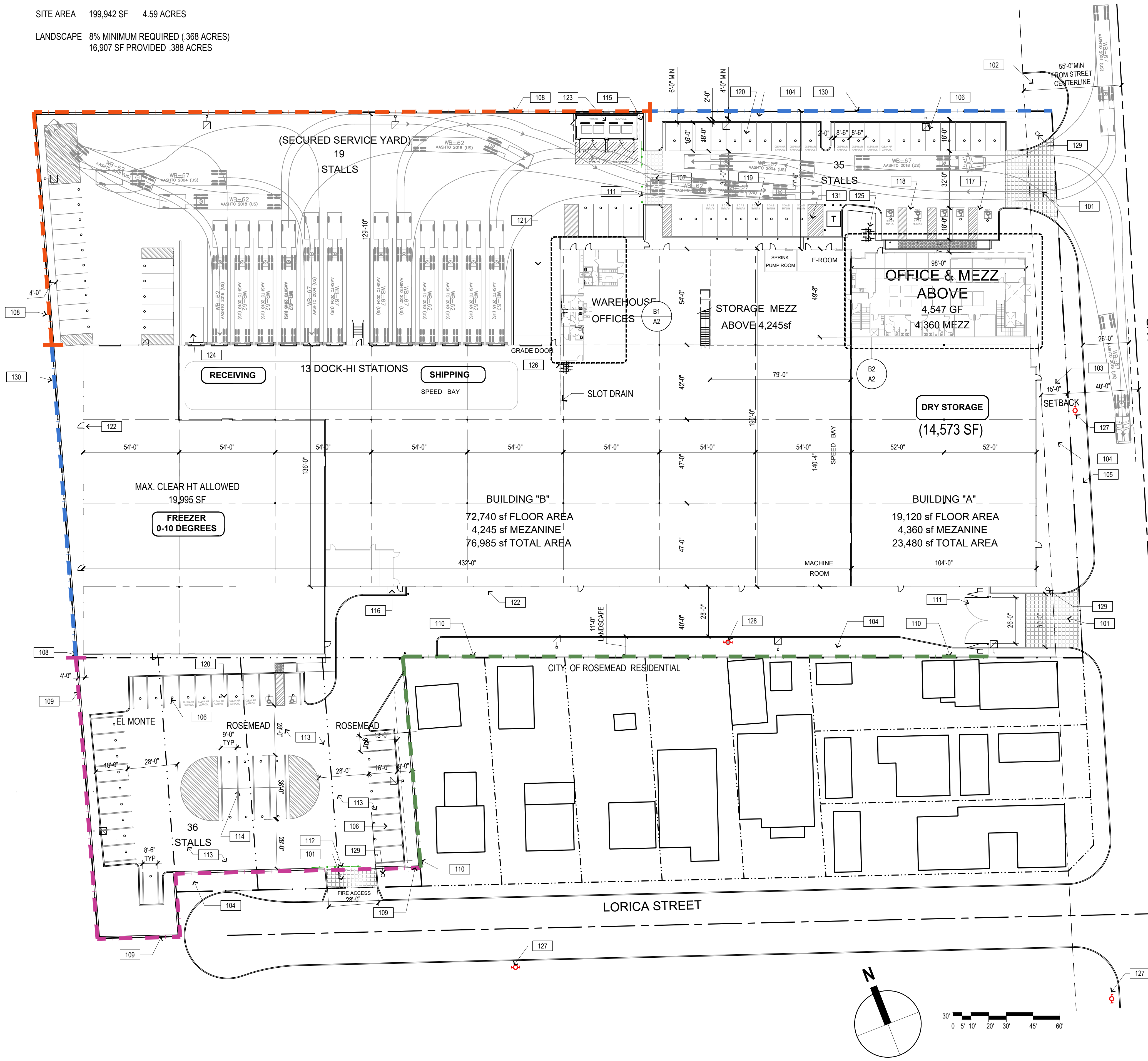
144 North Orange Street, Orange, California 92866  
714 / 639-8660  
aoarchitects.com

CS

Scale AS SHOWN  
Job No. 2021-555  
Date 02/18/2022

### LANDSCAPE SUMMARY

SITE AREA 199,942 SF 4.59 ACRES  
 LANDSCAPE 8% MINIMUM REQUIRED (1,368 ACRES)  
 16,907 SF PROVIDED .388 ACRES



### SITE PLAN KEYNOTES

- 101 ENTRY DRIVE WITH DECORATIVE INTERLOCKING PAVEMENT TO 30' MINIMUM
- 102 BUILDING SETBACK FROM STREET CENTERLINE
- 103 LANDSCAPE SETBACK FROM PL
- 104 TYPICAL LANDSCAPE AREA - SEE CONCEPTUAL LANDSCAPE PLAN
- 105 PROPOSED SIDEWALK
- 106 VEHICLE PARKING PER CITY STANDARDS - TYPICAL
- 107 ENHANCED DECORATIVE PAVERS AT SERVICE YARD ENTRY
- 108 EXISTING SITE WALL WITH 8-FOOT HIGH WROUGHT IRON FENCING BETWEEN 9-FOOT HIGH CMU PILASTERS TO BE MODIFIED. WROUGHT IRON FENCING TO BE REMOVED AND REPLACED WITH NEW SPLIT FACE CONCRETE BLOCK WALL 8-FEET HIGH. MODIFIED SITE WALL TO BEGIN AT BEHIND TRASH ENCLOSURE AND TERMINATE AT NW BUILDING CORNER. SEE A/7
- 109 NEW SITE WALL: 8-FOOT HIGH WROUGHT IRON FENCING WITH CMU 9-FOOT HIGH PILASTERS, TO MATCH EXISTING ADJACENT FENCING ALONG WEST FL. LOCATION DEFINED BY ---
- 110 NEW 8 FOOT HIGH SPLIT FACE CONCRETE BLOCK SITE WALL ALONG SOUTH FL. ADJACENT TO RESIDENTIAL LOCATION DEFINED BY ---
- 111 8-FOOT HIGH AUTO SLIDING (OR SWINGING) GATE AT SECURED PARKING/SERVICE AREA WITH APPROVED KNOX BOX. GATES SHALL BE EQUIPPED WITH A FIRE DEPT. APPROVED LOCKING DEVICE PART OF THE PERMIT PROCESS.
- 112 6-FOOT HIGH MANUAL SIDING GATE AT FIRE DEPT. ACCESS OFF LORICA WITH APPROVED KNOX BOX. GATES SHALL BE EQUIPPED WITH A FIRE DEPT. APPROVED LOCKING DEVICE PART OF THE PERMIT PROCESS.
- 113 EXISTING CITY OF ROSEMEAD PARCELS (THREE LOTS)
- 114 LANDSCAPE TREE PLANTER
- 115 6 FOOT HIGH PRECAST CONCRETE SCREEN WALL AT SERVICE YARD
- 116 ENTRY CANOPY AT EMPLOYEE BUILDING ENTRANCE
- 117 STANDARD ACCESSIBLE PARKING
- 118 ACCESSIBLE PARKING REQUIRED FOR FUTURE EVCS PARKING
- 119 FUTURE EVCS PARKING STALLS
- 120 CLEAN AIR PARKING STALLS
- 121 CONCRETE RAMP UP TO GRADE DOOR
- 122 FIRE DEPT. BUILDING ACCESS DOORS PER CFC 3206.6 - TYPICAL
- 123 PRECAST CONCRETE TRASH ENCLOSURE WALLS 6- FEET HIGH WITH A SOLID ROOF. SEE SHEET A7.
- 124 POTENTIAL TRASH COMPACTOR OR SOLAR BATTERY STORAGE
- 125 VISITOR BIKE PARKING SHORT TERM (6 PROVIDED)
- 126 EMPLOYEE LONG TERM BIKE PARKING (6 PROVIDED)
- 127 EXISTING FIRE HYDRANT - OWNER TO HAVE A FLOW TEST CONDUCTED WITH RESULTS UPLOADED TO EPIC/LACOUNTY.GOV
- 128 NEW FIRE HYDRANT TO BE INSTALLED. U.G. PIPING PLANS TO BE SUBMITTED AS PART OF THE PERMIT PROCESS. LOCATION SHOWN IS APPROXIMATE
- 129 SIGN TO BE POSTED "PRIVATE DRIVE AND FIRE LANE"
- 130 EXISTING SITE WALL APPROXIMATELY 8-FOOT HIGH WROUGHT IRON FENCING WITH 9-FOOT HIGH CMU PILASTERS TO REMAIN. LOCATION DEFINED BY: ---
- 131 BATTERY BACKUP LOCATION
- 132 PRIVATE DRIVEWAY & FIRE LANE

Site Summary & Parking Tabulations				
Site Area	199,942 SF	4.59 ACRES		
Building Coverage (Footprint)	91,860 SF			
FAR	0.46			
Building "A" Area Summary				
Level		Total per Level		
Building Warehouse + Office Ground Floor		19,120 SF		
Office Mezzanine		4,360 SF		
Warehouse Mezzanine		0 SF		
<b>Totals</b>		<b>23,480 SF</b>		
Building "B" Area Summary				
Level		Total per Level		
Building Warehouse + Office Ground Floor		72,740 SF		
Office Mezzanine		0 SF		
Warehouse Mezzanine		4,245 SF		
<b>Totals</b>		<b>76,985 SF</b>		
Total Building Area Summary				
Level		Total per Level		
Building Warehouse + Office Ground Floor		91,860 SF		
Office Mezzanine		4,360 SF		
Warehouse Mezzanine		4,245 SF		
<b>Totals</b>		<b>100,465 SF</b>		
Vehicle Summary				
WAREHOUSE VEHICLE PARKING				
Parking Ratio	Building Area	Required	Proposed On-site	Delta (+/-)
Industrial WH Use 60' (12,500 sf) Over 50K Total GSF	100,465 SF	81 Stalls	90	0.46
Office Use < 225' x same as Warehouse	0 SF	0	0	0
<b>Total Auto Spaces (8.5'x18')</b>	<b>100,465 SF</b>	<b>81 Stalls</b>	<b>90</b>	<b>9 Stalls</b>
WAREHOUSE ACCESSIBLE PARKING & BICYCLE				
Accessible Parking Requirements	Parking Provided	Required	Proposed On-site	Delta (+/-)
76-100 Spaces = 4 Required	90 Stalls	4	5	1
<b>Total Accessible Parking Provided</b>		<b>4 Accessible</b>	<b>5 Accessible</b>	<b>1</b>
Accessible Van Parking Requirements				
1 Van Space for every 6 ADA spaces	5 ADA SPACES	1 VAN	1 VAN	0
Bicycle Parking Requirements				
Short Term Visitor Bicycle Parking (5% of Vehicles Provided, 2 minimum)	90 CARS	5	6	1
Long Term Bicycle Parking Employee Use (1% of Vehicles Provided, 1 Minimum)	90 CARS	5	6	1
WAREHOUSE RECEIVING/LOADING				
Loading Dock Bays (Dock High)				
Dock Doors (Ramp Up OR At Grade)				
				2

Cal Green Clean Air & EV Ready Parking Analysis				
Note: Table 5.106.5.2 and Table 5.106.5.3.3 With updates from July 2021				
2019 Cal Green CLEAN AIR Parking Requirements	Total Parking Provided	Clean Air Parking		
76-100 Parking Spaces = 8 Spaces	90 SPACES	8 Required		
	90 SPACES	11 Provided		
2019 Cal Green EV READY Parking Requirements	Total Parking Provided	EV Ready Parking		
76-100 Parking Spaces = 5 Spaces	90 SPACES	9 Required		
	90 SPACES	9 Provided		
2019 EV Ready Accessible Parking Requirements	Total EVCS Parking Provided	STD. Accessible Spaces	Van Accessible Spaces	Ambulatory Spaces
Reference Table 11B-228.3.2-1	9 SPACES	1 Required	1 Required	0 Required
Number of EVs at Facility (5-25)		1 Provided	1 Provided	0 Provided

### SITE DATA TABLE

BUILDING	LAND AREA AC	LAND AREA SF	FAR %	BLDG FOOT PRINT	BLDG MEZZ.	TOTAL BLDG SF	OFFICE SF	WAREHOUSE SF	WHSE PRKG. REQ. 0-10K	WHSE PRKG. REQ. 10K - 25K	WHSE PRKG. REQ. 25K-50K	WHSE PRKG. REQ. 50K & GREATER	PRKG REQ. AUTOS	PRKG PROV. AUTOS
SITE	4.59 AC	±199,935	47.5 %	--	--	--	--	--	20 (1 PER 500)	20 (1 PER 750)	20 (1 PER 1,250)	21 (1 PER 2,500)	81	90
"A"	--	--	--	19,120	4,360	23,480	8,907	14,573				100,465 - 50,000 = 50,465		(.86/1000)
"B"	--	--	--	72,740	4,245	76,985	1,208	71,532						
<b>91,860 SF TOTAL</b>						<b>100,465 SF TOTAL</b>								

Design Review Final Submittal with F.D. Comments: 11.23.2022

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**TEMPLE CITY BLVD. INDUSTRIAL FACILITY**  
 4097 TEMPLE CITY BLVD.  
 EL MONTE, CA. 91731

**DESIGN REVIEW**  
 OVERALL CONCEPTUAL SITE PLAN



### SITE PLAN KEYNOTES

- 101 ENTRY DRIVE WITH DECORATIVE INTERLOCKING PAVEMENT TO 30' MINIMUM
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- 131 BATTERY BACKUP LOCATION



Site Summary & Parking Tabulations				
Site Area	199,942 SF	4.59 Acres		
Building Coverage (Footprint)	6.45			
FAIR	6.50			
Building "A" Area Summary				
Level		Total per Level		
Building Warehouse + Office Ground Floor		19,120 SF		
Office Mezzanine		4,360 SF		
Warehouse Mezzanine		0 SF		
<b>Totals</b>		<b>23,480 SF</b>		
Building "B" Area Summary				
Level		Total per Level		
Building Warehouse + Office Ground Floor		71,360 SF		
Office Mezzanine		0 SF		
Warehouse Mezzanine		5,480 SF		
<b>Totals</b>		<b>76,840 SF</b>		
Total Building Area Summary				
Level		Total per Level		
Building Warehouse + Office Ground Floor		90,480 SF		
Office Mezzanine		4,360 SF		
Warehouse Mezzanine		5,480 SF		
<b>Totals</b>		<b>100,320 SF</b>		
Vehicle Summary				
WAREHOUSE VEHICLE PARKING				
Parking Ratio	Building Area	Required	Proposed On-site	Delta (+/-)
Industrial Use 60% (12,500 sf) Over 50k Total GSF	100,320 SF	83 Stalls	96	13
Office Use < 25% = same as Warehouse	0 SF	0	0	0
<b>Total Auto Spaces (8.5x18)</b>	<b>100,320 SF</b>	<b>83 Stalls</b>	<b>96</b>	<b>13 Stalls</b>
WAREHOUSE ACCESSIBLE PARKING & BICYCLE				
Accessible Parking Requirements	Parking Provided	Required	Proposed On-site	Delta (+/-)
75-100 Spaces = 4 Required	96 Stalls	4	5	1
<b>Total Accessible Parking Provided</b>		<b>4 Accessible</b>	<b>5 Accessible</b>	<b>1</b>
Accessible Van Parking Requirements				
1 Van Space for every 8 ADA spaces	5 ADA SPACES	1 VAN	1 VAN	0
Bicycle Requirements				
Short Term Visitor Bicycle Parking (5% of Vehicles Provided, 2 Minimum)	96 CARS	6	6	0
Long Term Bicycle Parking Employee Use (3% of Vehicles Provided, 1 Minimum)	96 CARS	5	6	1
WAREHOUSE RECEIVING/LOADING				
Loading Dock Bays (Dock High)				
Dock Doors (Ramp Up OR At Grade)				
				2
9/28/2022				

Cal Green Clean Air & EV Ready Parking Analysis			
Note: Table 5.106.5.2 and Table 5.106.5.3.3 With updates from July 2021			
<b>2019 Cal Green CLEAN AIR Parking Requirements</b>	<b>Total Parking Provided</b>	<b>Clean Air Parking</b>	
75-100 Parking Spaces = 8 Spaces	96 SPACES	8 Required	
	96 SPACES	11 Provided	
<b>2019 Cal Green EV READY Parking Requirements</b>	<b>Total Parking Provided</b>	<b>EV Ready Parking</b>	
75-100 Parking Spaces = 5 Spaces	96 SPACES	9 Required	By City of El Monte
		9 Provided	
<b>2019 EV Ready Accessible Parking Requirements Reference Table 11B-228.3.2.1</b>	<b>Total EVCS Parking Provided</b>	<b>STD. Accessible Spaces</b>	<b>Van Accessible Spaces</b>
Number of EVs at Facility (5-25)	9 SPACES	1 Required	1 Required
		1 Provided	1 Provided
		0 Required	0 Required
		0 Provided	0 Provided

September 28, 2022

### LANDSCAPE SUMMARY

SITE AREA 199,942 SF 4.59 ACRES  
 LANDSCAPE 8% MINIMUM REQUIRED (.368 ACRES)  
 16,907 SF PROVIDED .388 ACRES

Design Review 2nd Submittal: 09.29.2022

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**TEMPLE CITY BLVD. INDUSTRIAL FACILITY**  
 4097 TEMPLE CITY BLVD.  
 EL MONTE, CA. 91731

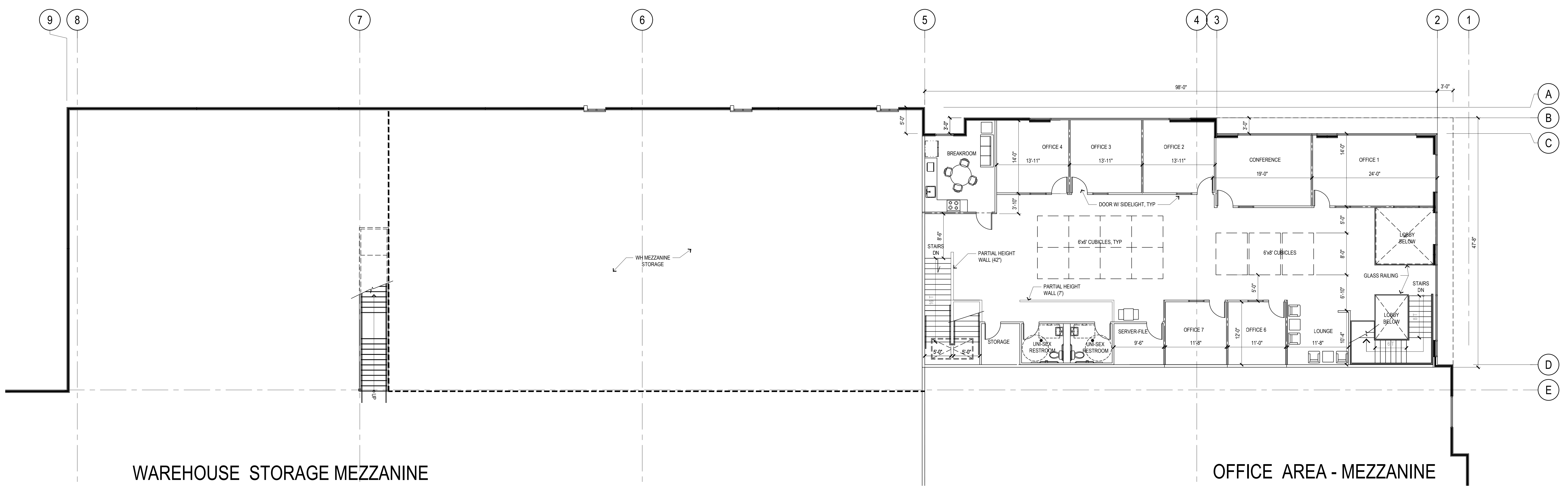
**DESIGN REVIEW**  
 FIRE DEPT. ACCESS SITE PLAN

**A1.2**  
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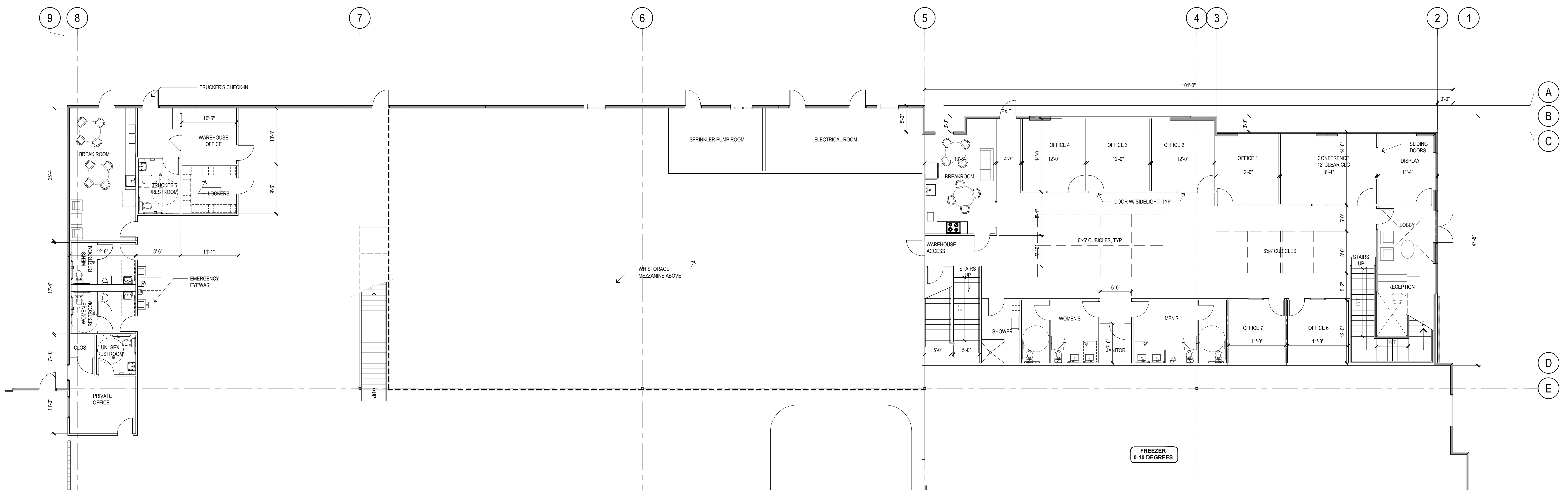
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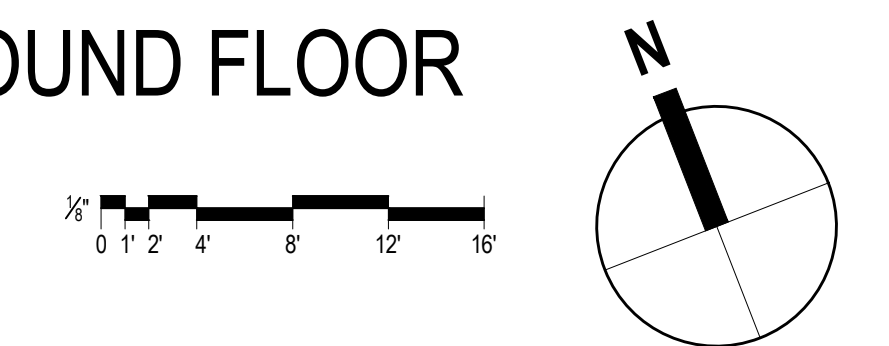
WAREHOUSE STORAGE MEZZANINE

OFFICE AREA - MEZZANINE



WAREHOUSE OFFICE

OFFICE AREA - GROUND FLOOR



Design Review 2nd Submittal: 09.29.2022



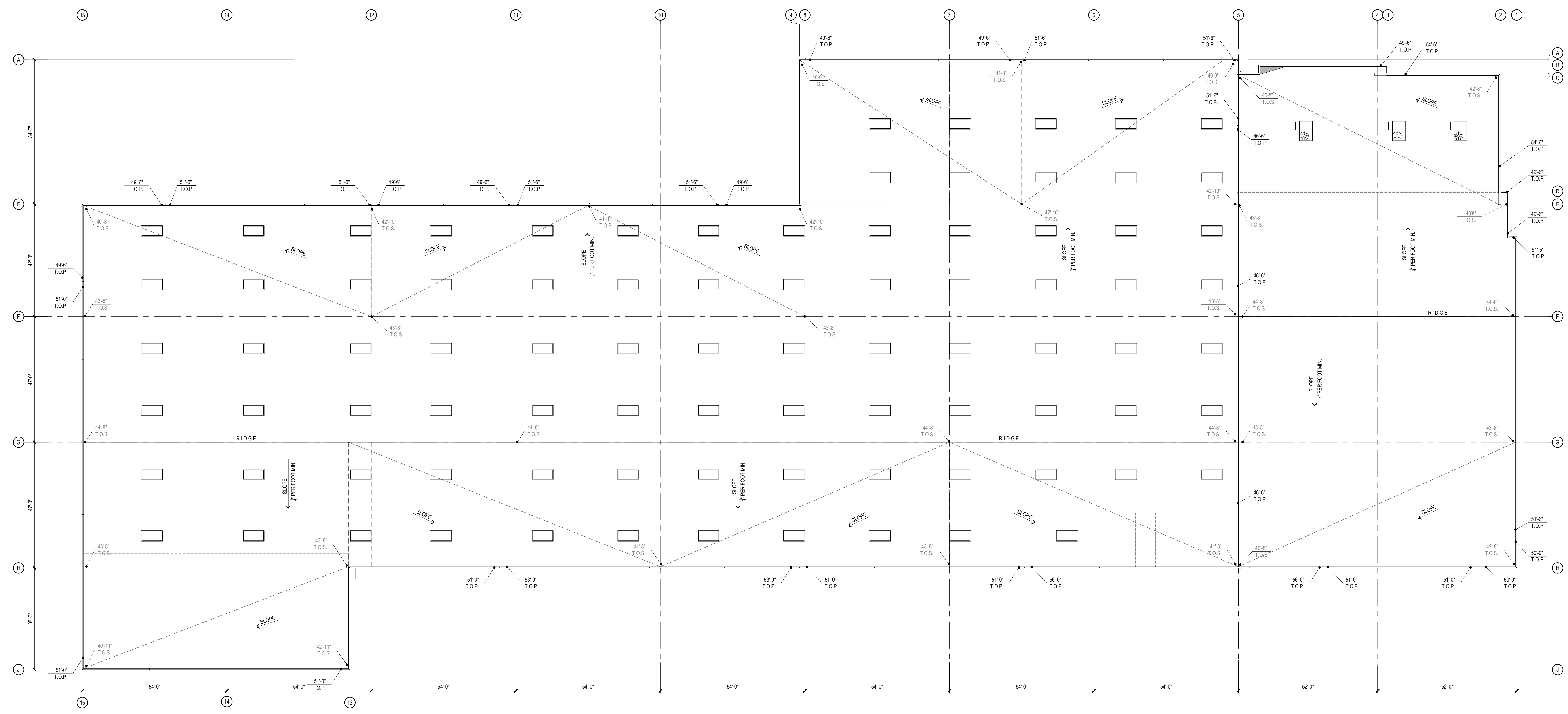
**TEMPLE CITY BLVD. INDUSTRIAL FACILITY**  
 4097 TEMPLE CITY BLVD.  
 EL MONTE, CA. 91731

**DESIGN REVIEW**  
 CONCEPTUAL FLOOR PLAN

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 aoarchitects.com

**A2**  
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 Scale: 2021-555  
 Job No.: 2021-555  
 Date: 02/18/2022

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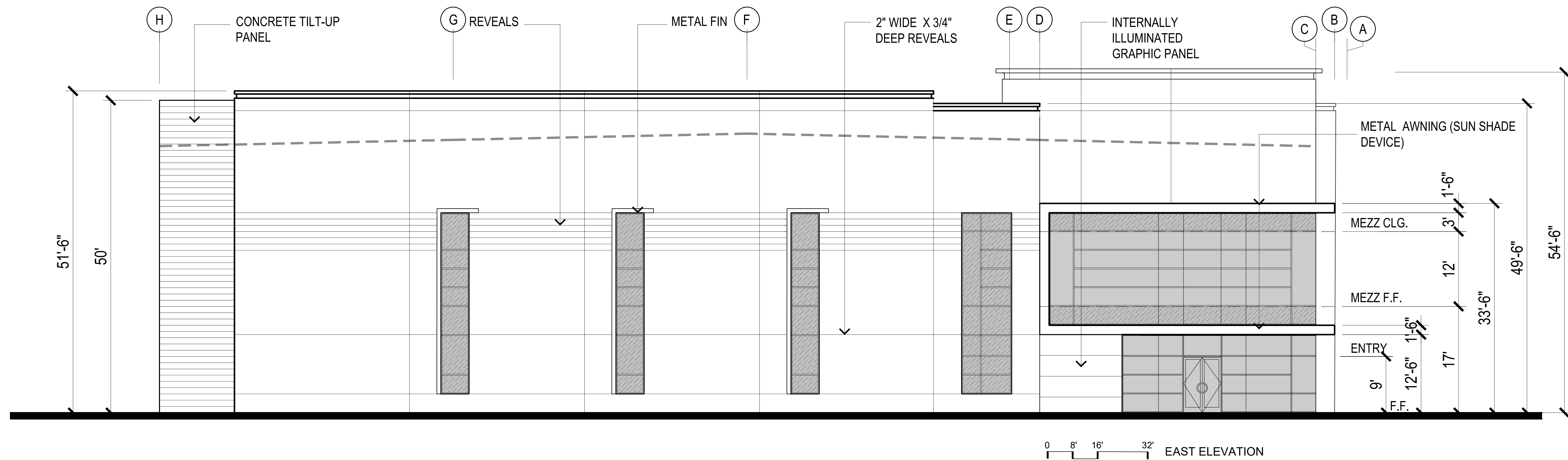
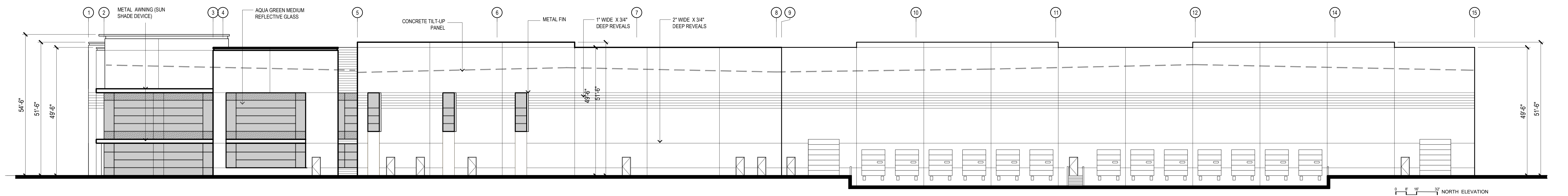
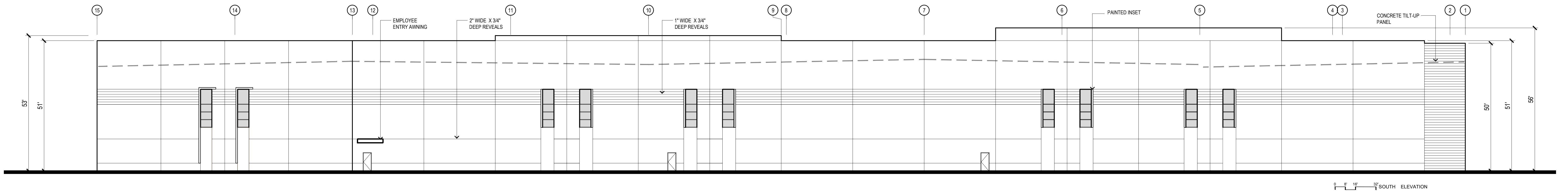
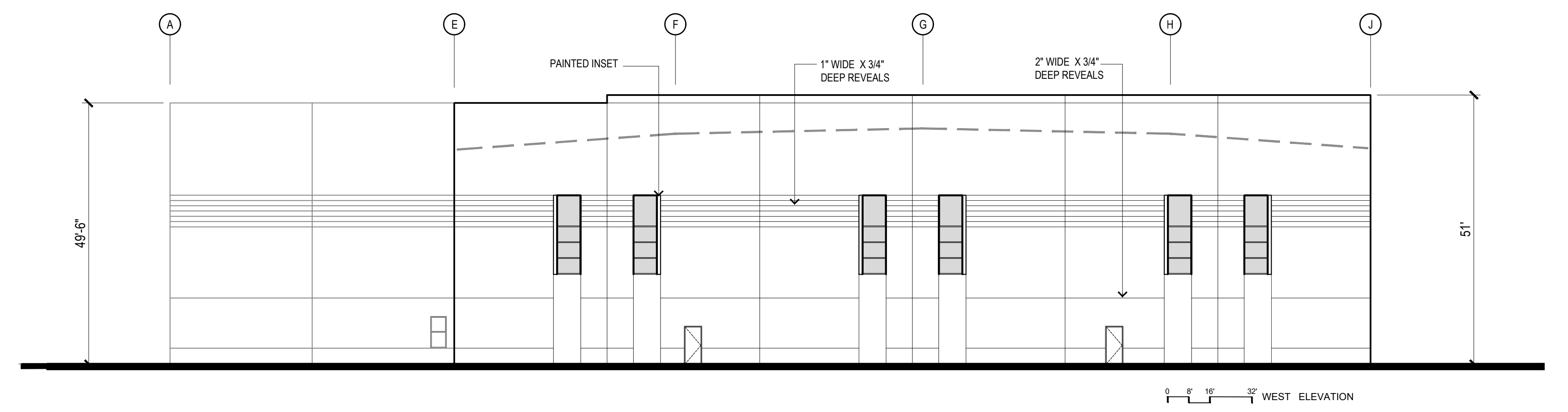
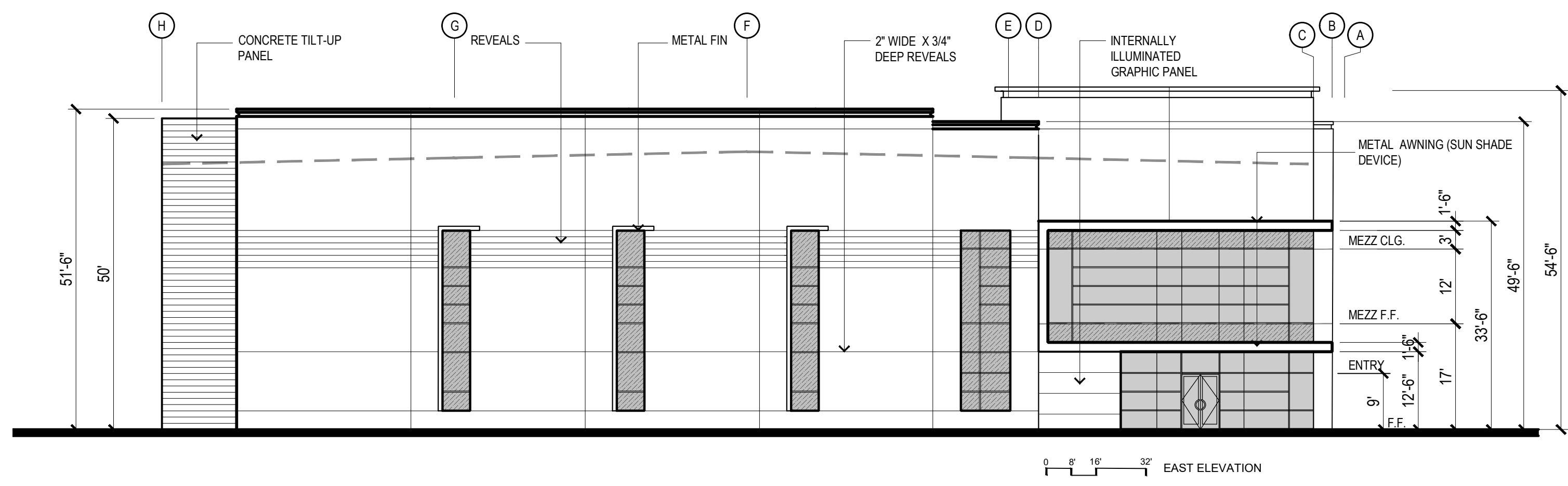


**TEMPLE CITY BLVD. INDUSTRIAL FACILITY**  
 4097 TEMPLE CITY BLVD.  
 EL MONTE, CA. 91731

**DESIGN REVIEW**  
 CONCEPTUAL ROOF PLAN



**A2.1**  
 AS SHOWN  
 Scale: 2021-555  
 Job No.: 2021-555  
 Date: 02/18/2022



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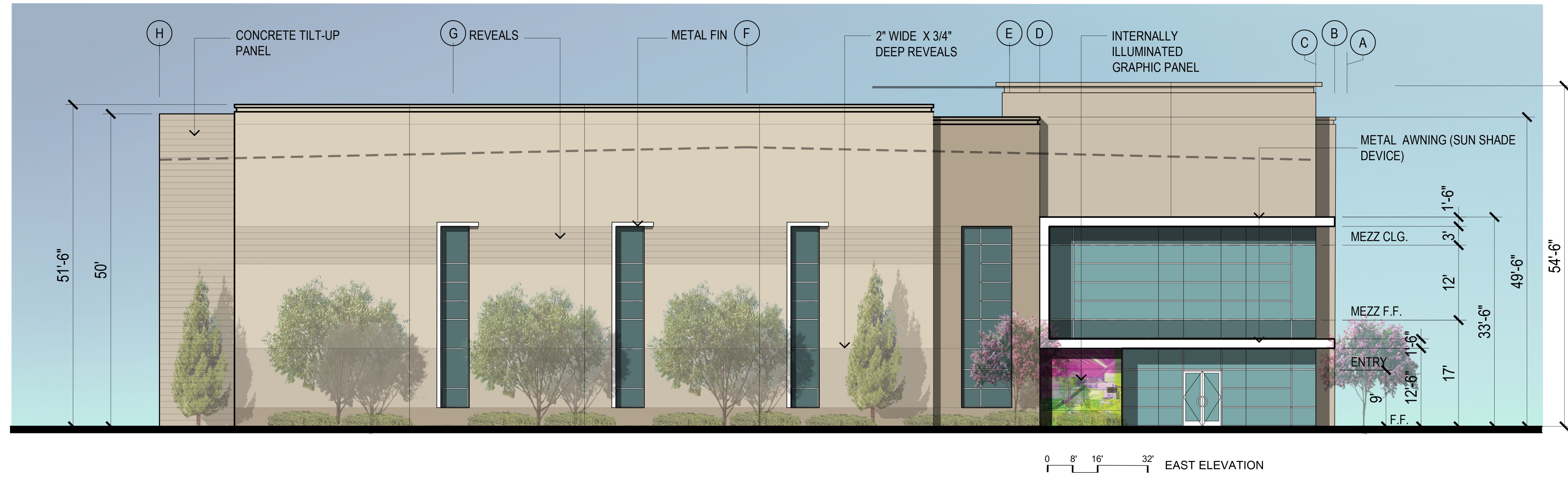
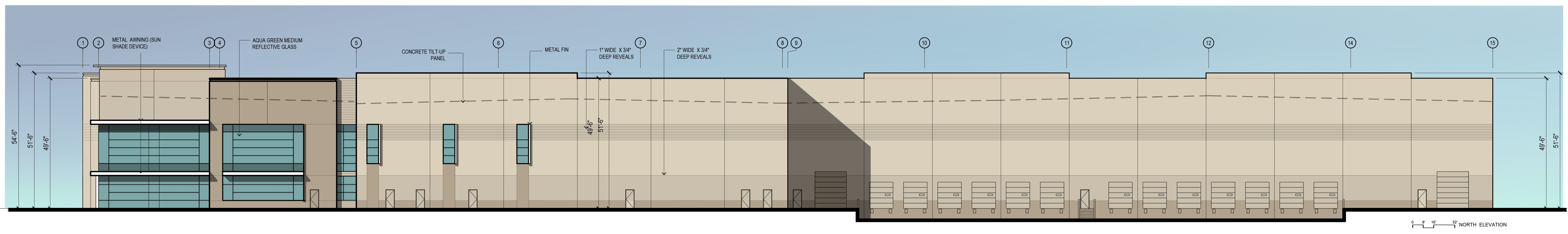
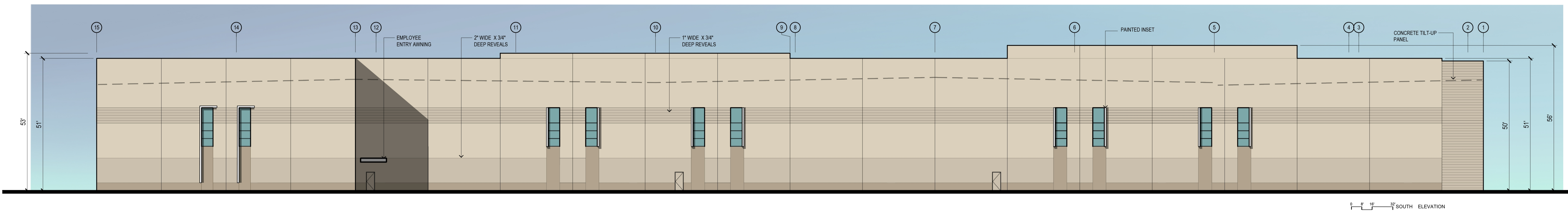
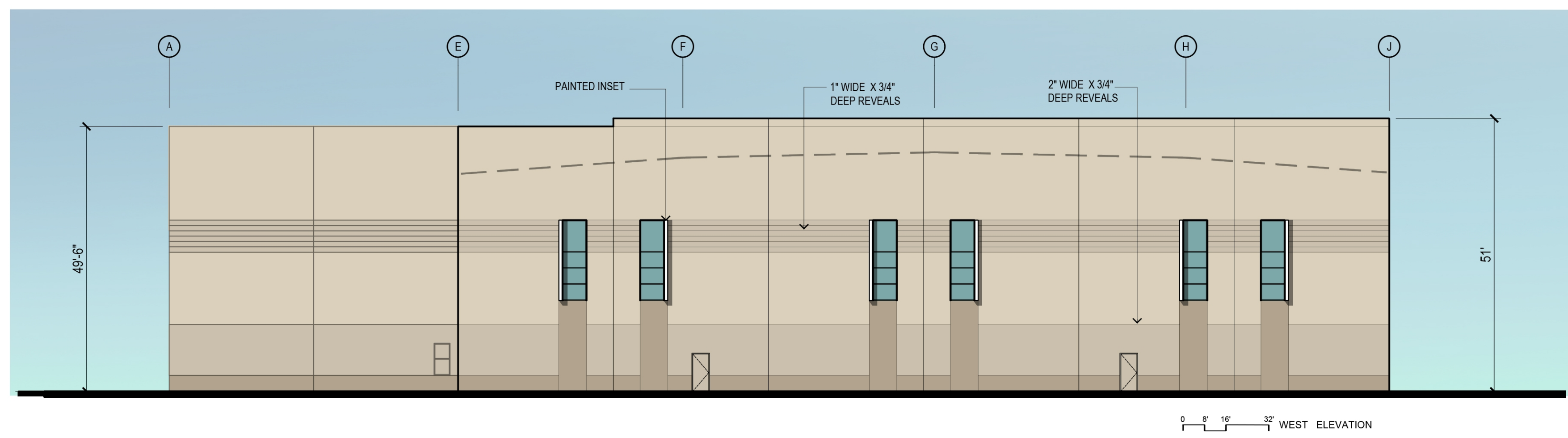
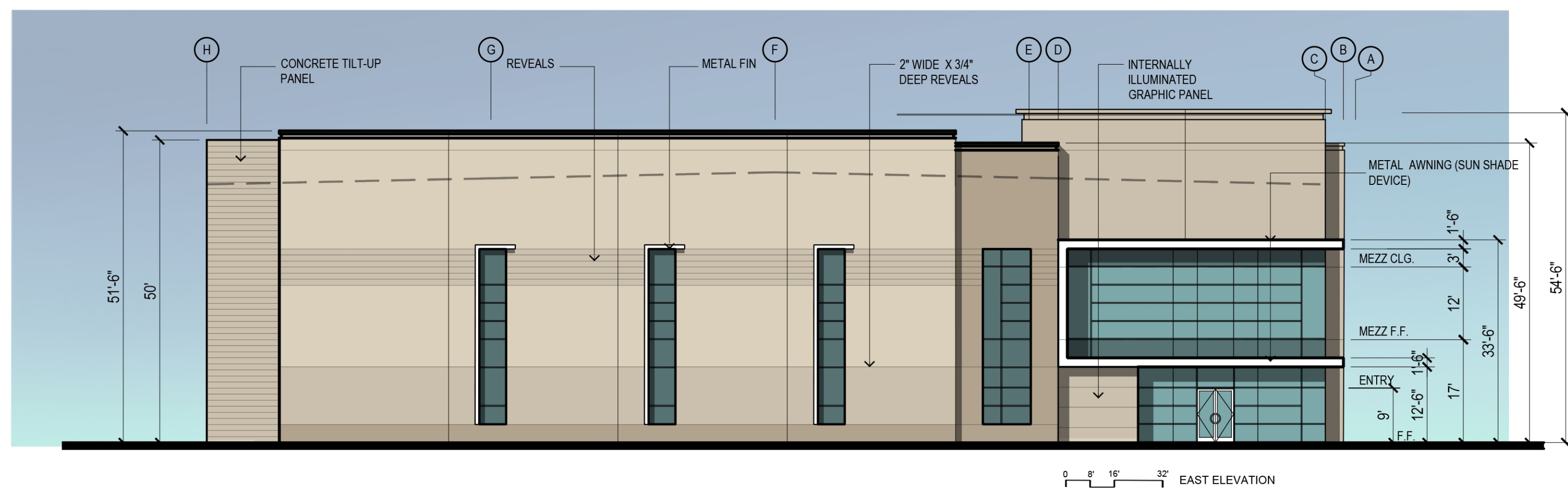
**TEMPLE CITY BLVD. INDUSTRIAL FACILITY**  
4097 TEMPLE CITY BLVD.  
EL MONTE, CA. 91731

**DESIGN REVIEW**  
TECHNICAL CONCEPTUAL ELEVATIONS



**A3**

Scale AS SHOWN  
Job No. 2021-555  
Date 02/18/2022



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EL MONTE, CA. 91731

**DESIGN REVIEW**  
DESIGN CONCEPTUAL ELEVATIONS



**A4**

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714 / 639-8860  
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Scale: AS SHOWN  
Job No: 2021-555  
Date: 02/18/2022



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**DESIGN REVIEW**

RENDERED STREET VIEW



**A5**

Scale AS SHOWN  
Job No. 2021-555  
Date 02/18/2022



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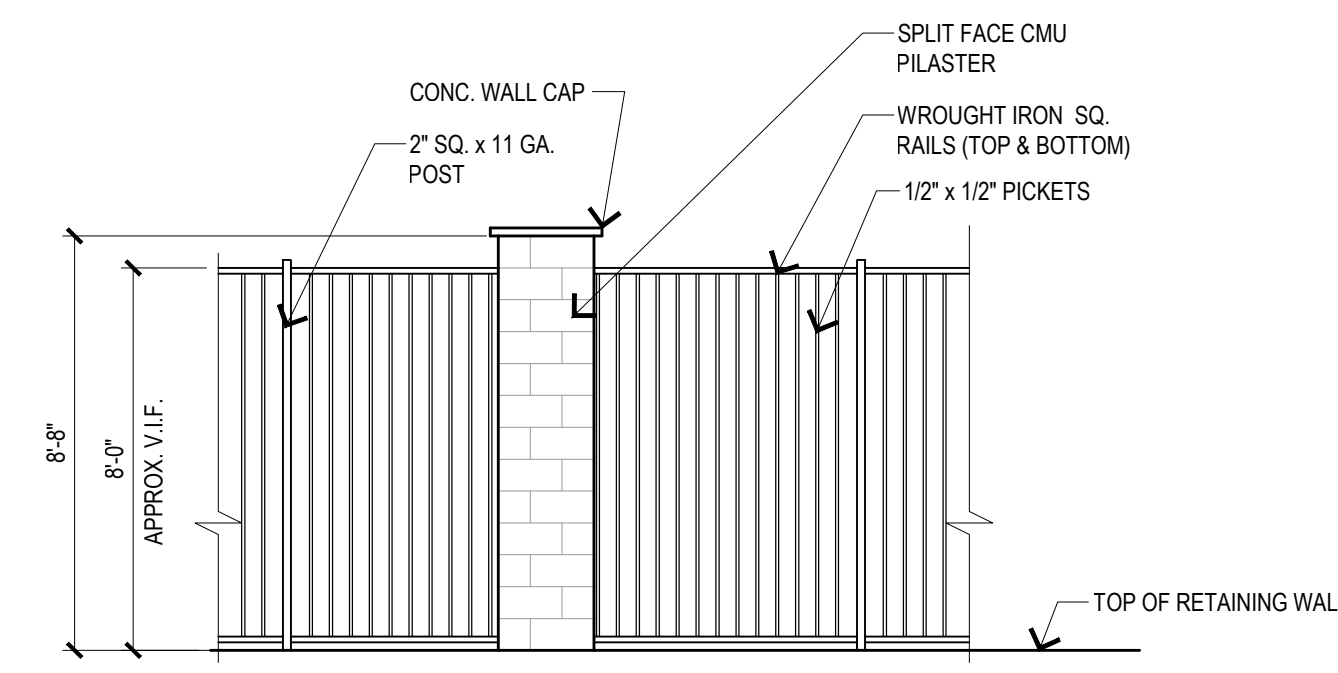
**DESIGN REVIEW**

RENDERED BUILDING SOUTH VIEW

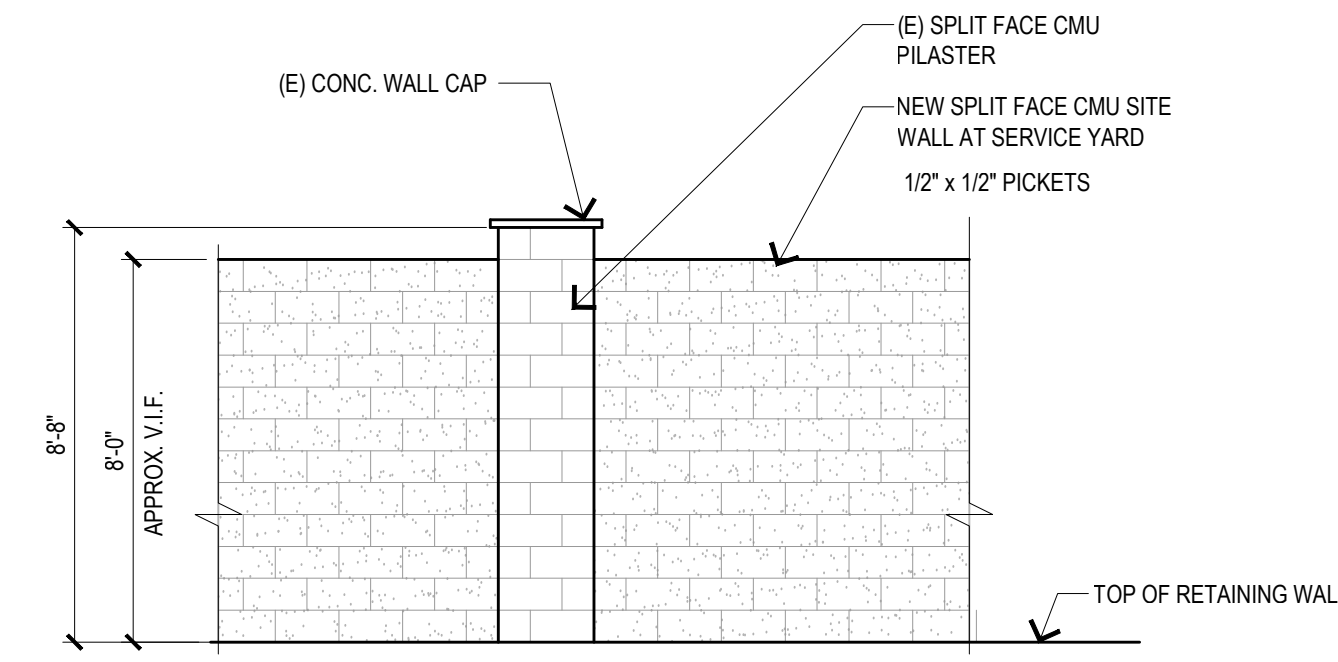


**A6**

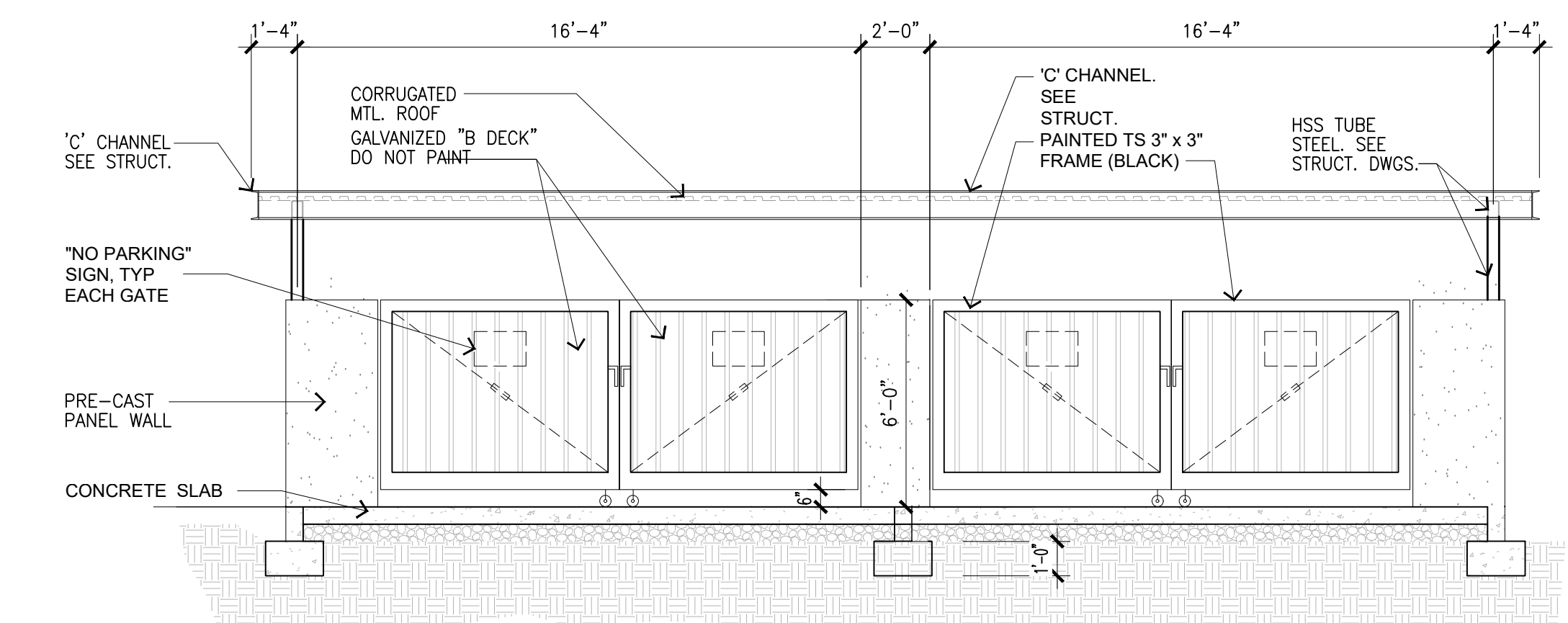
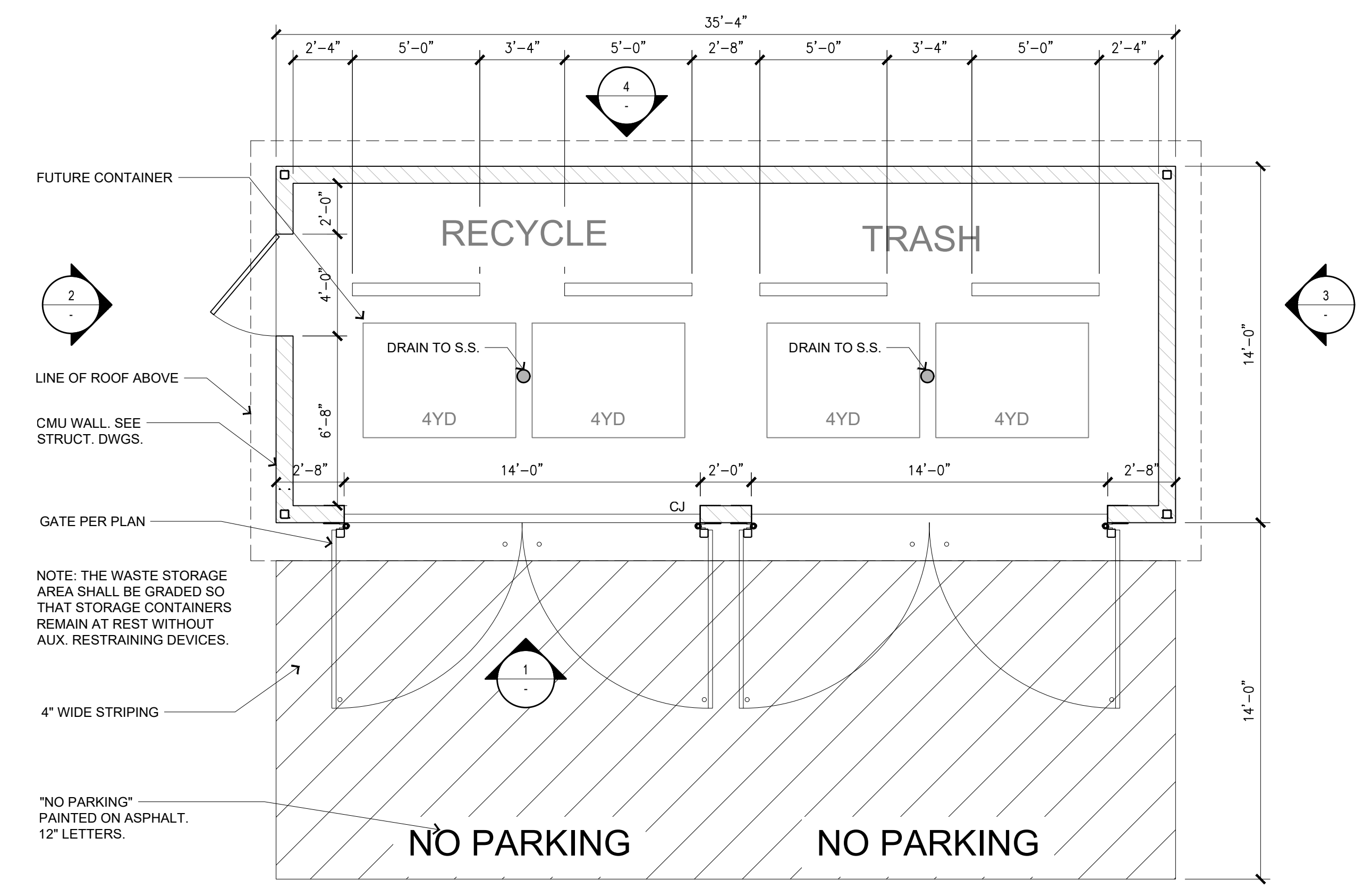
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Job No. 2021-555  
Date 02/18/2022



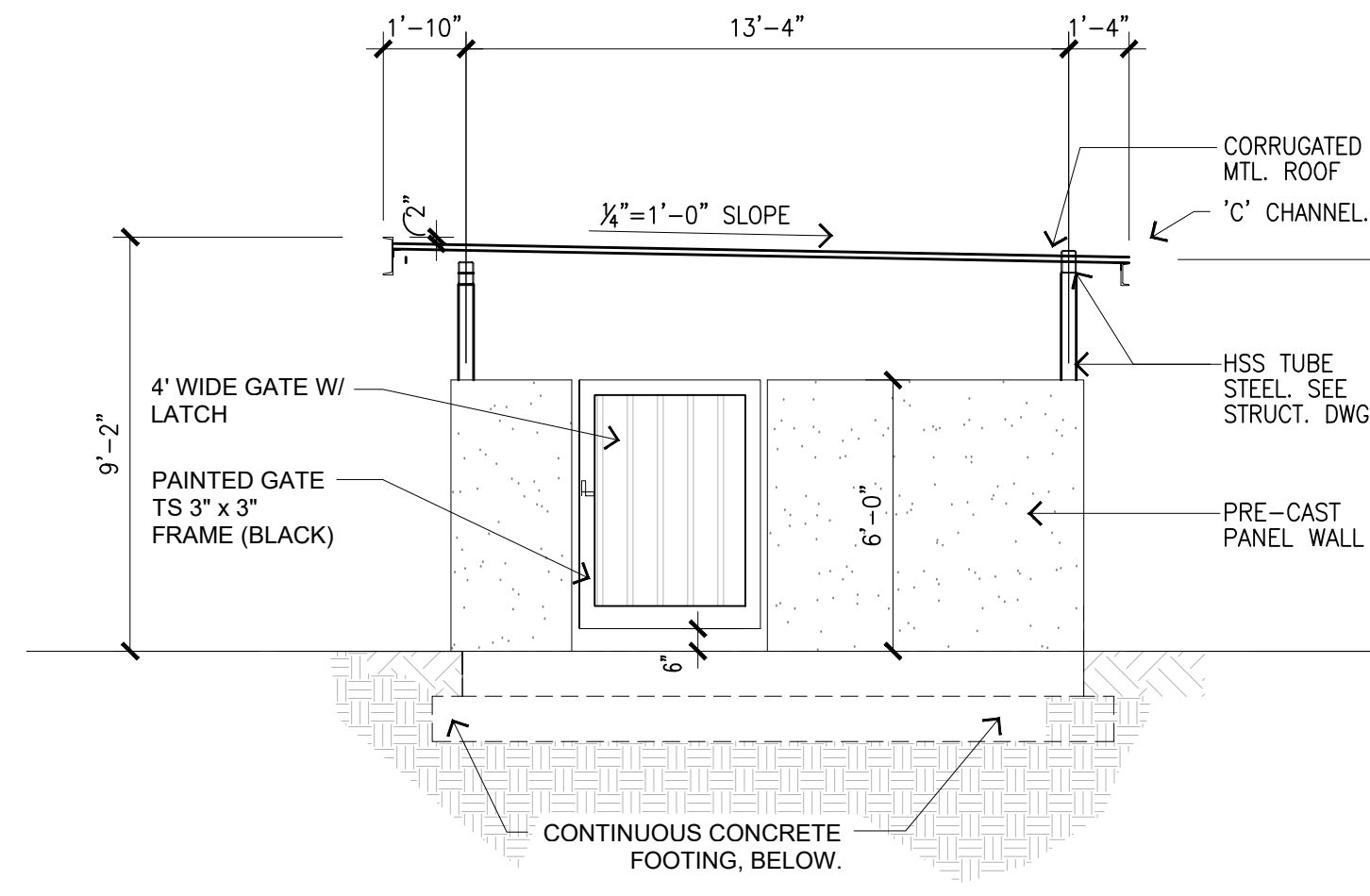
TYPICAL EXISTING FENCE DETAIL | 1/4"=1'-0" (A)



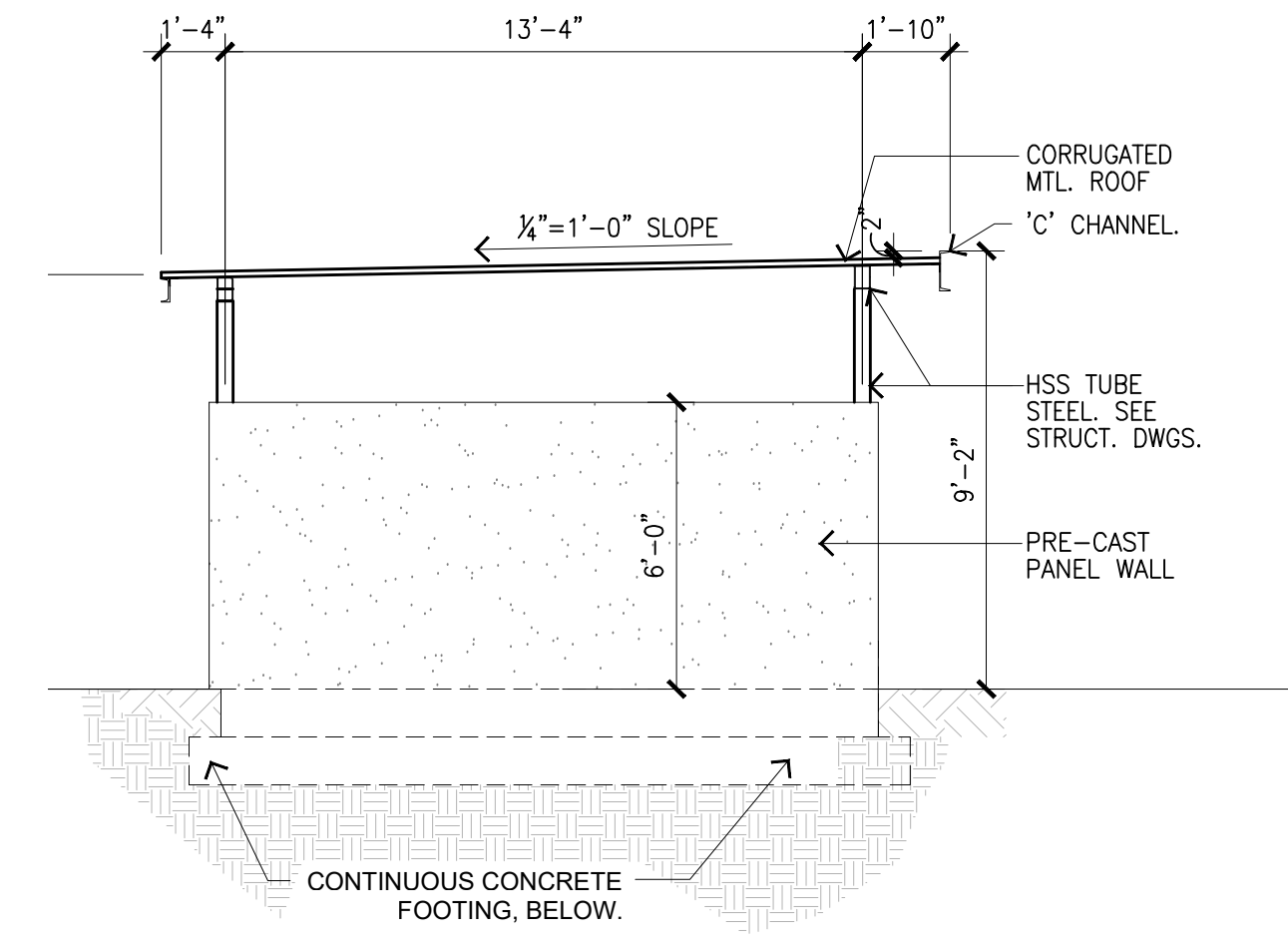
MODIFIED FENCE DETAIL | 1/4"=1'-0" (B)



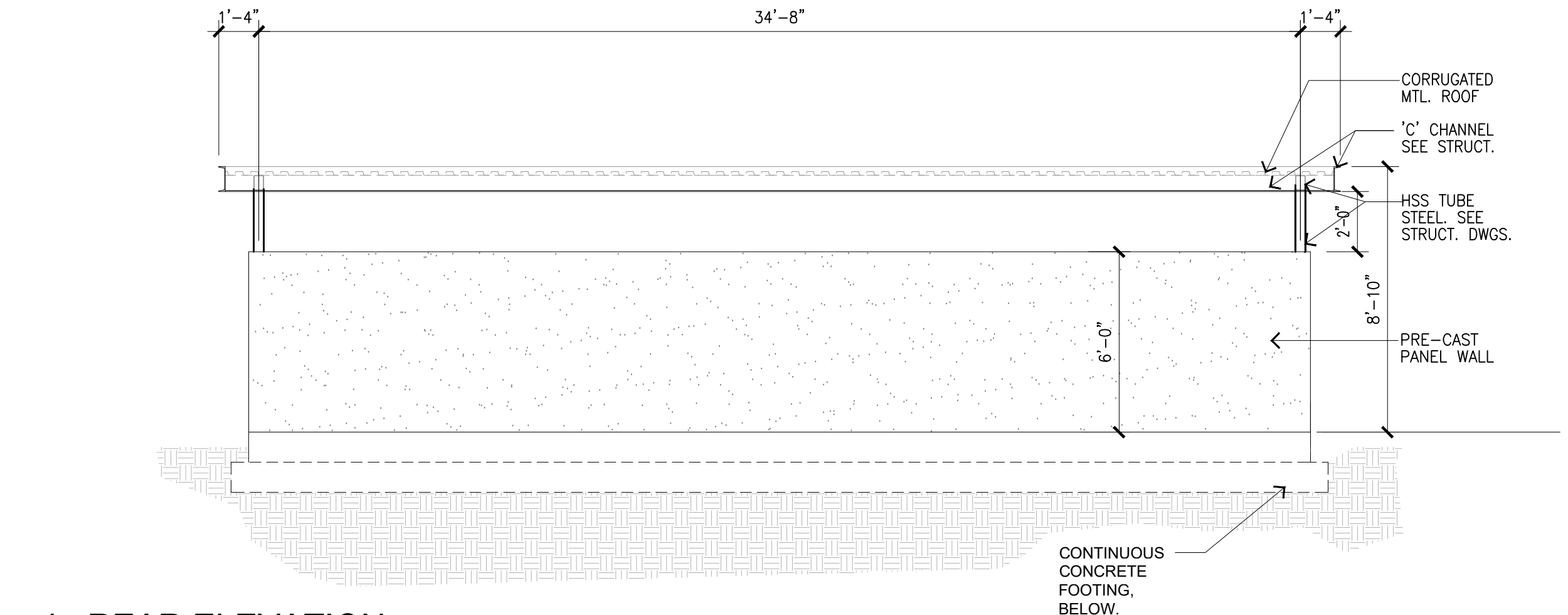
1. FRONT ELEVATION



2. SIDE ELEVATION



3. SIDE ELEVATION



4. REAR ELEVATION

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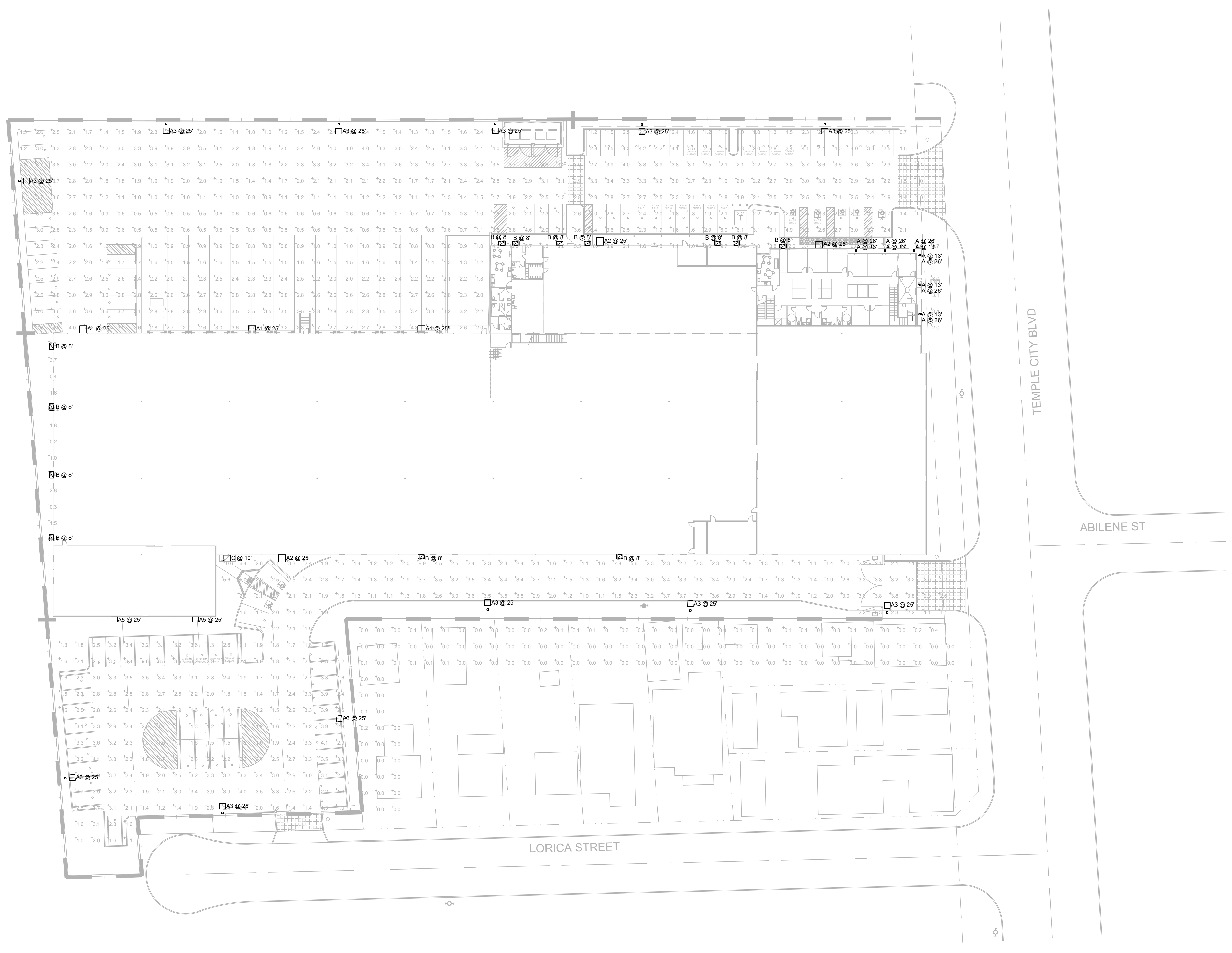
DESIGN REVIEW  
SITE DETAILS



A7  
AS SHOWN  
2021-555  
Date 02/18/2022

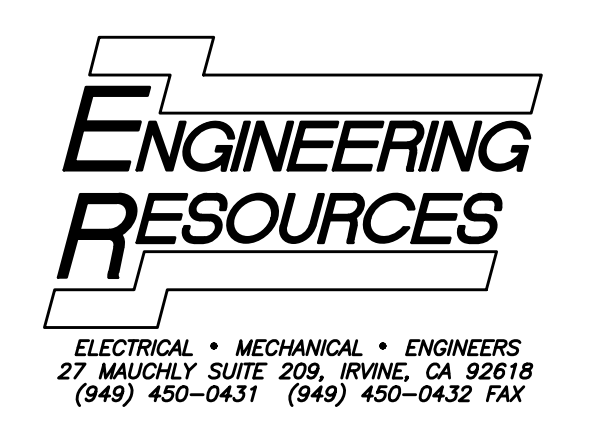
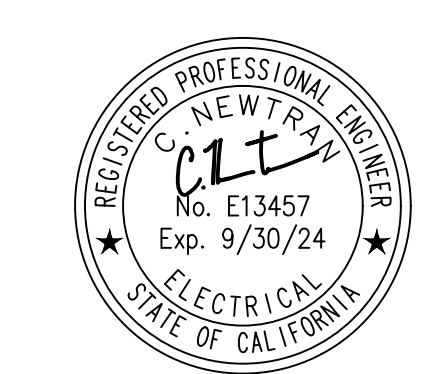






Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NORTH LOT	+	2.4 fc	12.0 fc	0.5 fc	24.0:1	4.8:1
OFF SITE RESIDENTIAL	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A
SOUTH LOT	+	2.5 fc	10.6 fc	1.0 fc	10.6:1	2.5:1
WEST SIDE	+	4.0 fc	10.6 fc	0.2 fc	53.0:1	20.0:1

SITE PHOTOMETRICS  
SCALE: 1" = 50'-0"



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**DESIGN REVIEW**  
SITE PHOTOMETRICS



**E2**  
Scale AS SHOWN  
Job No. 22042  
Date 02/18/2022

**D-Series Size 1**  
LED Area Luminaire



**Specifications**  
EPA: 1.01 ft<sup>2</sup> (0.09 m<sup>2</sup>)  
Length: 33" (840 mm)  
Width: 13" (330 mm)  
Height H1: 7 1/2" (190 mm)  
Height H2: 3 1/2" (90 mm)  
Weight (max): 27 lbs (12 kg)

**Ordering Information**  
EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRNH DDBX0

Series	LEDs	Light Temperature	Beam Spread	Temp. Rating	Mounting	Shipped Included
DSX1 LED	P1	3000K	T5	150V	Type I only short	W0021 <sup>1</sup>
	P1 P1 P7	4000K	T5S	150V	Type I short	W0021 <sup>1</sup>
	P2 P1 P8	5000K	T5S	150V	Type I medium	W0021 <sup>1</sup>
DSX2 LED	P3	3000K	T6	150V	Type II short	W0021 <sup>1</sup>
	P3 P1 P9	4000K	T6S	150V	Type II short	W0021 <sup>1</sup>
	P4	3000K	T7	150V	Type II medium	W0021 <sup>1</sup>
	P4 P1 P10	4000K	T7S	150V	Type II medium	W0021 <sup>1</sup>
	P5	3000K	T8	150V	Type II long	W0021 <sup>1</sup>
	P5 P1 P11	4000K	T8S	150V	Type II long	W0021 <sup>1</sup>

**Shop included:** W0021<sup>1</sup> Square pole mounting  
W0021<sup>1</sup> Round pole mounting  
W0021<sup>1</sup> WBA Wall bracket  
W0021<sup>1</sup> SP8BA Square pole universal mounting adapter  
W0021<sup>1</sup> SP10BA Round pole universal mounting adapter  
W0021<sup>1</sup> SHADBA Shaded mounting bracket (only P1)


**Control options:** W0021<sup>1</sup> 120V single pole switch  
W0021<sup>1</sup> 120V double pole switch  
W0021<sup>1</sup> 120V/277V double pole switch  
W0021<sup>1</sup> 277V/480V double pole switch  
W0021<sup>1</sup> 480V double pole switch  
W0021<sup>1</sup> 480V/1000V double pole switch  
W0021<sup>1</sup> 1000V double pole switch  
W0021<sup>1</sup> 1000V/5000V double pole switch  
W0021<sup>1</sup> 5000V double pole switch  
W0021<sup>1</sup> 5000V/10000V double pole switch  
W0021<sup>1</sup> 10000V double pole switch  
W0021<sup>1</sup> 10000V/25000V double pole switch  
W0021<sup>1</sup> 25000V double pole switch

**Finish:** W0021<sup>1</sup> Dark bronze  
W0021<sup>1</sup> Black  
W0021<sup>1</sup> Natural aluminum  
W0021<sup>1</sup> White  
W0021<sup>1</sup> Textured dark bronze  
W0021<sup>1</sup> Textured black  
W0021<sup>1</sup> Textured natural aluminum  
W0021<sup>1</sup> Textured white

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SITE LIGHTING FIXTURE ON WALLS AND POLES - A1,A2,A3,A4,A5

**WST LED**  
Architectural Wall Sconce



**Specifications**  
Height: 8 1/2" (215 mm)  
Width: 17" (432 mm)  
Depth: 10 3/16" (267 mm)  
Weight: 20 lbs (9.1 kg)

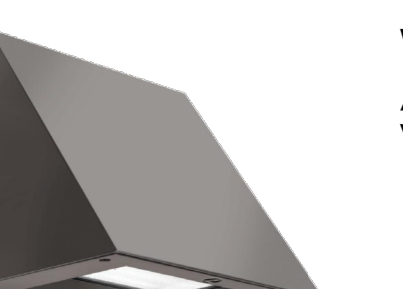
**Optional Back Box (PBBW)**  
Height: 8.49" (215 mm)  
Width: 17.01" (432 mm)  
Depth: 1.70" (43 mm)

**Optional Back Box (BBW)**  
Height: 4" (102 mm)  
Width: 5 1/2" (140 mm)  
Depth: 1 1/2" (38 mm)

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MANDOOR LIGHT FIXTURE - B

**WDGE2 LED**  
Architectural Wall Sconce  
Visual Comfort Optic



**Specifications**  
Depth (D1): 7"  
Depth (D2): 1.5"  
Height: 9 1/2"  
Weight (without options): 13.5 lbs

**WDGE LED Family Overview**

Luminaire	Series	Standard Ht. (ft)	Color Temp. (°C)	Sensor	FS	FL	FL	FL	FL	FL	FL
WDGE2 LED	Visual Comfort	4W	—	750	1,200	2,400	—	—	—	—	—
WDGE2 LED	Visual Comfort	10W	10W	Standalone / daylight	1,200	2,400	3,000	4,500	6,000	—	—
WDGE2 LED	Precision Refractive	10W	10W	Standalone / daylight	700	1,200	2,400	3,000	4,500	—	—
WDGE2 LED	Precision Refractive	15W	10W	Standalone / daylight	—	7,500	8,500	10,000	10,000	—	—
WDGE2 LED	Precision Refractive	15W	10W	Standalone / daylight	—	12,000	16,000	18,000	20,000	22,000	25,000

**Ordering Information**  
EXAMPLE: WDGE2 LED P3 40K ROCRI VF MVOLT SRM DDBX0

Series	Package	Color Temperature	CU	Distribution	Package	Mounting	Shipped separately
WDGE2 LED	P1	P10W	2700	2700K	ROCR1	VF	Visual comfort, "downward" beam
	P2	P10W	3000	3000K	ROCR2	VF	Visual comfort, "downward" beam
	P3	P10W	3500	3500K	ROCR3	VF	Visual comfort, "downward" beam
P4	P15	4000K	4000K	—	—	—	—
		5000K	5000K	—	—	—	—
		—	—	—	—	—	—

**Options:** W0021<sup>1</sup> Dark bronze  
W0021<sup>1</sup> Black  
W0021<sup>1</sup> White  
W0021<sup>1</sup> Textured dark bronze  
W0021<sup>1</sup> Textured black  
W0021<sup>1</sup> Textured natural aluminum  
W0021<sup>1</sup> Textured white  
W0021<sup>1</sup> Textured sandstone

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CANOPY LIGHT FIXTURE - C

**LITHONIA LIGHTING**

**LDN6**  
6" OPEN AND WALLWASH LED Non-IC New Construction Downlight



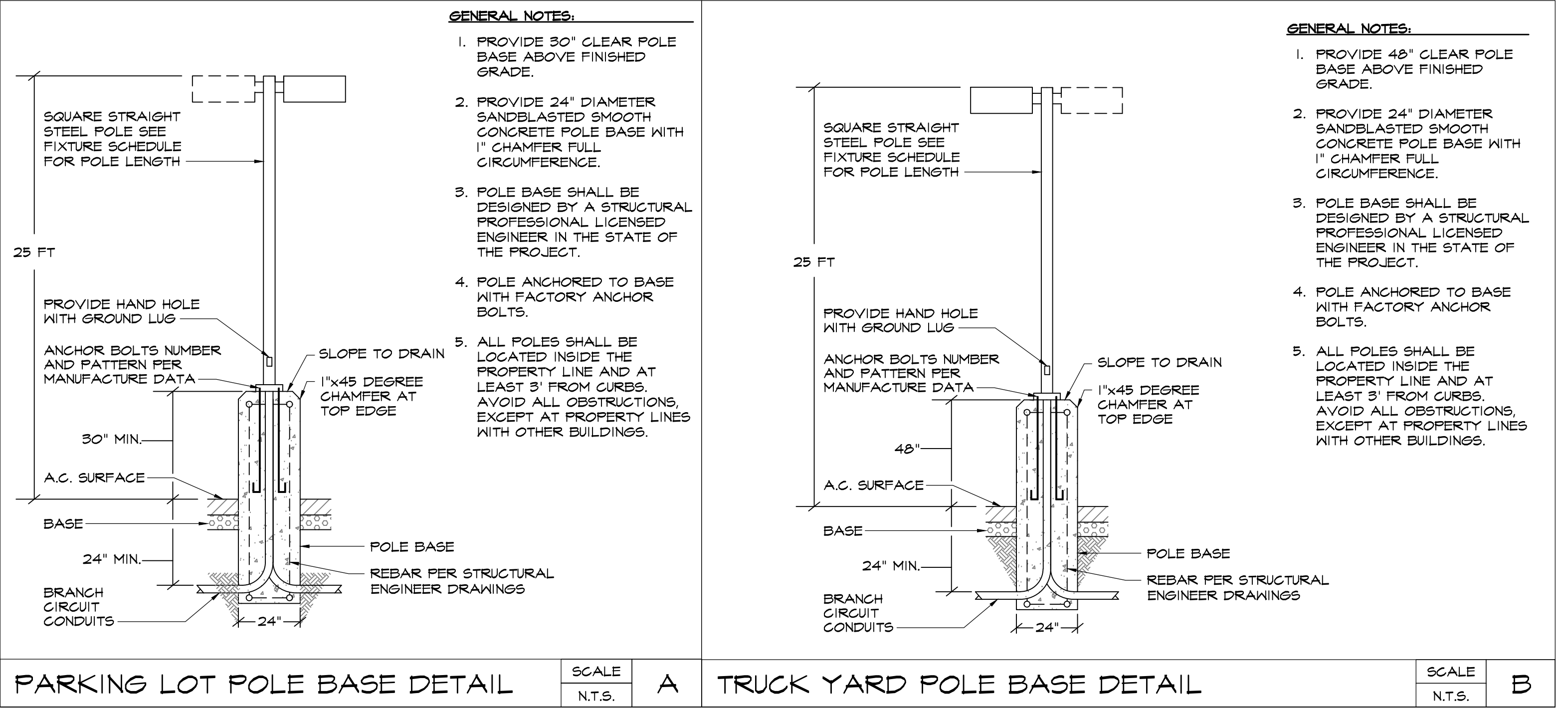
**FEATURES & SPECIFICATIONS**  
**INTENDED USE:** Typical applications include corridors, lobbies, conference rooms and private offices.  
**CONSTRUCTION:** Galvanized steel mounting plate, frame, galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are treated for corrosion.  
**VERTICALLY ADJUSTABLE MOUNTING BRACKET:** Commercial bar hangers provide 1.314" total adjustment. Two construction 1/2" x 1/4" x 1/4" stainless steel brackets for straight-through installation. Capacity 6 lb/4.4 kg each.  
**ACCUMULATOR:** 12" x 1/2" (305 mm x 12.7 mm) diameter.  
**Passive cooling:** Thermal management for 35°C standard, high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.  
**Non-venting (Indoor):** 12" x 1/2" (305 mm x 12.7 mm) diameter.  
**OPTICS:** LEDs are housed in a 3-rng SMD (3000K or 4000K) option. 94 CR optional. LED light source concealed with diffusing optical lens.  
**General Illumination:** Lighting with 1.6 SMD and 55° cutoff beam source and source margin. Self-illuminated reflective baffles and spring latches. Reflectors are treated for corrosion.  
**ELECTRICAL:** Multi-wire (120/277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 70% lumens dimming (not available).  
**0-10V dimming:** Requires two (2) additional low voltage wires to be pulled.  
**70% lumens dimming (not available).**  
**LISTINGS:** Certified to UL and Canadian safety standards. Wet location standard (covered ceiling).  
**WARRANTY:** 5-year limited warranty. Complete warranty terms located at: [www.lithonia.com/Products/Service/Service\\_and\\_warranty.asp](http://www.lithonia.com/Products/Service/Service_and_warranty.asp)  
**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

Series	Color Temperature	Lumens	Aperture/Finish Color	Finish	Height
LDN6	27° 2700K	85	106	Downlight	106
	30° 3000K	100	106	Downlight	106
	35° 3500K	125	106	Downlight	106
40° 4000K	20	2000	106	Downlight	106
	20	2000	106	Downlight	106
	20	2000	106	Downlight	106

**Accessories (Order as separate assembly number):**  
W0021<sup>1</sup> 120V single pole switch  
W0021<sup>1</sup> 120V double pole switch  
W0021<sup>1</sup> 120V/277V double pole switch  
W0021<sup>1</sup> 277V/480V double pole switch  
W0021<sup>1</sup> 480V double pole switch  
W0021<sup>1</sup> 480V/1000V double pole switch  
W0021<sup>1</sup> 1000V double pole switch  
W0021<sup>1</sup> 1000V/5000V double pole switch  
W0021<sup>1</sup> 5000V double pole switch  
W0021<sup>1</sup> 5000V/10000V double pole switch  
W0021<sup>1</sup> 10000V double pole switch  
W0021<sup>1</sup> 10000V/25000V double pole switch  
W0021<sup>1</sup> 25000V double pole switch

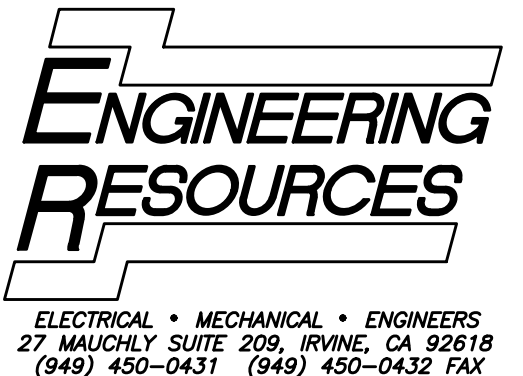
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CANOPY LIGHT FIXTURE - A

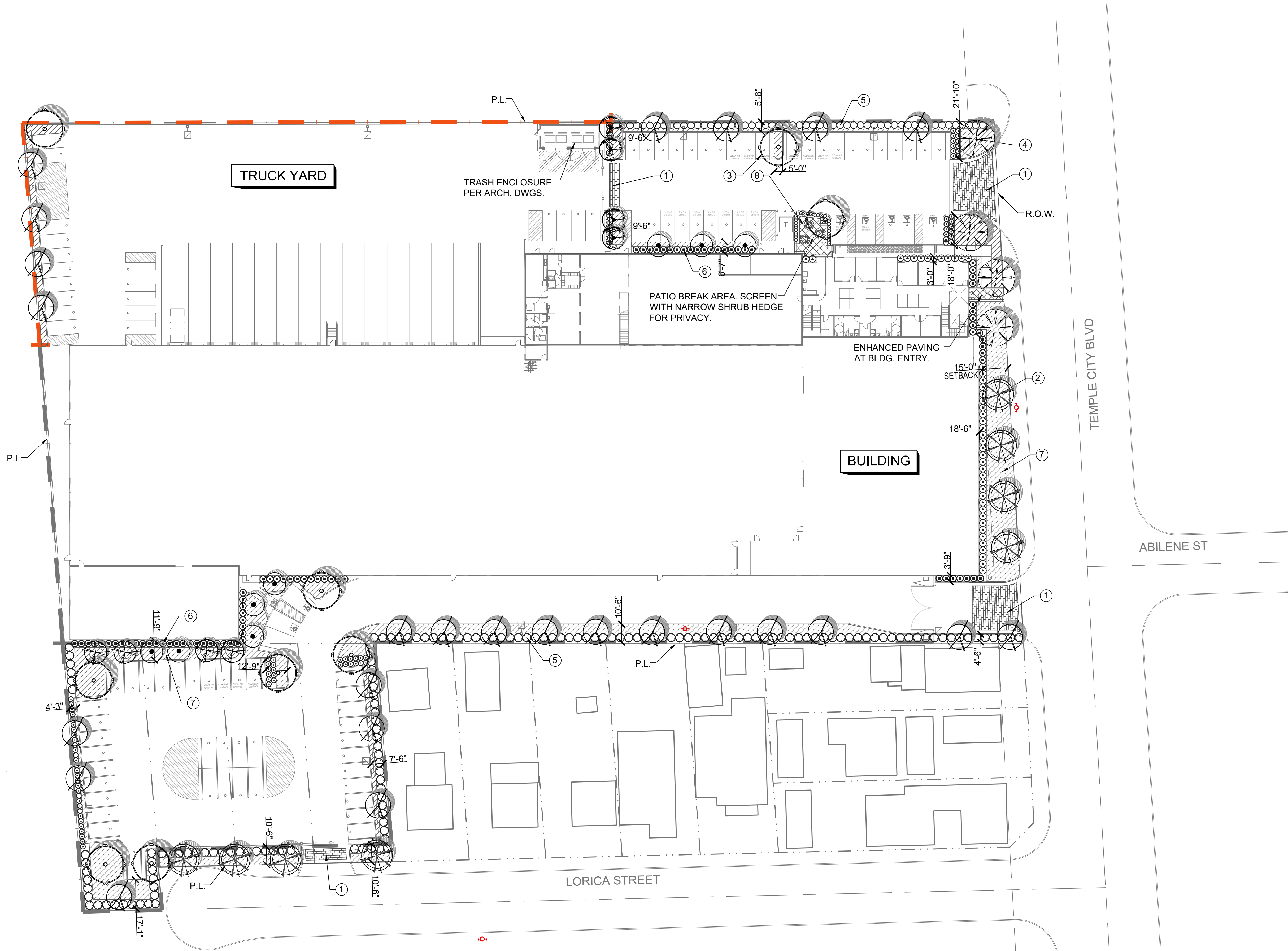


**TEMPLE CITY BLVD. INDUSTRIAL FACILITY**  
4097 TEMPLE CITY BLVD.  
EL MONTE, CA. 91731

**DESIGN REVIEW**  
LIGHTING DETAILS  
& CUT SHEETS



Design Review 2nd Submittal: 09.29.2022



**DESIGN KEY NOTES:**

1. TYP. ENHANCED VEHICULAR ENTRY PAVING, CONSISTING OF INTERLOCKING PAVING, HERRINGBONE PATTERN (TO BE DETAILED ON FINAL CONSTRUCTION DOCUMENTS).
2. NEW STREET TREE PER LEGEND.
3. TYP. PARKING LOT SHADE TREE PER LEGEND.
4. FLOWERING ACCENT TREE AT FOCAL AREA PER LEGEND.
5. EVERGREEN SCREEN SHRUB ALONG PROPERTY LINE PER LEGEND.
6. FOUNDATION SHRUB ALONG BUILDING PER LEGEND.
7. DROUGHT TOLERANT GROUND COVER PER LEGEND.
8. TYP. PATIO AREA WITH QUICK-CRETE TABLES, ENHANCED PAVING, COLORED GRID PATTERN.

**PLANTING LEGEND**

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	NEW STREET TREE ALONG TEMPLE CITY BLVD. QUERCUS ILEX, HOLLY OAK 24" BOX SIZE.	8	L
	FLOWERING ACCENT TREE LAGERSTROEMIA I. 'WATERMELON RED', CRAPE MYRTLE 24" BOX SIZE.	4	M
	PARKING LOT SHADE TREE RHUS LANCEA, AFRICAN SUMAC 24" BOX SIZE.	9	L
	VERTICAL TREE ALONG BUILDING BRACHYCHITON POPULNEUS, BOTTLE TREE 24" BOX SIZE.	4	L
	VERTICAL TREE ALONG BUILDING TRISTANIA CONFERTA, BRISBANE BOX 24" BOX SIZE.	8	L
	EVERGREEN SCREEN TREE PINUS ELДАРICA, MONDELL PINE 24" BOX SIZE.	4	L
	SECONDARY PARKING LOT TREE/ PROPERTY LINE TREE PODOCARPUS GRACILIOR, FERN PINE 24" BOX SIZE.	25	M

**SHRUBS- SHRUBS SHALL CONSIST OF THE FOLLOWING:**

SYMBOL	NAME	WUCOLS
	WESTRINGIA FRUTICOSA, COAST ROSEMARY 5 GAL. SIZE.	L
	LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE.	L
	LIGUSTRUM TEXANUM, TEXAS PRIVET 5 GAL. SIZE.	L
	XYLOSMA CONGESTUM, SHINY LEAF XYLOSMA 5 GAL. SIZE.	L
	CALLISTEMON 'LITTLE JOHN', DWARF BOTTLE BRUSH 5 GAL. SIZE.	L
	DODONAEA VISCOSA, HOPSEED BUSH 5 GAL. SIZE.	M

**GROUND COVERS & SHRUB MASSES**

GROUND COVER AND SHRUB MASSES SHALL CONSIST OF THE FOLLOWING:

SYMBOL	NAME	WUCOLS
	SENECIO MANDRALISCAEA, BLUE CHALK STICKS 1 GAL @ 24" O.C.	L
	LANTANA CAMARA 'DWARF GOLD', DWARF LANTANA 1 GAL SIZE @ 30" O.C.	L
	ROSMARINUS O. 'PROSTRATUS', PROSTRATE ROSEMARY 1 GAL. SIZE @ 24" O.C.	L
	SALVIA LEUCANTHA, MEXICAN BUSH SAGE 5 GAL. SIZE @ 42" O.C.	L
	MUHLENBERGIA RIGENS, DEER GRASS 5 GAL. SIZE @ 42" O.C.	L
	CARISSA MACROCARPA, NATAL PLUM 1 GAL. SIZE @ 30" O.C.	L

NOTE: APPLY A 3" MIN. LAYER OF MULCH TOP DRESSING WITHIN ALL PLANTING AREAS. A SAMPLE IS REQUIRED PRIOR TO APPLICATION.

**CONCEPTUAL PLAN NOTE:**

THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

**IRRIGATION NOTE:**

THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/ OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATED MANDATED AB-1881 WATER ORDINANCE.

**WUCOLS PLANT FACTOR**

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION 4-SOUTH INLAND VALLEY.

H = HIGH WATER NEEDS  
M = MODERATE WATER NEEDS  
L = LOW WATER NEEDS  
VL = VERY LOW WATER NEEDS

**GENERAL NOTES:**

- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
- ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.
- TOTAL LANDSCAPE AREA = 18,211 SQ. FT.
- A MIN. OF 8% OF THE TOTAL OFF-STREET PARKING AREA SHALL BE LANDSCAPED WITH A MIXTURE OF TREES, SHRUBS, AND GROUND COVER. SAID LANDSCAPING SHALL BE DISTRIBUTED THROUGHOUT THE PARKING AREA AND SHALL BE IN ADDITION TO THE REQUIRED STREET SETBACK LANDSCAPING. ALL PARKING LOT LANDSCAPING SHALL PROVIDE A MINIMUM CLEAR WIDTH OF (4) FEET.
- A MINIMUM OF (1) SHRUB SHALL BE PROVIDED FOR EVERY 20 SQUARE FEET OF LANDSCAPED AREA. A MINIMUM OF 75% OF THE REQUIRED SHRUBS SHALL BE A MINIMUM OF (5) GALLONS.
- ALL (5) GALLON AND (1) GALLON SIZE SHRUBS, WHEN PLANTED AS HIGH GROUND COVER, SHALL BE LOW, SPREADING TYPE EVERGREEN SHRUBS PLACED 18" O.C.
- GROUND COVER SHALL BE SPACED AT (1) FOOT O.C. MAX.
- TREE SHALL NOT BE PROPOSED WITHIN (5) FEET OF ANY BUILDING OR STRUCTURE, OR UNDER ANY EAVE, OR OVERHANG.
- LANDSCAPE MATERIALS SHALL NOT BE LOCATED SUCH THAT AT MATURITY THEY INTERFERE WITH SAFE SITE DISTANCES FOR VEHICULAR, BICYCLE OR PEDESTRIAN TRAFFIC, OR CONFLICT WITH OVERHEAD UTILITY LINES.

**PARKING LOT TREE REQUIREMENTS**

- \*TOTAL NUMBER OF PARKING STALLS = 96
  - \*PARKING LOT TREES REQUIRED AT 1 TREE PER 6 SPACES = 16
  - \*NUMBER OF PARKING LOT TREES PROVIDED = 30
- A MINIMUM OF ONE (1) 24" BOX SPECIMEN TREE SHALL BE REQUIRED.

**LANDSCAPE SUMMARY**

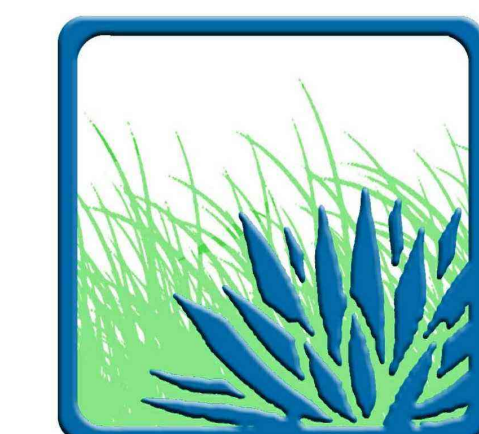
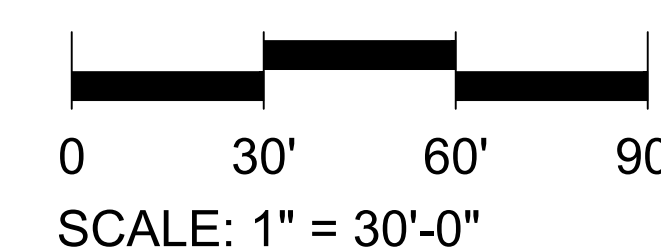
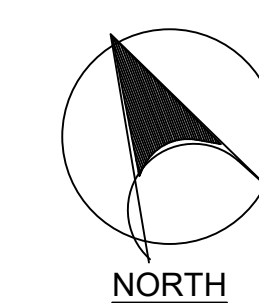
SITE AREA 199,942 SF 4.59 ACRES  
LANDSCAPE 8% MINIMUM REQUIRED (.368 ACRES)  
16,907 SF PROVIDED .388 ACRES

**CONCEPTUAL LANDSCAPE PLAN**



**TEMPLE CITY BLVD. INDUSTRIAL FACILITY**  
4097 TEMPLE CITY BLVD.  
EL MONTE, CA. 91731

**INITIAL PLAN REVIEW**



**SPLA**  
SCOTT PETERSON LANDSCAPE ARCHITECT, INC.  
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**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

**STAFF REPORT**

**DATE:** MARCH 24, 2026

**TO:** PLANNING COMMISSION

**FROM:** STEVE FOWLER  
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

**BY:** SANDRA ELIAS, CITY PLANNER

**APPLICATIONS:** TIME EXTENSION (EXT) NO. 28-2026 for TENTATIVE TRACT MAP (TTM) NO. 82715, DESIGN REVIEW (DR) NO. 10-19, VARIANCE (VAR) NO. 01-19, AND MODIFICATION (MOD) NOS. 16-19 & 34-18

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**PROJECT/APPLICANT INFORMATION:**

Subject Property: 11640-11710 AND 11730 VALLEY BOULEVARD  
(APNs: 8566-021-010, -011, -012, -013, -014, & -015)

Project Applicant  
& Property Owner: CHUN CHING LO

**BACKGROUND:**

On February 22, 2022, the Planning Commission adopted Resolution 3618 (Attachment A) to approved the following entitlements:

- TTM No. 82715 to consolidate all parcels and subdivide the subject site into two (2) letter lots. Lot A is proposed at 41,364 (.95 acres) square feet in size for apartment purposes. Lot B is proposed at 80,108 (1.84 acres) square feet in size for residential townhome condominium purposes;
- DR No. 10-19 to review the design of the proposed 83-unit multiple family residential development;
- VAR No. 01-19 to reduce the required private open space;
- MOD No. 16-19 to modify the required building separation distance; and
- MOD No. 34-18 to modify the required street side yard setback along La Madera Avenue.

On January 3, 2024, the Planning Division received a request for a 12-month time extension for TTM No. 82715, DR No. 10-19, VAR No. 01-19, MOD. Nos. 16-19 and 34-18. As determined by the Community & Economic Development Director on February 8, 2024, the applicant's request was approved for an administrative 12-month extension. The expiration date of the approved extension was set for March 8, 2025. The applicant may request additional extensions, which shall be considered by the Planning Commission.

On February 11, 2025, the City of El Monte Planning Division received a second request for a time extension. On March 11, 2025, the Planning Commission granted a 12-month extension. The expiration date of the approved extension was for March 8, 2026.

**REQUEST:**

On March 9, 2026, the City of El Monte Planning Division received a third request for a time extension. Per EMMC Section 17.122.050, if the applicant has proceeded in good faith toward the implementation of a Design Review and has already been granted an extension by the Community & Economic Development Director, subsequent requests shall be considered by the Planning Commission.

It should be noted that the project applicant has diligently pursued the process of obtaining grading and building permits via the plan check process. A time extension is requested by the applicant to ensure that the land use entitlements remain valid during the plan check process.

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission extend the project's entitlements for an additional one (1) year with a new expiration date of March 8, 2027.

**ATTACHMENTS:**

- A. Approved Planning Commission Resolution No. 3618
- B. Approved Project Plans

## RESOLUTION NO. 3618

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING TENTATIVE TRACT MAP (TTM) NO. 82715, DESIGN REVIEW (DR) NO. 10-19, VARIANCE (VAR) NO. 01-19, AND MODIFICATION (MOD) NOS. 34-18 & 16-19 AND THE ADOPTION OF A MITIGATED NEGATIVE DECLARATION (MND) TO PERMIT THE CONSTRUCTION OF AN 83-UNIT MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT ON A 2.81± ACRE PROJECT SITE LOCATED AT 11640-11710 AND 11730 VALLEY BOULEVARD, EL MONTE, CALIFORNIA

**WHEREAS**, on December 17, 2018, Chun Ching Lo (the "Applicant") submitted applications to construct an eighty-three (83) multiple family residential units (the "Proposed Project") on the property located at 11640-11710 and 11730 Valley Boulevard, El Monte, California (the "Subject Property"), and described as follows, to-wit:

APNs: 8566-021-010,-011,-012,-013,-014, & -015

**WHEREAS**, on December 17, 2018, the Applicant submitted the Proposed Project's entitlement applications and the following entitlement requests are applicable:

- Tentative Tract Map (TTM No. 82715) to consolidate all parcels and subdivide the subject site into two (2) letter lots. Lot A is proposed at 41,364 (.95 acres) square feet in size for apartment purposes. Lot B is proposed at 80,108 (1.84 acres) square feet in size for residential townhome condominium purposes;
- Design Review (DR No. 10-19) to review the design of the proposed 83 unit multiple family residential development;
- Variance (VAR No. 01-19) to reduce the required private open space;
- Modification (MOD No. 16-19) to modify the required building separation distance; and
- Modification (MOD No. 34-18) to modify the required street side yard setback along La Madera Avenue.

**WHEREAS**, on November 30, 2021, the Planning Commission of the City of El Monte held a public hearing for Tentative Tract Map No. 82715, Design Review No. 10-19, Variance No. 01-19, Modification Nos. 34-18 & 16-19 for the Proposed Project; and

**WHEREAS**, on November 30, 2021, 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 noticed public hearing and upon a 4-0 vote motioned to continue the project due to concerns over traffic;

**WHEREAS**, on February 22, 2022, the Planning Commission of the City of El Monte held a public hearing for Tentative Tract Map No. 82715, Design Review No. 10-19, Variance No. 01-19, Modification Nos. 34-18 & 16-19 for the Proposed Project;

**WHEREAS**, on February 22, 2022, 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 - GENERAL PLAN.** The General Plan land use designation is "Mixed Multi-Use". The 2011 El Monte General Plan designation is intended for mixed/multi-use along the corridors. The scale, size, and mix of land uses vary based on the location and character of surrounding land uses. Densities of 25 to 35 units per acre and/or FAR of up to 1.00 are allowed.

**SECTION 2 - ZONING.** The property is located within the MMU (Mixed/Multi-Use) zone. The surrounding zoning and land use of the adjacent properties are as follows:

- North: C-3; Ganas Used Auto Dealership
- East: MMU; El Pescador Restaurant
- South: R-1A; Single-Family Residential
- West: C-3; McDonald's

**SECTION 3 - ENVIRONMENTAL.** In accordance with the criteria and authority contained in the California Environmental Quality Act (CEQA) a Mitigated Negative Declaration (MND) was prepared to assess the short-term, long-term and cumulative environmental impacts that could result from the Project and identify any mitigation measures to reduce environmental impacts to less than significant. Possible impacts identified in the MND include issues associated with biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, and tribal cultural resources.

The MND and supporting documentation for the Original Project were made available for public review from October 7, 2021 to November 8, 2021. Mitigation Measures incorporated into the Project, and agreed to by the Applicant, will reduce impacts to less than significant.

**SECTION 4 – TENTATIVE TRACT MAP FINDINGS.** All necessary findings for the granting of the Tentative Tract Map No. 82715 pursuant to Title 16 (Subdivisions) of the El Monte Municipal Code can be made in a positive manner and are as follows:

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

*Finding of Fact:*

The proposed map is consistent with the City's 2011 General Plan which designates the subject site as Mixed Multi-Use. The 2011 El Monte General Plan designation is intended for mixed/multi-use along the corridors. The scale, size, and mix of land uses vary based on the location and character of surrounding land uses. Densities of 25 to 35 units per acre and/or FAR of up to 1.00 are allowed. The proposed development of eighty-three (83) detached multiple family residential dwelling units meets the intent of the General Plan. The proposed density is 29.9 du/acre.

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

*Finding of Fact:*

The design of the project is consistent with the General Plan's Community Design Element goal CD-4.1 – Building Materials; which states that use of high-quality, natural building materials, such as stucco, plaster, stone, and wood surfaces for residential structures, and clean, distinctive materials for nonresidential uses. The contemporary architectural detailing of the proposed townhomes and apartments/flats are designed in an attractive and human scale that is visibly pleasing and enhances the intersection of Valley Boulevard and La Madera Avenue.

As designed, the proposed project will improve the appearance of the subject site, and promotes a high level of neighborhood aesthetic quality.

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

*Finding of Fact:*

The proposed project consolidates six parcels into two (2) letter lots. Lot A is proposed at 41,364 square feet (.95 acres) in size for apartment purposes. Lot B is proposed at 80,108 square feet (1.84 acres) in size for residential townhome condominium purposes. The project has demonstrated that it can meet and in some cases exceed the zoning code design intent and/or requirements of areas where Modifications have been requested. However, staff has worked with the applicant to achieve a site plan that is able to meet the intent of the Zoning Code and General Plan to a feasible extent. The site is physically suitable for the proposed development.

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

*Finding of Fact:*

The site is physically suitable for the proposed density of development in that the subject site is designated Mixed Multi-Use by the City's 2011 General Plan land use



map, which means that this land use designation is intended for mixed/multi-use along the corridors. The scale, size, and mix of land uses vary based on the location and character of surrounding land uses. Densities of 25 to 35 units per acre and/or FAR of up to 1.00 are allowed. The proposed development of eighty-three (83) multiple family residential dwelling units meets the intent of the General Plan. The proposed density is 29.9 du/acre.

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

*Finding of Fact:*

The project site is surrounded by urban land uses and does not contain identified native or sensitive species, riparian or sensitive habitats or wetlands. Therefore, the proposed project is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as the subject site is not considered a habitat for wildlife.

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

*Finding of Fact:*

The design of the subdivision and type of improvements will not cause serious public health problems in that before the issuance of City development permits and/or a Certificate of Occupancy, the project is required to comply with all conditions set forth in the resolution of approval and requirements from the Building and Safety Division, Engineering Division/Public Works Department, and Fire Department

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

*Finding of Fact:*

The proposed Tentative Tract Map has been evaluated by the City's Engineering Division and it has been determined that the proposed subdivision complies with the intent and requirements of Chapter 16 of the EMMC (Subdivisions).

**SECTION 5 – DESIGN REVIEW FINDINGS.** That all necessary findings for the granting of a Design Review pursuant to Section 17.22.060 of the El Monte Municipal Code can be made in a positive manner and are as follows:

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

*Finding of Fact:*

The proposed multiple family residential development, consisting of 83 residential units on two (2) lot separate lots. The MMU Zone encourages a range of land uses and development types that create a vibrant mixed-income multi-use environment with a maximum density of 35 units per acre. The multiple family residential development will also promote walking and pedestrian activity through enhanced landscaping and site design, promoting health and wellness. The proposed project also provides adequate buffering from nearby uses through setbacks, and landscaping. The proposed project will be required to comply with all Conditions of Approval including all Building & Safety, Engineering/Public Works and County Fire Department requirements. The granting of the Design Review 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 design of the proposed project would provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, textures, and colors that remain appealing and will retain a reasonably adequate level of maintenance.

*Finding of Fact:*

The proposed project consists of a mix of residential units that will provide a range of one to three bedroom units, with convenient access to recreational open space and nearby commercial uses. The proposed project will improve the site and its surroundings, including the streetscape along Valley Boulevard and La Madera Avenue and create an environment that is better suited for a mixture of residential units. The contemporary architectural detailing of the proposed townhomes and apartment/flats are designed in an attractive and human scale that is visibly pleasing and enhances the intersection of Valley Boulevard and La Madera Avenue. The facades of the buildings utilize high-quality building materials of varying natural and accenting colors including: stucco, wood, brick veneer, cement plaster finish and glass curtain walls. The townhouses are well-articulated with alternating vertical planes and façade elements that recede or project to add interest to the facades of the buildings. The combination of vertical and horizontal lines provides a clean and modern aesthetic. The coordinated color and material scheme unify the project.

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

*Finding of Fact:*

The proposed project is surrounded by existing commercial, residential, and restaurant uses to the north, east, west and south. The MMU zone allows multifamily

residential development. The townhomes and apartments are well-articulated with alternating vertical planes and façade elements that recede or project to add interest to the facades of the buildings. The combination of vertical and horizontal lines provides a clean a modern aesthetic.

The Applicant also proposes to enhance the streetscape with new trees, shrubs, and decorative paving at the property lines along Valley Boulevard and La Madera Avenue. The proposed project would not interfere with the use and enjoyment of neighboring existing or future development. The proposed project will not result in vehicular and/or pedestrian hazards.

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

*Finding of Fact:*

The proposed design of the project is compatible and sensitive to the character and scale of surrounding commercial and residential land uses. The project provides a fifteen (15) foot setback at the rear of the site. The separation between buildings on site reduces the massing of the buildings by breaking up the facades with landscaped pedestrian pathways. The townhomes and apartments are well-articulated with alternating vertical planes and façade elements that recede or project to add interest to the facades of the buildings. The combination of vertical and horizontal lines provides a clean a modern aesthetic. The applicant also proposes to enhance the streetscape with new trees, shrubs, and decorative paving at the property lines along Valley Boulevard and La Madera Avenue. The contemporary architectural detailing of the proposed townhomes and apartment are designed in an attractive and human scale that is visibly pleasing and enhances the intersection of Valley Boulevard and La Madera Avenue. The facades of the buildings utilize high-quality building materials of varying natural and accenting colors including: stucco, wood, brick veneer, cement plaster finish and glass curtain walls. The townhouses are well-articulated with alternating vertical planes and façade elements that recede or project to add interest to the facades of the buildings. The combination of vertical and horizontal lines provides a clean and modern aesthetic. The coordinated color and material scheme unify the project.

E. The landscape considerations including the location, type, size and coverage of plant materials, provisions for irrigation, maintenance and protection of landscaped areas, have been provided to insure visual relief, to complement buildings and structures and to provide an attractive environment.

*Finding of Fact:*

The proposed conceptual landscaping plan is designed to define street edges, building entrances, walkway paths, and open space areas throughout the project. The conceptual landscaping plan includes a combination of water efficient trees, shrubs, vines, and ground cover plants. A variety of plant materials are proposed to beautify the project site. All new landscaping shall have a fully automatic irrigation system.

Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations. Transformers, back-flow preventers and other above-ground utilities will be screened with landscaping as permitted per code and regulations. The new design will provide an attractive environment for both the residents, employees and visitors on site as well as passersby.

**SECTION 6 – VARIANCE FINDINGS.** That all necessary findings for the granting of a Variance pursuant to Section 17.20.110 of the El Monte Municipal Code can be made in a positive manner and are as follows:

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

*Finding of Fact:*

VAR No. 01-19 is requested to deviate from private open space requirements on Lot A that proposes 43 apartment units with 65 square feet of upper-story private open space. The EMMC minimum required private open space is 100 square feet per unit on upper floors.

Staff finds that the Variance to allow a deviation from the minimum required private open space from 100 square feet to 65 square feet can be supported due to the extraordinary conditions applicable to the intended use of multiple-family residential condominium townhomes and apartments combined and proposed as one project. Typically projects with a use of apartments or condominium townhomes are individual projects and not combined. While the minimum required private open space is requested to be reduced, a surplus 4,520 square feet of common open space is provided. The project requires a total of 8,600 square feet of common open space while the project proposes a total of 13,120 square feet. A greater common open space area is more functional as specific amenities are also included in the common open space areas such as a fire-pit, seating, pickle-ball court, tot lots, and yoga areas, which would not be otherwise provided as required by EMMC Section 17.45.070 (3).

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

*Finding of Fact:*

The granting of the Variance would not be materially detrimental to the public health or welfare or be injurious to the property or to improvements in such zone or vicinity in which the property is located because conditions of approval have been incorporated into the Project to ensure that the proposed Project will not be materially detrimental to the vicinity in which the property is located. Additionally, before the issuance of City development permits and/or a Certificate of Occupancy, the Project is required to comply with all conditions set forth in the resolution of approval, from the

Building and Safety Division, Engineering/Public Works Division, and Fire Department requirements. The referenced agencies through the permit and inspection process will ensure that the proposed Project will not be detrimental to the public health, safety or welfare nor will it be materially injurious to the properties or improvements in the vicinity.

In accordance with the California Environmental Quality Act (CEQA), a Draft IS/MND was released for public review for an 83 unit multiple family residential project on October 7, 2021. The IS/MND analyzed potentially significant impacts and mitigation measures are provided to lessen potential impacts related to cultural and tribal resources, geology/soils, hazards and hazardous materials as described in Section 8 of this Resolution. With these measures, there are no significant environmental impacts associated with the Project.

C. Because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under the identical zone classifications.

*Finding of Fact:*

There are special circumstances applicable to the location of the subject site to where the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity in that the subject site is zoned MMU in that per EMMC Section 17.45.070 (3), specific recreational amenities are required. As such, it is necessary to deviate from the required private open space from 100 square feet to 65 square feet in order to provide these amenities, such as fire-pit, seating, pickle-ball court, tot lots, and yoga areas. It should be noted that a total of 13,120 square feet of common open space is provided for the project (which is considered to be a surplus of 4,520 square feet) as the minimum required common open space is 8,600 square feet. The Variance to allow a deviation from the minimum required private open space from 100 square feet to 65 square feet can be supported due to the surplus in common open space that is provided.

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

*Finding of Fact:*

The granting of the modifications will not affect the comprehensive General Plan in that the proposed 83 multiple family residential units would contribute to the diversity of quality housing types and prices that meets the needs of residents, support the economic development and revitalization, and provide opportunities for residents of all ages and income levels (Housing Element, Goal No. 3). As such, the proposed Project would contribute to the housing production goals. As such, the granting of such variance will not adversely affect the comprehensive General Plan

**SECTION 7 – MODIFICATION FINDINGS.** That all necessary findings for the granting of a Modifications Nos. 34-18 & 16-19, pursuant to Section 17.20.110 of the El Monte Municipal Code can be made in a positive manner and are as follows:

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

*Finding of Fact:*

Modification (MOD) Nos. 16-19 and 34-18 are being requested pursuant to Chapter 17.20 to permit design flexibility for the development. There are extraordinary conditions applicable to the intended use of the 83-unit multiple-family residential condominium townhomes and apartments proposed as one project. The intended use of the property is an extraordinary condition in that typically projects with a use of apartments or condominium townhomes are individual projects and not combined.

Modification requests are detailed as follows:

MOD No. 16-19 is requested to decrease the minimum distance between buildings requirement for the proposed project. All of the buildings proposed for the site are between 43'-6" to 49'-11" in height; therefore, 20-to-30-foot building separations are required. The majority of the project meets this requirement, except for the following:

- 8 feet between Buildings 1 and 3 (on Lot B);
- 9 feet between Buildings 5 and 7 (on Lot B); and
- 16 feet between Building 4 (on Lot B) and the apartment building (on Lot A).

Staff finds that the Modification can be supported due to a variety of factors. The project includes design features to address massing and shade and shadow concerns. Furthermore, Staff believes that the orientation and placement of the buildings is well designed, and the building separations provide for adequate light and air circulation and creates an attractive and high-quality living environment. In addition, the Fire Department did not express any concerns with the design and fire access to any of the proposed buildings.

MOD No. 17-19 is requested to reduce the required street side yard setback along La Madera Avenue. There is a minimum five (5) foot street side yard setback and a five (5) foot dedication that is required along La Madera Avenue. The Applicant is only providing the five (5) foot street dedication and is not proposing the setback area.

Staff finds that the Modification can be supported due to a variety of factors. The ground level of the structure fronting La Madera Avenue is comprised of a leasing office, a bicycle storage room, and parking areas. The request for the deviation in the required setback will not present privacy impacts to residential tenant spaces which will be located on upper story floors.

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

*Finding of Fact:*

The granting of the modifications will not be materially detrimental to the public health or welfare or be injurious to the property or to improvements in such zone or vicinity in which the property is located because conditions of approval and mitigation measures have been incorporated into the Project to ensure that the proposed Project will not be materially detrimental to the vicinity in which the property is located. Additionally, before the issuance of City development permits and/or a Certificate of Occupancy, the Project is required to comply with all conditions set forth in the resolution of approval, from the Building and Safety Division, Engineering/Public Works Division, and Fire Department requirements. The referenced agencies through the permit and inspection process will ensure that the proposed Project will not be detrimental to the public health, safety, or welfare nor will it be materially injurious to the properties or improvements in the vicinity.

- C. Because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under the identical zone classifications.

*Finding of Fact:*

There are special circumstances applicable to the subject property in relation to location within the MMU zone, which would deprive the subject property of privileges enjoyed by other properties in the vicinity under identical zone classifications. It is the intent of the MMU zone to maximize density, and the requested modifications are necessary in order to built the maximum number of units on the subject site while providing a high quality living environment for families, consistent with the housing element of the General Plan.

- D. The granting of such modifications will not adversely affect the comprehensive General Plan.

*Finding of Fact:*

The granting of the modifications will not affect the comprehensive General Plan in that the proposed 83 multiple family residential units would contribute to the diversity of quality housing types and prices that meets the needs of residents, support the economic development and revitalization, and provide opportunities for residents of all ages and income levels (Housing Element, Goal No. 3). As such, the proposed Project would contribute to the housing production goals.

**SECTION 8 – APPROVALS AND CONDITIONS.** Based upon the above findings, the Planning Commission hereby approves Tentative Tract Map No. 82715, Design Review No. 10-19, Variance No. 01-19, and Modification Nos. 34-18 and 16-19 and the adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project in accordance with the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines, as amended, subject to the following conditions:

**GENERAL**

1. The project shall substantially conform to Tentative Tract Map No. 82715, Design Review No. 10-19, Variance No. 01-19 and Modification Nos. 34-18 and 16-19 and the associated plans presented to the Planning Commission on February 22, 2022.
2. The Tentative Tract Map approval as contained herein shall be effective for a period of twenty-four (24) months from the date of effective approval thereof; provided however, that prior to such date, building permits shall have been obtained or a time extension shall have been approved by the Planning Commission in accordance with Section 16.10.140 of the EMMC and the State Subdivision Map Act.
3. Approvals for the Design Review, Variance and Modifications shall be effective for the valid life of the Tentative Tract Map and shall remain effective for a period of six months from the date of the final recordation of the map; provided however, that prior to such date, building permits shall have been obtained or a time extension shall have been approved by the Planning Commission.
4. A copy of the approving resolution shall be printed or attached to the development plans that are to be submitted during the plan check process.
5. This approval is subject to a Mitigation Monitoring and Reporting Program, incorporated into this resolution as Exhibit "A" attached hereto and made a part hereof.
6. All applicable conditions and mitigation measures shall be met or deemed to have been addressed by the City Planner or his designee prior to final inspection and prior to either issuance of building permits or occupancy of any buildings.
7. All Planning Division, Building Division, Code Enforcement Division, Engineering Division, and Los Angeles County Fire Department standards and conditions shall be complied with prior to the issuance of building or another time specified in the conditions or approval or as outlined in City Codes.
8. All City and LA County Fire Department standards and conditions shall be implemented prior to final inspection and prior to occupancy of any building.



9. The applicant and property owner shall sign and submit an affidavit accepting all conditions of approval contained in the Planning Commission Resolution prior to issuance of Building Permits for the proposed project.

## **LEGAL**

10. 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.
11. The applicant and City shall enter into a Subdivision Improvement Agreement prior to recordation of the Final Tract Map for the design, acquisition, installation, construction, dedication and one-year warranty for all of the public infrastructure improvements required by the conditions of approval for Tentative Tract Map No. 82715.
12. CC&R's for the property maintenance shall be reviewed and approved by the City Attorney. Said CC&R's shall include, but not be limited to, the following:
  - a) the provision that the Conditions of Approval contained in this Resolution shall be transformed to the individual property owners of the forty (40) parcels at the time of ownership transfer from the applicant to the buyer; and
  - b) the provision that the Owner's Association shall be administered by a professional property management company. The CC&R's shall be submitted for review by the City Attorney and shall be approved and recorded before building permits are issued and before a final map is approved an/or recorded.
    - a. Parking. The CC&R's shall address and ensure that all residential and guest parking is allocated and properly marked for use. Parking spaces shall be provided consistent with the approved plans presented to the Planning Commission on February 22, 2022. Each enclosed garage space shall also be kept clear and available for the parking of two vehicles.
    - b. On-going maintenance criteria, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking areas/stripping, pedestrian pathways/open space areas, lighting and irrigation fixtures, walls and fencing, landscaping and related landscape improvements and the like, as applicable); and
    - c. Compliance with any applicable City ordinances related to the preservation of certain varieties of protected trees, which would require City approval for removal and/or relocation.

## **BUILDING AND SAFETY DIVISION**

13. The Project must comply and be designed to meet the requirements of the 2019 California Building Code. All building safety, geotechnical, mechanical, electrical, plumbing, and accessibility requirements will be reviewed for compliance during plan check review.
14. Plans submitted for plan check shall show compliance with Section 1102A.3.1 of the California Building Code for accessibility.

## **CONSTRUCTION**

15. Prior to the commencement of construction on the Subject Property, the developer shall schedule a pre-construction meeting between the general superintendent or field representative and the Planning Division to discuss the approved plans and construction requirements.
16. The applicant shall distribute a notice prior to the commencement of construction activities to residents within 300 feet of the project boundary of properties that abut the project site. The notice shall include the contact information of the project manager and City of El Monte Planning Division staff.
17. A truck/traffic construction management plan is required for this project pursuant to the Department of Transportation. All construction traffic regarding the movement of heavy equipment and graded materials are limited to off peak hours. This plan shall be approved prior to the issuance of Building Permits.
18. The Applicant shall provide a staging and construction plan to the Planning Division for review and approval prior to issuance of demolition or grading permits. The staging areas and storage of equipment and materials shall be set back a minimum 100 feet from any residential use.
19. Prior to issuance of building permits, a transportation permit is required to be obtained from Caltrans/Department of Transportation. The permit shall be required for this project for the transportation of heavy construction equipment and/or materials, which requires the use of oversized-transport vehicles on State highways.
20. A truck/traffic construction management plan is required for the Project pursuant to the Department of Transportation. All construction traffic regarding the movement of heavy equipment and graded materials are limited to off peak hours and idle time not to exceed 10 minutes. This plan shall be approved prior to the issuance of Building Permits.
21. Prior to commencing demolition and site preparation activities, the project site shall be secured with a fence to prevent unauthorized access to the site and the fence shall contain a screening material to screen construction activities from view. The

temporary screening fence shall be installed to the satisfaction of the Economic Development Department and shall be maintained in good condition (free of tears, holes, crack lines, debris, etc.) at all times. At the primary entrance to the site, the screening material shall be reduced to a maximum height of four feet to provide visibility into the site at all times and for public safety purposes. The project site shall also have a minimum of one sign of quality material depicting the proposed development, which shall include renderings, and project opening date. The signs shall be designed and installed to the satisfaction of the Economic Development Department and maintained in good condition (free of tears, graffiti, holes, cracks, fading, debris, etc.) at all times.

22. Prior to the demolition of any existing property line walls and/or fences and construction of a new property line concrete block wall(s), the developer shall make reasonable efforts to coordinate and obtain approval from neighboring property owner(s) to remove any existing wall(s) and/or fence(s). Written authorization from the neighboring property owner shall be provided for the removal of an existing wall and construction of a new shared property line wall upon submittal for plan check.
23. The developer and project construction manager shall be required to work with City Staff to identify all public and private schools within a 1000-foot radius from the project site. The applicant/construction manager shall be required to contact all identified schools to notify the principal of the school about the proposed project, construction periods, and planned trucking routes, and to coordinate trucking activities to and from the site. All project sites located within this specified radius shall be required to maintain one onsite flag personnel to direct trucking activities coming to and leaving the site during specific delivery times as designated by the Economic Development Director. The applicant shall be required to submit to the Planning Division a written letter showing evidence that this condition has been satisfied prior to issuance of a building permit.
24. During the construction process all related activities, including but not limited to, loading, unloading, storage of equipment and materials, and parking of employee vehicles are prohibited within the public R.O.W. All such activities shall be conducted only on the project site and not in the public R.O.W.
25. All onsite activities shall comply with the City of El Monte Noise Ordinance at all times.
26. Automatic gas shut off/earthquake safety valves shall be installed for each gas meter location.
27. The site and the public R.O.W. adjacent to any portions of the site shall be maintained in a condition which is free of debris both during and after the construction, addition or implementation of the entitlements granted herein. All trash and refuse shall be disposed of in dumpsters and be removed from the premises on an as needed basis. Any surplus construction materials shall be stored so as to be screened from public view when not actually in use and be removed from the property upon completion of

construction activities. The removal of all trash, debris, and refuse, whether during or subsequent to construction shall be done only by the property owner, the applicant or by a permitted waste contractor, who has been authorized by the City to provide collection, transportation, and disposal of solid waste from residential, commercial, and construction areas within the City.

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

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

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

### **WASTE HAULING PLAN**

30. The Applicant shall secure written approval of a trash hauling plan with the City's Solid Waste Service Provider prior to the issuance of building permits. Pick-up locations for the individual bins shall not encroach within driveway aprons or parking spaces. Storage of individual trash bins shall be screened to the extent feasible. If approval for individual bins cannot be obtained, the Applicant shall submit a design for common onsite trash enclosures as outlined in the City's Zoning Code, which shall be reviewed and approved by the Planning Division and the City's Waste Service Provider prior to the issuance of building permits.

### **ART IN PUBLIC PLACES**

31. The Project shall be required to comply with the Art in Public Places Ordinance. The Applicant shall submit plans for the display of public art or a project place monument within the development, which shall be approved by the Art in Public Places Committee. In lieu of acquiring and installing art work, the Applicant may contribute funds to the Art in Public Places Fund equal to one percent of the total project cost in accordance with EMMC § 15.07.030.

### **PROJECT PLAN CONDITIONS**

32. The enclosed parking garages shall be provided with an automatic belt drive garage door openers that features quiet operation and lighting. A detail of the required garage door opener shall be provided during the plan check process and included in the HOA CC&R's.

33. All enclosed garages shall maintain an inside "clear" dimension at a minimum of 20' x 20' as required by the EMMC. The footprint of stairways in the upper floors or any storage cabinets installed shall not obstruct the parking of vehicles in the garage.
34. The Applicant shall prewire each dwelling to allow for the future installation of an electrical vehicle charging station in the garage.
35. Parking along the driveway or in front of garages shall be prohibited at all times.
36. Required guest parking spaces shall be marked "Guest Parking Only."
37. The development's driveways and open parking spaces shall not be used for the repair of vehicles.
38. Outdoor storage and the parking of inoperable vehicles and recreational vehicles (RV's) on the subject property shall be prohibited.
39. Garage and surface parking areas shall not be used for storage or other activities to the exclusion of parking of vehicles.
40. Common and private open space areas shall comply with all provisions of the EMMC. Open space areas shall include fitness equipment, decorative benches, trash containers, picnic/BBQ areas and other outdoor and recreational amenities to the satisfaction of the Community and Economic Development Director. During the plan check process, the Applicant shall provide cut sheets of the selected items.
41. The provided "Common Open Space" areas shall be available to all residents of the Project and their guests.
42. Decorative pavement or pavers shall be installed at the project entrance and in other locations along the new private street to break up the paving to the satisfaction of the Community and Economic Development Director.
43. The Homeowners Association shall remove any graffiti on the Subject Property within 24 hours of discovery. The paint utilized to cover the graffiti must substantially match the existing structure. In the event that the paint finish of the abated area is noticeably distinguishable from the rest of the structure, the property owner shall paint additional portions of the building to minimize the disparity, subject to the approval of the Planning Division. Original surface materials installed and designed to not accept paint material such as stone, metal, brick, faux stone, veneers, etc. shall be restored to original finish with methods accepted and agreed to by the Planning Division.
44. Placement and design of mailboxes shall be reviewed and approved by both the U.S. Postal Service and the Planning Division prior to installation.

45. Decorative Exterior lighting fixtures shall be provided and subject to the review and approval of the Planning Division.

### **UTILITIES AND MECHANICAL EQUIPMENT**

46. All onsite utilities service lines shall be underground and not visible to the public view.

47. All utilities and structures such as gas meters, electrical meters, telephone pedestal-mounted terminal boxes, surface mounted electrical transformers, or other potential obstructions shall be noted on the plans with provisions for appropriate screening.

48. The Applicant shall submit a composite utility plan depicting the location of above ground utility appurtenances. The exact location of the equipment shall be approved by the Planning Division, during the plan check process, and shall be installed as per approved plans. They shall not be allowed within the parking, turnaround, and landscape areas or on any façade facing a public street.

49. All mechanical equipment placement and screening shall be included on the composite development plan and shall be reviewed and approved by the Planning Division prior to installation. Where practicable and as shown on the plans approved by approved by Planning Commission in the course of obtaining the requested entitlements, mechanical equipment, heating, ventilation, air conditioning (HVAC) units, satellite dish systems, solar panels, thermal solar heaters, utility meters, above ground utility and fire safety connections will be, screened, located out of public view or be architectural integrated into the project design.

50. Roof and ground mounted mechanical equipment shall be screened from view to the satisfaction of the Planning Division.

51. The proposed structures shall adhere to any and all utility easements.

### **LANDSCAPING**

52. A detailed landscape/irrigation plan shall be submitted to the Planning Division with the following changes for review and approval by City staff and shall address the following items:

- a. Comply with the State mandated Water Efficiency Ordinance, Chapter 17.11 - Water Efficiency of the EMMC. The document package may be downloaded on the City website under Building and Safety or contact the Building and Safety Division at (626) 580-2050.
- b. An automatic timed underground irrigation system shall be installed and maintained for each landscaped area.

53. A minimum of 36" box Italian Cypress trees shall be planted along the rear property line for privacy screening adjacent to residential uses.

54. All landscape and irrigation areas shall be installed prior to a certificate of occupancy as outlined in a construction phasing plan, which shall be approved by the City Planner.

**LIGHTING**

55. The developer shall submit a photometric plan to the Public Works Department for review and it shall provide a minimum of 1 foot-candle throughout the site. Where available and deemed necessary by the City Planner, the system must be equipped with vandal resistant covers and be shielded to direct light away from all neighboring uses, and comply with CALGreen or local ordinance, whichever is more stringent. The lighting plan shall include the design and specifications for all proposed exterior site lighting fixtures and shall be reviewed for quality, aesthetics, and illumination values.

56. The developer shall submit for review by the Planning Division and the Engineering Department, the design and specifications for all proposed lighting fixtures proposed for the buildings, drive aisles, parkways, parking areas, pathways, and surrounding areas within the development. The fixtures shall be reviewed for quality, aesthetics, illumination values, sustainability values such as LED and shall be decoratively and architecturally consistent with the building design. The number, location, height, style and design shall be reviewed and approved by the Planning Division and Engineering Department prior to issuance of building permits.

57. Proposed lighting shall be directed away from adjacent property so as to prevent lighting spillover or glare.

**ENGINEERING AND PUBLIC WORKS**

General

58. The estimated amount of Development Impact Fees associated with the project based upon the site plan documentation submitted as part of the Project Approvals include but are not limited to the following fees and deposits; applicable sewer fee, street fee, storm drain fee, traffic fee, park facility Impact fee, Quimby (dedication or in lieu Parkland Fees), deposits, technology enhancement fees, and all applicable fees associated with demolition of existing structures, drainage, site development, and construction are based on actual number of residential units. EMMC 15.08 and EMMC 16.34.030

Sewer	\$ 116,781.00
Storm Drain	\$ 47,559.00
Street	\$ 67,645.00
Traffic	\$ 5,635.70
Park Facility Impact Fees	On Hold
Tech Enhancement	\$ 4,963.90
Quimby	\$ 1,070,700.00
<b>Total</b>	<b>\$ 1,313,284.60</b>

The foregoing amounts of the various development impact fees are subject to refinement and changes based on the design plans for the project as approved by the City and/or changes in the City development impact fees. The fees calculated are based on 83 multi-family units that are proposed. Development impact fees are due prior to the issuance of Building Permits.

59. An encroachment permit will be required for all work within the public right-of-way.
60. 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:
  - a. Prior to Tentative Map Approval (LACFD Land Development Division)
  - b. Prior to Grading/Building Permits (LACFD Building Division)
  - c. Prior to Final Map Approval
61. Environmental Documentation. The time limits set forth in El Monte Municipal Code (EMMC) Chapter 16.12.040 for taking action on tentative maps shall not be deemed to commence until the environmental documentation for the subdivision is completed in compliance with the California Environmental Quality Act (CEQA) as required by the City.
62. The Project Applicant shall provide such additional data and information and shall deposit and pay such fees as may be required for the preparation and processing of environmental review documents pursuant to the City's procedures for implementation of the California Environmental Quality Act.
63. Onsite Groundwater Monitoring Wells, including legally removed, permanent, temporary and active wells, must be depicted on all site plans, grading plans, tentative tract/parcel maps and all other relevant plans. Include a legend that demonstrates ownership, date installed, and type of monitoring well and all other relevant information.
64. Engineering Geology and/or Seismic Safety Report. A preliminary engineering geology and/or seismic safety report, prepared in accordance with Los Angeles County guidelines, is required if the property lies within a "medium risk" or "high risk" geologic hazard area, as shown on maps on file contained within the safety element of Los Angeles County.
65. 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.
66. 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](mailto:info@valleyvistaservices.com).

67. All USA/Dig Alert graffiti markings must be removed by the contractor from the sidewalk, curb & gutter and/or asphalt pavement prior to final approval.
68. No encroachment into the City right-of-way from private property will be allowed.
69. 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.

Tract/Parcel Maps:

70. All Tract Maps are to be recorded in the Los Angeles County Recorder's Office prior to issuance of "Notice of Completion"/Certificate of Occupancy" and an electronic copy of the approved Tract Map is submitted to the Engineering Division for our records. A Registered Civil Engineer or Land Surveyor licensed by the State of California must prepare and submit the proper documents, legal descriptions and maps describing the tract map. The final City of El Monte approved tract map must be submitted to the Los Angeles County Recorder's Office for recordation.
71. Project Applicant is responsible to install, document, and submit centerline tie information for new streets, revisions to existing streets, and replacement of centerline ties removed during construction.
72. Streets fronting project shall be improved to meet current General Plan requirements for Right of Way and Roadway. Dedicate 5 feet of Right-of-Way as required to obtain full half-street width of 30-feet to the City of El Monte along La Madera Avenue for street purposes.
73. Preserve existing survey monuments (property corners, centerline ties, etc.) in the public right of way. All disturbed and removed survey monuments in the public right of way shall be re-established and record of survey shall be filed with the County surveyor in accordance with applicable provisions of the state law.
74. An easement shall be established to provide for ingress and egress as required across private property. The easement documents shall clearly delineate maintenance responsibilities for the respective property owners. The proposed easement does not currently account for irrevocable access from the entrance and exit point of the proposed parcel.
75. City Attorney's Office to approve the CC&R's for the project. Owner or project applicant to contact the City Attorney's Office directly at (626) 580-2010 with any questions and comments.

76. The Title Company must submit to the Engineering Division a Final Subdivision Guarantee in the amount of \$25,000 prior to final Tract Map approval by the City Engineer.

Grading and Drainage:

77. The Grading and Drainage Plan must include standard City of El Monte NPDES, Grading, and Drainage Notes which shall be prepared in accordance with the City of El Monte Grading Manual.

78. A bond shall be submitted to the City of El Monte in an amount determined by the City to complete minimum grading and drainage improvements deemed critical by the City.

79. Soils Report. A preliminary soils report prepared in accordance with the city's grading ordinance shall be submitted. If the preliminary soils report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects, the soils report accompanying the final map shall contain an investigation of each lot within the proposed development.

80. A Hydrology Study Report, based on a 50-year frequency design storm for Capitol Facilities and a 25-year frequency design storm for all other instances as dictated by the LA County DPW 2006 Hydrology Manual, must be submitted to the Engineering Division. The study must provide hydraulic calculations based on the given area and the ability of the proposed/existing storm drain infrastructure to receive and support the allotted drainage runoff. Drainage calculations shall adhere to City of El Monte standards, NPDES, and environmental regulations and requirements

81. Historical drainage patterns from adjacent lands to the property shall be identified and maintained. The Project shall accept and include in the drainage design any current drainage from adjacent land.

82. Trash Enclosures must comply with Planning Department requirements, have a solid cover, and be designed to contain fluids from the temporarily stored solid wastes, and fitted with a drain that connects to the Sewer.

83. Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which established regulations, set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.

84. The Storm Water Pollution Prevention Plan (SWPPP) is a document that addresses water pollution control for a construction project. The Construction General Permit (CGP) requires that all stormwater discharges associated with construction activity, where said activity results in soil disturbance of one acre or more of land area, must be permitted under the CGP and have a fully developed site SWPPP on-site prior to beginning any soil disturbing activities. The CGP requires the development of a project-specific SWPPP. The SWPPP must include the information needed to

demonstrate compliance with all the requirements of the CGP. The SWPPP document must be written by a Qualified SWPPP Developer (QSD). The City requires that a Water Pollution Control Manager (WPC Manager) be responsible for the implementation of a SWPPP. The WPC Manager must have the same qualifications as a QSD. For further details pertaining to the State of California's requirement, please visit the following website:

<https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.jsp>

A Waste Discharge Identification Number (WDID#) must be obtained prior to commencing any work.

85. Low Impact Development (LID) is a requirement of the NPDES Permit No. CAS004001, Order No. ORDER NO. R4-2012-0175 and City of El Monte Ordinance No. 2840 This permit was issued by the State of California Regional Water Quality Control Board, Los Angeles Region on December 28, 2012 and the City Ordinance was passed and adopted June 10, 2014 The LID is a narrative report that explains the type of development and drainage of the site. It must address the post-construction water quality and habitat impact issues. Once the site has been developed, how will runoff be maintained? Was there a system that was designed to treat the runoff prior to discharging into the public system? Best Management Practices (BMPs) should be implemented to address storm water pollution and peak flow discharge impacts. All BMPs must be sized to meet specified water quality design and/or peak flow discharge criteria.
- i. Filtration and infiltration methods must be used to defray a large percentage of the storm water runoff into the storm drain system.
  - ii. Underground infiltration/storage facilities shall maintain a minimum 10 feet clear from the public right-of-way

Sewer:

86. Project Applicant / Civil Engineer shall show the location of the sewer mainline, nearest manholes, lateral serving the project and configuration of the onsite sewer including diameter and material of the onsite sewer.
- i. Sewer Calculations per Los Angeles County Sanitation District standards and City guidelines (Obtain approval from City Engineer on requirements for study) identifying projected wastewater flows from the project will be required to determine applicants fair cost of downstream improvements; see aa) iv. below; and determining sewer lateral sizes required to serve this project.
  - ii. Sewer cleanouts must be positioned at 100-foot intervals on the lateral coming off the main sewer line.
  - iii. Project Applicant must obtain Will Serve Letter from County Sanitations District of Los Angeles County in customary form prior to issuance of a grading permit for the Project.
  - iv. Downstream Sewer is over capacity and is programmed for Sewer Capital Improvement Project. Applicant will be responsible for fair share cost of this project based on the approved sewer calculations.

Water:

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

Overhead Utilities:

91. Project Applicant shall underground any existing overhead utilities that are to serve the property in accordance with EMMC Chapter 16.28.110. The final scope and design of the undergrounding of these overhead facilities is subject to SCE and other relevant utility provider approval.

Parking Lot and Driveways:

92. All parking lots and driveways shall be surfaced with asphaltic concrete to a minimum thickness of three (3) inches over a minimum aggregate base of six (6) inches or surfaced with Portland Cement concrete with a minimum thickness of five (5) inches over a three (3) inch aggregate base. After review of the probable vehicular traffic and the soils report for the project, additional material may be required at the discretion of the City Engineer (EMMC 17.08.030) and/or in accordance with recommendations of the Geotechnical Engineer.
93. All drive approaches shall be ADA compliant. Insufficient width in the parkway will require Project Applicant to dedicate an easement at each drive approach to the City to accommodate a compliant drive approach.

Street and Traffic:

94. All Streets fronting project shall be improved to meet current General Plan requirements for Right of Way and Roadway. Use Geotechnical Engineer's Report and APWA standard plans and specifications for roadway improvements. Prepare offsite improvement plans as necessary and provide an engineer's estimate for all public improvements. All offsite improvements shall be in complete compliance with the Americans with Disabilities Act (ADA).
95. Traffic control plans must be signed by a licensed State of California Traffic Engineer and submitted for review and approval prior to issuance of encroachments for work in the public right-of-way.
96. Work in concrete streets that requires trenching, excavations, or otherwise cutting into the street will require full concrete panel replacement for all panels affected.
97. Public improvements will be generated on the basis of the approved site plan. P.C.C. pavement and asphalt-concrete (A.C.) thicknesses and strengths will be determined by the Registered Civil Engineer (project engineer of record) preparing the street plans and utility improvement plans.
98. Repair, remove, and replace deficient and/or damaged sidewalk and standard curb & gutter adjacent to the development at the direction of the City Engineer/City Inspector. Use APWA standard plans and specifications
99. Remove all existing improvements no longer intended for use (drive approaches, under sidewalk drains, meter boxes, etc.) and replace with new sidewalk and full height curb and gutter as required. Use APWA standard plans and specifications.
100. Project Applicant shall remove all existing curb paint and replace in kind on all curbs fronting the proposed development.
101. All traffic markings, street striping, street signs, legends and curb painting, including all crosswalks at the intersection of Valley Blvd./La Madera Avenue on streets adjacent to the proposed development shall be restored as directed by the City Engineer.
102. Parkway trees shall be installed by the Project Applicant within the street public right-of-way segments per the City of El Monte Tree Ordinance in the quantities and locations as directed by the City of El Monte Public Works Department.
103. A Traffic Assessment Letter shall be prepared by a Registered Traffic Engineer and submitted to the Public Works Department for review and approval. The letter shall focus on onsite and offsite circulation including but not limited to access locations, inbound/outbound turning movements, internal circulation, and parking operations to determine the need for additional striping, pavement markings, and signage that will improve motor vehicle and pedestrian safety.

104. Development impacting the surrounding roadway system must take into account and mitigate the additional traffic volumes and the altering of existing traffic patterns. In addition to designing appropriate access for the proposed development, planners and developers must strive to maintain a satisfactory transportation level of service and safety for all roadway users. Traffic mitigation concerns will take into account the recommendations of the approved traffic impact study as performed by a State of CA licensed traffic engineer.

105. The applicant shall construct pedestrian improvements at the uncontrolled crossing at La Madera Avenue and Valley Boulevard.

- i. The applicant shall remove all existing conflicting striping and construct a median island immediately adjacent to the west of the crosswalk at La Madera Avenue and Valley Boulevard from the westerly edge of the crosswalk to the easterly edge of the existing driveway to the north at 11733 Valley Boulevard. Yellow lines on each side of the island shall be installed at the crosswalk. A median island immediately to the east of the crosswalk shall also be constructed with yellow tapering on the east end of the island for improved delineation. Type K-1(CA) markers (OM2-1H) shall be installed on ends of the median islands.
- ii. Pedestrian improvements shall include removing the existing pedestrian crossing sign and posts and installing new 36"x36" fluorescent green/yellow pedestrian signs (W11-2, double-sided) and downward arrow (W16-7P, double-sided) with a pedestrian activated Rectangular Rapid-Flashing Beacon (RRFB) on new sign posts at the north and south side of Valley Boulevard and at the median island.
- iii. Pavement striping shall be refreshed to include a white ladder striped crosswalk and 25 feet of double yellow centerlines along La Madera Avenue just south of Valley Boulevard
- iv. Install yield markings per CAMUTCD Section 3B.16 on the travel lanes and associated Yield Here to Pedestrian (R1-5) signs per CAMUTCD 3B.16 on Valley Boulevard just east and west of La Madera Avenue.
- v. Curb ramps shall be ADA compliant at La Madera Avenue and Valley Boulevard.
- vi. Applicant shall install temporary W3-2 signs (yellow warning sign, not orange) with two supplemental flags in each direction on Valley Boulevard in advance of the proposed median island in accordance to CA MUTCD requirements. The signs shall remain and be maintained-in-place for a period of three (3) months after the installation of the proposed RRFBs have been completed. After the three (3) month period, the applicant shall remove the temporary signs. **(Added by Planning Commission on February 22, 2022)**
- vii. Replace existing non-conforming advanced pedestrian warning sign with conforming advanced pedestrian warning (W11-2) sign with ahead (W16-9P) plaque per CA MUTCD Section 3B.16 in both directions on Valley Boulevard. **(Added by Planning Commission on February 22, 2022)**

viii. Install white ladder striped crosswalk on La Madera Avenue at Valley Boulevard. **(Added by Planning Commission on February 22, 2022)**

106. A clear line of sight shall be provided on each side of each project driveway. At a minimum, this shall include 20 feet of red curb on each side of every driveway.
107. Provide a STOP sign and STOP bar at each exist point from the project driveways onto Valley Boulevard and/or La Madera Avenue.
108. The westerly driveway to the project site on Valley Boulevard shall be restricted to right-in-right-out only.
109. Speed feedback signs, static 25 MPH speed limit signs, and 25 MPH speed limit pavement legends shall be installed in both directions along La Madera Avenue between Valley Boulevard and Garvey Avenue at locations as approved by the City Engineer.
110. Enter into a public improvement agreement with the City and post a Faithfull Performance bond and a Labor and Materials Bond in the amount of 150% of the estimated cost to cover the construction of the proposed offsite improvements. A Warranty Bond shall be provided in the amount of 100% of the cost of the estimated improvements and shall be in effect for one year after the date of acceptance of the project improvements. Alternate security or Cash deposits will be accepted in lieu of the required bonding. EMMC 16.32.030, EMMC 16.32.040, and EMMC 16.32.045.

## **FIRE DEPARTMENT**

111. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation. The final tract map shall be submitted online to the Land Development Unit for review. The applicant shall upload a digital copy of the appropriate plans into EPIC-LA at [epicla.lacounty.gov](http://epicla.lacounty.gov). The applicant will need to apply for the following plan type: Fire-Land Development-City Request-Final Map-Tract. The applicant shall follow the steps and upload the required digital information. The appropriate fee(s) will be addressed.
112. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Coe), which requires an all-weather access surface to be clear to sky.
113. The on-site Fire Apparatus Access Road shall be labeled as "Private Driveway" on the Final Map. The required Fire Apparatus Access Road (28-foot Fire Lane) shall be clearly delineated as "Fire Lane" within the Private Driveway on the Final Map. All widths and dimensions shall be clearly delineated with a reciprocal access agreement is required for all private driveways. Compliance required prior to Final Map clearance.

114. A common access agreement is required for the private driveway since multiple units are sharing the same access. Such language shall be included in the Covenant, Conditions, and Restrictions (CC&R) document and shall be submitted to the Fire Department for review prior to Final Map clearance.
115. Submit a copy of the grading plan to the Fire Department for review and approval. Compliance required prior to Final Map clearance. The grading plan shall be submitted online to the Land Development Unit for review. The applicant shall upload a digital copy of the appropriate plans into EPIC-LA at [epicla.lacounty.gov](http://epicla.lacounty.gov). The applicant will need to apply for the following plan type: Fire-Land Development-City Request-Grading. The applicant shall follow the steps and upload the required digital information. The appropriate fee will be addressed.
116. Submit the water plans indicating the new fire hydrant locations to the Land Development Unit for review. The required public fire hydrants shall be installed prior to construction of the proposed buildings. The water plan indicating the new fire hydrant locations shall be submitted online to the Land Development Unit for review. The applicant shall upload a digital copy of the appropriate plans into EPIC-LA at [epicla.lacounty.gov](http://epicla.lacounty.gov). The applicant will need to apply for the following Plan Type. Fire-Land Development-City Request-Fire Hydrant. The applicant shall follow the steps and upload the required digital information. The appropriate fee will be addressed.
117. All on-site Fire apparatus roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allow for appropriate signage prohibiting parking.
118. Fire apparatus access roads must be installed and maintained in a serviceable manner prior to and during the time of construction, Fire Code 501.4
119. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
120. The fire apparatus access roads and designated fire lanes shall be measured from flow line to flow line.
121. Provide a minimum unobstructed width of 28 feet exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measure above the lowest level of the Fire Department vehicular access road is more than 30 feet high, or the building is more than three stories.
  - i. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which



the aerial fire apparatus access road is positioned shall be approved by the fire code official. Fire Code 503.1.1 & 503.2.2

- ii. The public street may be used for ladder truck access when the building wall is within 20 feet of the public street and there are no obstructions such as street parking, power, and telephone lines, trees, etc.

122. Fire Department vehicular access roads shall be provided with a 32-foot centerline turning radius. Fire Code 503.2.4

- i. The 32-center turning radius requires an 18-foot inner radius and a 46-foot outer radius.

123. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3.

124. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1.

125. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1

126. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.

127. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Fire Code 503.4

128. Traffic calming devices including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. Fire Code 503.4.1

129. Security barriers, visual screen barriers or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 48 inches from the top of the parapet to the roof surface on more than two sides. Fire Code 504.5

130. As per map on file with the Fire Department, all hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approval equal.
131. All PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
132. The required fire flow for the public fire hydrants for this project is 1750 gpm at 20 psi residual pressure for 2 hours. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1
- a. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
  - b. Type V-A construction is required.
133. Fire hydrant requirements are as follows:
- a. Install one (1) public fire hydrant on the west property line for development.
  - b. Relocate one (1) existing public fire hydrant as noted on the plans.

## **MITIGATION MEASURES**

The applicant shall comply with all mitigation measures outlined below and in the Mitigated Negative Declaration (MND) of the final CEQA document:

### **Air Quality**

#### **Mitigation Measure No. 1**

Prior to the start and throughout project construction, the contractor shall implement and maintain the following fugitive dust control measures:

- Apply soil stabilizers or moisten inactive areas.
- Prepare a high wind dust control plan.
- Address previously disturbed areas if subsequent construction is delayed.
- Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 2-3 times/day).
- Cover all stock piles with tarps at the end of each day or as needed.
- Provide water spray during loading and unloading of earthen materials.
- Minimize in-out traffic from construction zone
- Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard
- Sweep streets daily if visible soil material is carried out from the construction site.

#### **Mitigation Measure No. 2**

Throughout project construction the contractor shall:

- Utilize well-tuned off-road construction equipment.

- Establish a preference for contractors using Tier 3 or better heavy equipment.
- Enforce 5-minute idling limits for both on-road trucks and off-road equipment.

## **Cultural Resources**

### **Mitigation Measure No. 3**

In the event that an archaeological resource is unearthed during construction, all construction related activities must cease immediately. The developer shall seek the advice of a qualified archaeologist approved by the Tongva-Gabrieleño tribe to determine if the resource is deemed to be significant. In the event that the archaeological resource has been determined to be significant, the provisions outlined in Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply.

This measure is not considered deferral of mitigation because it establishes a performance standard that must be implemented. The project contractor shall submit written confirmation that they would comply with this mitigation measure.

## **Geology and Soils**

### **Mitigation Measure No. 4**

The seismic design related values provided in the soils report shall be incorporated into the design of all buildings as approved by the City Engineer prior to the issuance of a building permit.

### **Mitigation Measure No. 5**

If any paleontological materials are encountered during the course of project development, all further development activities shall halt in the area of the discovery and the services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource. The project developer shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report to the satisfaction of the Economic Development Director.

This measure is not considered deferral of mitigation because it establishes a performance standard that must be implemented. The project contractor shall submit written confirmation that they would comply with this mitigation measure.

## **Hazards and Hazardous Materials**

### **Mitigation Measure No. 6**

Prior to the issuance of a grading permit additional investigation to evaluate subsurface conditions associated with the identified RECs and conclusions of the investigation shall

be provided to the City engineer for review. Recommendations by the City engineer for any further investigation and/or remediation shall be conducted as directed.

Mitigation Measure No. 7

A Media Management Plan addressing the issues associated with the historical use of the site for agriculture and automotive repairing services, reported TPH and PCE impacts above ESLs, subsurface investigations, and residual TPH concentrations remaining in place subsequent to the removal of the former on-site three USTs. The Media Management Plan shall be submitted to the City Engineer for approval prior to the issuance of a grading permit.

Mitigation Measure No. 8

A Soils & Soil Vapor Management Plan shall be prepared prior to the start of grading to facilitate media (soil/soil vapor) management during all excavation and construction activities. The Plan shall identify the steps that shall be taken during excavation and construction activities should indications of elevated vapors in ambient air, impacted soil (e.g. presence of staining, odors, etc.), and/or any abandoned buried structures (e.g. hydraulic hoist systems) are identified.

Compliance by the project contractor with all existing applicable state and county laws and regulations for the survey and proper removal and disposal of any on-site hazardous materials and implementation of the recommended mitigation measures would reduce potential hazardous material impacts to the public or the environment through the routine transport, use or disposal of hazardous materials to less than significant.

**Noise**

Mitigation Measure No. 9

Small bulldozers only shall be permitted to operate within 56 feet of the nearest adjacent residential structures.

**Tribal Cultural Resources**

Mitigation Measure No. 10

Prior to the issuance of any grading permit for the proposed project, the City of El Monte shall ensure that the project applicant retains the services of a Tribal monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation for Native American monitoring during ground-disturbing activities. This provision shall be included on proposed project plans and specifications. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or augering, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The project site shall be made accessible to the monitor(s) provided adequate notice is given to the construction contractor and that a construction safety hazard does not occur. The monitor(s) shall be approved by the Gabrieleño Band of Mission Indians-Kizh Nation and shall be present on site during the construction phases that involve any ground-disturbing activities. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response

(HAZWOPER) certification. In addition, the monitor(s) shall be required to provide insurance certificates, including liability insurance, for any tribal cultural resources and/or archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in California Public Resources Code (PRC) Division 13, Section 21083.2 (a) through (k).

If evidence of any tribal cultural resources is found during ground-disturbing activities, the monitor(s) shall have the capacity to halt construction in the immediate vicinity of the find to recover and/or determine the appropriate plan of recovery for the resource. The recovery process shall not unreasonably delay the construction process.

Construction activity shall not be contingent on the presence or availability of a monitor, and construction may proceed regardless of whether or not a monitor is present on site. The monitor shall complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed or when the monitor has indicated that the site has a low potential for tribal cultural resources and/or archaeological resources.

#### Mitigation Measure No. 11

All tribal cultural resources and/or archaeological resources unearthed by proposed project construction activities shall be evaluated by the qualified archaeologist and Native American monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation. Upon discovery of any archaeological resources, construction activities shall cease in the immediate vicinity of the find until the find can be assessed. Construction work shall be permitted to continue on other parts of the project site while evaluation and, if necessary, additional evaluation and/or preservation measures takes place CEQA Guidelines Section 15064.5[f]). If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures shall be made available through coordination between the Gabrieleño Band of Mission Indians-Kizh Nation and the project applicant. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and California PRC Section 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.

**SECTION 9 – 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.

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

ATTEST:

  
\_\_\_\_\_  
Jason C. Mikaelian, AICP, Secretary  
El Monte City Planning Commission

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

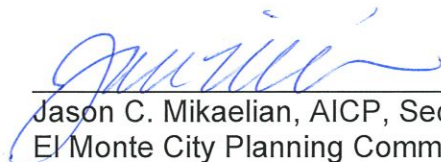
I, Jason C. Mikaelian, AICP, Secretary of the Planning Commission of the City of El Monte, do hereby certify that the above and foregoing is a full, true, and correct copy of Resolution No. 3618 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on February 22, 2022, by the following votes to wit:

AYES: Wong, Nuno, Peralta, Gonzalez, and Tamashiro.

NOES:

ABSTAIN:

ABSENT:

  
\_\_\_\_\_  
Jason C. Mikaelian, AICP, Secretary  
El Monte City Planning Commission

"EXHIBIT A"

# MITIGATED NEGATIVE DECLARATION

## VALLEY BOULEVARD RESIDENTIAL PROJECT



### **Lead Agency:**

City of El Monte  
11333 Valley Boulevard  
El Monte, CA 91731  
(626) 258-8621  
Sandra Elias  
selias@elmonteca.gov

### **Project Proponent:**

Southland Real Estate Group  
11730 Valley Boulevard  
El Monte, CA 91732  
(626) 292-6868  
Agnes So

### **Environmental Consultant:**

Phil Martin & Associates  
1809 E. Dyer Road, Suite 203  
Santa Ana, California 92705  
(949) 454-1800

November 22, 2021

# 1.0 MITIGATION MONITORING AND REPORTING PROGRAM

## 1.1 Introduction

This is the Mitigation Monitoring and Reporting Program (MMRP) for the Valley Boulevard Residential project. It has been prepared pursuant to the requirements of Public Resources Code §21081.6 which, among other things, states that when a governmental agency adopts or certifies a CEQA document that contains the environmental review of a proposed project, “The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.”

The City of El Monte is the lead agency for the project, and is therefore, responsible for administering and implementing the MMRP. The decision-makers must define specific reporting and/or monitoring requirements to be enforced during project implementation prior to final approval of the proposed project.

## 1.2 Project Overview

### Project Location

The Valley Boulevard Residential project totals approximately 2.81 acres and is located at 11640-11710 and 11730 Valley Boulevard. The property is vacant with the exception of an existing 1,800 square foot commercial building at the corner of Valley Boulevard and La Madera Avenue (11730 Valley Boulevard).

### Description of Valley Boulevard Residential Project

The project proposes the development of 83 multi-family residential units on two (2) separate lots. Lot A is approximately 0.95-acres in size and located on the eastern portion of the site and is proposed to be developed with a four (4)-story podium building with 43 residential units with 94 resident and guest off-street parking stalls on the ground floor of the building. A leasing office is also proposed for the ground floor of the building. Vehicular access to the ground floor parking for Lot A will be from La Madera Avenue. Approximately 2,400 square feet of community space is proposed on the ground floor of Lot A. Lot B is approximately 1.84-acres in size and located on the western portion of the site. Lot B includes the development of 40 residential townhome condominium units in eight (8) buildings with 97 off-street parking spaces, including guest parking. A tot lot is proposed near the middle of Lot B adjacent to the west project boundary. The project applicant is requesting the following entitlements:

- Tentative Tract Map No. 082715 (TTM No. 082715) to consolidate all parcels and subdivide subject site into two (2) letter lots. Lot A is proposed at 41,364 (0.95 acres) square feet in size for apartment purposes. Lot B is proposed at 80,108 (1.84 acres) square feet in size for residential townhome condominium purposes.
- Design Review No. 10-19 (DR No. 10-19) to review the design of the proposed 83 unit multiple-family residential development.
- Variance No. 01-19 (VAR No. 01-19) to reduce the required private open space.
- Modification (MOD No. 16-19) to modify the required building separation distance.



- Modification (MOD No. 34-18) to modify the required street side yard setback along La Madera Avenue and interior side yard setback requirements.

### 1.3 Monitoring and Reporting Procedures

This MMRP includes the following information: (1) mitigation measures that will either eliminate or lessen the potential impact from the project; (2) the monitoring milestone or phase during which the measure should be complied with or carried out; (3) the enforcement agency responsible for monitoring mitigation measure compliance; and (4) the initials of the person verifying the mitigation measure was completed and the date of verification.

The MMRP will be in place through all phases of a project including project design (preconstruction), project approval, project construction, and operation (both prior to and post-occupancy). The City will ensure that monitoring is documented through periodic reports and that deficiencies are promptly corrected. The designated environmental monitor will track and document compliance with mitigation measures, note any problems that may result, and take appropriate action to rectify problems.

Each mitigation measure is listed and categorized by impact area, with an accompanying discussion of:

- The phase of the project during which the measure should be monitored;
  - Project review and prior to project approval
  - During grading or building plan check review and prior to issuance of a grading or building permit
  - On-going during construction
  - Throughout the life of the project
- The enforcement agency; and
- The initials of the person verifying completion of the mitigation measure and date. The MMRP is provided as Table 1 (Mitigation Monitoring and Reporting Program).

**Table 1  
Valley Boulevard Residential Project  
Mitigation Monitoring and Reporting Program**

**General Note:** To facilitate coordination and effective implementation of mitigation measures, the mitigation measures provided herein shall appear on all grading plans, construction specifications, and bid documents. Incorporation of required notations shall be verified by the City prior to issuance of first development permit. Implementation Entities shall comply with listed mitigation requirements.

Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/Reporting Entity	Monitoring/Reporting Frequency
<b>Air Quality</b>				
<p><b>Mitigation Measure No. 1</b> Prior to the start and throughout project construction, the contractor shall implement and maintain the following fugitive dust control measures:</p> <ul style="list-style-type: none"> <li>• Apply soil stabilizers or moisten inactive areas.</li> <li>• Prepare a high wind dust control plan.</li> <li>• Address previously disturbed areas if subsequent construction is delayed.</li> <li>• Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 2-3 times/day).</li> <li>• Cover all stock piles with tarps at the end of each day or as needed.</li> <li>• Provide water spray during loading and unloading of earthen materials.</li> <li>• Minimize in-out traffic from construction zone</li> <li>• Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard</li> <li>• Sweep streets daily if visible soil material is carried out from the construction site.</li> </ul>	Prior to the start of construction and throughout construction	Applicant's contractor	City of El Monte	City Building inspector
<p><b>Mitigation Measure No. 2</b> Throughout project construction the contractor shall:</p> <ul style="list-style-type: none"> <li>• Utilize well-tuned off-road construction equipment.</li> <li>• Establish a preference for contractors using Tier 3 or better heavy equipment.</li> <li>• Enforce 5-minute idling limits for both on-road trucks and off-road equipment.</li> </ul>	Throughout construction	Applicant's contractor	City of El Monte	City Building inspector

<b>Cultural Resources</b>				
<b>Mitigation Measure No. 3</b> In the event that an archaeological resource is unearthed during construction, all construction related activities must cease immediately. The Applicant shall seek the advice of a qualified archaeologist approved by the Tongva-Gabrieleño tribe to determine if the resource is deemed to be significant. In the event that the archaeological resource has been determined to be significant, the provisions outlined in Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply.				
<b>Geology and Soils</b>				
<b>Mitigation Measure No. 4</b> The seismic design related values provided in the soils report shall be incorporated into the design of all buildings as approved by the City Engineer prior to the issuance of a building permit.	Prior to issuance of building permits	Applicant	City of El Monte	City Engineer
<b>Mitigation Measure No. 5</b> If any paleontological materials are encountered during the course of project development, all further development activities shall halt in the area of the discovery and the services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource. The Applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report to the satisfaction of the Economic Development Director.	Throughout construction	Applicant's contractor	City of El Monte	City Building inspector and Economic Development Director
<b>Hazards and Hazardous Materials</b>				
<b>Mitigation Measure No. 6</b> Prior to the issuance of a grading permit additional investigation to evaluate subsurface conditions associated with the identified RECs and conclusions of the investigation shall be provided to the City engineer for review. Recommendations by the City engineer for any further investigation and/or remediation shall be	Prior to issuance of a grading permit	Applicant	City of El Monte	City Engineer

conducted as directed.				
<b>Mitigation Measure No. 7</b> A Media Management Plan addressing the issues associated with the historical use of the site for agriculture and automotive repairing services, reported TPH and PCE impacts above ESLs, subsurface investigations, and residual TPH concentrations remaining in place subsequent to the removal of the former on-site three USTs. The Media Management Plan shall be submitted to the City Engineer for approval prior to the issuance of a grading permit.	Prior to issuance of a grading permit	Applicant	City of El Monte	City Engineer
<b>Mitigation Measure No. 8</b> A Soils & Soil Vapor Management Plan shall be prepared prior to the start of grading to facilitate media (soil/soil vapor) management during all excavation and construction activities. The Plan shall identify the steps that shall be taken during excavation and construction activities should indications of elevated vapors in ambient air, impacted soil (e.g. presence of staining, odors, etc.), and/or any abandoned buried structures (e.g. hydraulic hoist systems) are identified.	Prior to start of grading	Applicant	City of El Monte	City Engineer
<b>Noise</b>				
<b>Mitigation Measure No. 9</b> Small bulldozers only shall be permitted to operate within 56 feet of the nearest adjacent residential structures.	Throughout construction	Applicant's contractor	City of El Monte	City Building inspector
<b>Tribal Cultural Resources</b>				
<b>Mitigation Measure No. 10</b> Prior to the issuance of any grading permit for the proposed project, the City of El Monte shall ensure that the project applicant retains the services of a Tribal monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation for Native American monitoring during ground-disturbing activities. This provision shall be included on proposed project plans and specifications. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or augering, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The project site shall be made accessible to the monitor(s) provided adequate notice is given to the construction contractor and that a construction safety hazard does not	Prior to issuance of a grading permit	Applicant.	City of El Monte	City Engineer

<p>occur. The monitor(s) shall be approved by the Gabrieleño Band of Mission Indians-Kizh Nation and shall be present on site during the construction phases that involve any ground-disturbing activities. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) shall be required to provide insurance certificates, including liability insurance, for any tribal cultural resources and/or archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in California Public Resources Code (PRC) Division 13, Section 21083.2 (a) through (k).</p> <p>If evidence of any tribal cultural resources is found during ground-disturbing activities, the monitor(s) shall have the capacity to halt construction in the immediate vicinity of the find to recover and/or determine the appropriate plan of recovery for the resource. The recovery process shall not unreasonably delay the construction process.</p> <p>Construction activity shall not be contingent on the presence or availability of a monitor, and construction may proceed regardless of whether or not a monitor is present on site. The monitor shall complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed or when the monitor has indicated that the site has a low potential for tribal cultural resources and/or archaeological resources.</p>				
<p><b>Mitigation Measure No. 11</b> All tribal cultural resources and/or archaeological resources unearthed by proposed project construction activities shall be evaluated by the qualified archaeologist and Native American monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation. Upon discovery of any archaeological resources, construction activities shall cease in the immediate vicinity of the find until the find can be assessed. Construction work shall be permitted to continue on other parts of the project site while evaluation and, if necessary, additional evaluation and/or preservation measures takes place CEQA Guidelines Section 15064.5(f). If the resources are Native American in</p>	<p>On-going during project construction</p>	<p>Applicant</p>	<p>City of El Monte</p>	<p>City Engineer</p>

<p>origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. If a resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource”, time allotment and funding sufficient to allow for implementation of avoidance measures shall be made available through coordination between the Gabrieleño Band of Mission Indians-Kizh Nation and the project applicant. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and California PRC Section 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.</p>				
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**PROJECT INFORMATION**

<b>Site Zoning:</b>	<b>MMU</b>
<b>Overall Lot Size: (121,472 S.F.)</b>	<b>2.79 Acres</b>
Lot A (41,364 s.f.)	0.95 Acres
Lot B (80,108 s.f.)	1.84 Acres
<b>Total Dwelling Units</b>	<b>83 Units</b>
Lot A (Flats)	43 Units
Lot B (Townhomes)	40 Units
<b>Overall Density:</b>	<b>29.9 DU/AC</b>
Lot A (43 unit/0.95 ac)	45.3 Du/Ac
Lot B (40 unit/1.84 ac)	21.7 Du/Ac
<b>Overall Parking:</b>	<b>191 stalls</b>
Lot A:	94 stalls
Lot B:	97 stalls
<b>Overall Common Open Space:</b>	<b>21,260 s.f.</b>
Lot A:	13,010 S.F.
Lot B:	8,250 S.F.
<b>Maximum Proposed Building Heights</b>	
Lot A:	49'-11", 4-Stories
Lot B:	43'-6", 3-Stories

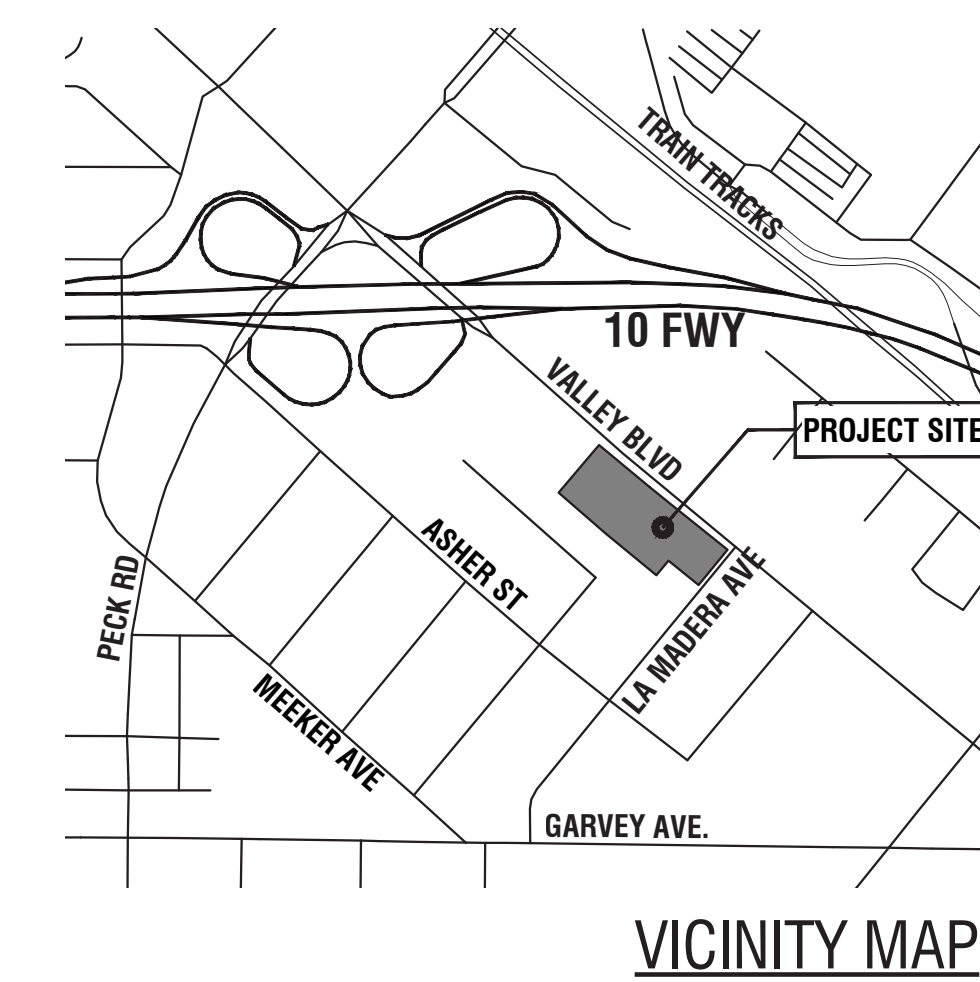
**PROJECT TEAM**

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 Two Trees Design, Inc.  
 (626) 278-2766  
 Contact: Camille Perng

**Civil Engineer**  
 Calland Engineering  
 576 E. Lambert Road  
 Brea, CA 92821  
 (714) 671-1050  
 Contact: Peterzon Sy



**VICINITY MAP**



**Approved**  
 11/14/2022  
**ENTITLEMENT NO. TTM 82715, DR 10-19, VAR 01-19, MOD 34-18, & MOD 16-19**  
**RESOLUTION NO. 3618**

Planning Commission approval of PC Resolution No. 3618 on 2/22/22 for 83 multiple-family residential units on a property located at 11640-11710 and 11730 Valley Boulevard subject to conditions of approval.

**11640 - 11730 Valley Boulevard**

El Monte, California

COVER SHEET

**A1**



**SCHEMATIC DESIGN**

## ZONING NOTES

- All landscaping shall be separated from parking and vehicular circulation areas by a raised, continuous six (6) inch Portland Cement concrete curb. Other materials which accomplish the same purpose may be approved by the Planning Division (§17.10.020.K)
- Landscape and Irrigation Plans shall be prepared and stamped by a licensed landscape architect, or similar, and shall be submitted for City approval during the building plan check phase.

## LOT B INFORMATION

Zoning (Chapter 17.45)	MMU (Mixed/multiuse)
Site Area	1.84 Acres (80,108 s.f.)
Unit Count	40 Units
Uses	Dwelling, Multifamily
Density	21.7 du/ac
Lot Frontage	380 feet
Dwelling Unit Sizes	2-Bed = 1,365 s.f. min; 3-Bed = 1,645 s.f.
Building Height	3 stories/43'-6"
Distance between buildings	Varies, see Sheet A9
Front yard setback	5 ft. min.
Interior side setback	5 ft. min.
Rear yard setback	15 ft. min abutting residential zone
Setback encroachments	5' awnings encroachments at Valley Blvd and La Madera
Private Open Space	See Unit Tabulation Below
Common Open Space	8,250 s.f. (See Sheet A14.1)
Lot Area per dwelling unit (80,152 s.f./40 Units)	2,003 s.f.
Parking provided (80 Resident Garage + 7 Res. Open + 10 Guest)	97 Spaces Total
Electric Vehicle Charging Stations	8 Spaces
Recreation Amenities	2 Provided (see Sheet A14.1)
Public Amenity	Formal Plaza (see Sheet A14.1)

### Unit Tabulation

Unit Name	Unit Type	Count	Unit Area	Total Unit Area	Deck Area	Total Deck Area
Unit A	2 Bed/ 2.5 Ba	4 Units	1,510 S.F.	6,040 S.F.	160 S.F.	640 S.F.
Unit B	2 Bed/ 2.5 Ba	11 Units	1,365 S.F.	15,015 S.F.	155 S.F.	1,705 S.F.
Unit C	3 Bed/ 2.5 Ba	14 Units	1,645 S.F.	23,030 S.F.	155 S.F.	2,170 S.F.
Unit D	2 Bed/ 2.5 Ba	11 Units	1,830 S.F.	20,130 S.F.	250 S.F.	2,750 S.F.
<b>TOTAL</b>		<b>40 Units</b>		<b>64,15 S.F.</b>		<b>7,265 S.F.</b>

## LOT A INFORMATION

Zoning (Chapter 17.45)	MMU (Mixed/multiuse)
Site Area (after dedication)	0.95 Acres (41,364 s.f.)
Unit Count	43 Units
Uses	Dwelling, Multifamily
Density	45.3 du/ac
Lot Frontage	312 feet
Dwelling Unit Sizes	1-Bed = 650 s.f. min; 2-Bed = 950 s.f.
Building Height	4 stories/49'-11"
Distance between buildings	N/A, only one building on site
Front yard setback	5 ft. min.
Street side setback	5 ft at existing property line, reduced to 0 ft with city required dedication
Interior side setback	5 ft. min.
Rear yard setback	15 ft. min abutting residential zone
Setback encroachments	5' awnings encroachments at Valley Blvd and La Madera
Private Open Space	See Unit Tabulation Below
Common Open Space	13,120 s.f. (See Sheet A14)
Lot Area per dwelling unit (42,030 s.f./43 Units)	977.4 s.f.
Parking provided (83 Resident + 11 Guest)	94 Spaces Total
Electric Vehicle Charging Stations	8 Spaces
Recreation Amenities	5 Provided (see Sheet A14)
Public Amenity	Formal Plaza (see Sheet A14)

### Unit Tabulation

Unit Name	Unit Type	Count	Unit Area	Total Unit Area	Deck Area	Total Deck Area
Unit 1A	1 Bed/ 1 Ba	9 Units	650 S.F.	5,850 S.F.	65 S.F.	585 S.F.
Unit 1B	1 Bed/ 1 Ba	1 Units	670 S.F.	670 S.F.	65 S.F.	65 S.F.
Unit 2A	2 Bed/ 2 Ba	33 Units	950 S.F.	31,350 S.F.	65 S.F.	2,145 S.F.
<b>TOTAL</b>		<b>43 Units</b>		<b>38,170 S.F.</b>		<b>2,795 S.F.</b>

# 11640 - 11730 Valley Boulevard

El Monte, California

PROJECT INFORMATION **A1.1**

**SCHEMATIC DESIGN**





EXISTING SITE PAVING TO BE DEMOLISHED



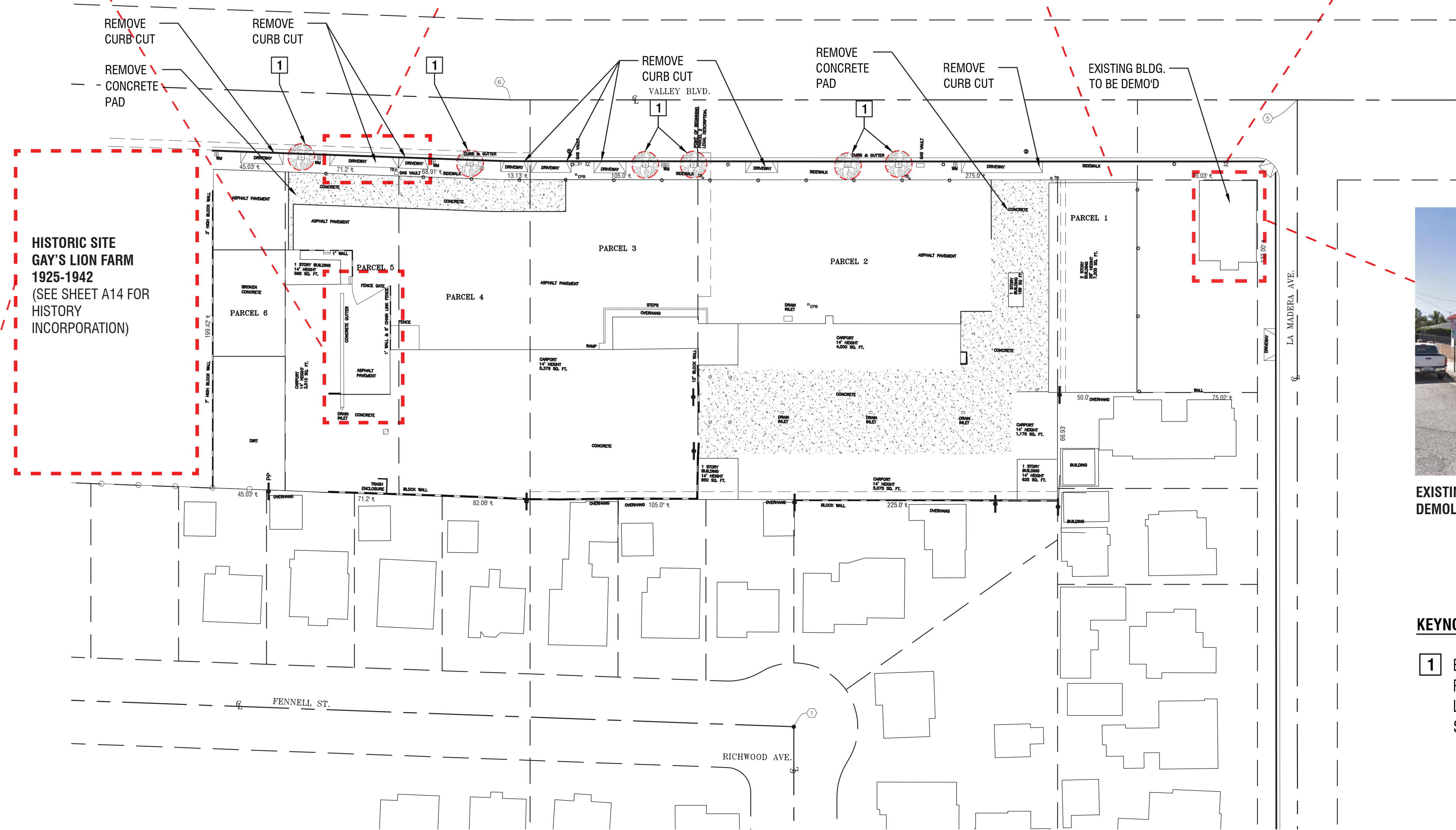
EXISTING SIDEWALK /CURB CUT



EXISTING BUS STOP TO REMAIN



EXISTING FIRE HYDRANT TO REMAIN



HISTORIC GAY'S LION FARM PHOTO'S



EXISTING 1-STORY OFFICE BUILDING TO BE DEMOLISHED - 1,875 S.F.

KEYNOTES:

- 1 EXISTING STREET TREES TO BE REMOVED OR REPLACED, SEE LANDSCAPE AND CIVIL PLANS, SHEETS L1, L2, T-1, T-2.

# 11640 - 11730 Valley Boulevard

El Monte, California

EXISTING SITE PLAN

A2

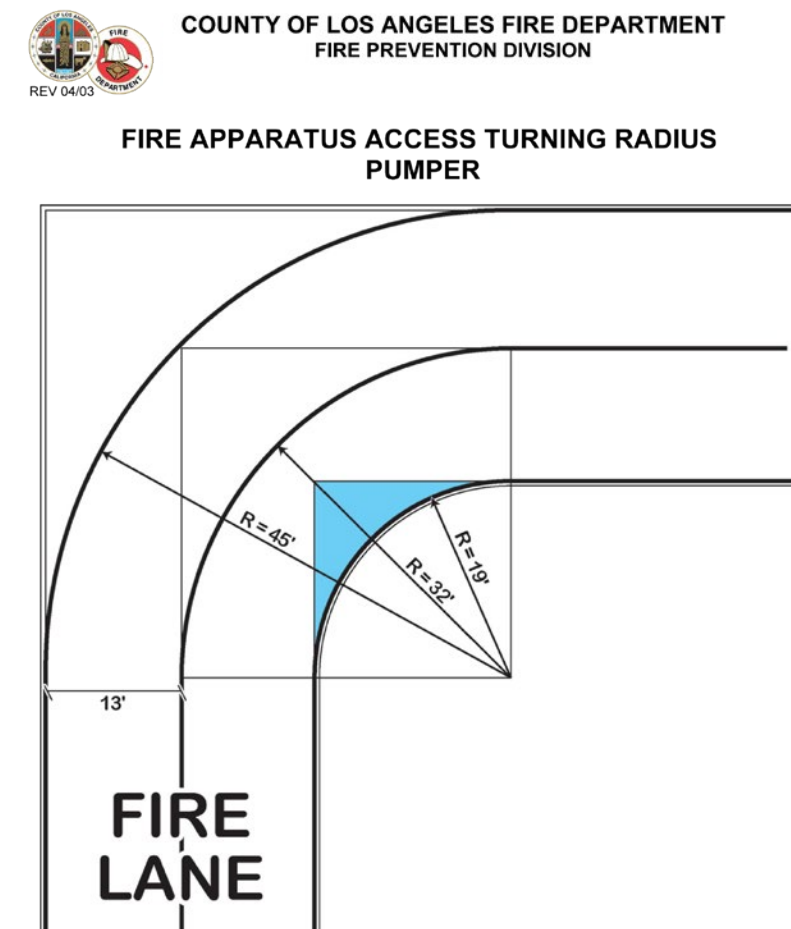
SCHEMATIC DESIGN

## FIRE ACCESS REQUIREMENTS

### ACCESS ROAD REQUIREMENTS (D104.2)

D104.2 - Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 28 feet (8535 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

Exception: When approved by the fire code official, the required setback may be modified for residential and mixed-use residential developments less than five stories in height when additional fire protection measures are provided.



## ZONING INFORMATION

### SITE INFORMATION

APN: 8566-021-010, 011, 012, 013, 014 AND 015  
Site Area: 122,211 S.F. (2.81 AC)  
Zoning (§17.45): MIXED/MULTIUSE ZONE (MMU)  
Proposed Dwelling Units: 83 Units

### ZONING SUMMARY

"Purpose (17.45.010)...A. The purpose of this chapter to provide regulations that implement the goals and policies of the general plan and other similar long-range planning documents aimed at encouraging mixed-use development within the city. The mixed/multiuse zone is further intended to serve as an implementation tool of the city's housing element of the general plan by facilitating residential development on identified "housing opportunity sites."

### USES

Permitted Uses (17.45.020): ...Commercial, Dwelling, Multi-Family...  
Proposed Uses: Dwelling Units, Plaza, Resident Amenities

### DENSITY/INTENSITY

Allowed Lot Area/Dwelling Unit (17.45.040): 1 Unit/1,244 S.F.  
Proposed Area/Dwelling Unit: 1 Unit/1,455 S.F.

Allowed Residential Density (17.45.030): Min: 25 du/ac; Max: 35 du/ac  
Proposed Residential Density: 29.5 du.ac

Maximum Allowed Intensity (Non-Res) (17.45.030): 1.0 FAR

### UNIT SIZES

Required Minimum Unit Sizes (17.45.030)  
Studio: 500 sf  
1-Bed: 650 sf  
2-Bed: 800 sf  
3-Bed: 1,000 sf  
Provided Unit Sizes: Project Complies, See Unit Plans

### BUILDING HEIGHT AND SEPARATION (17.45.030)

Maximum Allowable Building Height: 4 stories/50 ft.  
Proposed Maximum Building Height: 4 stories/49'-11"

Required Distance Between Bldgs: 10 ft + 5 ft for every 10 ft over 25 ft  
Provided Distance Between Bldgs: See Site Plan

### BUILDING SETBACKS (17.45.030)

Required  
Front Yard: 5 ft min, 15 ft max  
Street Side: 5 ft min, 15 ft max  
Interior Side: 5 ft min, 15 min if abutting residential district  
Rear Yard: 10 ft min for residential, 15 min if abutting residential district  
Permitted encroachments: 6 ft into setbacks (Balconies, awnings, porches, stairways, etc.) Cornices, eaves, etc may extend 4 ft at front/rear and 3 ft at interior  
Setback from R-1 Zone: 100 ft required setback from R-1 and R-2 Zones for portions of buildings over 40 ft in height

Provided: Project meets setback requirements, Except Podium Building encroaches in to 100 ft set back by 3'-8", see Site Plans and Podium Building Plans

### OPEN SPACE REGULATIONS (17.45.070)

Required Private Residential Open Space: 150 S.F. for ground floor units  
100 S.F. for upper level units  
5 ft min. in any dimension  
Provided Private Residential Open Space: Varies, See Unit Plans  
Units 1A and 2A Provide less than 100 s.f., however a surplus 156 S.F. per unit of common openspace is provided

Required Common Residential Open Space: Only required for standalone Multi-family developments;  
Not required for Mixed-Use developments  
Provided Common Residential Open Space: See Open Space exhibit

Required Recreational Amenities/Facilities: One common recreational amenity shall be provided for each twenty-five (25) units or fraction thereof  
Provided Recreational Amenities/Facilities: Project meets requirements, See open space plan, landscape plans, site plans, and building plans

### PUBLIC SPACE AMENITIES REQUIREMENTS (17.45.080)

Required: Each project... must include a public open space amenity, or some form of physical interface for the pedestrian. Such as formal plaza, urban garden, ...pedestrian alley/walkway

Provided: Public Plaza is provided, See open space plan, landscape plans, site plans, and building plans

### PARKING REQUIREMENTS

Required Parking Standards (17.08.040/City Of El Monte Parking Standards Sheet)  
Open Stalls (90 degree): 8.5 ft x 18 ft  
Enclosed Stalls: 10 ft x 20 ft  
Min driveaisle width: 25 ft  
Min driveway width: 23 ft with 9.5' wide stall  
30 ft min at arterial streets, 25 ft at other streets

### Required Parking Ratios (17.45.050)

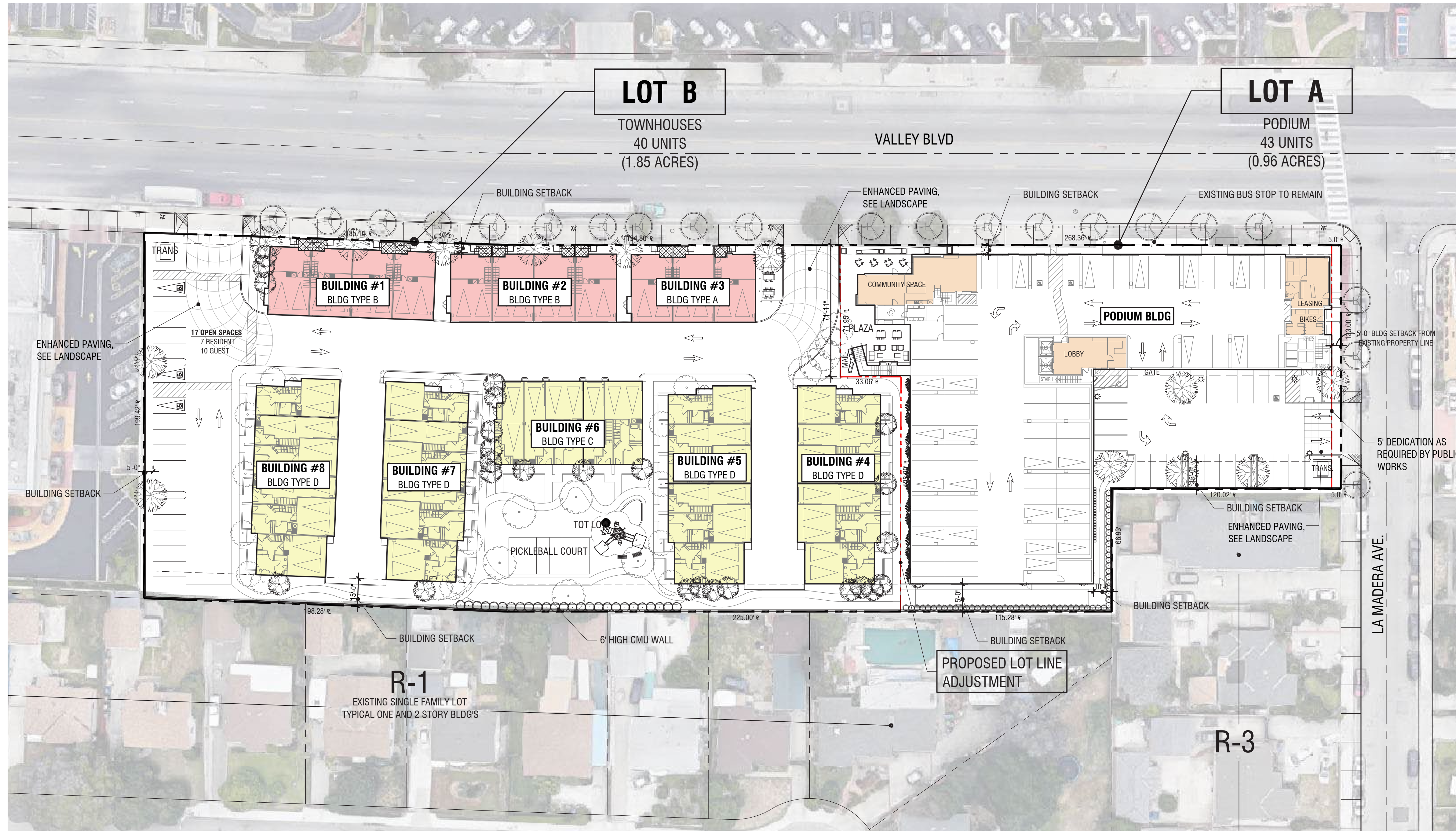
Residential  
Studio: 1 space per unit  
One-bedroom: 1.7 spaces per unit  
Two-bedrooms: 2 spaces per unit  
Three + bedrooms: 2.5 spaces per unit in common areas;  
3 Spaces per unit if private and enclosed.  
Add'l guest parking: 1/4 space per unit  
Commercial  
Professional Office: 1 space/250 S.F.

11640 - 11730 Valley Boulevard

El Monte, California

ZONING / FIRE REQUIREMENTS

A3



**SITE SUMMARY**

<b>Site Zoning:</b>	MMU
<b>Overall Lot Size: (121,472 S.F.)</b>	<b>2.79 Acres</b>
Lot A (41,364 s.f.)	0.95 Acres
Lot B (80,108 s.f.)	1.84 Acres
<b>Total Dwelling Units</b>	<b>83 Units</b>
Lot A (Flats)	43 Units
Lot B (Townhomes)	40 Units
<b>Overall Density:</b>	<b>29.9 DU/AC</b>
Lot A (43 unit/0.95 ac)	45.3 Du/Ac
Lot B (40 unit/1.84 ac)	21.7 Du/Ac
<b>Overall Parking:</b>	<b>191 stalls</b>
Lot A:	94 stalls
Lot B:	97 stalls
<b>Overall Common Open Space:</b>	<b>21,260 s.f.</b>
Lot A:	13,010 S.F.
Lot B:	8,250 S.F.
<b>Maximum Proposed Building Heights</b>	
Lot A:	49'-11", 4-Stories
Lot B:	43'-6", 3-Stories

Building Height Limit (17.45.030): 4 Stories/50 ft

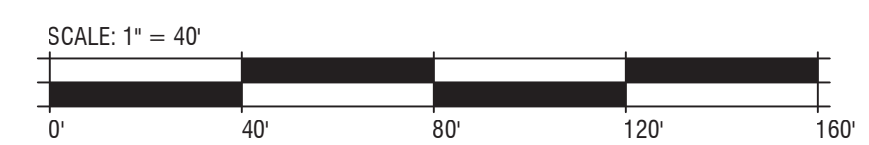
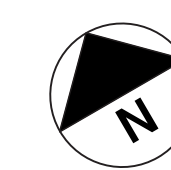
Required Building Setbacks (17.45.030):

Front:	5 ft
Side:	5 ft
Side abutting residential:	15 ft
Rear:	10 ft
Rear abutting residential:	15 ft
Setback at R-1 Zone:	100 ft required setback for buildings over 40 ft in height

**LEGEND**

- Townhome Buildings
- Street-Facing Residential Townhomes
- Enclosed Common Areas

**ACCESSIBLE PARKING NOTES**  
 CBC 1109A.7 Location of accessible parking spaces. The location of accessible parking spaces shall comply with the following:  
 1. Accessible parking spaces shall be located on the shortest possible accessible route to an accessible building, or covered multifamily dwelling unit entrance...  
 2. When parking facilities are located adjacent to a building with multiple accessible entrances, accessible parking spaces shall be dispersed and located near the accessible building entrances...



**11640 - 11730 Valley Boulevard**

El Monte, California

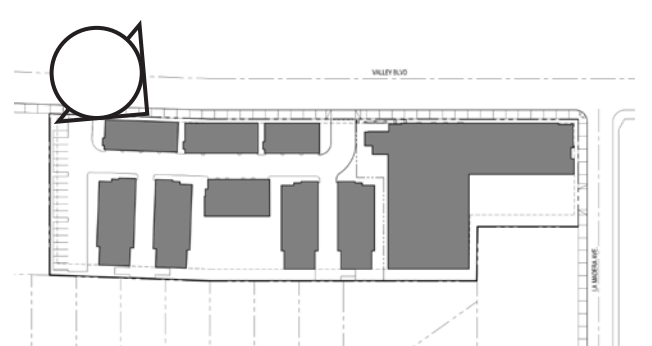
OVERALL SITE PLAN

**A4**

**SCHEMATIC DESIGN**



CONCEPTUAL RENDERING



KEY PLAN

# 11640 - 11730 Valley Boulevard

El Monte, California

CONTEXT PERSPECTIVE

A5

SCHEMATIC DESIGN



STREET-FACING TOWNHOMES

TOWNHOMES



PODIUM

# 11640 - 11730 Valley Boulevard

REFERENCE IMAGERY - BUILDING DESIGN

A6

El Monte, California

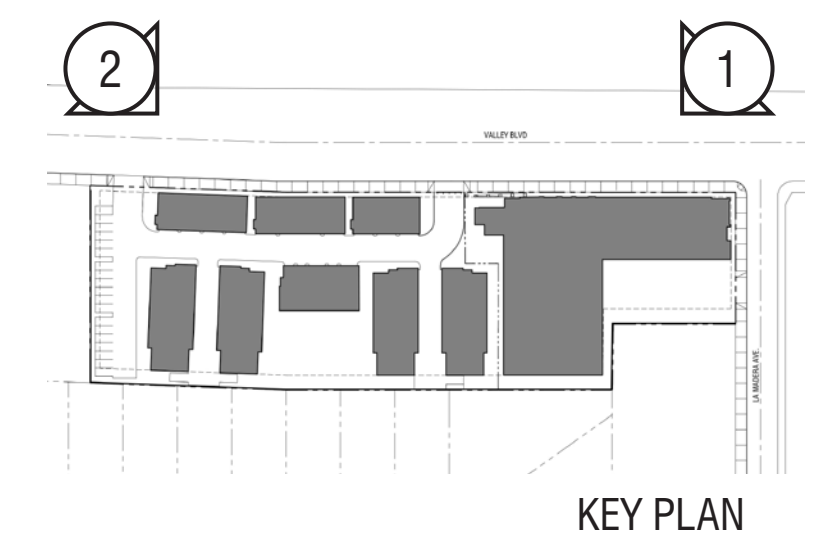
SCHEMATIC DESIGN



VIEW FROM VALLEY BLVD AND LA MADERA ①



VIEW ALONG VALLEY BLVD ②



# 11640 - 11730 Valley Boulevard

El Monte, California

STREET VIEW

A7

SCHEMATIC DESIGN

**LOT A INFORMATION**

Lot Size: (41,364 S.F.) 0.95 Acres  
 Density: 45.3 DU/AC

**Unit Count**

Type	Description	Count
1A	1-Bedroom	9 Units
1B	1-Bedroom	1 Units
2A	2-Bedroom	33 Units
<b>Total</b>		<b>43 Units</b>

**PARKING SUMMARY 94 Total Space Provided**

**Resident Parking**  
 Resident Parking Required **81 Spaces**  
 1-Bed: (10 Units X 1.5 Space) 15 Spaces  
 2-Bed: (33 Units X 2 Space) 66 Spaces

**Resident Parking Provided 83 Spaces**  
 Standard (in garage) 48 Spaces  
 Tandem\* (in garage) 24 Spaces  
 Accessible (in garage) 2 Spaces  
 Standard (uncovered) 9 Spaces

**Guest Parking**  
 Guest Parking Required **8 Spaces**  
 43 Units X 1/6 Space = 7.17 Spaces

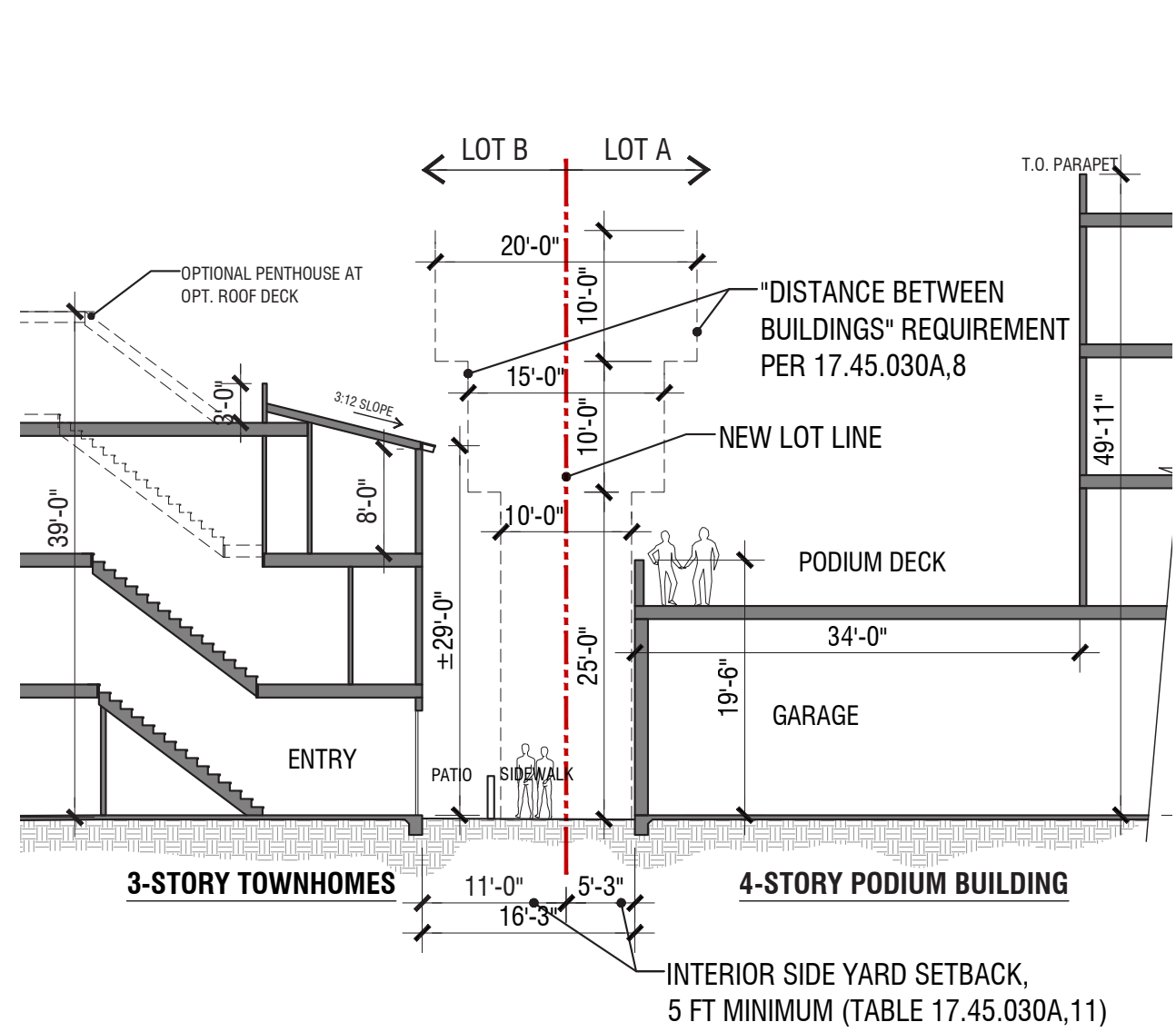
**Guest Parking Provided 11 Spaces**  
 Standard (Uncovered) 10 Spaces  
 Accessible (Uncovered) 1 Space

\*Tandem Parking Note: (24) 2-Bedroom units will be assigned Tandem spaces. Remaining (9) 2-Bedroom units will utilize (2) Standard parking spaces per unit

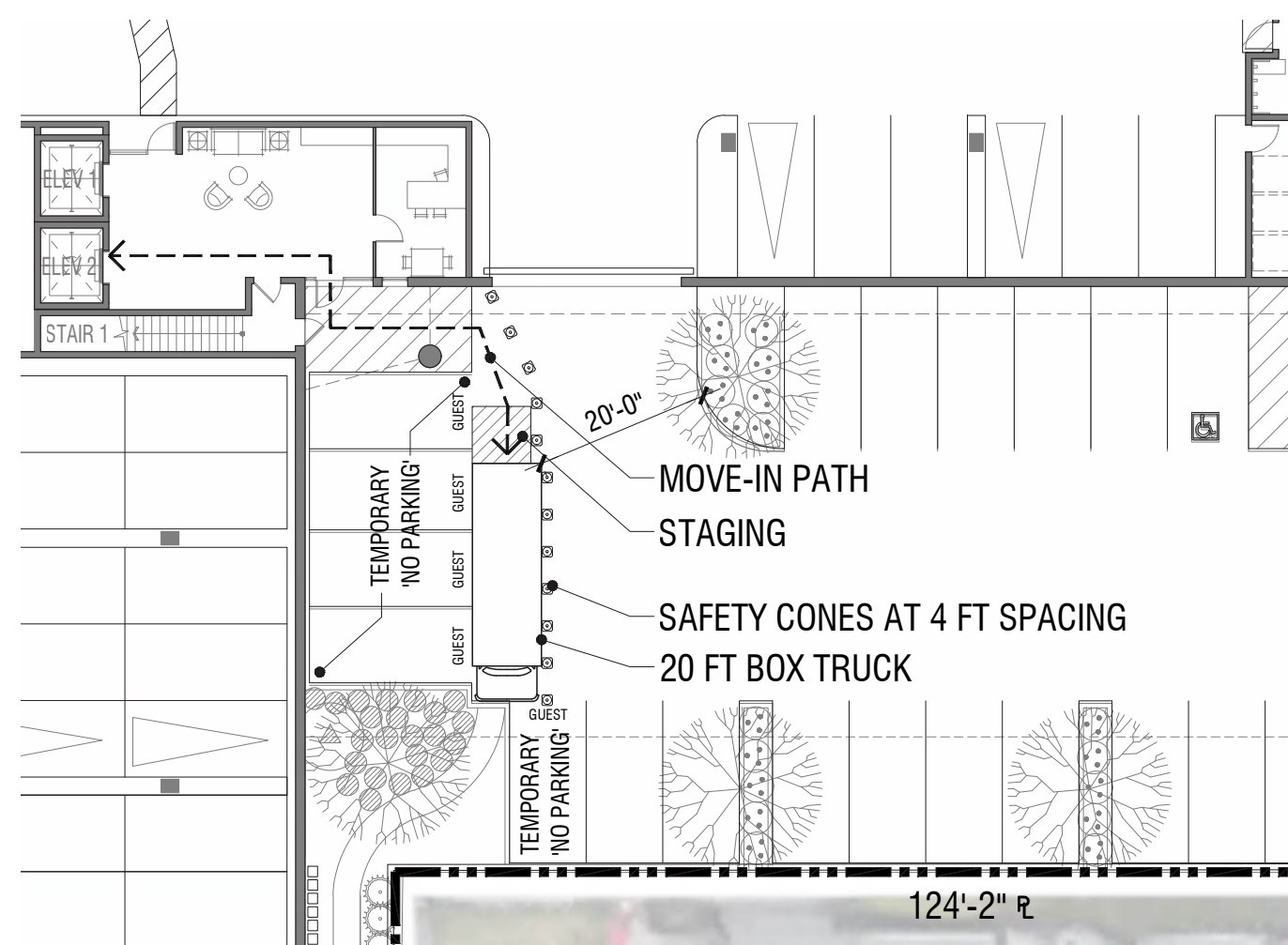
**Electric Vehicle Charging Stations (17.45.050B)**  
 Required EV Charging Stations: 8 Spaces  
 Provided EV Charging Stations: 8 Spaces\*  
 \*EV station locations will be determined prior to Building Department Submittal

**Accessible Parking**  
 Required Accessible Parking:  
**Per Zoning (17.08.080) 3 Spaces Required**  
 81-120 spaces requires 3 Handicapped Stalls  
 Per California Building Code: **3 Spaces Required**  
 CBC 1109A.3: Accessible parking spaces shall be provided at a minimum rate of 2 percent of the...dwelling units. (43 Units x 2% = 1 Stall)  
 CBC 1109A.4: When assigned parking spaces are provided...at least 2 percent of the assigned parking spaces shall be accessible... (83 Assigned Resident Stalls x 2% = 2 Stalls)  
 CBC 1109A.5: When parking is provided...and is not assigned...at least 5 percent of the parking spaces shall be accessible... (11 Non-Assigned Guest Stalls x 5% = 1 Stall)

Provided Accessible Parking: **3 Spaces Provided**

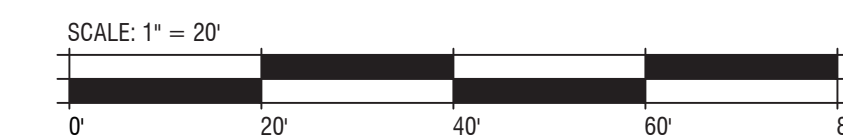
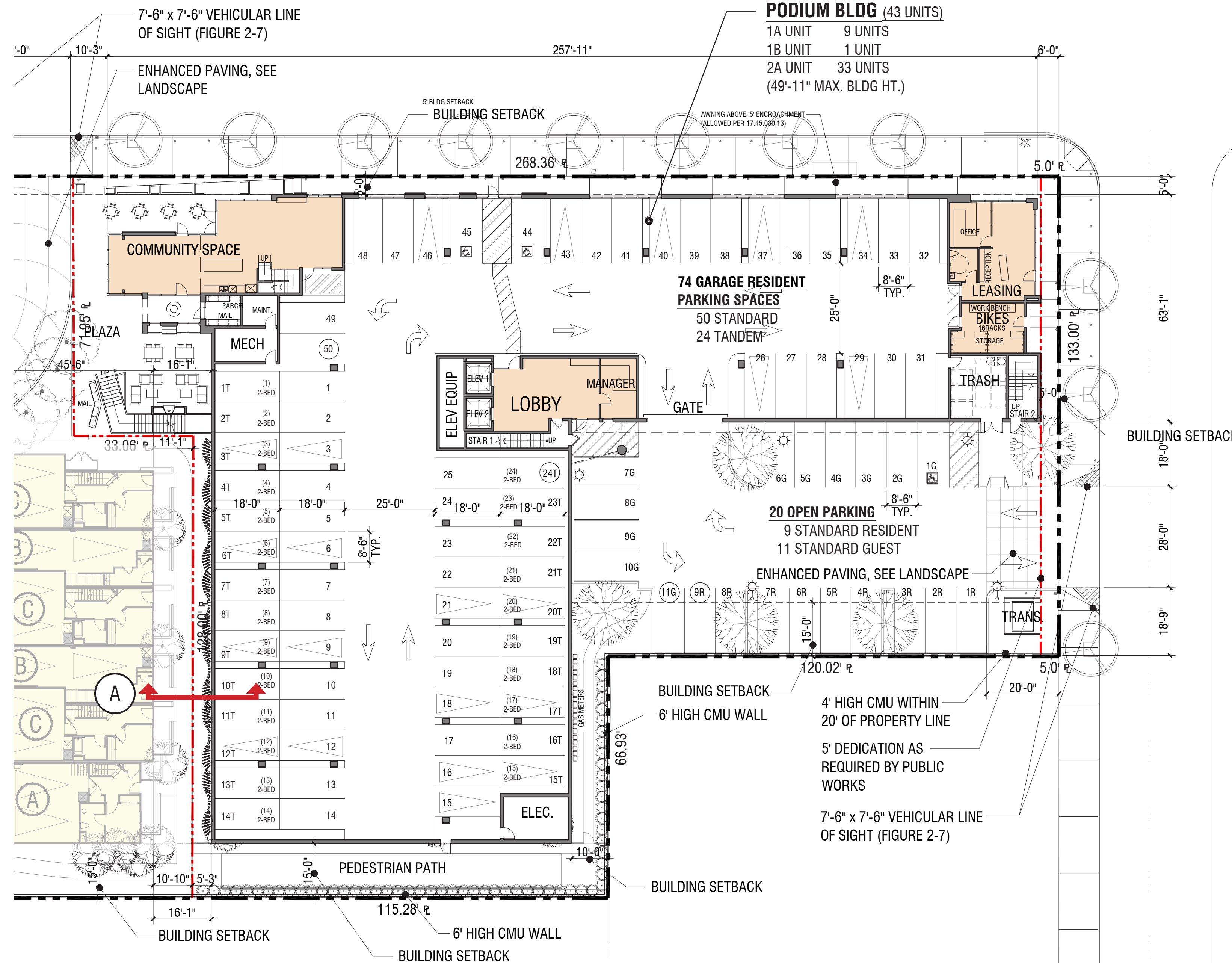


**A Setback at New Lot Line**



**Loading Diagram**

- Loading Space is not required per MMU zoning requirements
- Move-in/Move-out shall be coordinated by management to prevent allowing only 1 moving vehicle to stage on the property at a time
- Management shall post notices at Guest Parking spaces 7G - 11G stating time and date of scheduled move-ins
- Management shall facilitate move-in and stage safety cones to direct vehicular traffic



**11640 - 11730 Valley Boulevard**

El Monte, California

LOT A SITE PLAN

**A8**



**SCHEMATIC DESIGN**

**LOT B INFORMATION**

Lot Size (80,108 S.F.) 1.84 Acres  
 Density: 21.7 DU/AC

Unit Count		
Type	Description	Count
Unit A	2-Bedroom	4 Units
Unit B	2-Bedroom	11 Units
Unit C	3-Bedroom	14 Units
Unit D	2-Bedroom	11 Units
<b>Total</b>		<b>40 Units</b>

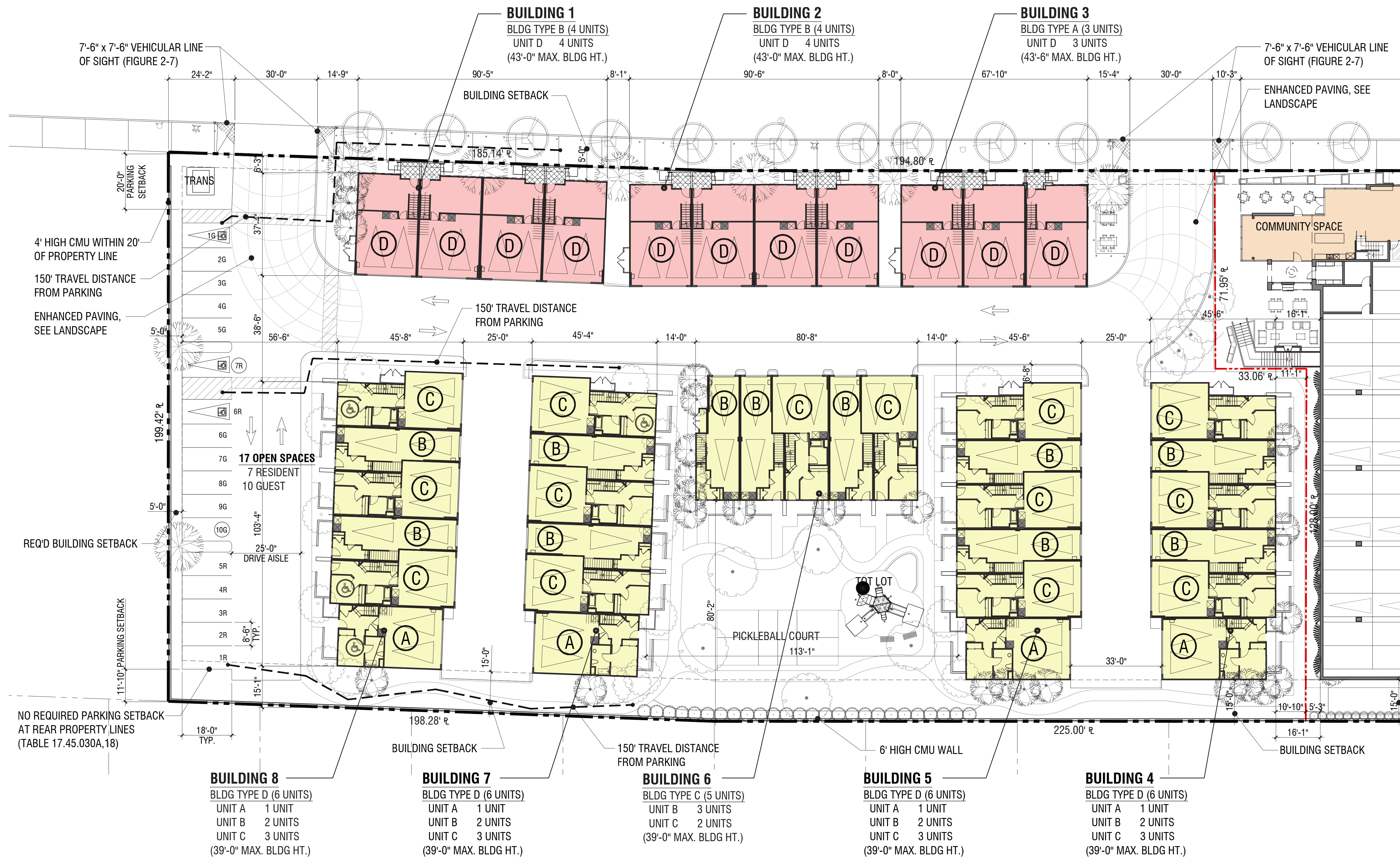
**PARKING SUMMARY 97 Total Spaces Provided**

Resident Parking		
Resident Parking Required		<b>80 Spaces</b>
2-Bed (26 Units X 2 Sp.)	52 Spaces	
3-Bed (14 Units X 2 Sp.)	28 Spaces	
Resident Parking Provided		<b>87 Spaces</b>
Garage Standrd (29 Units X 2-Car)	58 Spaces	
Garage Tandem (11 Un X 2-Car)	22 Spaces	
Standard Open	5 Spaces	
Accessible Open	2 Spaces	
Guest Parking		
Guest Parking Required		<b>7 Spaces</b>
40 Units X 1/6 Space	6.67 Spaces	
Guest Parking Provided		<b>10 Spaces</b>
Standard Open	9 Spaces	
Accessible Open	1 Space	
Electric Vehicle Charging Stations (17.45.050B)		
Required EV Charging Stations:	8 Spaces	
Provided EV Charging Stations:	8 Spaces*	
*EV station locations will be determined prior to Building Department Submittal		

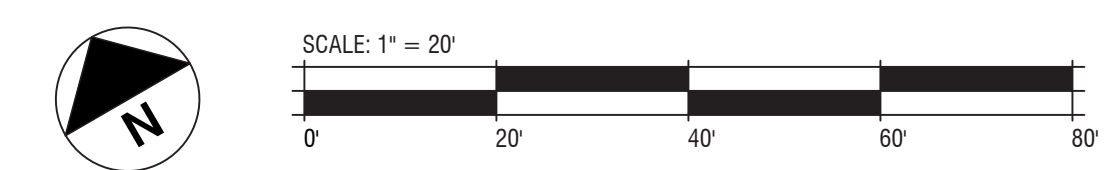
Accessible Parking		
Required Accessible Parking:		<b>3 Spaces Required</b>
Per Zoning (17.08.080)	81-120 spaces requires 3 Handicapped Stalls	
Provided Accessible Parking:		<b>3 Spaces Provided</b>

**LEGEND**

- Townhome Buildings
- Street-Facing Residential Townhomes
- Enclosed Common Areas
- Private Residential Trash Container
- Private Residential Recycle Container
- Accessible Unit Per CBC 1102A.3 (4 Units total)



**TRASH/RECYCLE NOTE**  
 Clearspaces for private trash and recycle containers are provided within all Townhome garages



**11640 - 11730 Valley Boulevard**

El Monte, California

LOT B SITE PLAN

A9



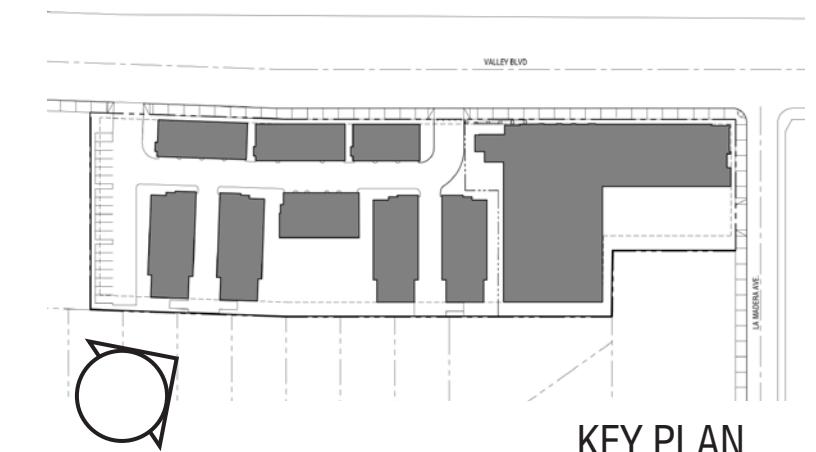
SCHEMATIC DESIGN

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AMENITY SPACE SUMMARY

See Sheet A14 for Open Space Summary



KEY PLAN

# 11640 - 11730 Valley Boulevard

El Monte, California

OPEN SPACE DIAGRAM **A10**

SCHEMATIC DESIGN



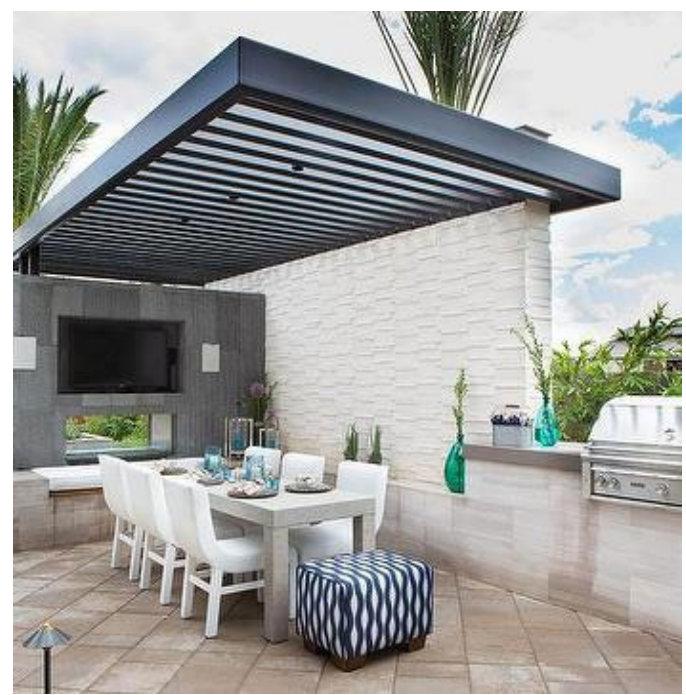
PLAZA



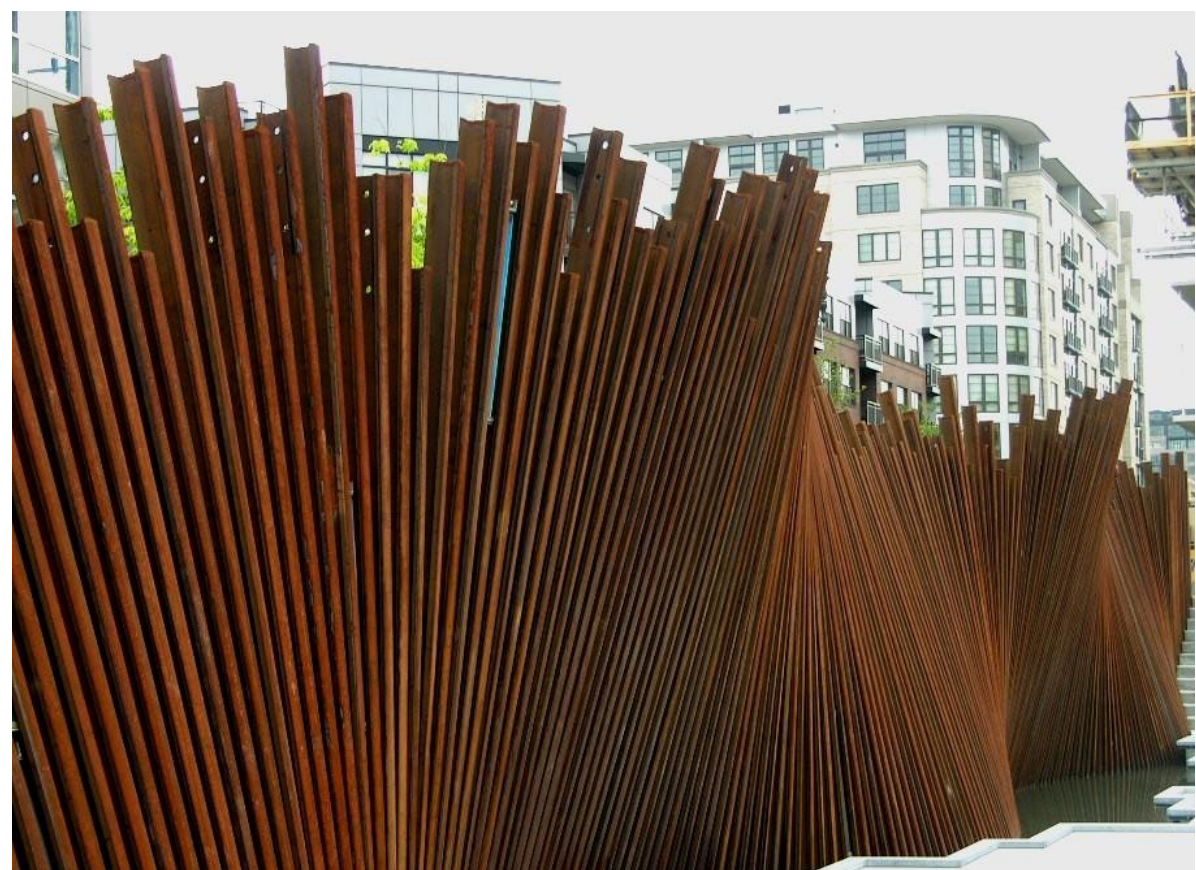
PARK



COMMUNITY ROOM

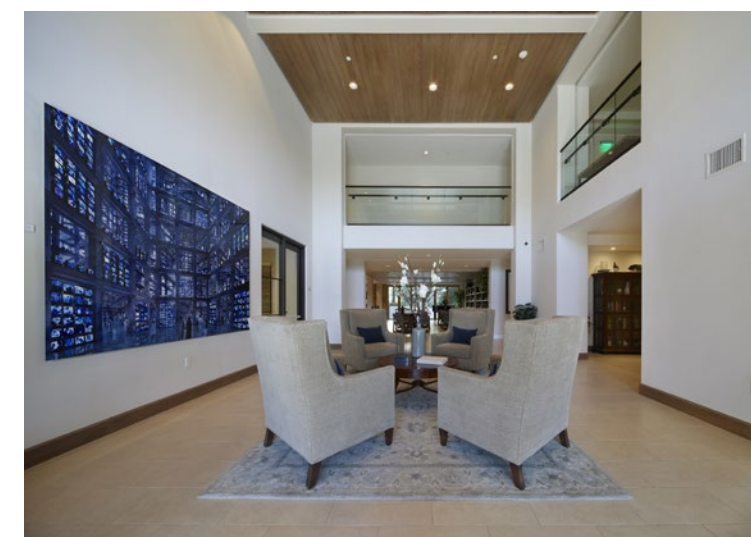


PODIUM DECK



SIMULATED WOOD PICKETS

SEE SHEET A20  
PODIUM BUILDING  
WEST ELEVATION



11640 - 11730 Valley Boulevard

El Monte, California

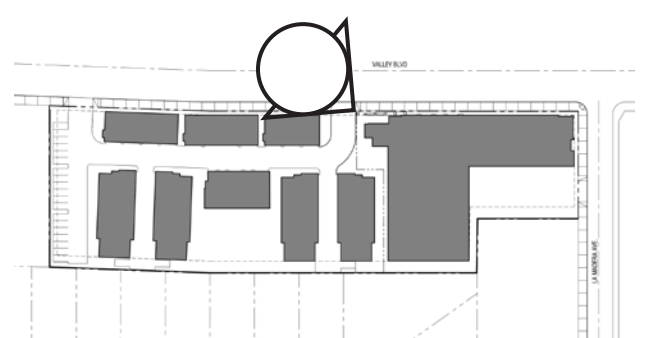
REFERENCE IMAGERY - AMENITIES

A11

SCHEMATIC DESIGN



CONCEPTUAL RENDERING



KEY PLAN

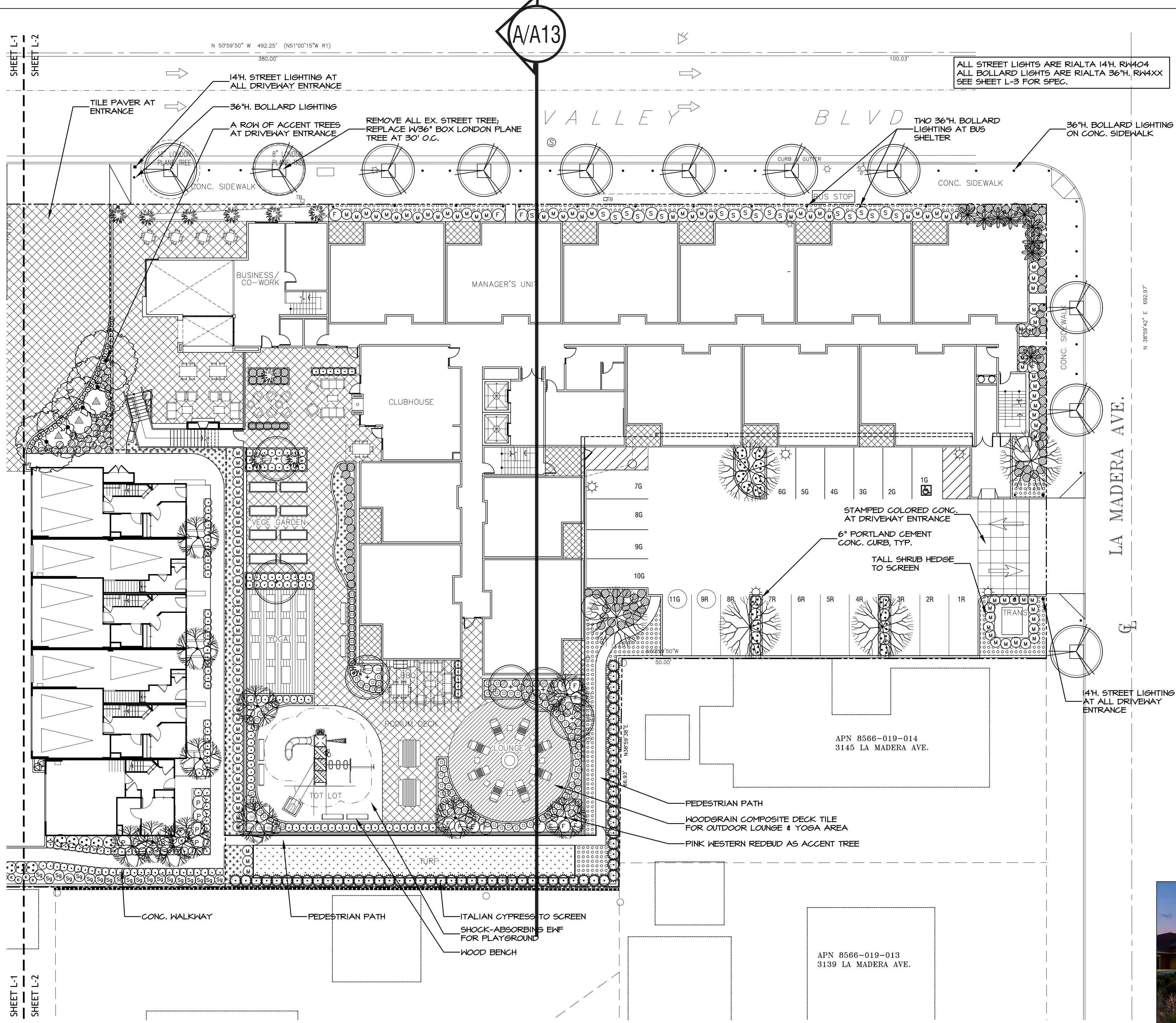
11640 - 11730 Valley Boulevard

El Monte, California

PLAZA AND PODIUM OPEN SPACES

A12

SCHEMATIC DESIGN



**PLANTING LEGEND**

**TREES**

- EX. TREES TO BE REMOVED (TOTAL 5 EX. TREES TO BE REMOVED; NO EX. TREES TO REMAIN)
- 21 PLATANUS X ACERIFOLIA 'BLOODGOOD' - 36" BOX LONDON PLANE TREE (M)(T) - STREET TREE AT 30' O.C.
- 10 JACARANDA MIMOSIFOLIA - 36" BOX JACARANDA (M)(T)
- 18 ARBUTUS MARINA - 36" BOX MARINA STRAWBERRY TREE (M)(T)
- 30 CERCIS OCCIDENTALIS - 36" BOX WESTERN REDBUD (L)(T)
- 13 CERCIDIUM 'DESERT MUSEUM' - 36" BOX PALO VERDE (L)(T)
- 06 ARBUTUS UNDEO - 24" BOX STRAWBERRY TREE (L)(T)
- 26 PRUNUS CAROLINIANA 'MONUS' - 24" BOX BRIGHT 'N TIGHT CAROLINA LAUREL CHERRY (M)(T) - AT 72" O.C.
- 58 CUPRESSUS SEMPERVIRENS 'MONSHEL' - 15 GAL. TINY TOWER ITALIAN CYPRESS (L)(T) - AT 36" O.C.

**GROUNDCOVERS**

- 3512 S.F. ST. AUGUSTINE GRASS SOD TURF (WST)
- 476 S.F. WESTRINGIA FRUTICOSA 'WES06' - 1 GAL. LOW HORIZON WESTRINGIA (L)(Gc) - AT 24" O.C.
- 974 S.F. 'HUNTINGTON CARPET' - 1 GAL. HUNTINGTON CARPET ROSEMARY (L)(Gc) - AT 48" O.C.

**SHRUBS**

- 06 AGAVE AMERICANA 'VARIEGATA' - 15 GAL. VARIEGATED CENTURY PLANT (L)(S)
- 14 AGAVE AMERICANA VAR. MEDIO-PICTA 'ALBA' - 15 GAL. WHITE STRIPED CENTURY PLANT (L)(S)
- 28 AGAVE DESMETTIANA 'VARIEGATA' - 15 GAL. SMOOTH AGAVE (L)(S)
- 260 RHAMNUS CALIFORNICA 'EVE CASE' - 15 GAL. EVE CASE COFFEEBERRY (L)(S)
- 312 LITRIS COMMUNIS 'COMPACTA' - 15 GAL. DWARF MYRTLE (L)(S)
- 19 SALVIA LEUCANTHA 'MIDNIGHT' - 5 GAL. MIDNIGHT MEXICAN BUSH SAGE (L)(S)
- 33 SALVIA GREGGII 'FURMAN'S RED' - 5 GAL. RED AUTUMN SAGE (L)(S)
- 154 LELYMUS CONDENSATUS 'CANYON PRINCE' - 5 GAL. CANYON PRINCE WILD RYE (L)(G)
- 106 CALLISTEMON 'LITTLE JOHN' - 5 GAL. DWARF BOTTLEBRUSH (L)(S)
- 190 LAVENDULA ANGSTIFOLIA 'HIDCOTE BLUE' - 5 GAL. HIDCOTE BLUE LAVENDER (L)(S)
- 31 PENNISETUM SETACEUM 'RUBRUM' - 5 GAL. PURPLE FOUNTAIN GRASS (L)(G)
- 12 TRACHELOSPERMUM JASMINOIDES - 5 GAL. STAR JASMINE (M)(Gc)
- 12 GREVILLEA LANIGERA 'PROSTRATA' - 5 GAL. PROSTRATE GREVILLEA (L)(S)
- 86 ANIGOZANTHOS 'BIG RED' - 5 GAL. RED KANGAROO PAW (L)(S)
- 23 MUHLENBERGIA CAPILLARIS - 5 GAL. PINK MUHLY GRASS (L)(G)
- 81 STIPA TENUISSIMA - 5 GAL. MEXICAN FEATHER GRASS (L)(G)
- 97 NEPETA X FAASSENII 'BLUE WONDER' - 5 GAL. BLUE WONDER CATMINT (L)(Gc)
- 37 DIANELLA REVOLUTA 'LITTLE REV' - 5 GAL. LITTLE REV FLAX LILY (L)(P)
- 239 SENECIO VITALIS - 5 GAL. NARROW-LEAF CHALKSTICKS (L)(Gc)
- 11 PENNISETUM 'FIREWORKS' - 5 GAL. FIREWORKS FOUNTAIN GRASS (G)(G)

W.U.C.O.L.S REGION 4 PLANT FACTOR:  
 (L)-LOW, (M)- MODERATE, (H)- HIGH,  
 (T)- TREE, (S)- SHRUB, (Gc)- GROUND COVER, (V)- VINE



CANYON PRINCE WILD RYE



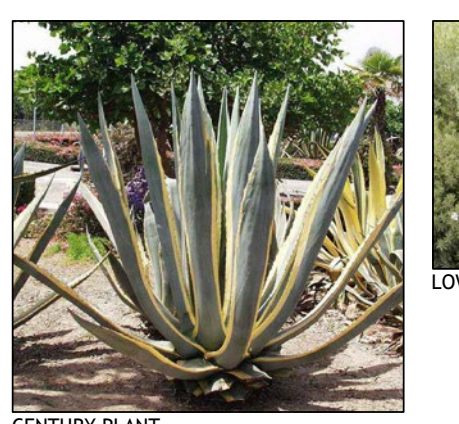
STREET AND BOLLARD LIGHTING



PALO VERDE



JACARANDA



CENTURY PLANT



LOW HORIZON WESTRINGIA



SMOOTH AGAVE



MEXICAN FEATHER GRASS



CAT MINT



GROUNDCOVER ROSEMARY



FLAX LILY



PURPLE FOUNTAIN GRASS



DWARF MYRTLE



WHITE STRIPED CENTURY PLANT



WESTERN REDBUD



MARINA STRAWBERRY TREE



HIDCOTE BLUE LAVENDER



NARROW-LEAF CHALKSTICKS



RED KANGAROO PAW



EVE CASE COFFEEBERRY



PINK MUHLY GRASS

**TWO TREES, INC.**  
 LANDSCAPE ARCHITECTURAL DESIGN SERVICES  
 6032 DUNN RD. STE. 100 WEST COVINA, CA. 91790  
 (626) 972-7272  
 www.two-trees.com

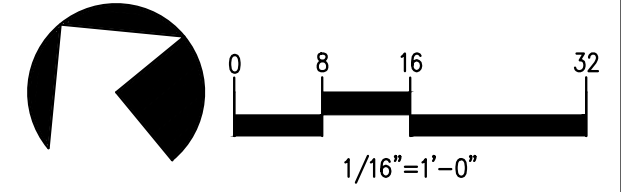
LANDSCAPE ARCHITECT  
 STATE OF CALIFORNIA

**LANDSCAPE PLANTING PLAN**  
**- LOT A**

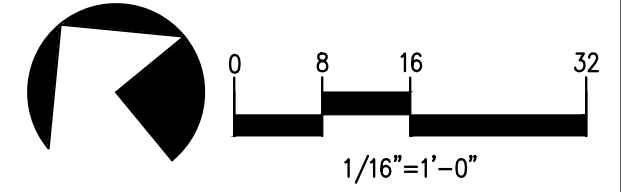
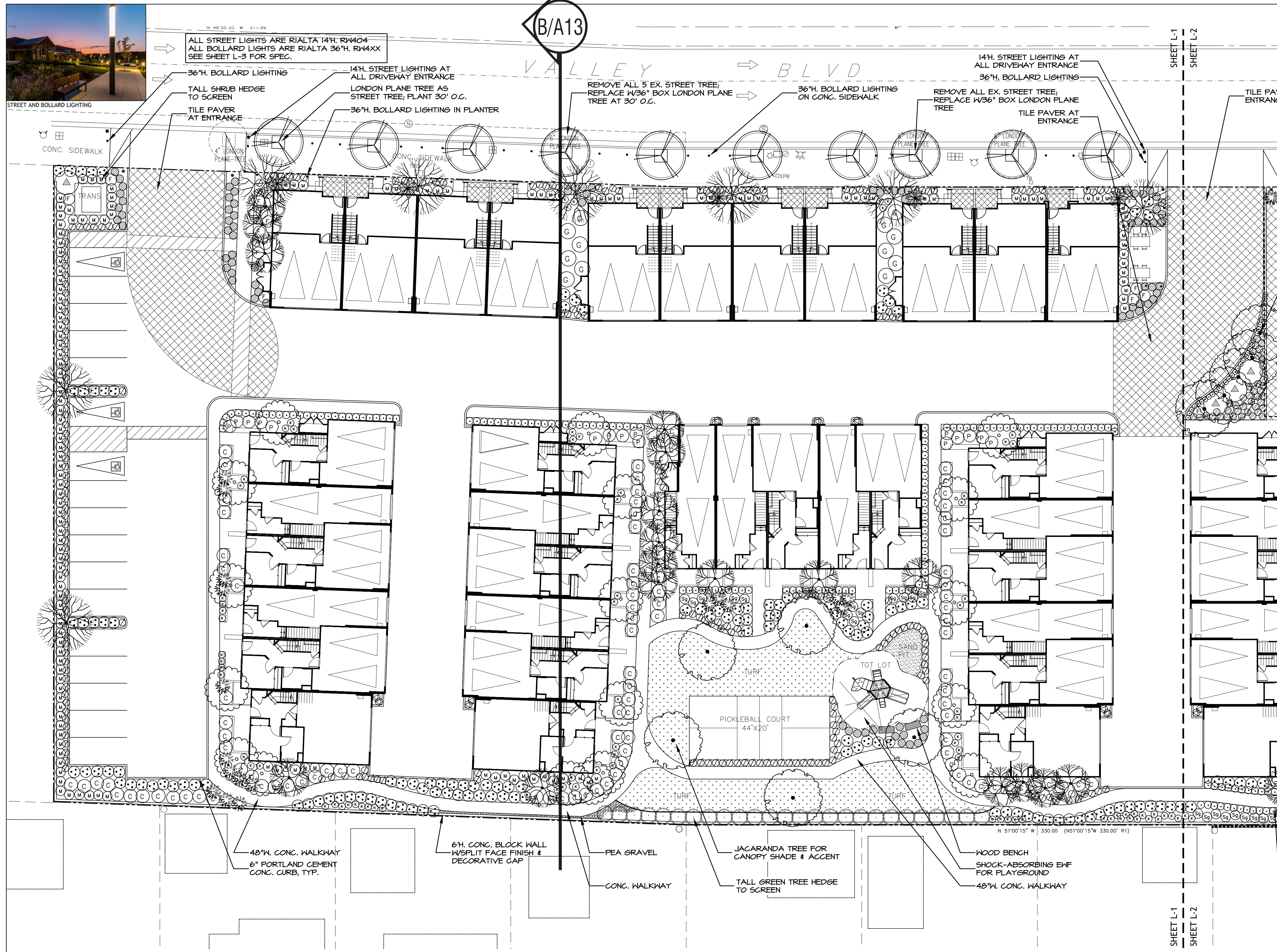
**11640-11730 VALLEY BOULEVARD**  
 11640-11730 VALLEY BLVD.  
 EL MONTE, CA. 91732

DATE	REVISIONS

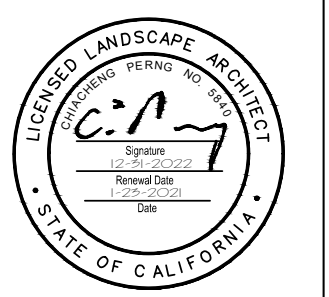
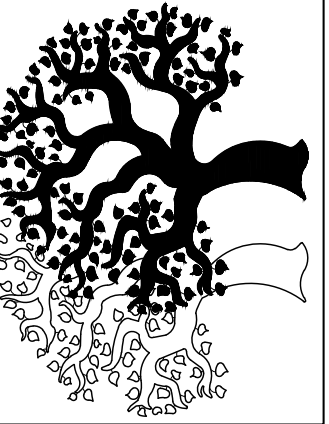
SCALE	AS SHOWN
DATE	01-23-2021
PROJECT NO.	P1877
DRAWN BY	CP
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two.trees@twtrees.com  
www.twtrees.com/twtreesdesign



**LANDSCAPE PLANTING PLAN**  
**- LOT B**

**11640-11730 VALLEY BOULEVARD**  
11640-11730 VALLEY BLVD.  
EL MONTE, CA. 91732

DATE	REVISIONS

SCALE	AS SHOWN
DATE	01-23-2021
PROJECT NO.	P1877
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SHEET NO.  
**L2**  
OF 3 SHEETS

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## RIALTA™

**SternbergLighting**  
ESTABLISHED 1923 / EMPLOYEE OWNED

RT4  
RW4

8 Inch Diameter

RW3  
RW3

6 Inch Diameter

Images not to scale.

## RW4xx RIALTA BOLLARD

LED BOLLARDS

**LED**

**DIMENSIONS**  
8" Ø  
36" to 48" TALL

**7 YEAR WARRANTY**  
RANGE 2665 to 4430

**LUMEN RANGE**  
L70 MINIMUM 100,000 HOURS

**UL LISTED**  
EPA  
IP 66

**CLICK FOR FILES**

**IP RATING**  
IP 66

**FIXTURE TYPE**

**MEMO**

**BUILD A PART NUMBER**

ORDERING EXAMPLE: **RW436-28L45TS-MDL03/BKT**

Model	Overall Height (In Feet)	LED	CCT	Distribution Type	Driver	Option Photocell	Option Fuse	Option Receptacle	Finish
	36								

**Model**  
• RW4

**Overall Height (In Inches)**  
36    42    48

**LED**  
• 28L

**CCT - Color Temperature (K)**  
• 27(00)    • 30(00)    • 40(00)    • 50(00)

**Distribution Type**  
• TS (Symmetric)

**Driver**  
• MDL03 (120V-277V, 350mA)  
• MDH03 (347V-480V, 350mA)  
• MDL05 (120V-277V, 525mA)  
• MDH05 (347V-480V, 525mA)

**Options** (Click here to view accessories sheet)  
• PEC Electronic Button Photocell (120V-277V)  
• PEC4 Electronic Button Photocell (480V)  
• FHD Double Fuse and Holder  
• GFLPIUC 15 Amp duplex GFCI receptacles with a low-profile in-use cover  
• USB LPIUC 15 Amp duplex USB/Receptacle combo with a low-profile in-use cover (NON-GFI)

**Finish**  
Standard Urban Finishes (Click here to view paint finish sheet)  
• UGAT Gun Metal Textured  
• UGM Gun Metal Matte  
• ULB Urban Bronze Textured  
• ULBT Urban Light Bronze Textured  
• ULB Urban Light Bronze Matte  
• USLT Urban Silver Textured  
• USL Urban Silver Matte  
• UWH Urban White Textured  
• UWH Urban White Matte  
• UCHS Urban Champagne Satin Smooth  
• BKT Black Textured  
• Custom Urban Finish\*  
• CM Custom Match  
\*Custom colors require upcharge.

**Specifications**  
**General**  
The RIALTA® RW4xx bollard is a cylindrical ground mounted luminaire designed to bring ambience to any project by providing a performance lighting package in a vertical form. The 8" acrylic cylinder adds a one foot high luminous element with near perfect surface brightness and uniformity. The RW4xx uses a two arc LED configuration to deliver IES type 5 distributions with high efficiency and low wattage consumption. A variety of LED color temperatures are available. A choice of several popular polyester powder coat colors are also available. The Luminaire shall be UL listed in US and Canada.

**LED's**  
The luminaire shall use high output, high brightness LED's. The LED's and printed circuit boards shall be 100% recyclable, they shall also be protected from moisture and corrosion by a conformal coating. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant. The LED life rating data shall be determined in accordance with IESNA LM-80. The High Performance white LED's will have a life expectancy of approximately 100,000 hours with not less than 70% of original brightness (lumen maintenance), rated at 25°C. The High Brightness, High Output LED's shall be 4000K (2700K, 3000K or 5000K optional) color temperature with a minimum of 70 CRI. Consult factory for custom color CCT. The luminaire shall have a minimum \_\_\_\_\_ (see table) delivered initial lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

**Optics**  
The luminaire shall be provided with individual collimating type optics applied to each LED. The luminaire shall provide a symmetric distribution with near perfect surface brightness and uniformity.

**Electronic Driver**  
The LED driver shall be UL Recognized. It shall be securely mounted inside the bollard, for optimized performance and longevity. It shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections and fixture installation. It shall have overload as well as short circuit protection, and have a DC voltage output, constant current design, 50/60HZ.

**Photocontrols**  
**Button Style:** The photocell shall be mounted on an access door and pre-wired to driver. The electronic button type photocell is instant on with a 5-10 second turn off, and shall turn on at 15 footcandles with a turn off at 2-3 footcandles. Photocell is 120-277 volt and warranted for 6 years.

**Warranty**  
Seven-year limited warranty. See product and finish warranty guide for details.

**Finish**  
Refer to website for details.

## RW4xx RIALTA BOLLARD

LED BOLLARDS

It shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. It shall be dimmable using a 0-10V signal. The driver shall have a minimum efficiency of 88%.

**Installation**  
Four 1/2" diameter, hot-dipped galvanized "L" type anchor bolts shall be provided with the post for anchorage, they shall be mounted in a 4-1/2" bolt circle. A door shall be provided for wiring and anchor bolt access. It shall be secured with tamper proof stainless steel hardware. Post will be provided with a grounding stud mounted behind the access door.

**Photocontrols**  
**Button Style:** The photocell shall be mounted on an access door and pre-wired to driver. The electronic button type photocell is instant on with a 5-10 second turn off, and shall turn on at 15 footcandles with a turn off at 2-3 footcandles. Photocell is 120-277 volt and warranted for 6 years.

**Warranty**  
Seven-year limited warranty. See product and finish warranty guide for details.

**Finish**  
Refer to website for details.

**Performance**

Model #	TS LUMENS	EFFICACY (LPW)	WATTAGE
28L45TS-MDL05	4430	88.6	50
28L35TS-MDL05	4155	83.1	50
28L27TS-MDL05	3645	72.9	50
28L45TS-MDL03	3240	95.3	34
28L35TS-MDL03	3040	89.4	34
28L27TS-MDL03	2665	78.4	34

**SternbergLighting**  
ESTABLISHED 1923 / EMPLOYEE OWNED

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555 Lawrence Ave., Roselle, IL 60172  
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555 Lawrence Ave., Roselle, IL 60172  
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www.sternberglighting.com

## RW404 RIALTA SERIES

LED COLUMN

**LED**

**DIMENSIONS**  
8" Ø  
6' to 18' TALL

**7 YEAR WARRANTY**  
RANGE 3545 to 9235

**LUMEN RANGE**  
L70 MINIMUM 100,000 HOURS

**UL LISTED**  
EPA  
IP 66

**CLICK FOR FILES**

**IP RATING**  
IP 66

**FIXTURE TYPE**

**MEMO**

**BUILD A PART NUMBER**

ORDERING EXAMPLE: **PT10-RW404-56L45TS-MDL03/BKT**

Mounting Configuration	Overall Height (In Feet)	Fixture	LED	CCT	Distribution Type	Driver	Option Photocell	Option Control	Option Fuse	Option Receptacle	Finish

**Mounting Configuration**  
(Click here to link to mounting configuration specification page)  
• PT Post Top

**Overall Height (In Feet)**  
"\_" (Available from 6' to 18')

**Fixture**  
• RW404

**LED**  
• 56L

**CCT - Color Temperature (K)**  
• 27(00)    • 30(00)    • 40(00)    • 50(00)

**Distribution Type**  
• TS (Symmetric)

**Driver**  
• MDL03 (120V-277V, 350mA)  
• MDH03 (347V-480V, 350mA)  
• MDL05 (120V-277V, 525mA)  
• MDH05 (347V-480V, 525mA)  
• MDL06 (120V-277V, 625mA)  
• MDH06 (347V-480V, 625mA)  
• MDL07 (120V-277V, 750mA)  
• MDH07 (347V-480V, 750mA)

**Options** (Click here to view paint options sheet)  
• R 3-Pin control receptacle only  
• RS 5-Pin control receptacle only  
• RT 7-Pin control receptacle only  
• PE Twist-Lock Photocell (120V-277V)  
• PE4 Twist-Lock Photocell (347V-480V)  
• SC Shorting Cap  
• PEC Electronic Button Photocell (120V-277V)

**Finish**  
Standard Urban Finishes (Click here to view paint finish sheet)  
• UGAT Gun Metal Textured  
• UGM Gun Metal Matte  
• ULB Urban Bronze Textured  
• ULBT Urban Light Bronze Textured  
• ULB Urban Light Bronze Matte  
• USLT Urban Silver Textured  
• USL Urban Silver Matte  
• UWH Urban White Textured  
• UWH Urban White Matte  
• UCHS Urban Champagne Satin Smooth  
• BKT Black Textured  
• Custom Urban Finish\*  
• CM Custom Match  
\*Custom colors require upcharge.

**Specifications**  
**General**  
The RW404 is a cylindrical luminaire offered in a Post Top configuration. Designed to bring ambience to any project by providing a performance lighting package in a vertical form. The

**LED's**  
The luminaire shall use high output, high brightness LEDs. They shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sinks. The boards shall be protected from moisture and corrosion by a conformal coating of 1-3 mils. They shall not contain lead, mercury, or any other hazardous material and shall be RoHS compliant. The LED life rating data shall be determined in accordance with IESNA LM-80. The LED's will have a life expectancy of approximately 100,000 hours with not less than 70% of original brightness (lumen maintenance), rated at 25°C and 525mA. The LEDs shall be 4000K (5000K, 3000K or 2700K optional) color temperature with a minimum CRI of 70. Consult factory for custom color CCT. The luminaire shall have a minimum \_\_\_\_\_ (see table) delivered initial lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

**Optics**  
The luminaire shall be provided with individual collimating type optics applied to each LED. The luminaire shall provide a symmetric distribution with near perfect surface brightness and uniformity.

**Electronic Driver**  
The LED driver shall be UL Recognized. It shall be remotely mounted inside the pole base. It shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections and fixture installation. It shall have overload as well as short circuit protection, and have a DC voltage output, constant current design, 50/60HZ.

**Photocontrols**  
**Button Style:** The photocell shall be mounted under the luminaire. Wire control to driver using installation instruction provided (or available separately from website). The electronic button type photocell is instant on at 15 footcandles with a 2-5 second turn off at 2-3 footcandles. The photocell is 120-277 volt and warranted for 8 years.

**Twist-Lock Style:** The photocell shall be mounted externally on the fixture. Wire control to driver using installation instructions provided (or available separately from website). The twist lock type photocell is instant with a 3-6 second turn off, and shall turn on at 13-17 footcandles with a turn off at 2-3 footcandles. The photocell is 120-277 volt and has an 8 year warranty.

**Warranty**  
Seven-year limited warranty. See product and finish warranty guide for details.

**Finish**  
Refer to website for details.

## RW404 RIALTA SERIES

LED COLUMN

providing easy power connections and fixture installation. It shall have overload as well as short circuit protection, and have a DC voltage output, constant current design, and suitable for 50/60Hz supplies. It shall be supplied with line-ground, line-neutral, neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2. It shall be dimmable using a 0-10V signal, consult factory for more information.

**Installation**  
Four 5/8" diameter hot-dipped galvanized "L" type anchor bolts shall be provided for anchorage. They shall be mounted in 4 1/2" diameter bolt circle. A door shall be provided for wiring and anchor bolt access. It shall be secured with stainless steel hardware. Post will be provided with a grounding stud mounted behind the access door.

**LED's**  
The luminaire shall use high output, high brightness LEDs. They shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sinks. The boards shall be protected from moisture and corrosion by a conformal coating of 1-3 mils. They shall not contain lead, mercury, or any other hazardous material and shall be RoHS compliant. The LED life rating data shall be determined in accordance with IESNA LM-80. The LED's will have a life expectancy of approximately 100,000 hours with not less than 70% of original brightness (lumen maintenance), rated at 25°C and 525mA. The LEDs shall be 4000K (5000K, 3000K or 2700K optional) color temperature with a minimum CRI of 70. Consult factory for custom color CCT. The luminaire shall have a minimum \_\_\_\_\_ (see table) delivered initial lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

**Optics**  
The luminaire shall be provided with individual collimating type optics applied to each LED. The luminaire shall provide a symmetric distribution with near perfect surface brightness and uniformity.

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**Photocontrols**  
**Button Style:** The photocell shall be mounted under the luminaire. Wire control to driver using installation instruction provided (or available separately from website). The electronic button type photocell is instant on at 15 footcandles with a 2-5 second turn off at 2-3 footcandles. The photocell is 120-277 volt and warranted for 8 years.

**Twist-Lock Style:** The photocell shall be mounted externally on the fixture. Wire control to driver using installation instructions provided (or available separately from website). The twist lock type photocell is instant with a 3-6 second turn off, and shall turn on at 13-17 footcandles with a turn off at 2-3 footcandles. The photocell is 120-277 volt and has an 8 year warranty.

**Warranty**  
Seven-year limited warranty. See product and finish warranty guide for details.

**Finish**  
Refer to website for details.

**SternbergLighting**  
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www.sternberglighting.com

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info@sternberglighting.com  
www.sternberglighting.com

## Post Top Mounting Details

**Options**

**Performance**

Model #	TS LUMENS	EFFICACY (LPW)	WATTAGE
56L45TS-MDL07	9235	68.4	135
56L35TS-MDL07	8230	61.0	135
56L27TS-MDL07	7220	53.5	135
56L45TS-MDL06	8335	67.8	123
56L35TS-MDL06	7425	60.4	123
56L27TS-MDL06	6520	53.0	123
56L45TS-MDL05	6190	62.5	99
56L35TS-MDL05	5515	55.7	99
56L27TS-MDL05	4840	48.9	99
56L45TS-MDL03	4535	67.7	67
56L35TS-MDL03	4040	60.3	67
56L27TS-MDL03	3545	52.9	67

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## TWO TREES DESIGN, INC.

LANDSCAPE ARCHITECTURAL DESIGN SERVICES  
CALIFORNIA REGISTERED  
1035 SAN DIEGO ST., WEST COVINA, CA. 91790  
626-278-786  
www.treedesign.com

## LIGHTING SPECIFICATION

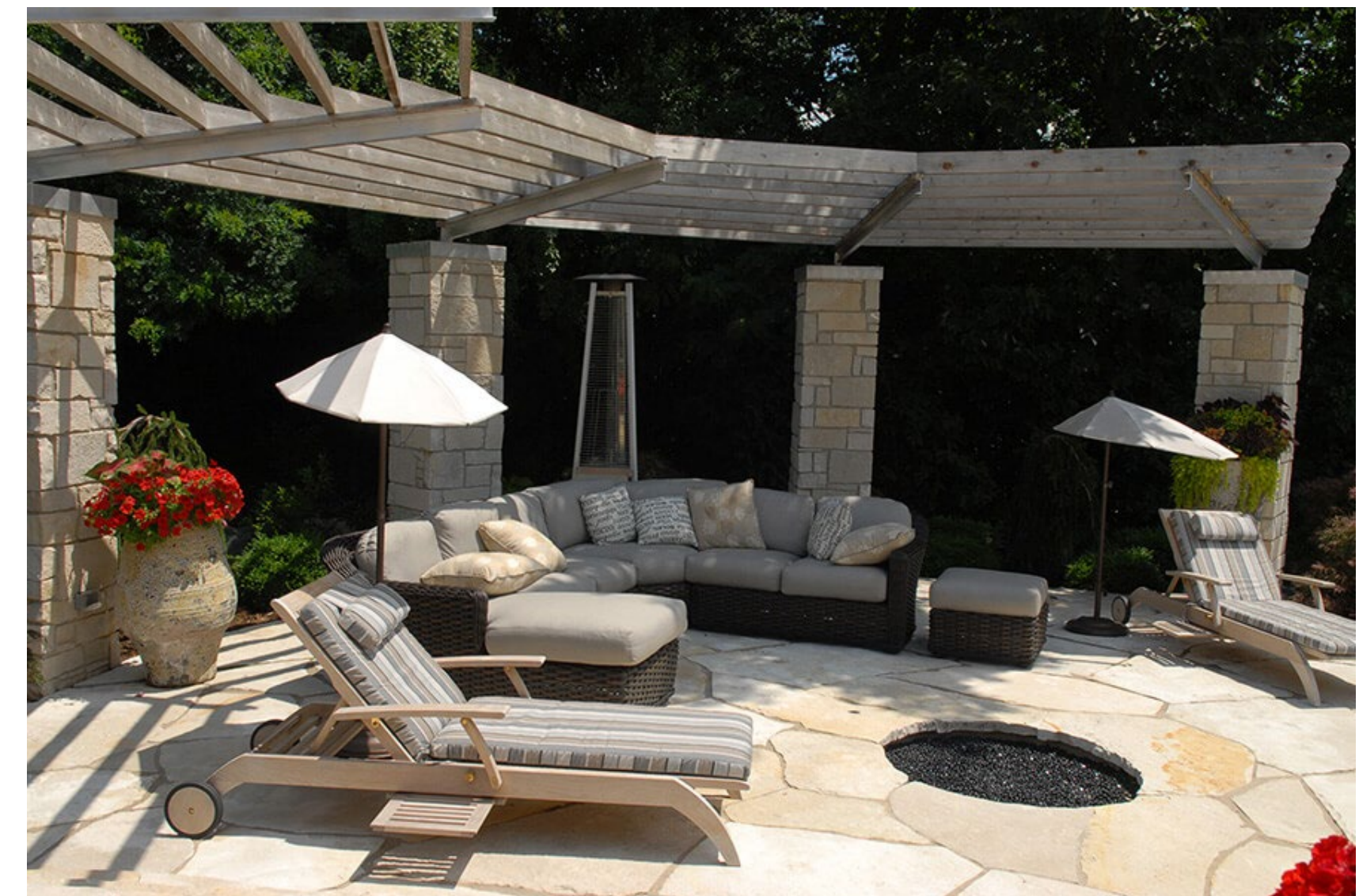
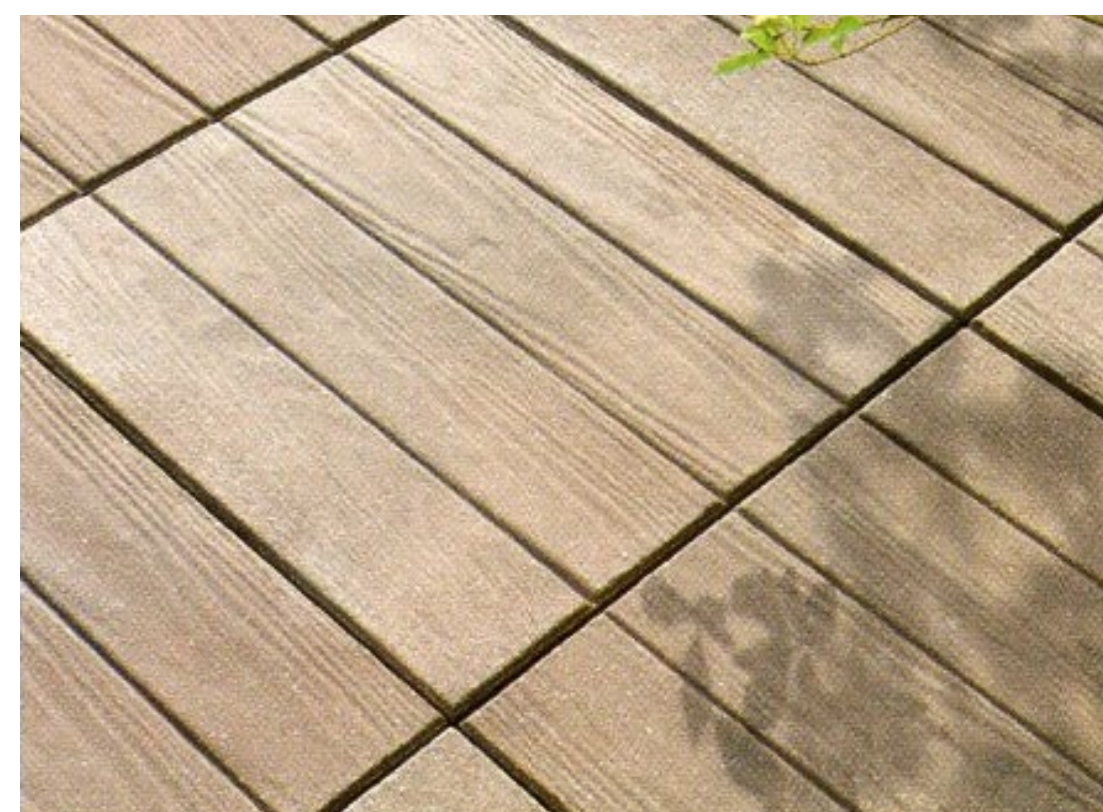
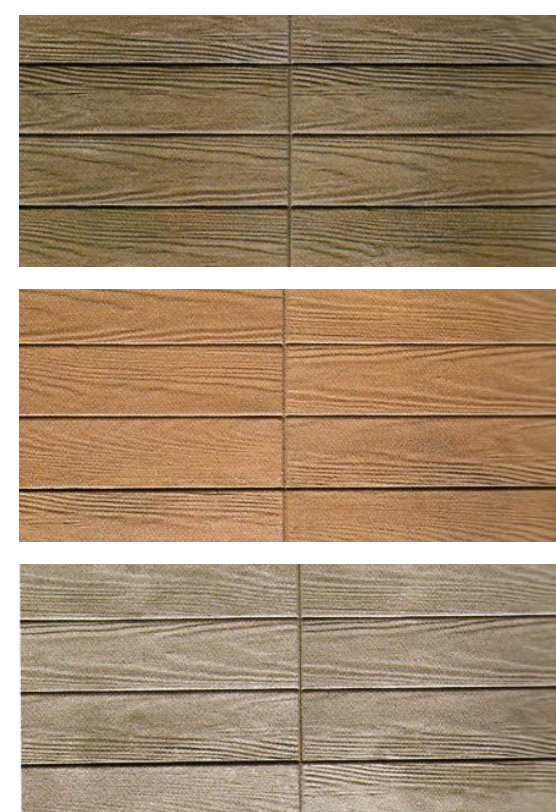
11640-11730 VALLEY BOULEVARD  
11640-11730 VALLEY BLVD.  
EL MONTE, CA. 91732

DATE	REVISIONS

SCALE AS SHOWN  
DATE 01-23-2021  
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SHEET NO.  
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11640 - 11730 Valley Boulevard

El Monte, California

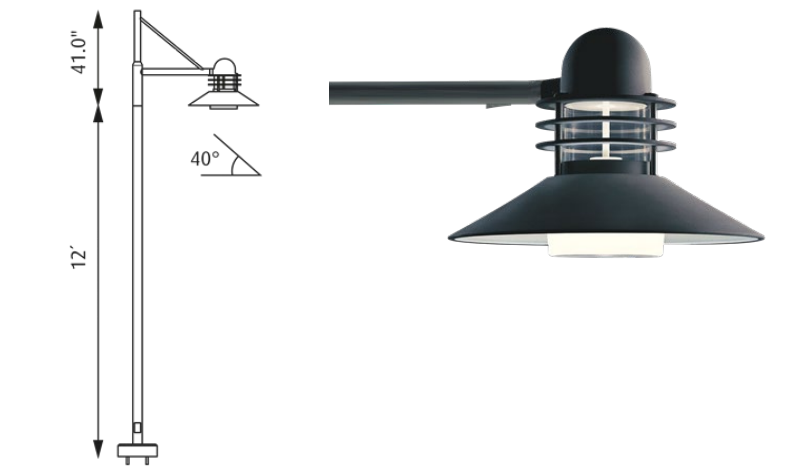
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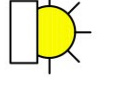
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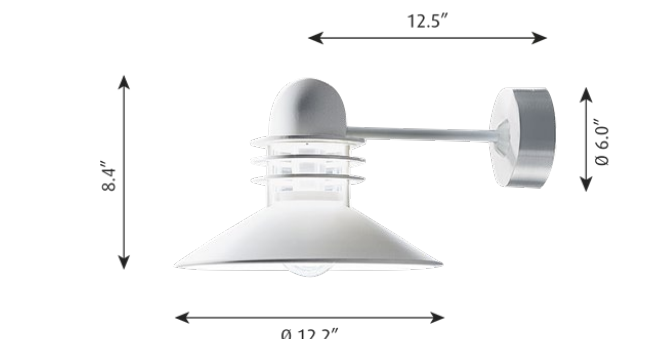
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**LEGEND**

 **Pole Light**  
Nyhavn Park Post 120V pole light, Louis Poulsen Lighting



 **Wall Sconce**  
Nyhavn Wall 120V light, Louis Poulsen Lighting, White



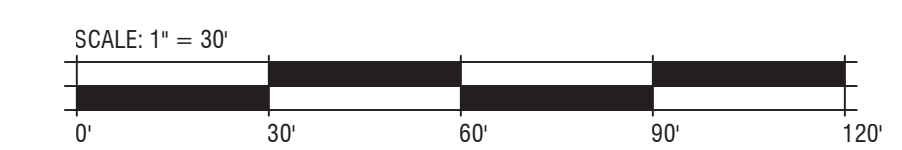
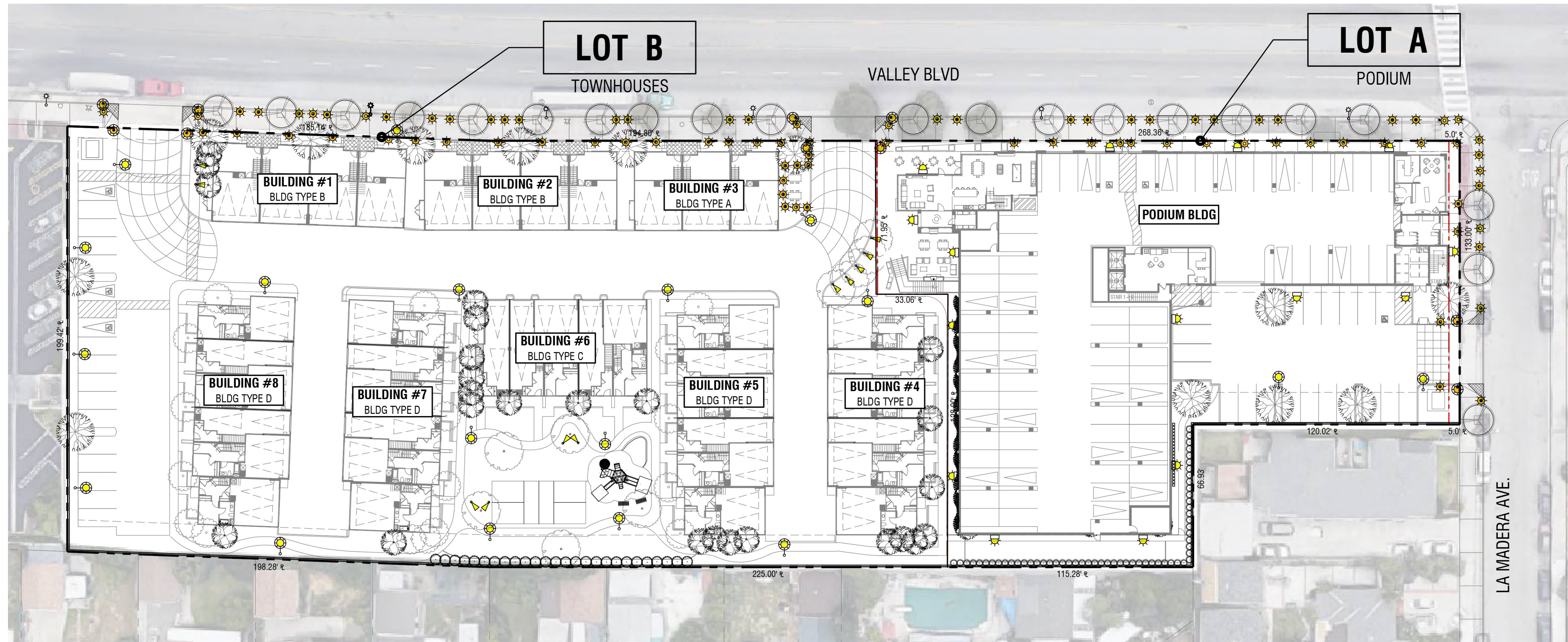
 **Landscape Accent Uplight**  
Kichler, Model#16206BBR30, 12.5 watt, 3000K, Bronzed Brass



 **Accent Light**  
See Landscape Drawings

 **Bollard Light**  
See Landscape Drawings

 **Existing Street Light**



# 11640 - 11730 Valley Boulevard

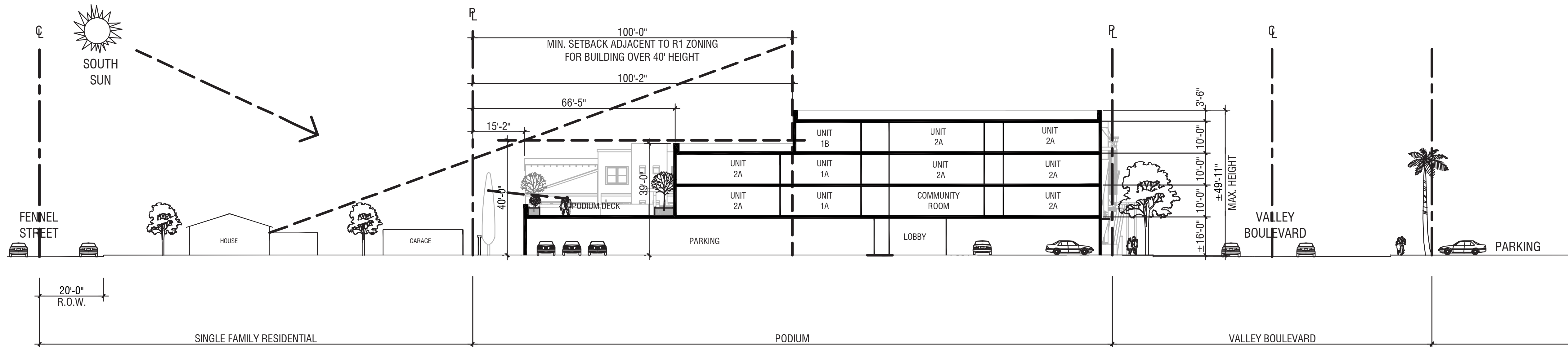
El Monte, California

CONCEPTUAL SITE LIGHTING

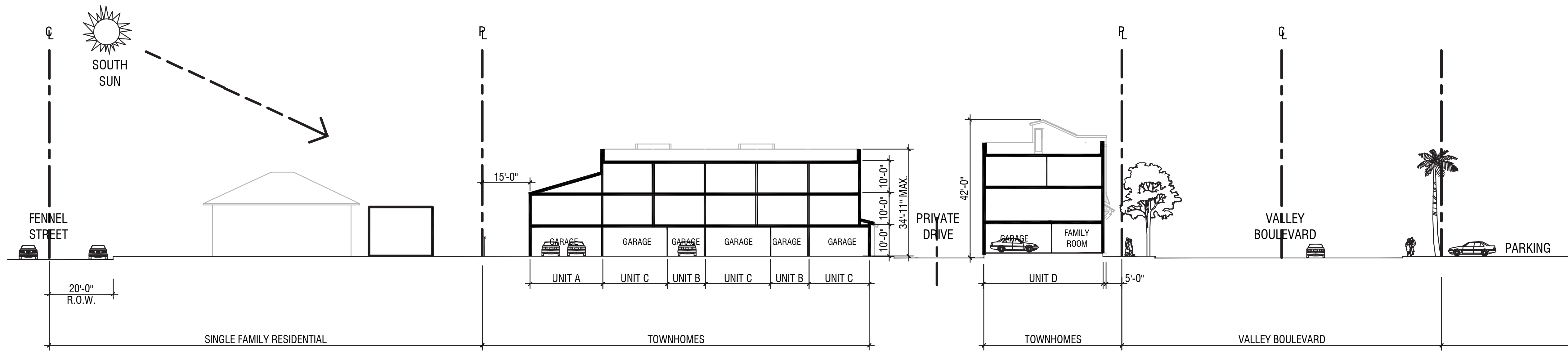
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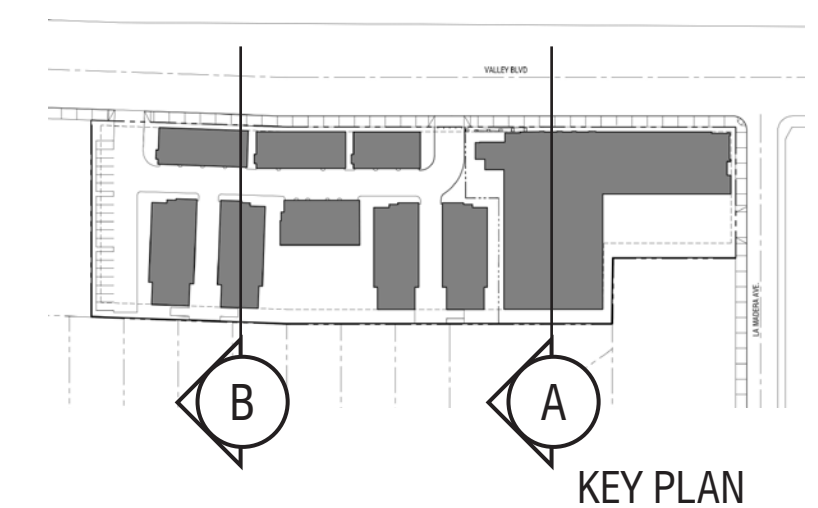




SITE SECTION A (A)



SITE SECTION B (B)



KEY PLAN

# 11640 - 11730 Valley Boulevard

El Monte, California

SITE SECTIONS A13

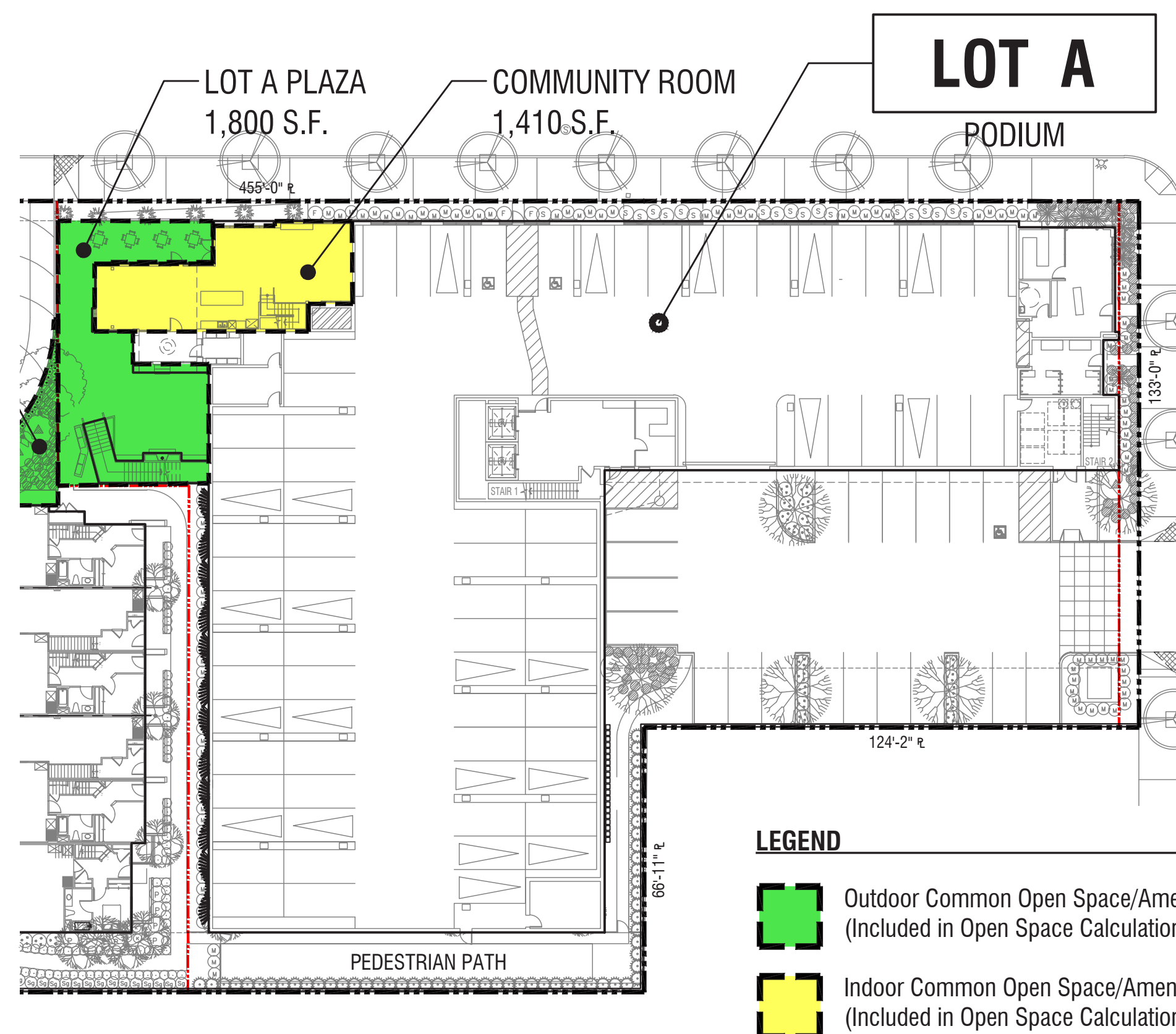
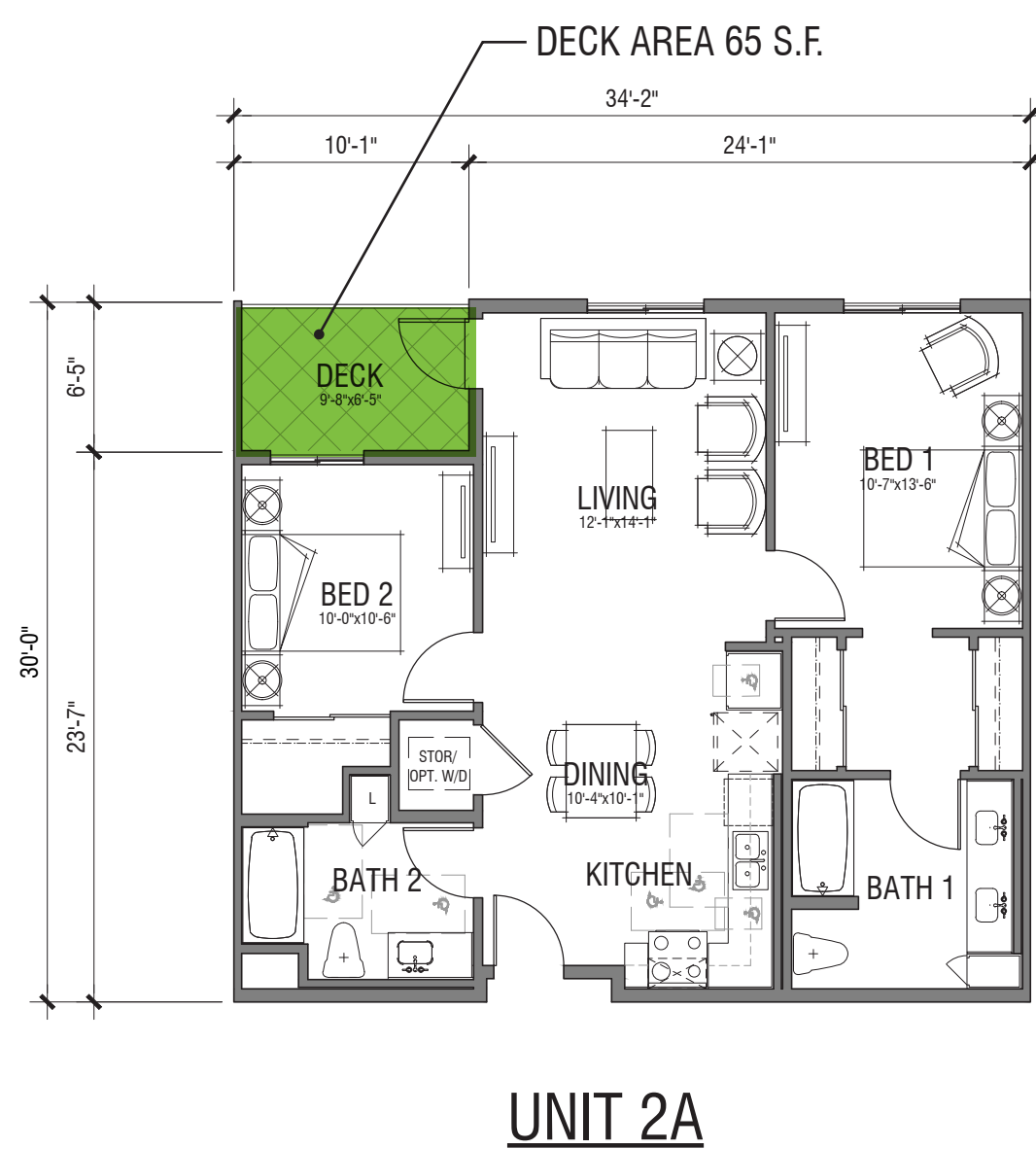
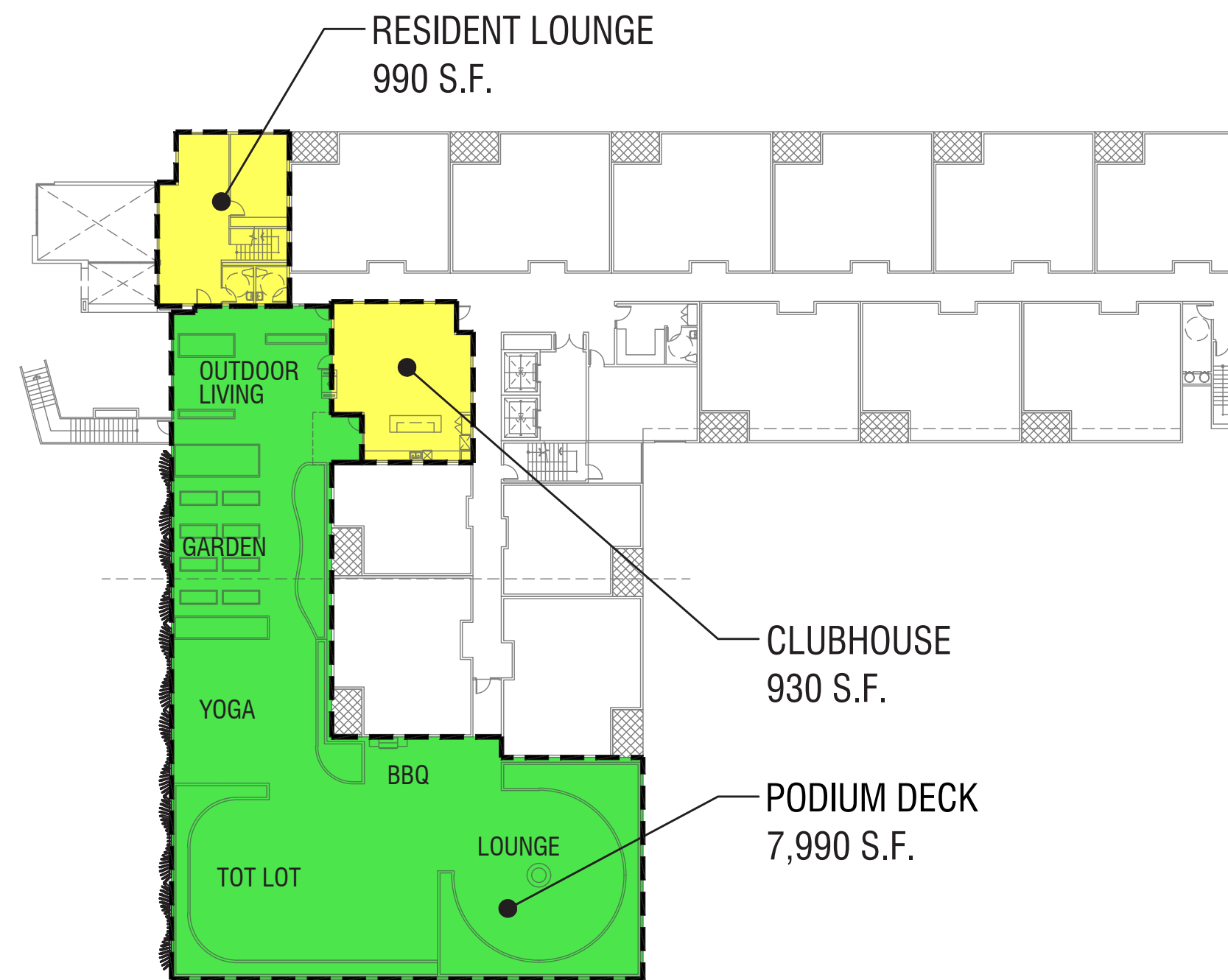
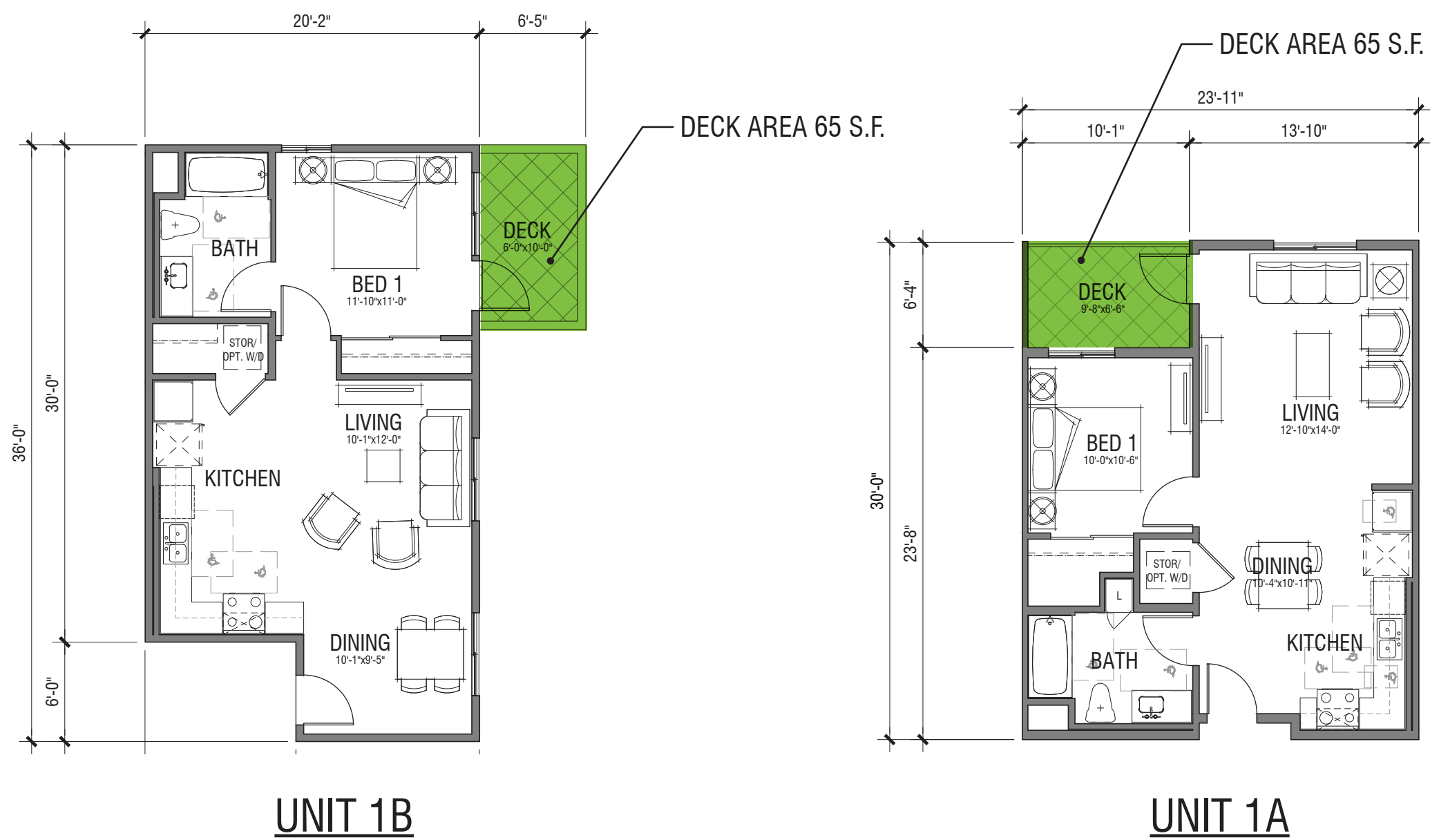
SCHEMATIC DESIGN



ARCHITECTS . PLANNERS . DESIGNERS

ORANGE COUNTY . LOS ANGELES . BAY AREA

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**LOT A OPEN SPACE SUMMARY (17.45.070)**

<b>Total Required Open Space</b> (17.45.070.B.1.2)	<b>12,900 s.f.</b>
Required Private Open Space (43 Units X 100 s.f./unit (upper level))	4,300 s.f.
Required Common Open Space (43 Units X 200 s.f./unit)	8,600 s.f.
<b>Total Provided Open Space</b>	<b>15,915 s.f.</b>
Provided Private Open Space*	2,795 s.f.
Unit 1A: 9 Units x 65 sf =	585 s.f.
Unit 1B: 1 Units x 65 sf =	65 s.f.
Unit 2A: 33 Units x 65 sf =	2,145 s.f.
Provided Common Open Space	13,120 s.f.
Lot A Plaza	1,800 s.f.
Community Room	1,410 s.f.
Podium Deck	7,990 s.f.
Resident Lounge	990 s.f.
Clubhouse	930 s.f.

**Lot A provides 3,015 s.f. MORE total open space than required.** Lot A does not meet the private open space requirements, however provides a surplus of common open space.

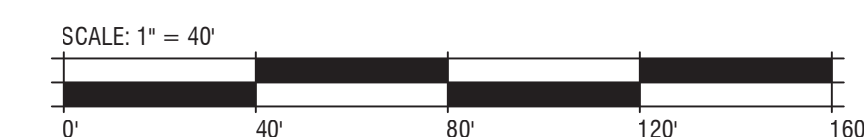
**Recreation Amenities/Facilities (17.45.070.B.3)**

<b>Required Recreation Amenities</b>	<b>2 Facilities</b>
(43 units @ 1 facility per 25 units)	
<b>Provided Recreation Amenities</b>	<b>5 Facilities</b>
(Community Room, Resident Lounge, Clubhouse (2), Tot Lot)	

**PUBLIC SPACE AMENITY (17.45.080)**

Required Public Amenities	1
Urban Garden, Plaza, etc...	
<b>Provided Public Amenities</b>	<b>1</b>
Plaza at Grade Level	

- 17.45.070 - OPEN SPACE REGULATIONS**
- A. Usable Open Space Defined. Usable open space areas are an open area or an **indoor or outdoor recreational facility** which is designed and intended to be used for outdoor living and/or recreation. Usable open space shall not include any portion of parking areas, streets, driveways, sidewalks, or turnaround areas.
- B. The following standards shall apply to the requirements for open space:
- Private Residential Open Space.
    - For stand-alone multi-family residential projects or as part of a mixed-use development, each residential unit shall be provided with at least one area of private open space accessible directly from the living area of the unit, in the form of a fenced yard or patio, a deck or balcony at a minimum area of one hundred fifty (150) square feet per unit for first floor units and one hundred (100) square feet per unit for upper floors.
    - The minimum dimension, width or depth, of a balcony shall be five (5) feet.
  - Common Residential Open Space.
    - For stand-alone multi-family residential developments, each residential unit shall be provided with at least two hundred (200) square feet of common residential open space.
    - All common open space shall be conveniently located and accessible to all dwelling units on the site.
    - Common open space areas may include landscaping, pedestrian paths, and recreational facilities.
    - ...In projects containing ten (10) or more units, the minimum width and depth shall be twenty (20) feet.
  - Recreational Amenities/Facilities.
    - For projects containing twenty-five (25) or more residential units in stand-alone multi-family residential developments and as part of a mixed-use development, one common recreational amenity shall be provided for each twenty-five (25) units or fraction thereof. The following listed amenities satisfy the above recreational facilities requirements. Recognizing that certain facilities serve more people than others, have a wider interest or appeal, and/or occupy more area, specified items may be counted as two (2) amenities, as noted. In all cases, each square foot of land area devoted to a recreational amenity shall be credited as common open space on a 1:1 basis...



**11640 - 11730 Valley Boulevard**

El Monte, California

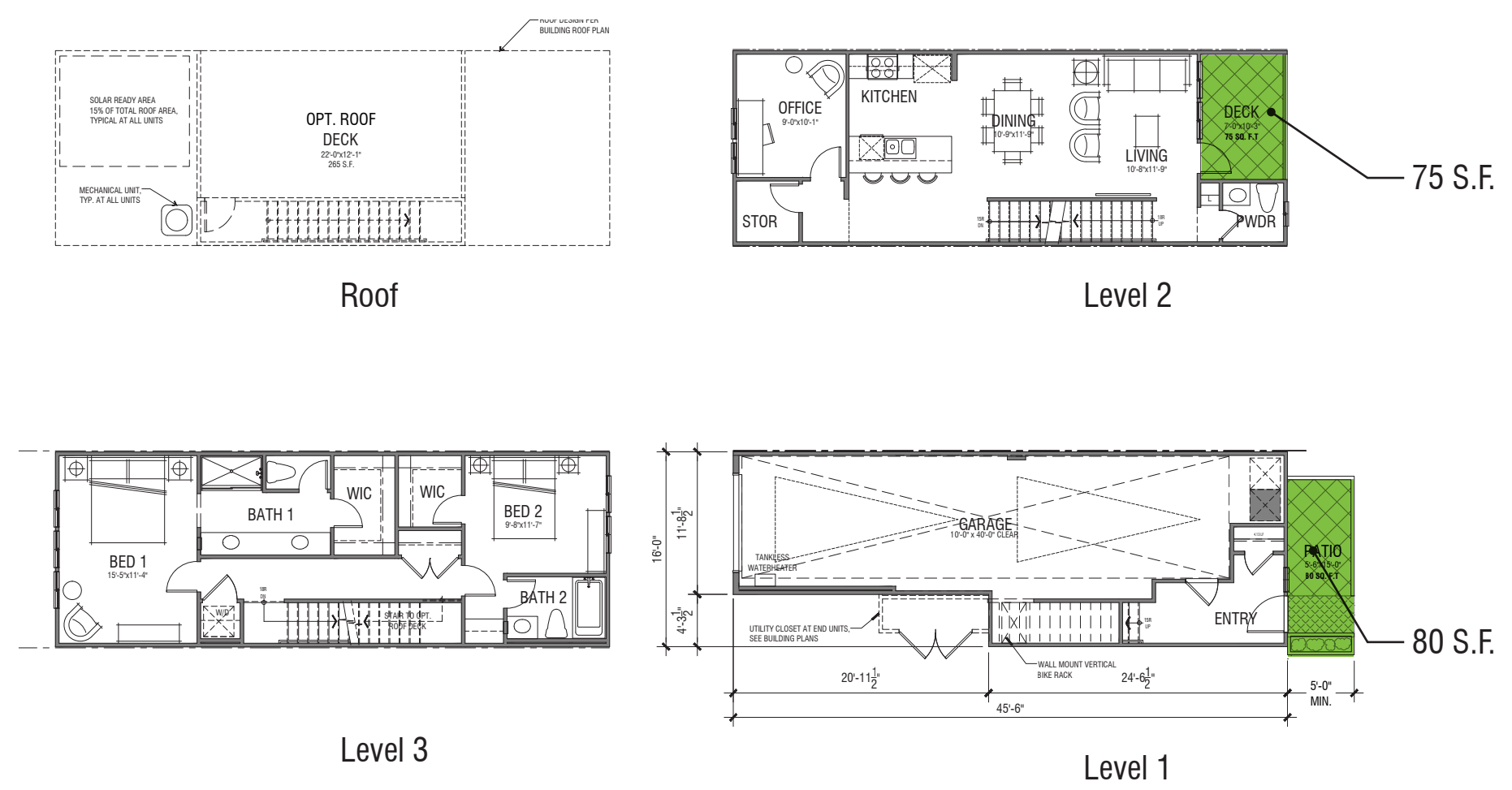
OPEN SPACE EXHIBIT

**A14**

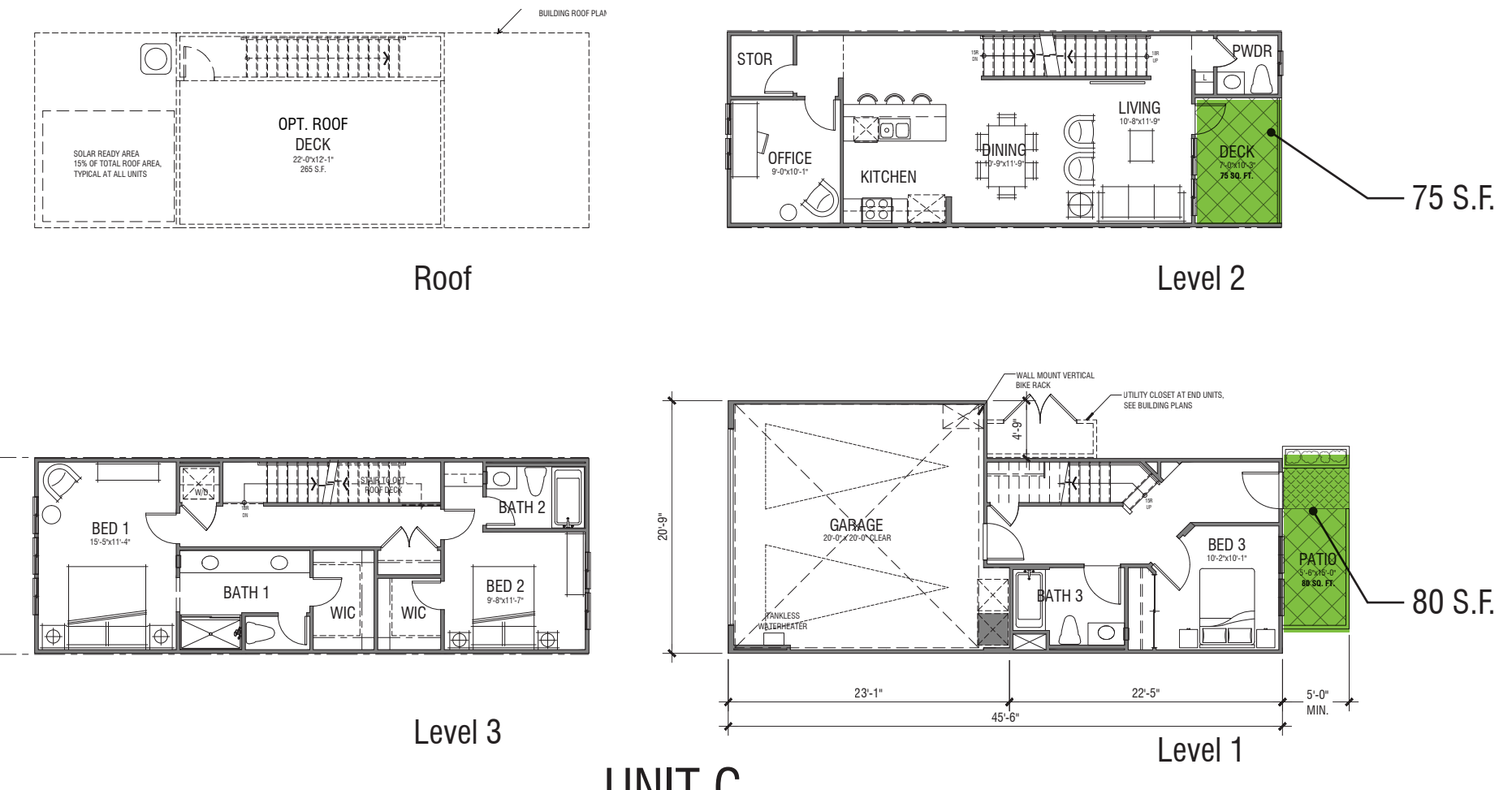
ARCHITECTS . PLANNERS . DESIGNERS



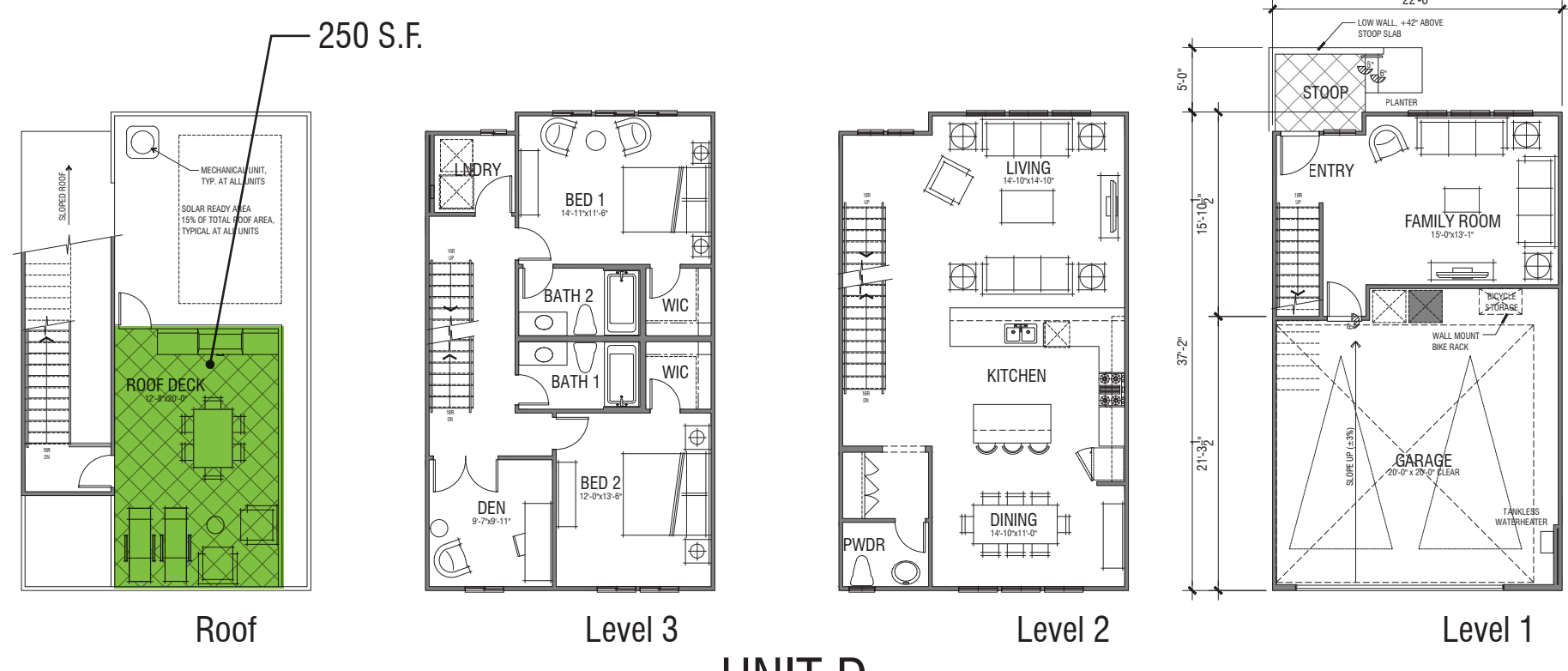
**SCHEMATIC DESIGN**



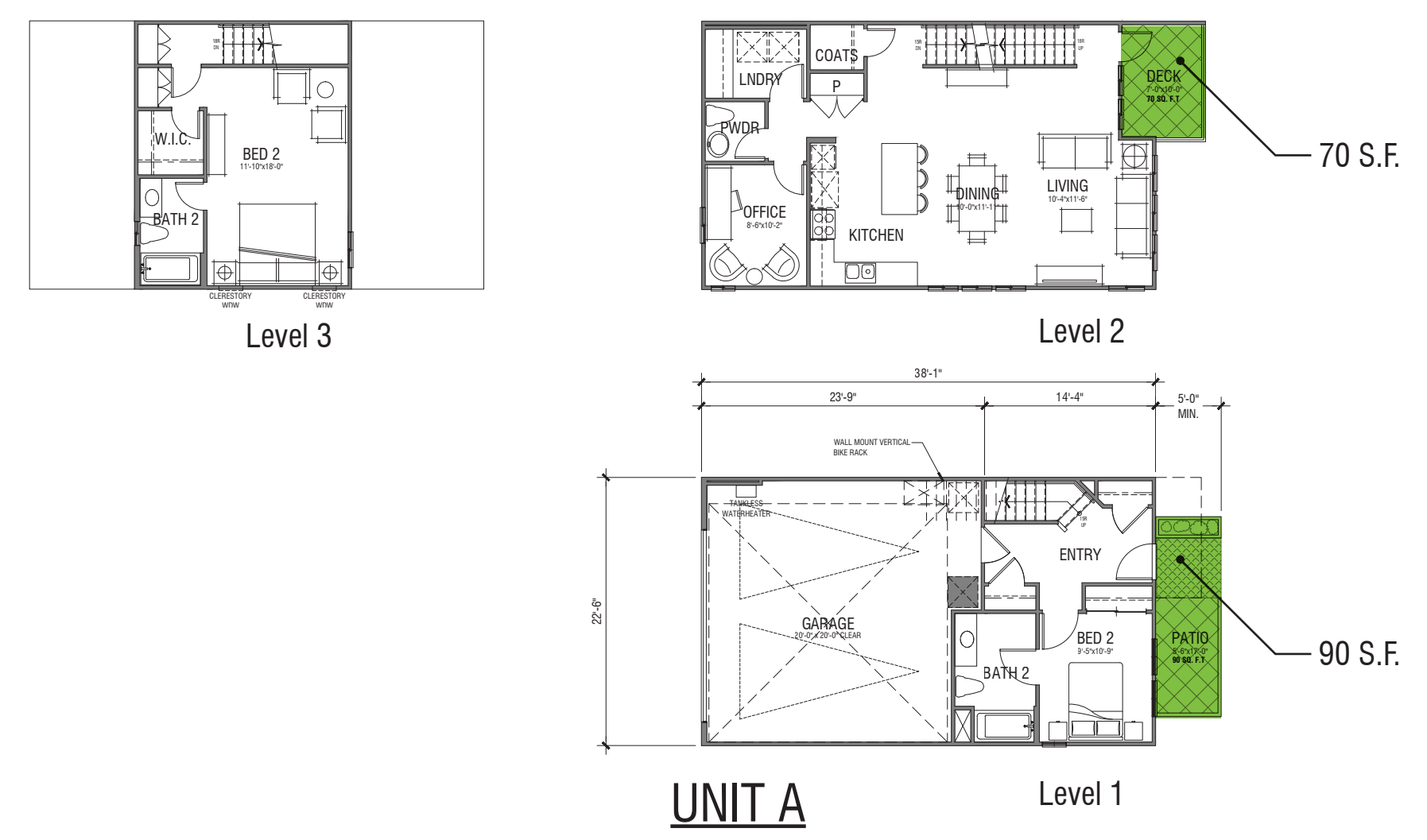
**UNIT B**



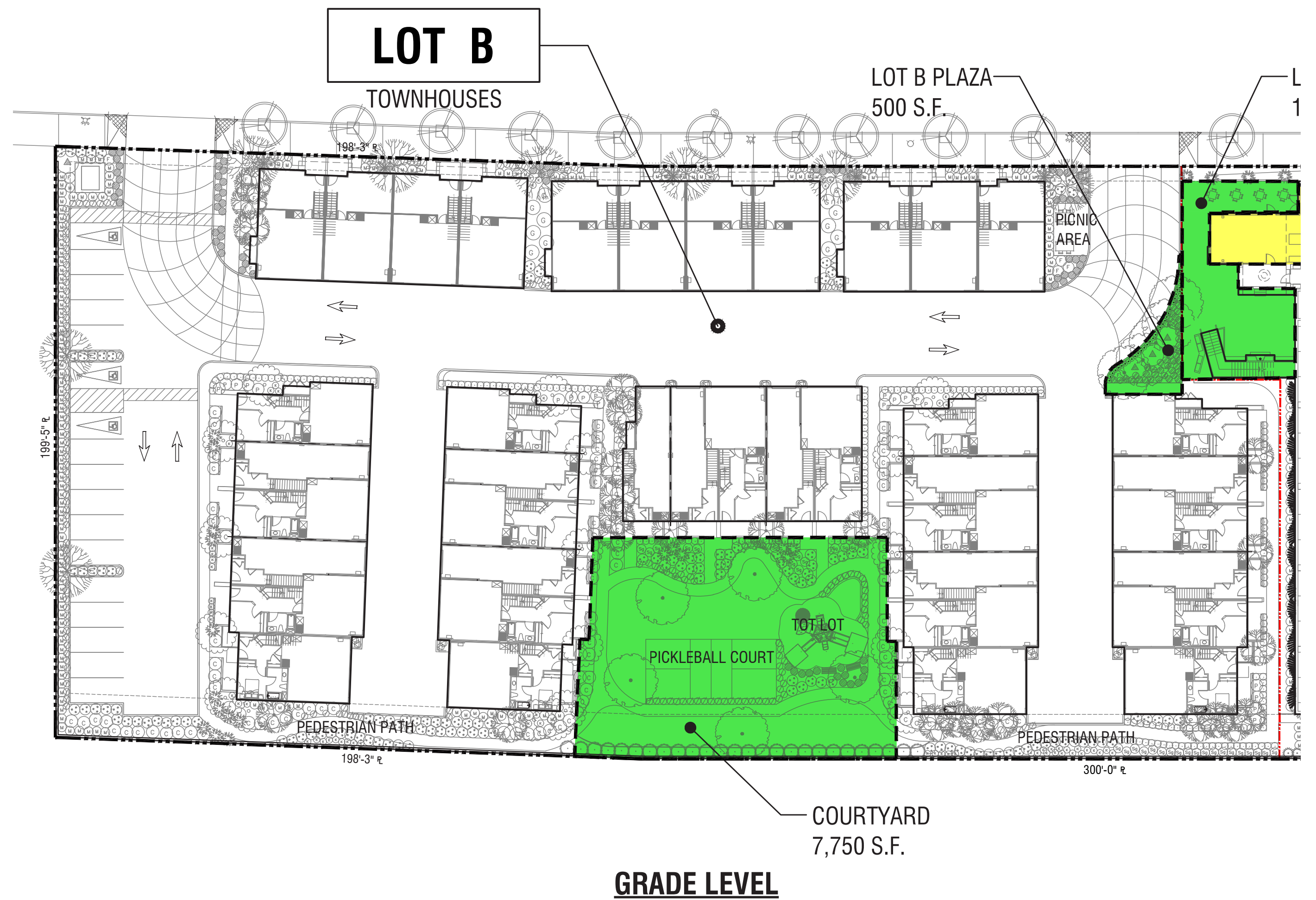
**UNIT C**



**UNIT D**



**UNIT A**



**LOT B OPEN SPACE SUMMARY (17.45.070)**

<b>Total Required Open Space</b> (17.45.070.B.1.2)	<b>14,000 s.f.</b>
Required Private Open Space (40 Units X 150 s.f./unit (ground floor))	6,000 s.f.
Required Common Open Space (40 Units X 200 s.f./unit)	8,000 s.f.
<b>Total Provided Open Space</b>	<b>15,465 s.f.</b>
Provided Private Open Space*	7,215 s.f.
Unit A: 4 Units x 160 sf =	640 s.f.
Unit B: 11 Units x 155 sf =	1,705 s.f.
Unit C: 14 Units x 155 sf =	2,170 s.f.
Unit D: 11 Units x 250 sf =	2,750 s.f.
Provided Common Open Space	8,250 s.f.
Courtyard	7,750 s.f.
Lot B Plaza	500 s.f.

**Lot B provides 1,465 s.f. MORE total open space than required.** Lot B also meets Private and Common open space requirements

**Recreation Amenities/Facilities (17.45.070.B.3)**

<b>Required Recreation Amenities</b> (40 units @ 1 facility per 25 units)	<b>2 Facilities</b>
<b>Provided Recreation Amenities</b> (Tot Lot, Pickleball Court)	<b>2 Facilities</b>

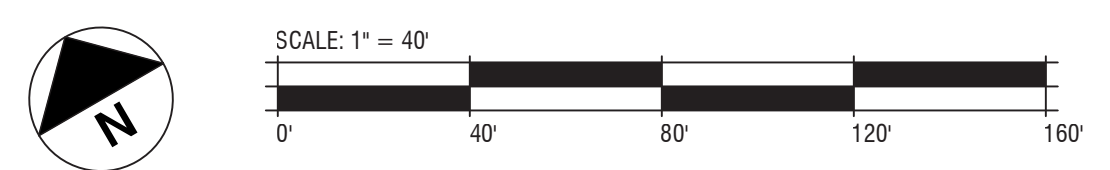
\*For Unit private open spaces see Sheets A29, A30, A37, A41, A42, A46

**PUBLIC SPACE AMENITY (17.45.080)**

Required Public Amenities Urban Garden, Plaza, etc...	1
<b>Provided Public Amenities</b> Plaza at Grade Level	<b>1</b>

**LEGEND**

- Outdoor Common Open Space/Amenity Facility (Included in Open Space Calculation)
- Indoor Common Open Space/Amenity Facility (Included in Open Space Calculation)



# 11640 - 11730 Valley Boulevard


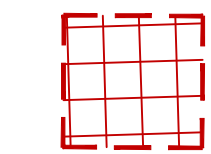
El Monte, California

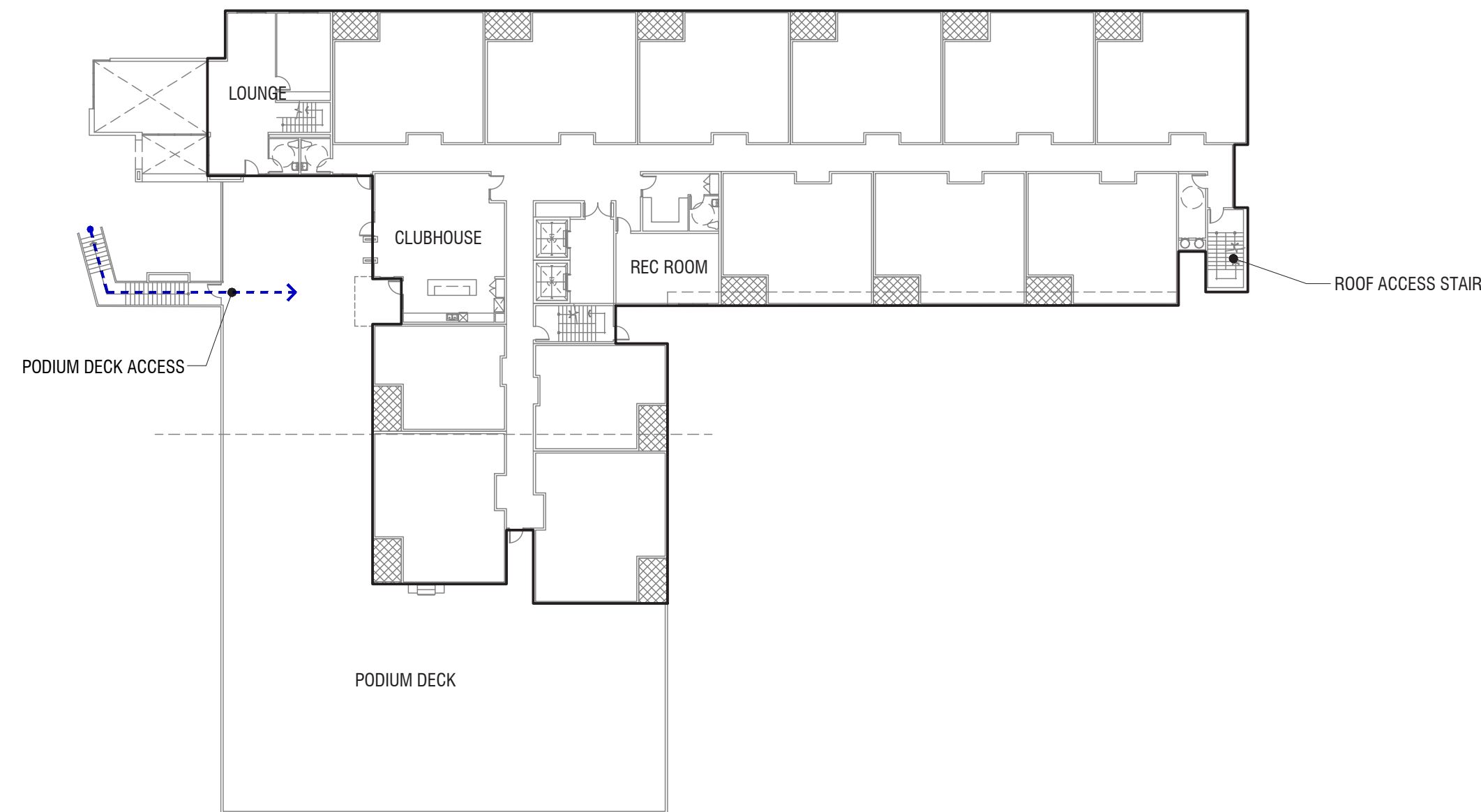
## OPEN SPACE EXHIBIT A14.1

SCHEMATIC DESIGN

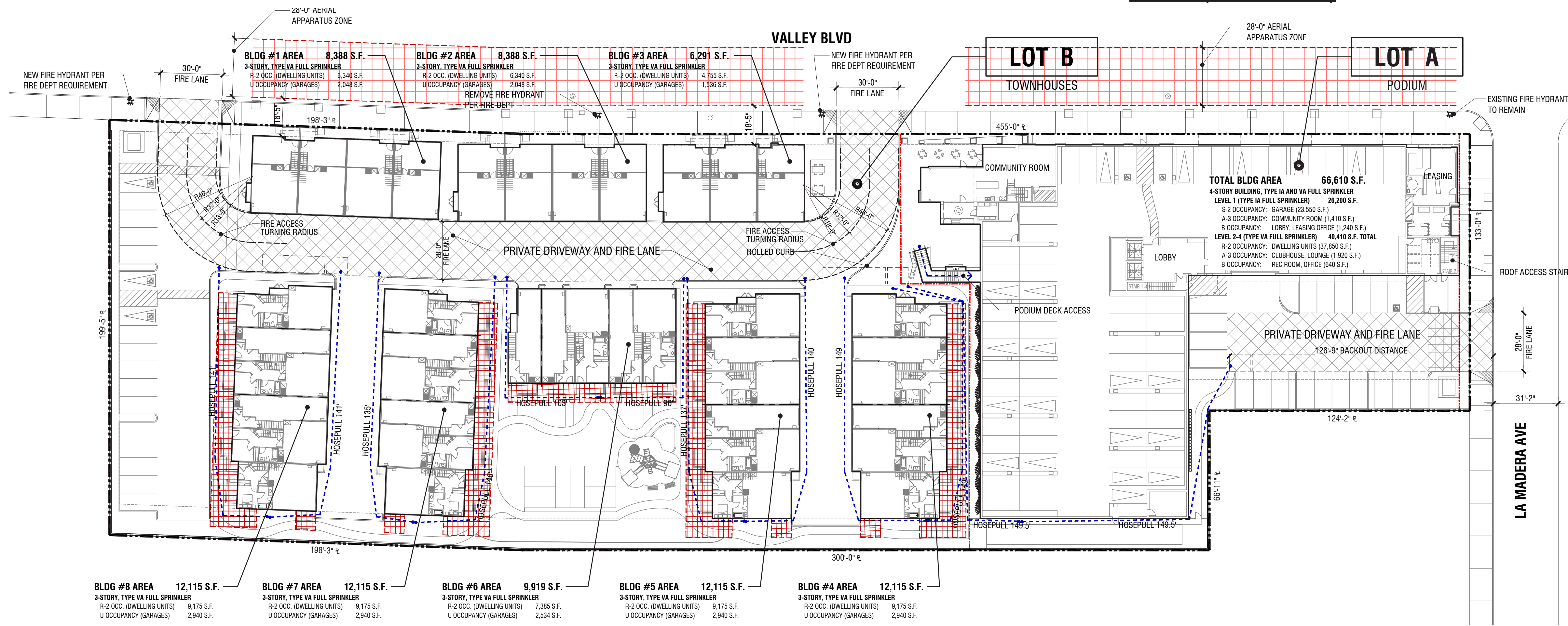


**LEGEND**

-  Fire Hose Pull
-  Ground Ladder Access Zone



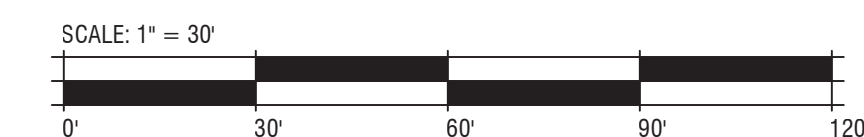
**LEVEL 2 (PODIUM DECK)**



<b>BLDG #8 AREA</b> 12,115 S.F. 3-STORY, TYPE VA FULL SPRINKLER R-2 OCC. (DWELLING UNITS) 9,175 S.F. U OCCUPANCY (GARAGES) 2,940 S.F.	<b>BLDG #7 AREA</b> 12,115 S.F. 3-STORY, TYPE VA FULL SPRINKLER R-2 OCC. (DWELLING UNITS) 9,175 S.F. U OCCUPANCY (GARAGES) 2,940 S.F.	<b>BLDG #6 AREA</b> 9,919 S.F. 3-STORY, TYPE VA FULL SPRINKLER R-2 OCC. (DWELLING UNITS) 7,385 S.F. U OCCUPANCY (GARAGES) 2,534 S.F.	<b>BLDG #5 AREA</b> 12,115 S.F. 3-STORY, TYPE VA FULL SPRINKLER R-2 OCC. (DWELLING UNITS) 9,175 S.F. U OCCUPANCY (GARAGES) 2,940 S.F.	<b>BLDG #4 AREA</b> 12,115 S.F. 3-STORY, TYPE VA FULL SPRINKLER R-2 OCC. (DWELLING UNITS) 9,175 S.F. U OCCUPANCY (GARAGES) 2,940 S.F.
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**NOTE:**  
See sheets A15.1 and A15.2 For ground ladder access at Buildings 4,5,6,7,8.

**GRADE LEVEL**



**11640 - 11730 Valley Boulevard**

El Monte, California

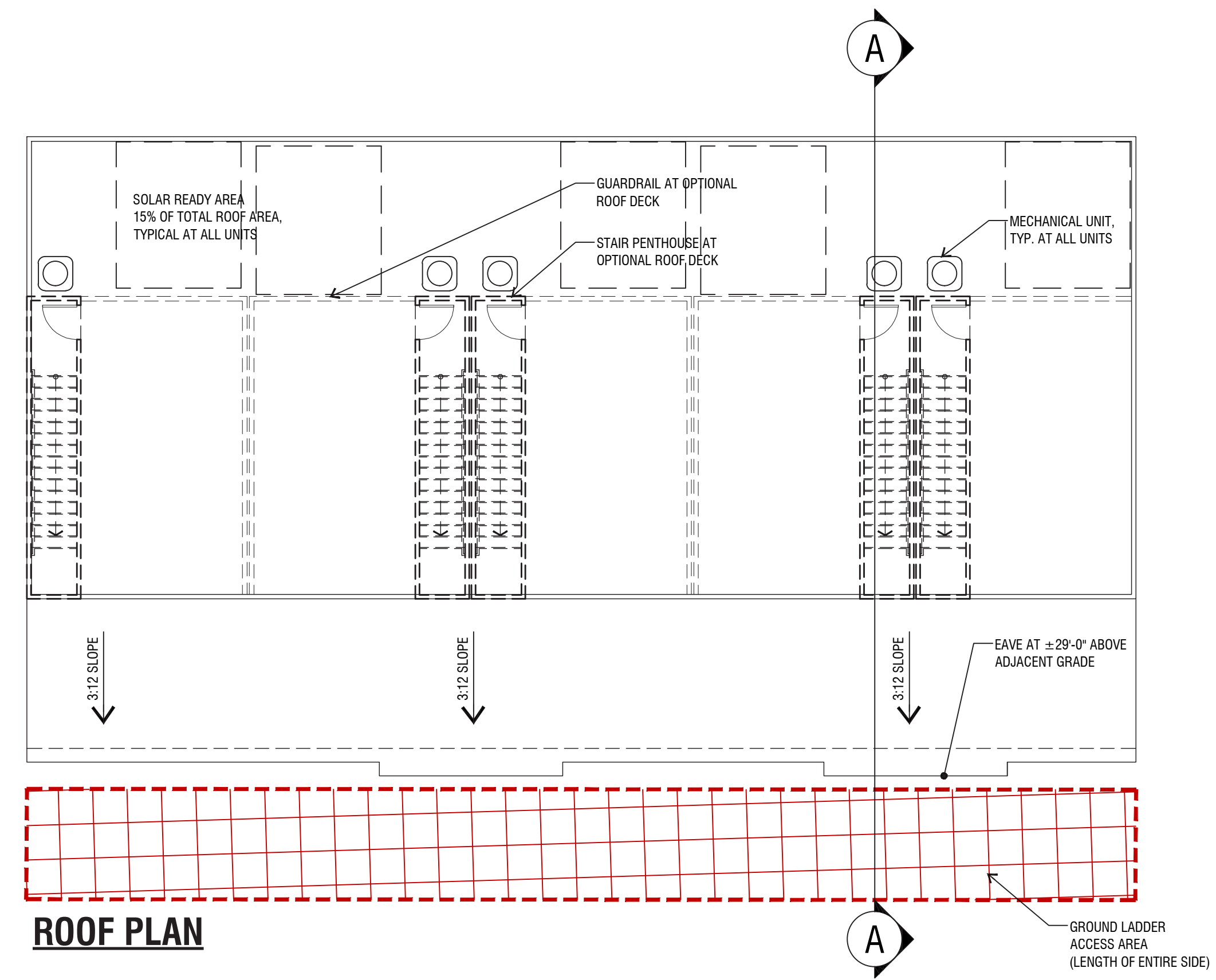
FIRE ACCESS SITE PLAN

**A15**

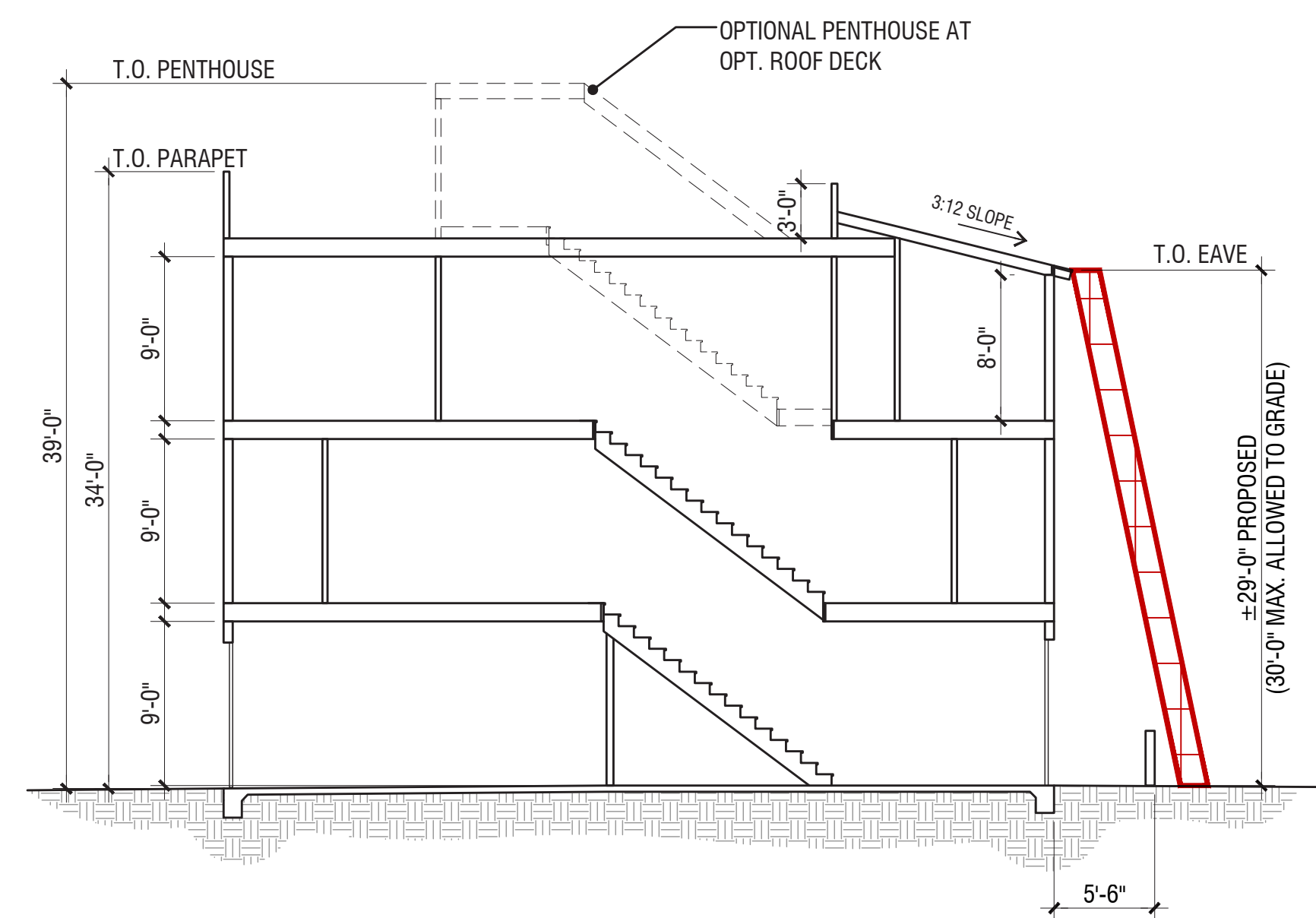
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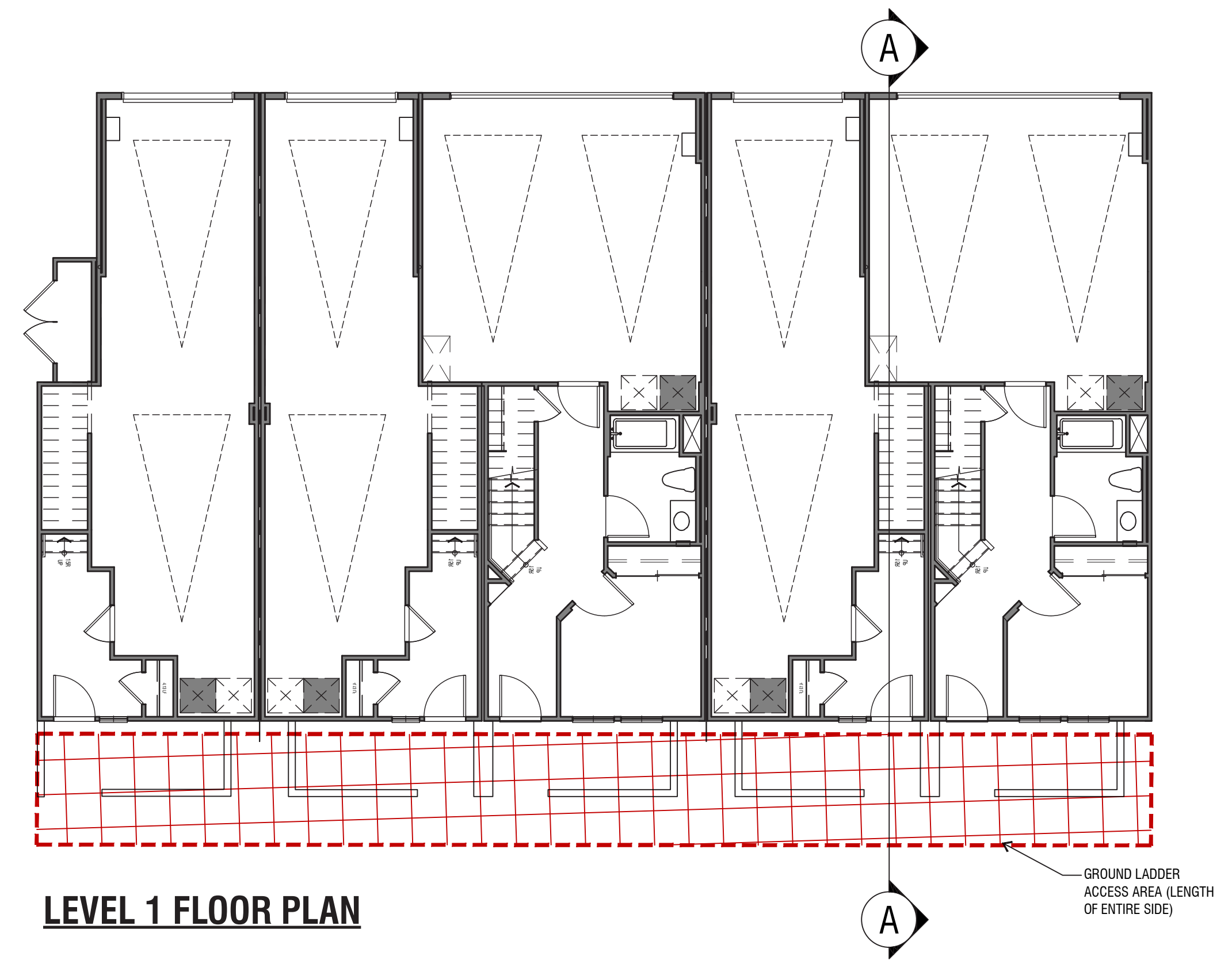
**FRONT ELEVATION**



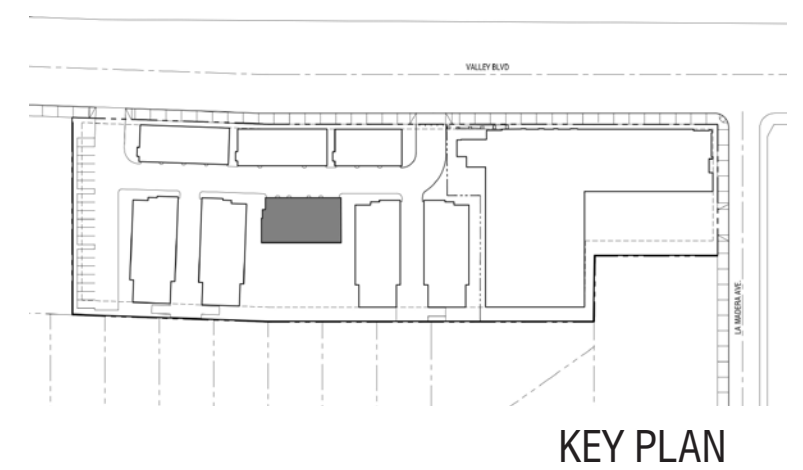
**ROOF PLAN**



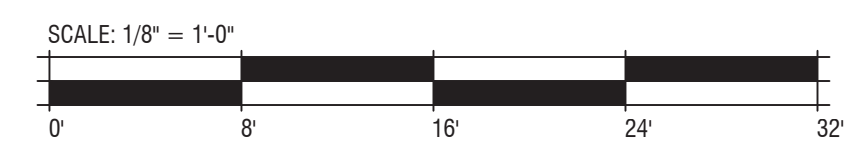
**SECTION A**



**LEVEL 1 FLOOR PLAN**



**KEY PLAN**

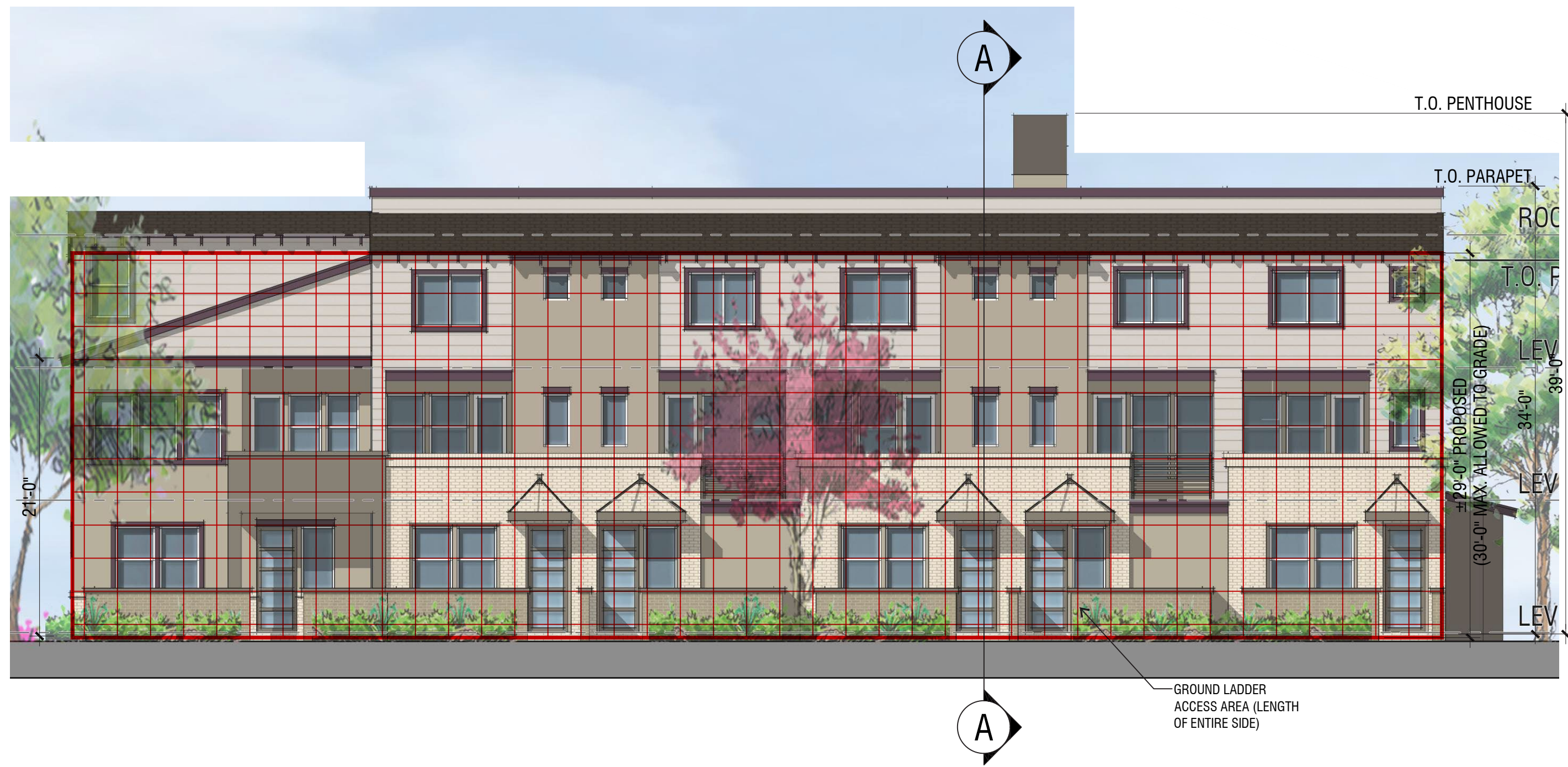


# 11640 - 11730 Valley Boulevard

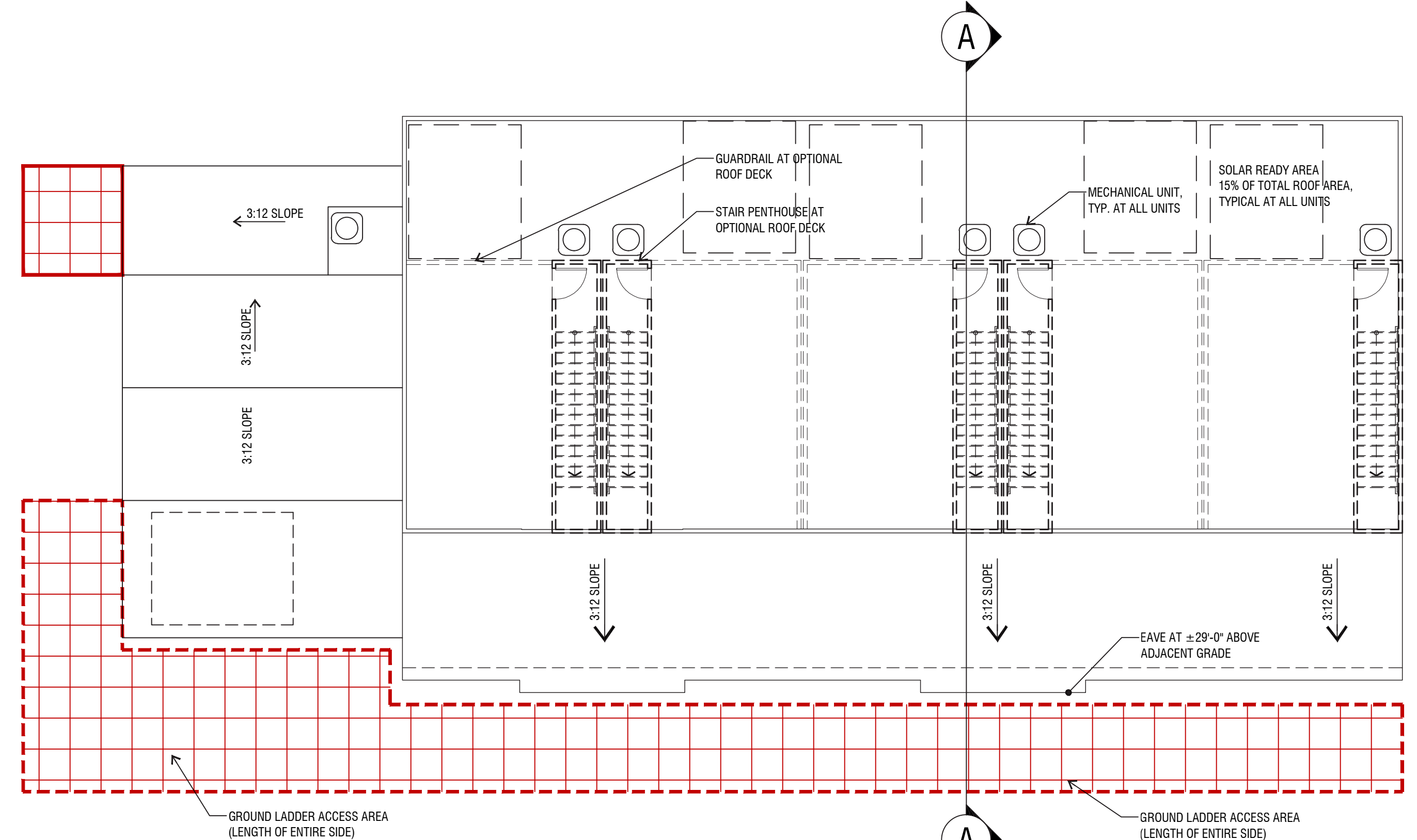
El Monte, California

**FIRE ACCESS PLANS**  
**BUILDING #6 A15.1**

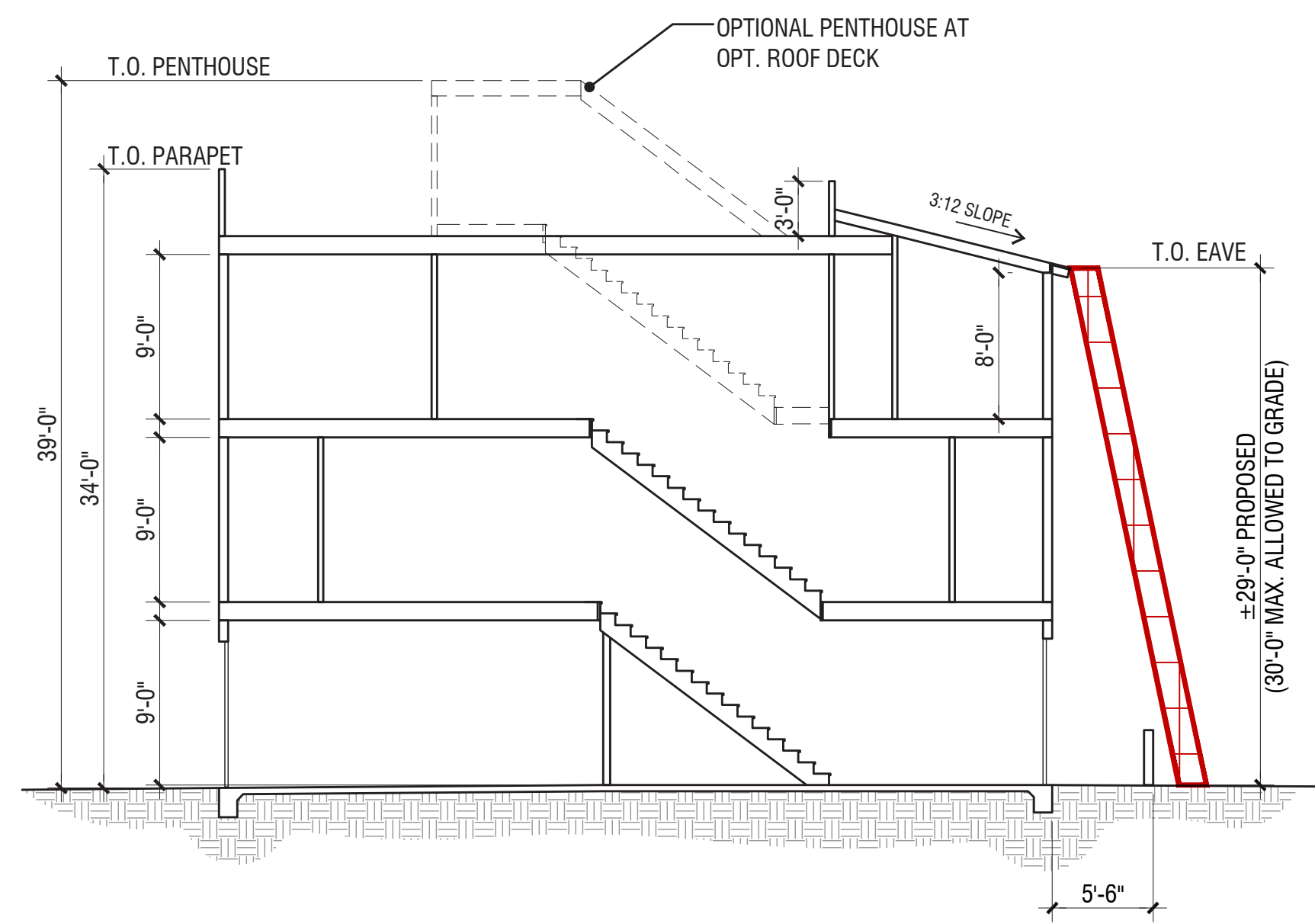
**SCHEMATIC DESIGN**



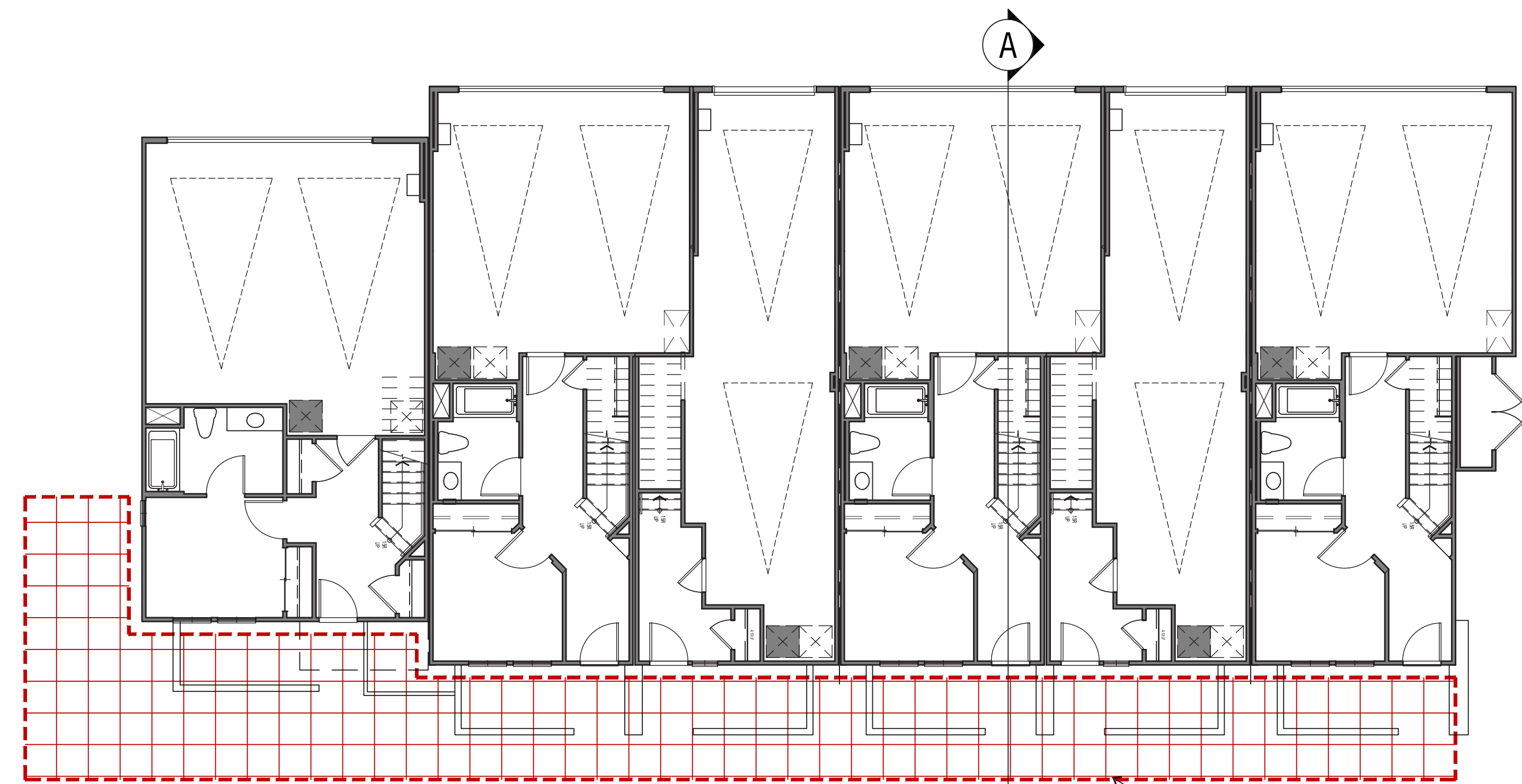
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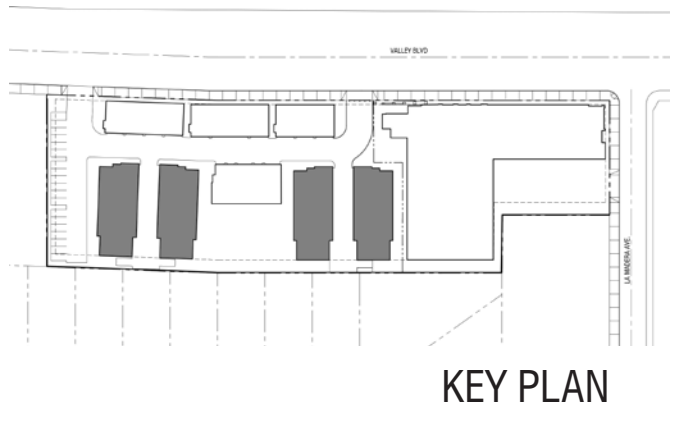
**ROOF PLAN**



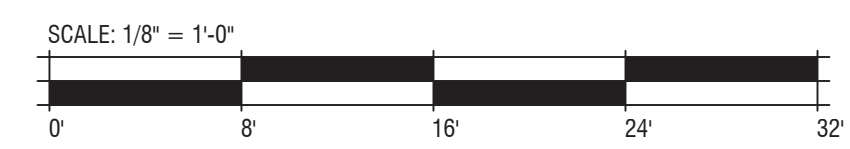
**SECTION A**



**LEVEL 1 FLOOR PLAN**



**KEY PLAN**



# 11640 - 11730 Valley Boulevard

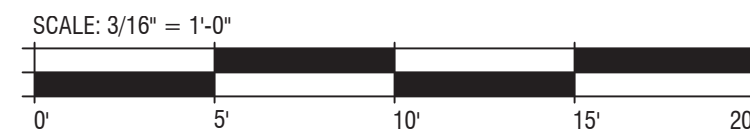
El Monte, California

**FIRE ACCESS PLANS**  
**BUILDINGS #4,5,7,8 A15.2**

**SCHEMATIC DESIGN**



1 COMMUNITY ROOM AND PLAZA  
AT GRADE LEVEL



11640 - 11730 Valley Boulevard

PODIUM BUILDING ENLARGED PLAN A16

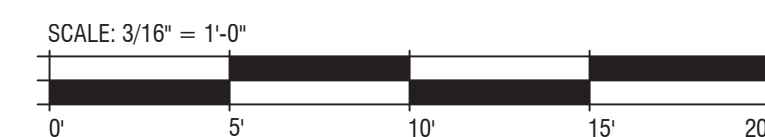
El Monte, California

SCHEMATIC DESIGN

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1 CLUBHOUSE AND BUSINESS CENTER  
AT PODIUM LEVEL



11640 - 11730 Valley Boulevard

PODIUM BUILDING ENLARGED PLAN

A17

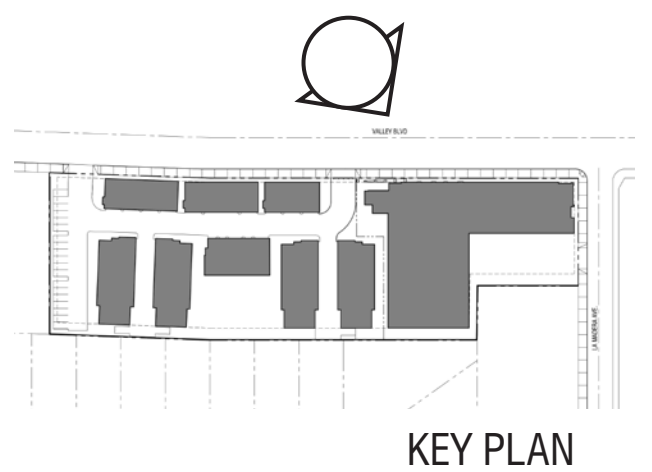
El Monte, California

SCHEMATIC DESIGN





CONCEPTUAL RENDERING - PODIUM BUILDING



KEY PLAN

# 11640 - 11730 Valley Boulevard

El Monte, California

PODIUM BUILDING A18

SCHEMATIC DESIGN

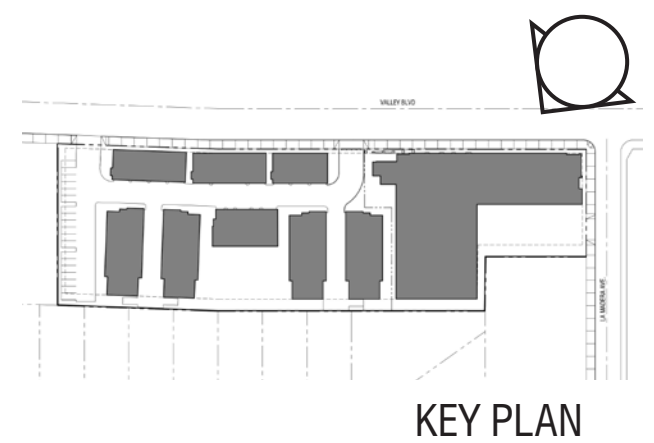
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**WHA.**  
 ORANGE COUNTY . LOS ANGELES . BAY AREA  
 2018211.01 03-22-2021



CONCEPTUAL RENDERING - PODIUM BUILDING



KEY PLAN

# 11640 - 11730 Valley Boulevard

El Monte, California

PODIUM BUILDING A19

SCHEMATIC DESIGN



ORANGE COUNTY · LOS ANGELES · BAY AREA

2018211.01 03-22-2021



PALETTE 1

PALETTE 2

**NORTH ELEVATION**  
VALLEY BLVD

**EXTERIOR FINISHES**

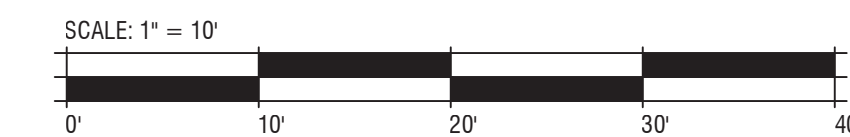
1. Brick Veneer
2. Exterior Cement Plaster Finish
3. Exterior Cement Plaster Trim
4. Painted Metal Awning
5. Painted Metal Guardrail
6. Fibercement Panel Siding, Painted
7. Vinyl Windows
8. Storefront Windows
9. Metal Louvers
10. Simulated Wood Pickets
11. Glass Curtainwall

**Notes:**

- See Color and Material Sheets for color selections.
- Windows and doors shall be recessed 1.5" to 2" typical, per El Monte Comprehensive Design Guidelines 4.1.K.7



**WEST ELEVATION**



**11640 - 11730 Valley Boulevard**

El Monte, California

PODIUM BUILDING ELEVATIONS

**A20**

**SCHEMATIC DESIGN**



**SOUTH ELEVATION**

**EXTERIOR FINISHES**

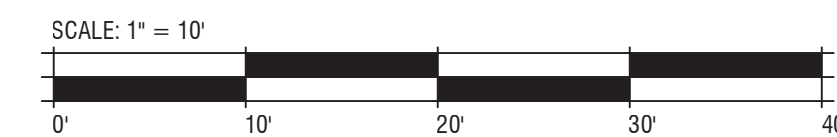
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2. Exterior Cement Plaster Finish
3. Exterior Cement Plaster Trim
4. Painted Metal Awning
5. Painted Metal Guardrail
6. Fibercement Panel Siding, Painted
7. Vinyl Windows
8. Storefront Windows
9. Metal Louvers
10. Simulated Wood Pickets
11. Glass Curtainwall

**Notes:**

- See Color and Material Sheets for color selections.
- Windows and doors shall be recessed 1.5" to 2" typical, per El Monte Comprehensive Design Guidelines 4.1.K.7



**EAST ELEVATION**  
LA MADERA AVE



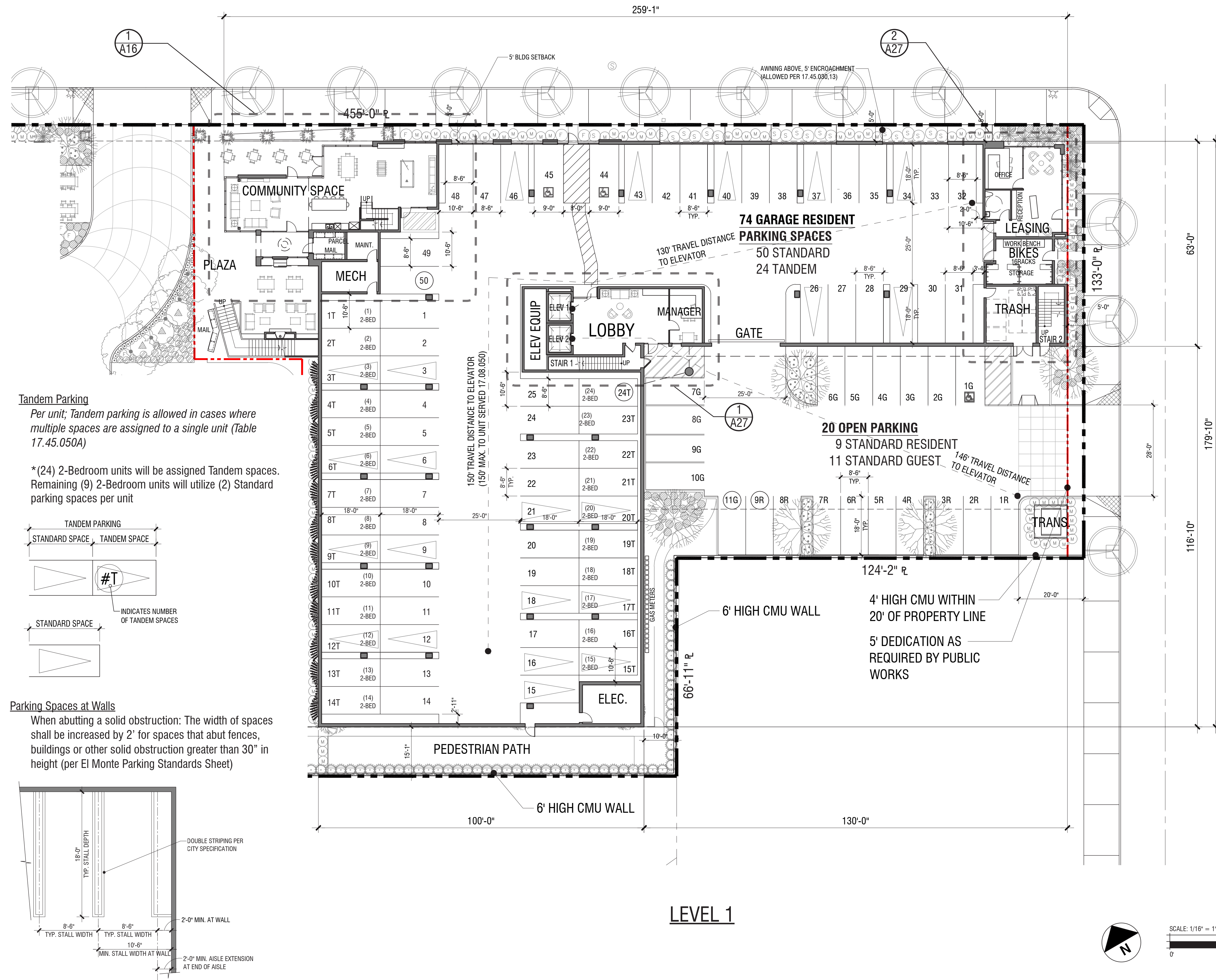
**11640 - 11730 Valley Boulevard**

El Monte, California

PODIUM BUILDING ELEVATIONS

**A21**

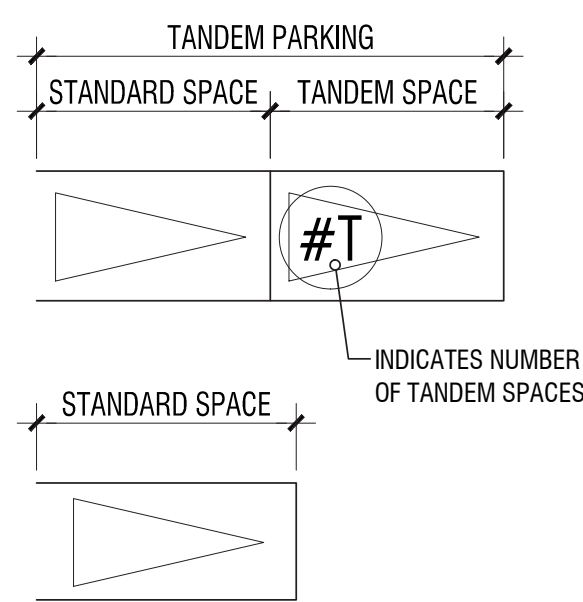
**SCHEMATIC DESIGN**



**Tandem Parking**

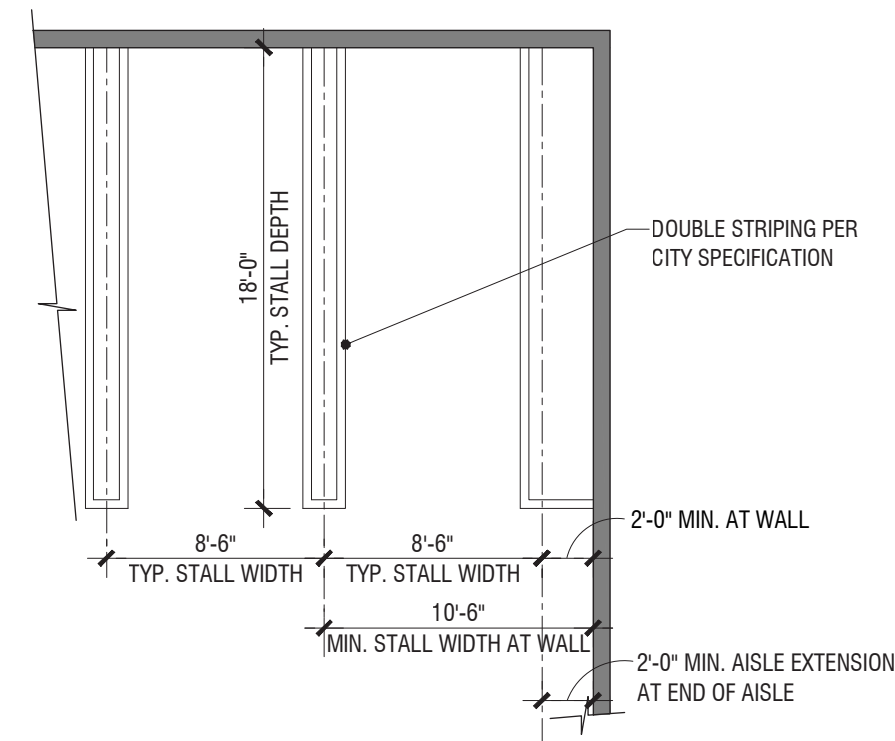
Per unit, Tandem parking is allowed in cases where multiple spaces are assigned to a single unit (Table 17.45.050A)

\* (24) 2-Bedroom units will be assigned Tandem spaces. Remaining (9) 2-Bedroom units will utilize (2) Standard parking spaces per unit



**Parking Spaces at Walls**

When abutting a solid obstruction: The width of spaces shall be increased by 2' for spaces that abut fences, buildings or other solid obstruction greater than 30" in height (per El Monte Parking Standards Sheet)



**LEVEL 1**

**PODIUM BUILDING INFORMATION**

Unit Count		
Type	Description	Count
1A	1-Bedroom	9 Units
1B	1-Bedroom	1 Unit
2A	2-Bedroom	33 Units
<b>Total</b>		<b>43 Units</b>

**PARKING SUMMARY 94 Total Space Provided**

Resident Parking		81 Spaces
Resident Parking Required		
1-Bed: (10 Units X 1.5 Space)	15 Spaces	
2-Bed: (33 Units X 2 Space)	66 Spaces	

Resident Parking Provided		83 Spaces
Standard (in garage)	48 Spaces	
Tandem* (in garage)	24 Spaces	
Accessible (in garage)	2 Spaces	
Standard (uncovered)	9 Spaces	

Guest Parking		8 Spaces
Guest Parking Required		
43 Units X 1/6 Space=	7.17 Spaces	

Guest Parking Provided		11 Spaces
Standard (Uncovered)	10 Spaces	
Accessible (Uncovered)	1 Space	

Accessible Parking		3 Spaces Required
Required Accessible Parking:		
<b>Per Zoning (17.08.080)</b>	<b>3 Spaces Required</b>	
81-120 spaces requires 3 Handicapped Stalls		

Provided Accessible Parking:	<b>3 Spaces Provided</b>	(see calculations above)
------------------------------	--------------------------	--------------------------

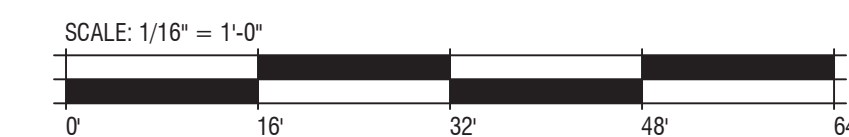
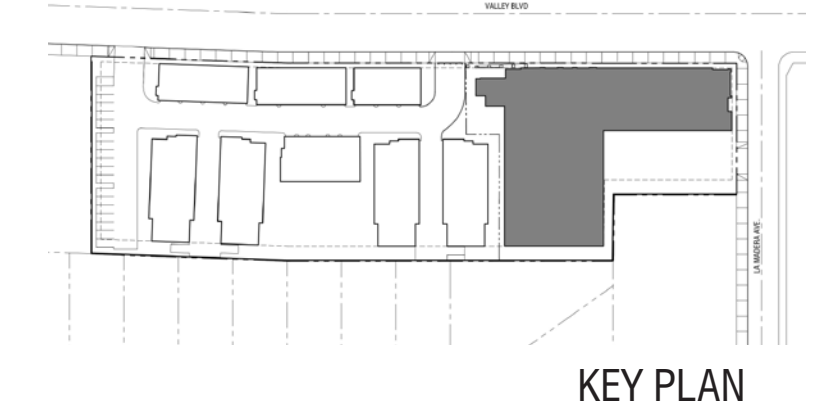
**BUILDING CODE NOTES**

**Construction Type**  
 Level 1: I-A with Full NFPA 13 Sprinkler System  
 Levels 2-4: V-A with Full NFPA 13 Sprinkler System

Occupancy Classifications (CBC 302)		
Residential Units		R-2
Garage		S-2
Lobbies, Offices, Leasing, Community Room, Business Center		B, A-3

Allowable Height (with Full NFPA 13 Sprinkler)	
(CBC Table 504.3, 504.4)	
R-2 (Type V-A)	4 Floors Max/60 Feet
S-2 (Type I-A)	Unlimited/Unlimited
B (Type V-A)	4 Floors Max/70 Feet
A-3 (Type V-A)	2 Floors Max/50 Feet

Fire Separation Between Occupancies (CBC 508)		
Between R-2 and A-3		1-hour
Between B and A-3		1-hour
Between R-2 and S-2		3-hour Horizontal



**11640 - 11730 Valley Boulevard**

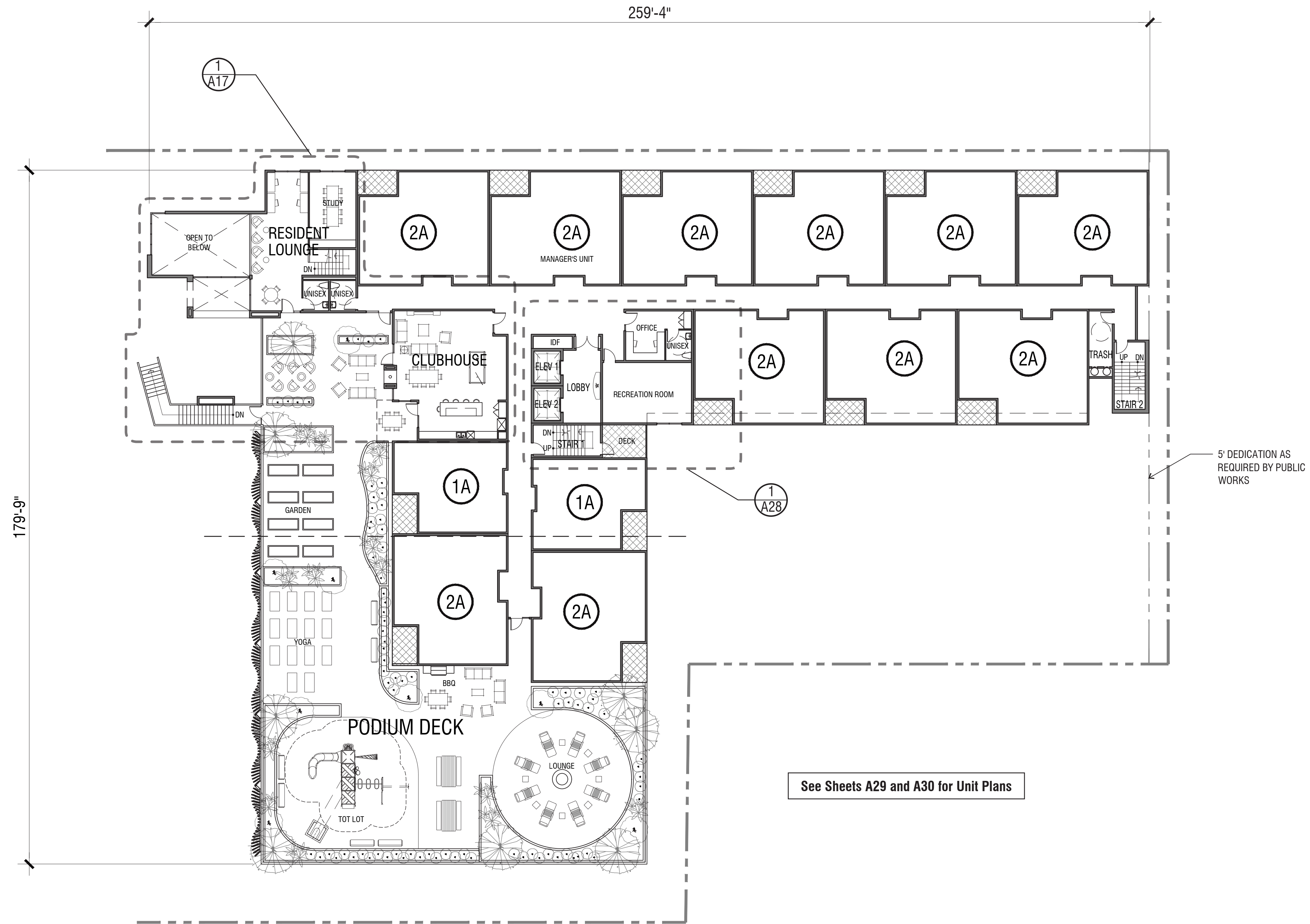
El Monte, California

PODIUM BUILDING PLAN

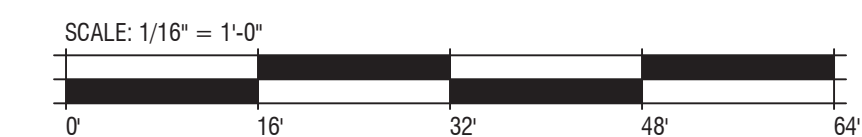
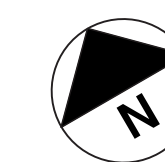
**A22**

SCHEMATIC DESIGN

Level 2		13 Units
Unit 1A (1-Bed)	2 Units	
Unit 2A (2-Bed)	11 Units	



**LEVEL 2**



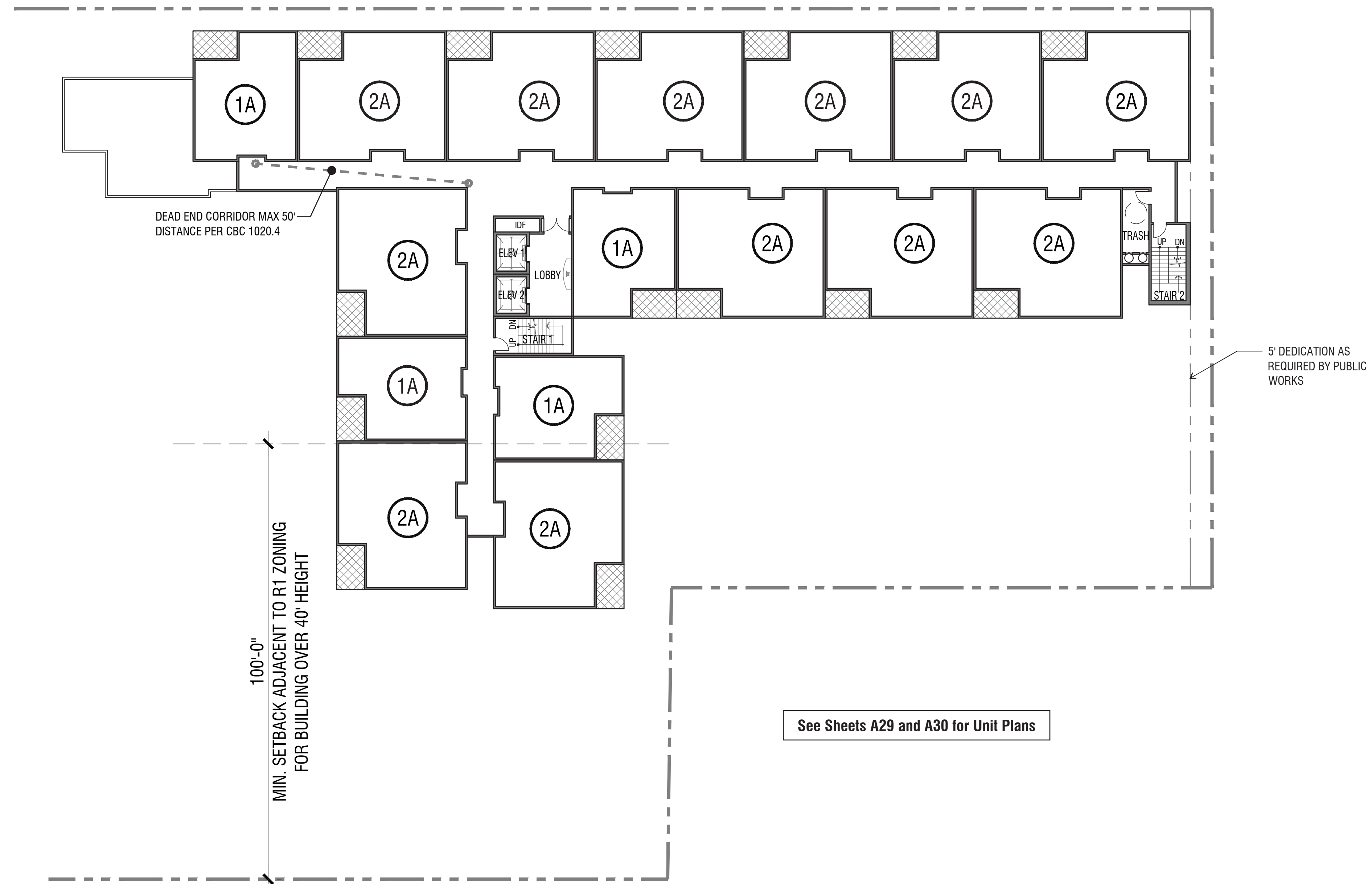
**11640 - 11730 Valley Boulevard**

El Monte, California

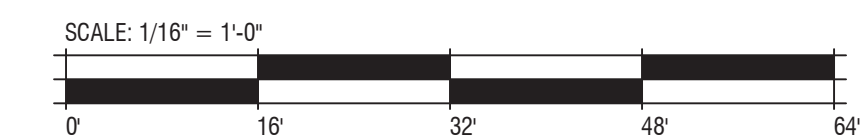
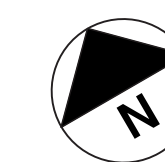
PODIUM BUILDING PLAN

**A23**

**SCHEMATIC DESIGN**



**LEVEL 3**



**11640 - 11730 Valley Boulevard**

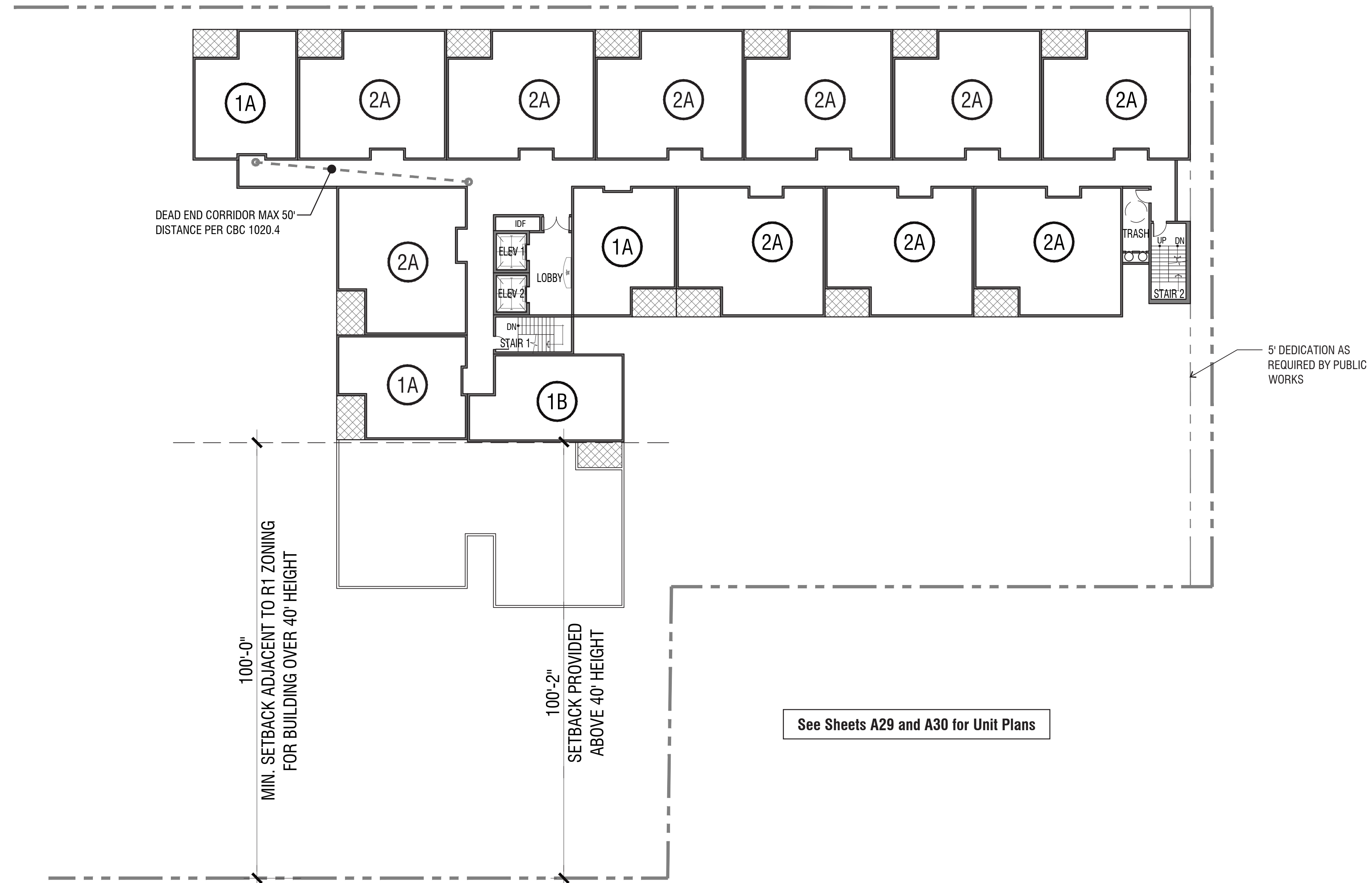
El Monte, California

PODIUM BUILDING PLAN

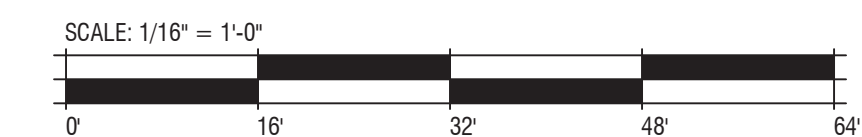
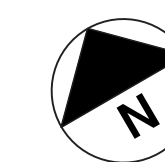
**A24**

**SCHEMATIC DESIGN**

Level 4		14 Units
Unit 1A (1-Bed)	3 Units	
Unit 1B (1-Bed)	1 Unit	
Unit 2A (2-Bed)	10 Units	



**LEVEL 4**



# 11640 - 11730 Valley Boulevard

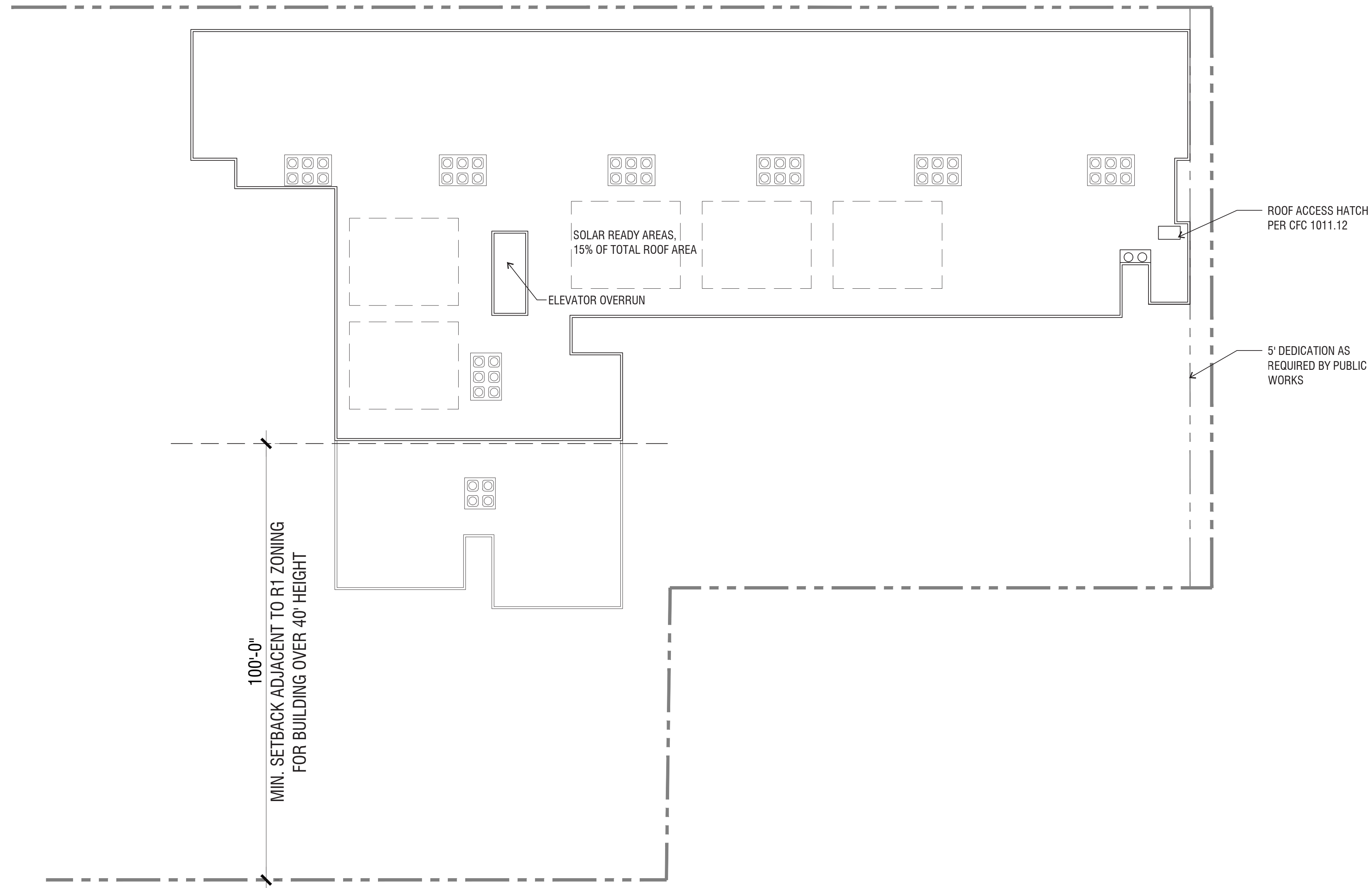
El Monte, California

PODIUM BUILDING PLAN

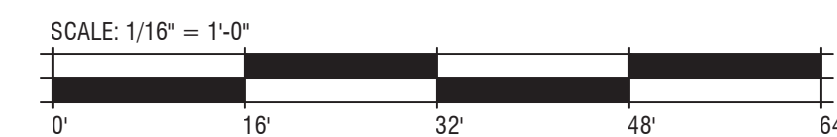
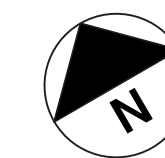
**A25**

**SCHEMATIC DESIGN**





ROOF PLAN



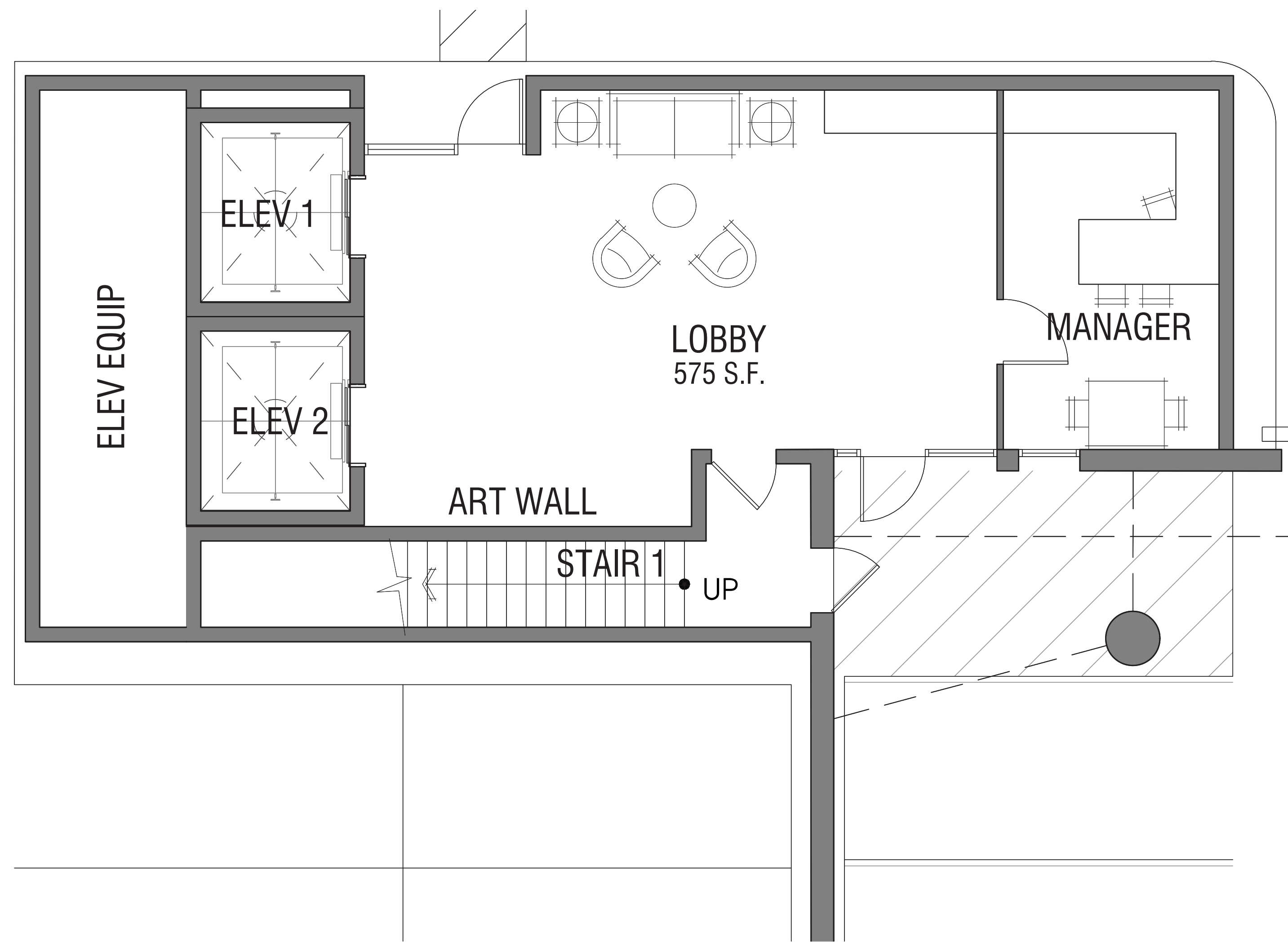
# 11640 - 11730 Valley Boulevard

El Monte, California

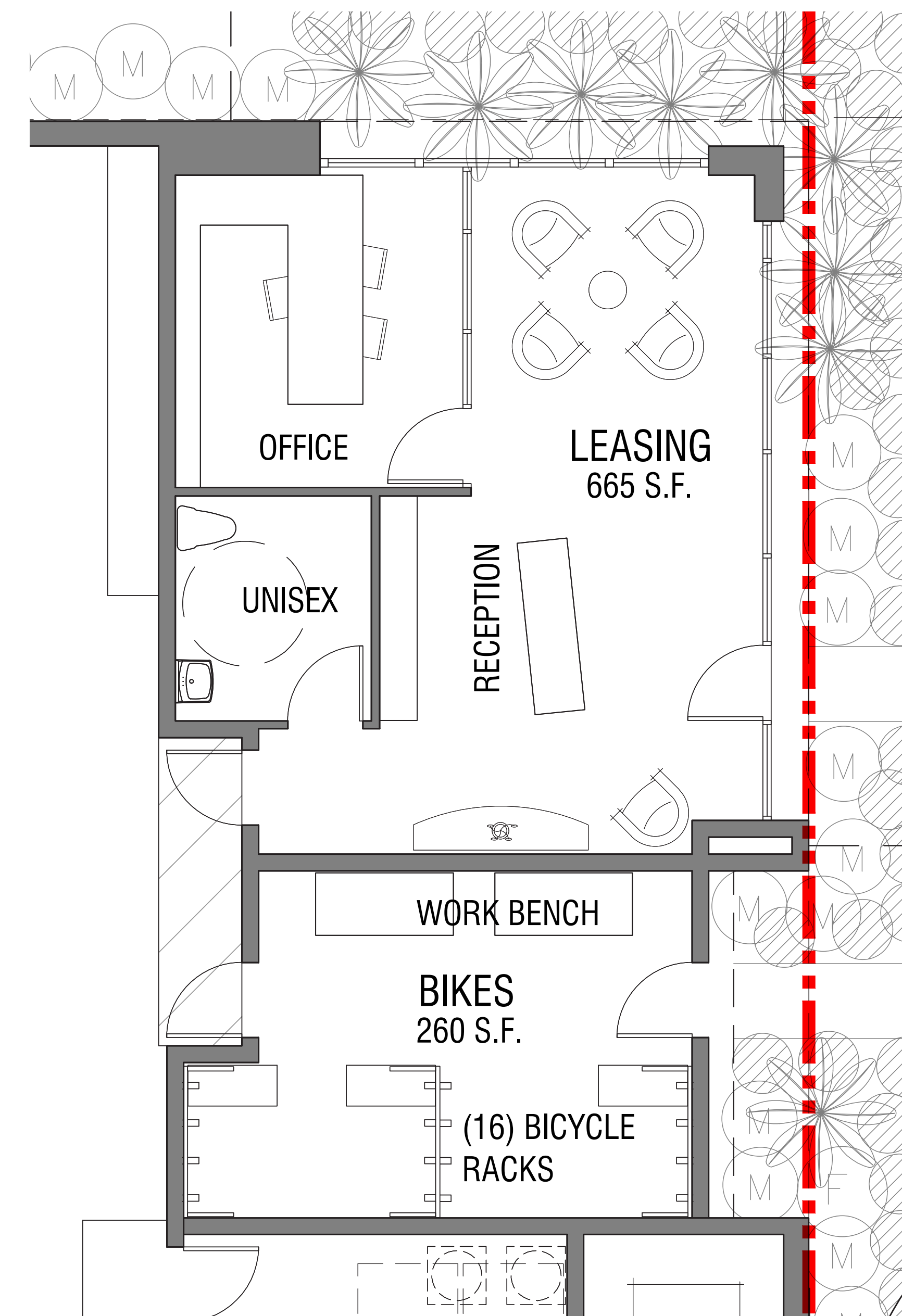
PODIUM BUILDING ROOF PLAN

**A26**

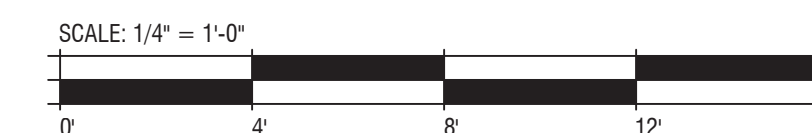
**SCHEMATIC DESIGN**



1 LOBBY  
AT GROUND FLOOR



2 LEASING AND BIKES  
AT GROUND FLOOR



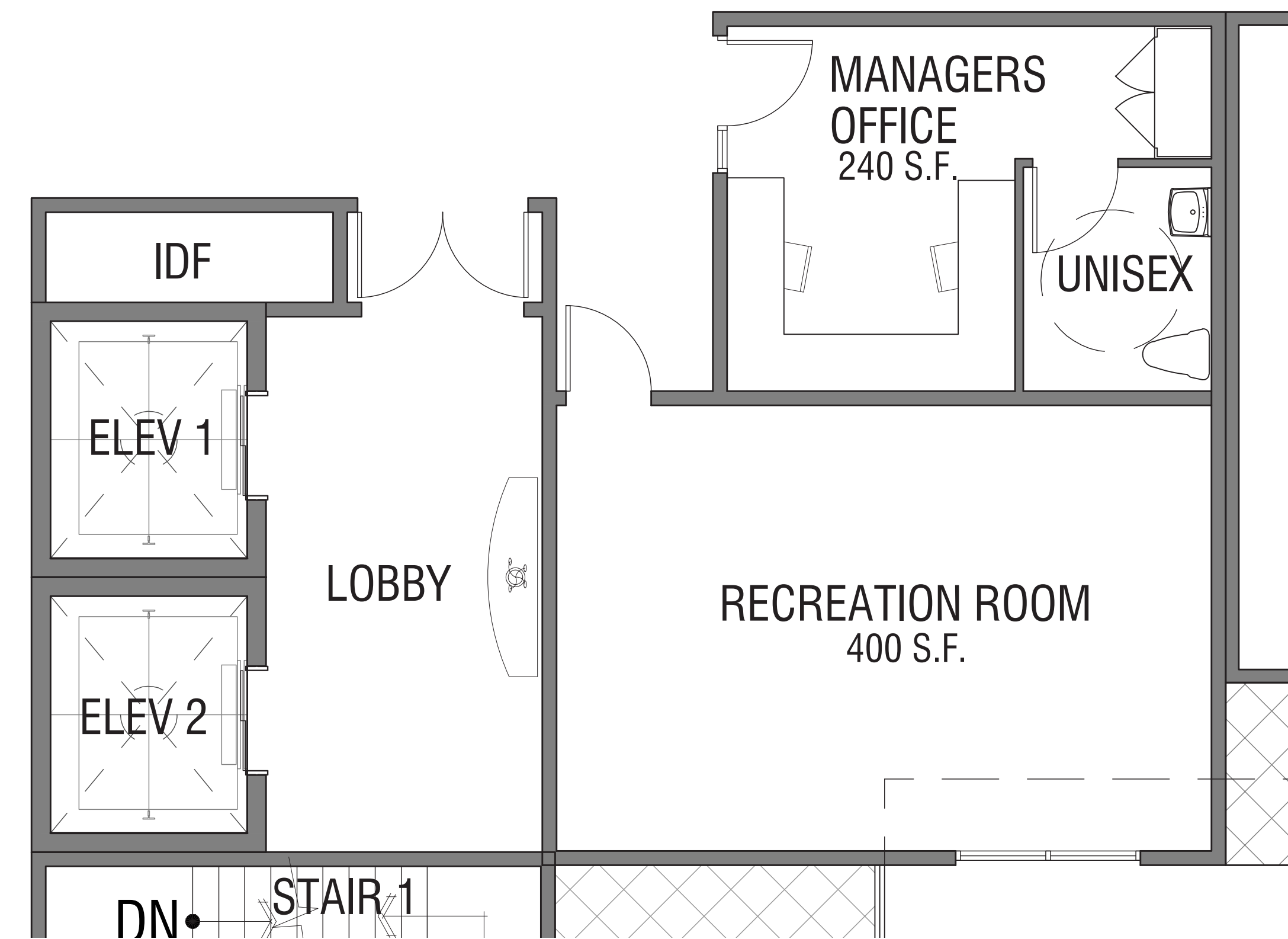
11640 - 11730 Valley Boulevard

El Monte, California

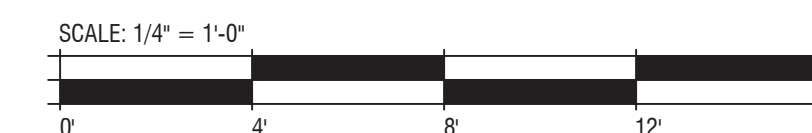
PODIUM BUILDING ENLARGED PLAN

A27

SCHEMATIC DESIGN



1 RECREATION ROOM  
AT LEVEL 2



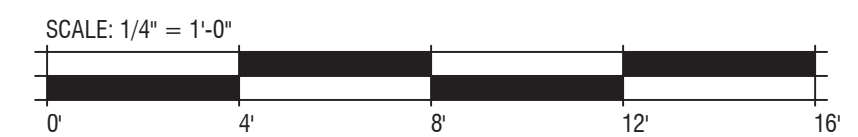
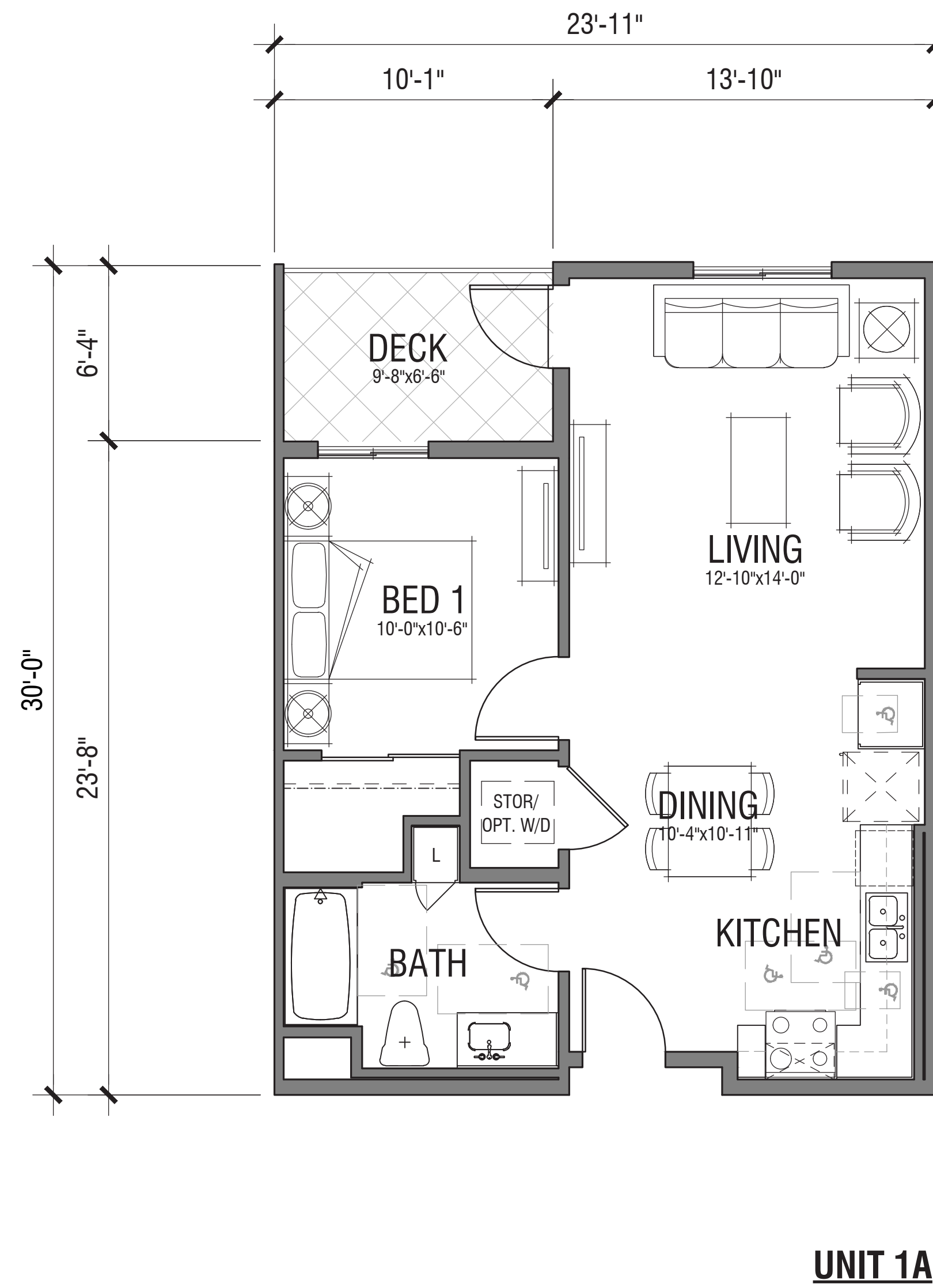
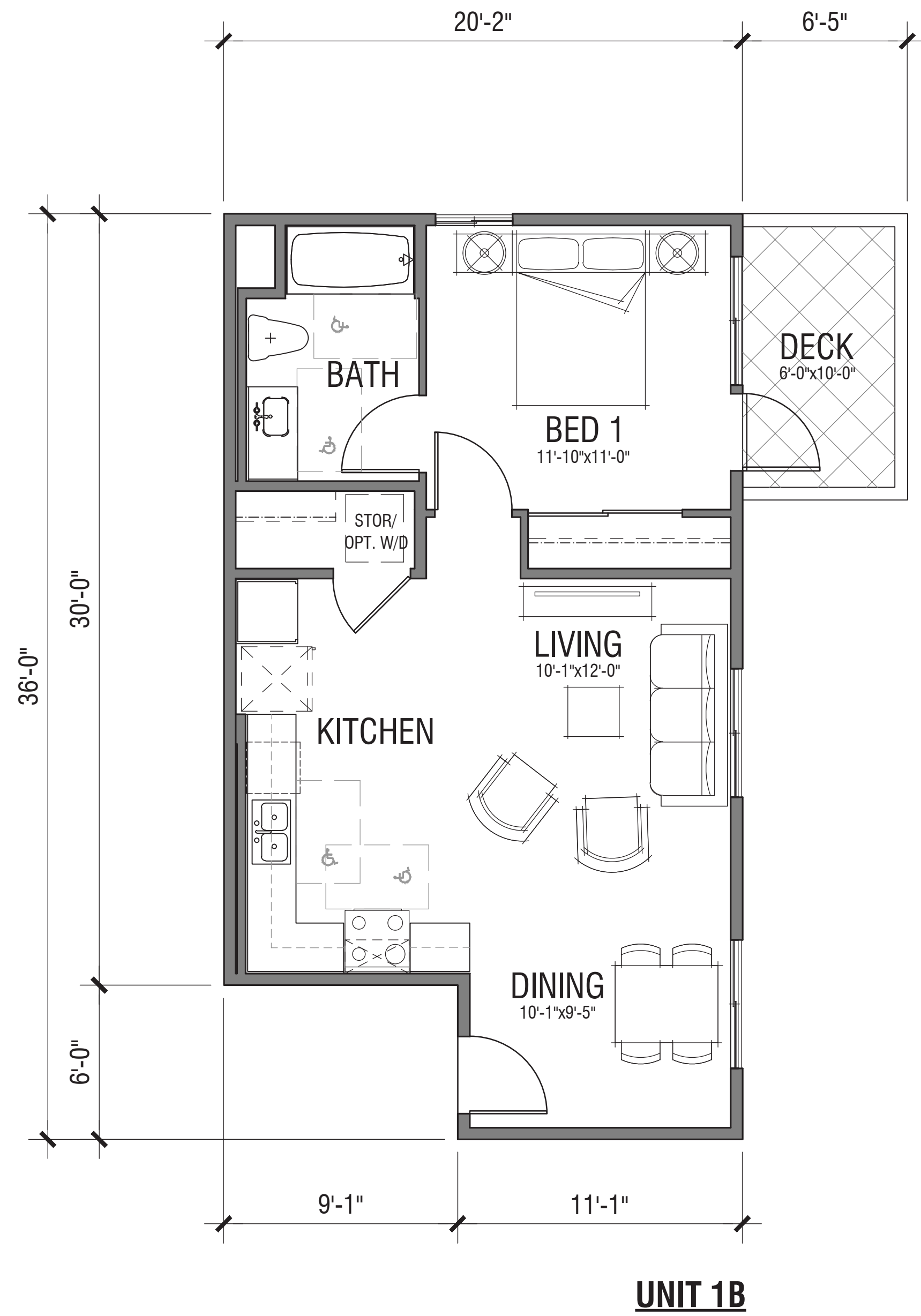
11640 - 11730 Valley Boulevard

El Monte, California

PODIUM BUILDING ENLARGED PLAN

A28

SCHEMATIC DESIGN



# 11640 - 11730 Valley Boulevard

El Monte, California

PODIUM BUILDING UNIT PLAN

A29

SCHEMATIC DESIGN

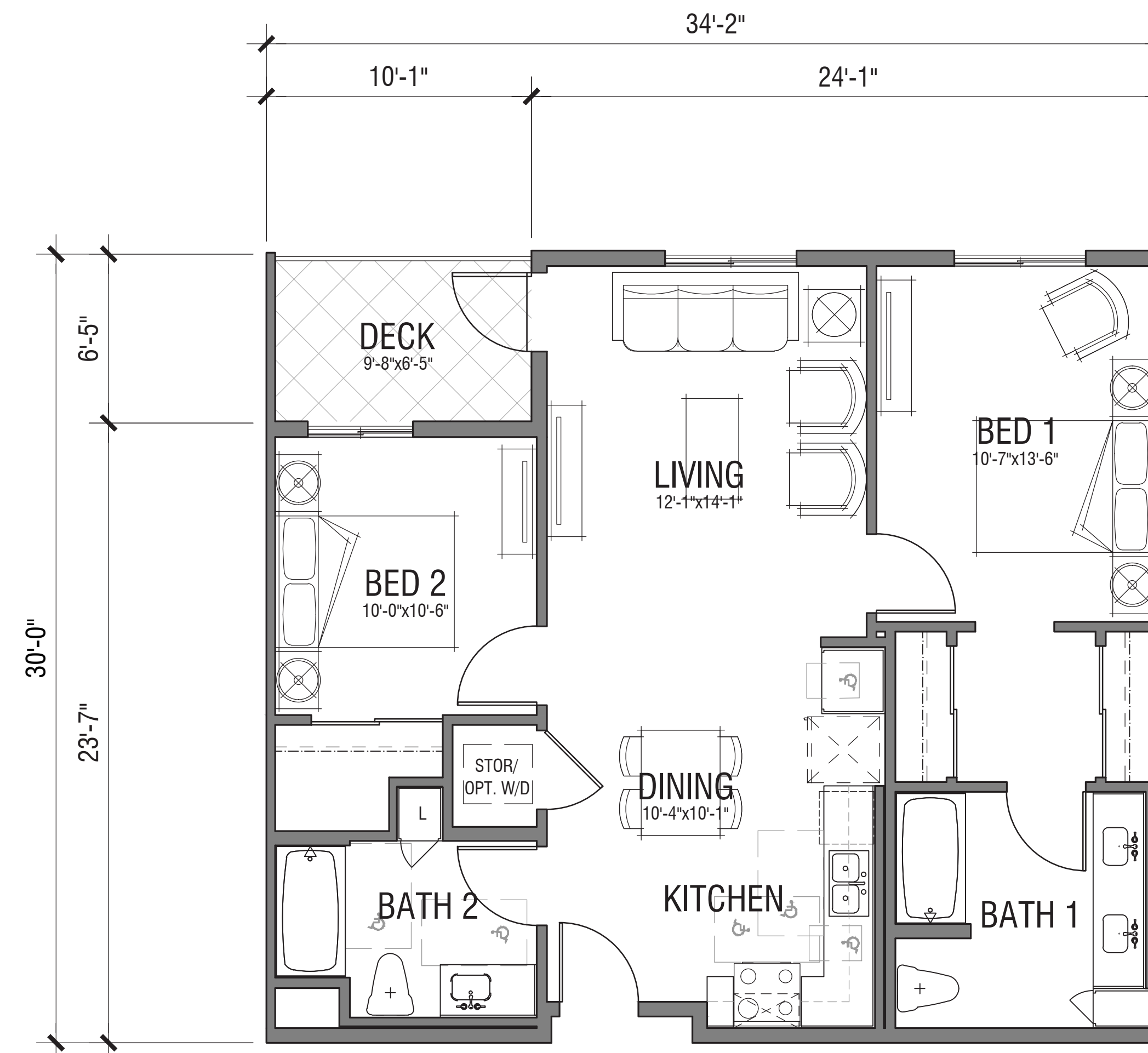
**UNIT 2A**

2 Bedroom + 2 Bath

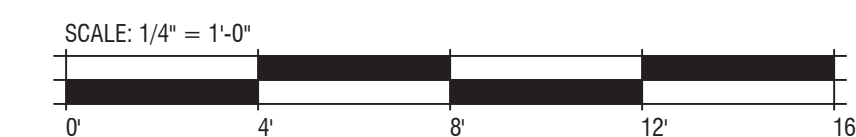
Unit Floor Area 950 S.F.

Private Open Space 65 S.F.\*  
Required Open Space 100 S.F.

\*Project provides common open space beyond what is required by 156 S.F. Per unit. Project seeks to use surplus common openspace to reduce the private openspace requirement



**UNIT 2A**



**11640 - 11730 Valley Boulevard**

El Monte, California

PODIUM BUILDING UNIT PLAN

**A30**

**SCHEMATIC DESIGN**



CONCEPTUAL RENDERING - STREET-FACING TOWNHOMES

# 11640 - 11730 Valley Boulevard

El Monte, California

BUILDING TYPE A **A31**

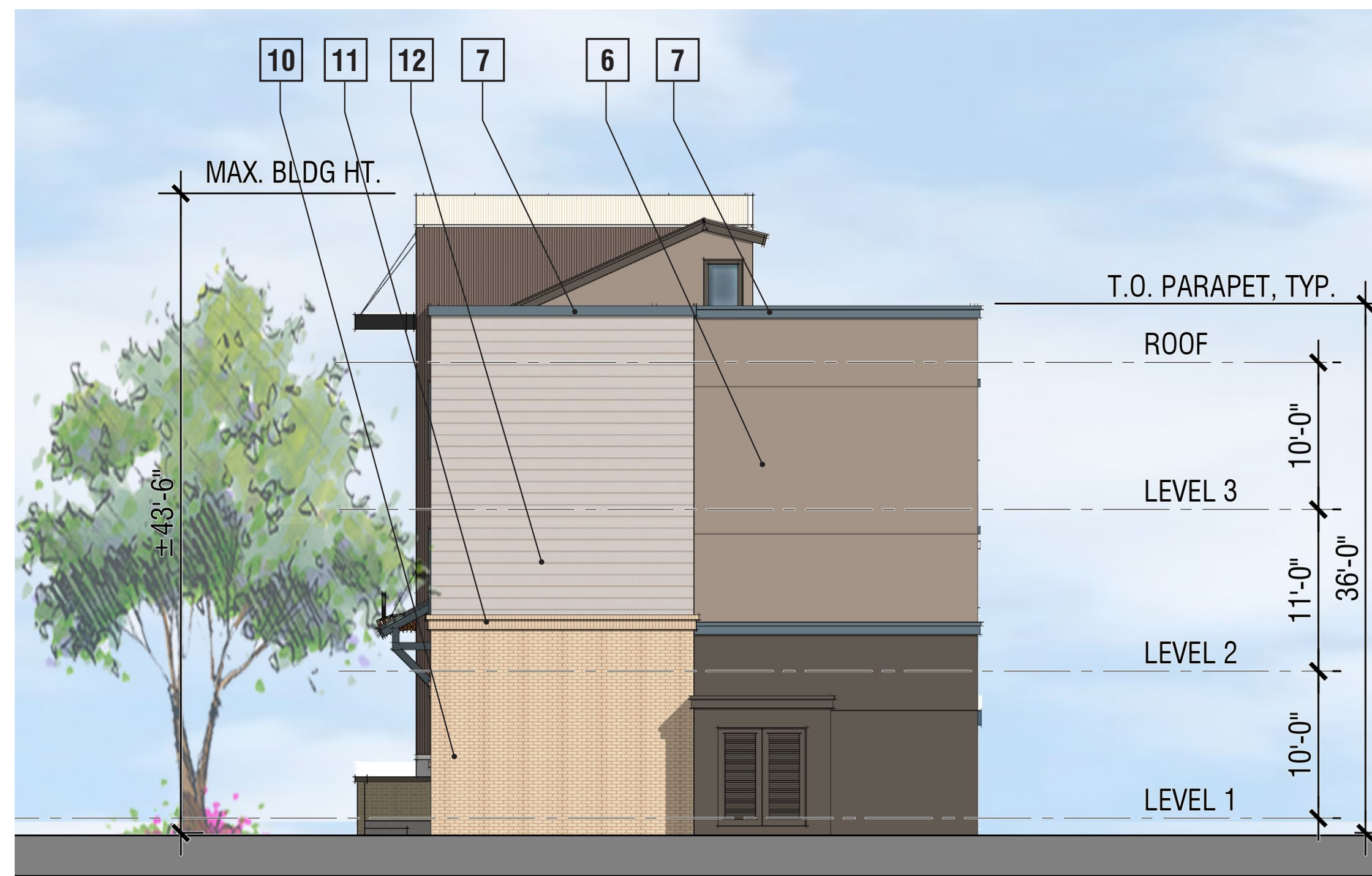
SCHEMATIC DESIGN

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REAR ELEVATION



RIGHT ELEVATION

**EXTERIOR FINISHES**

1. Corrugated Metal Siding
2. Metal Awning
3. Metal Reveal
4. Storefront Windows
5. Vinyl Windows
6. Exterior Cement Plaster Finish
7. Exterior Cement Plaster Trim
8. Simulated Wood Slats/Awning
9. Standing Seam Metal Roof
10. Brick Veneer
11. Brick Trim
12. Fibercement Lap Siding, Painted

**Notes:**

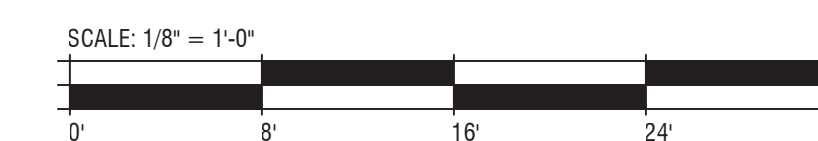
- See Color and Material Sheets for color selections.
- Windows and doors shall be recessed 1.5" to 2" typical, per El Monte Comprehensive Design Guidelines 4.1.K.7



LEFT ELEVATION



FRONT ELEVATION



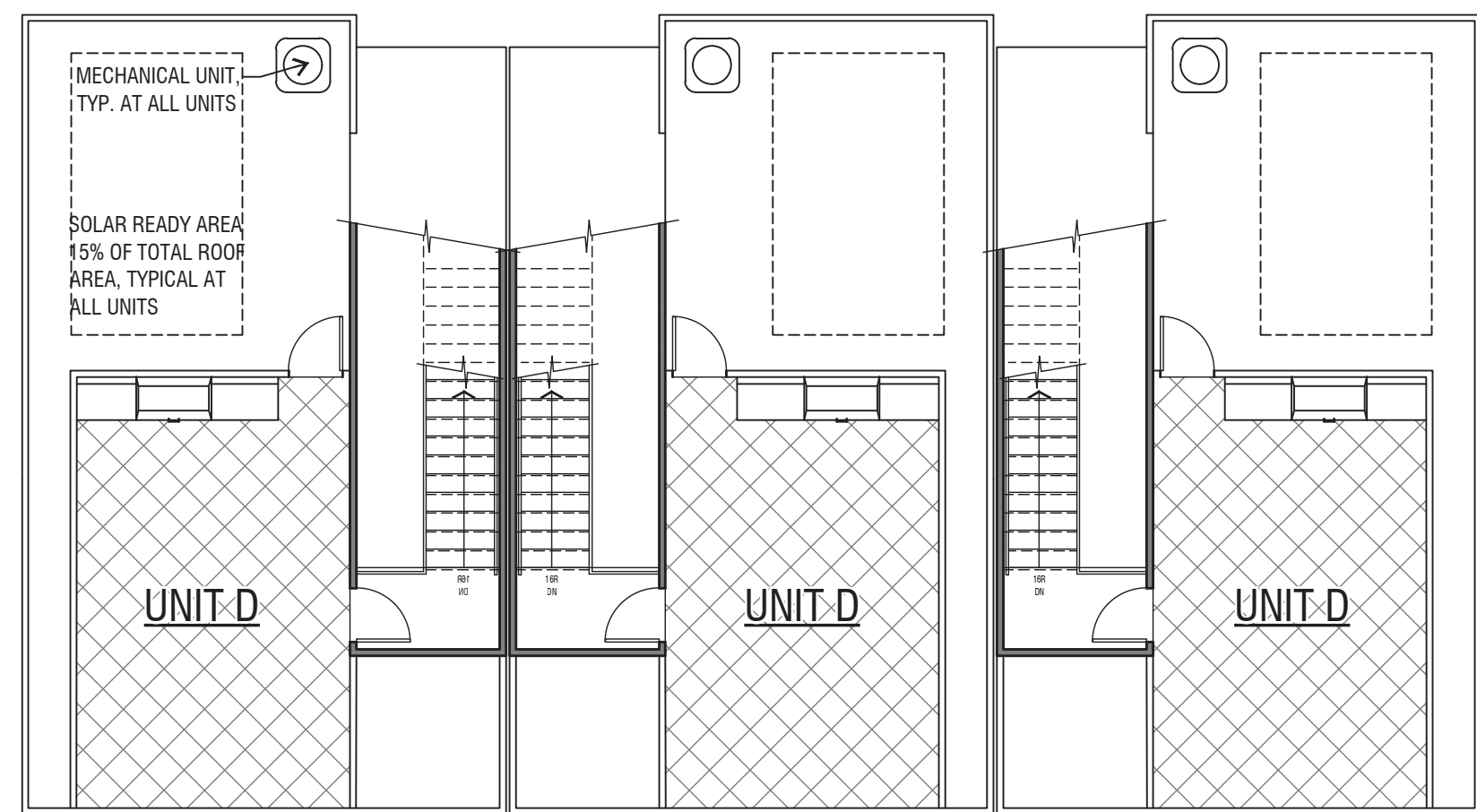
Note: See Color and Material Sheets for color selections.

**11640 - 11730 Valley Boulevard**

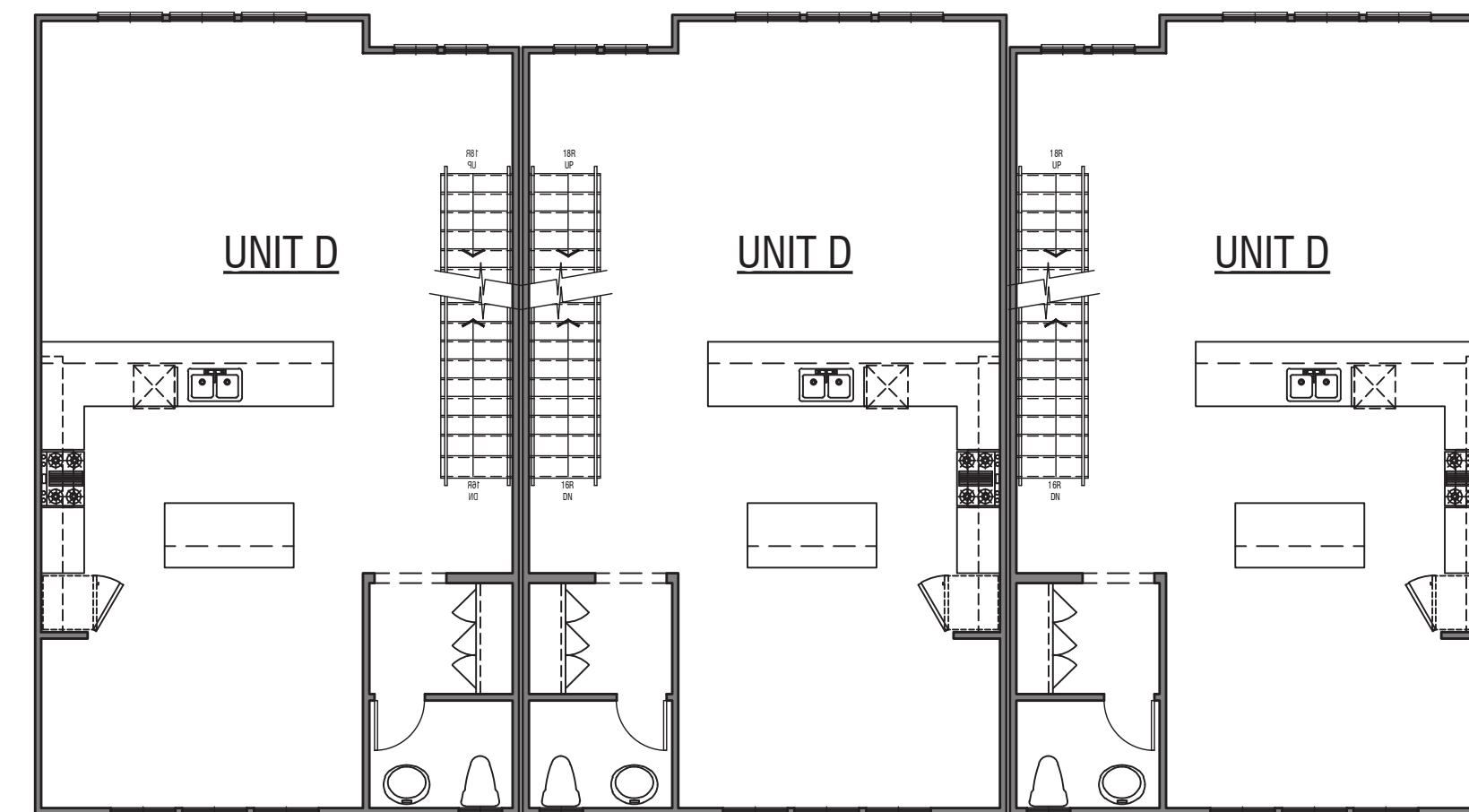
El Monte, California

BUILDING TYPE A **A32**

**SCHEMATIC DESIGN**



**ROOF DECKS**



**LEVEL 2**

**BUILDING TYPE A**

Total Units 3 Units  
Unit D 3 Units

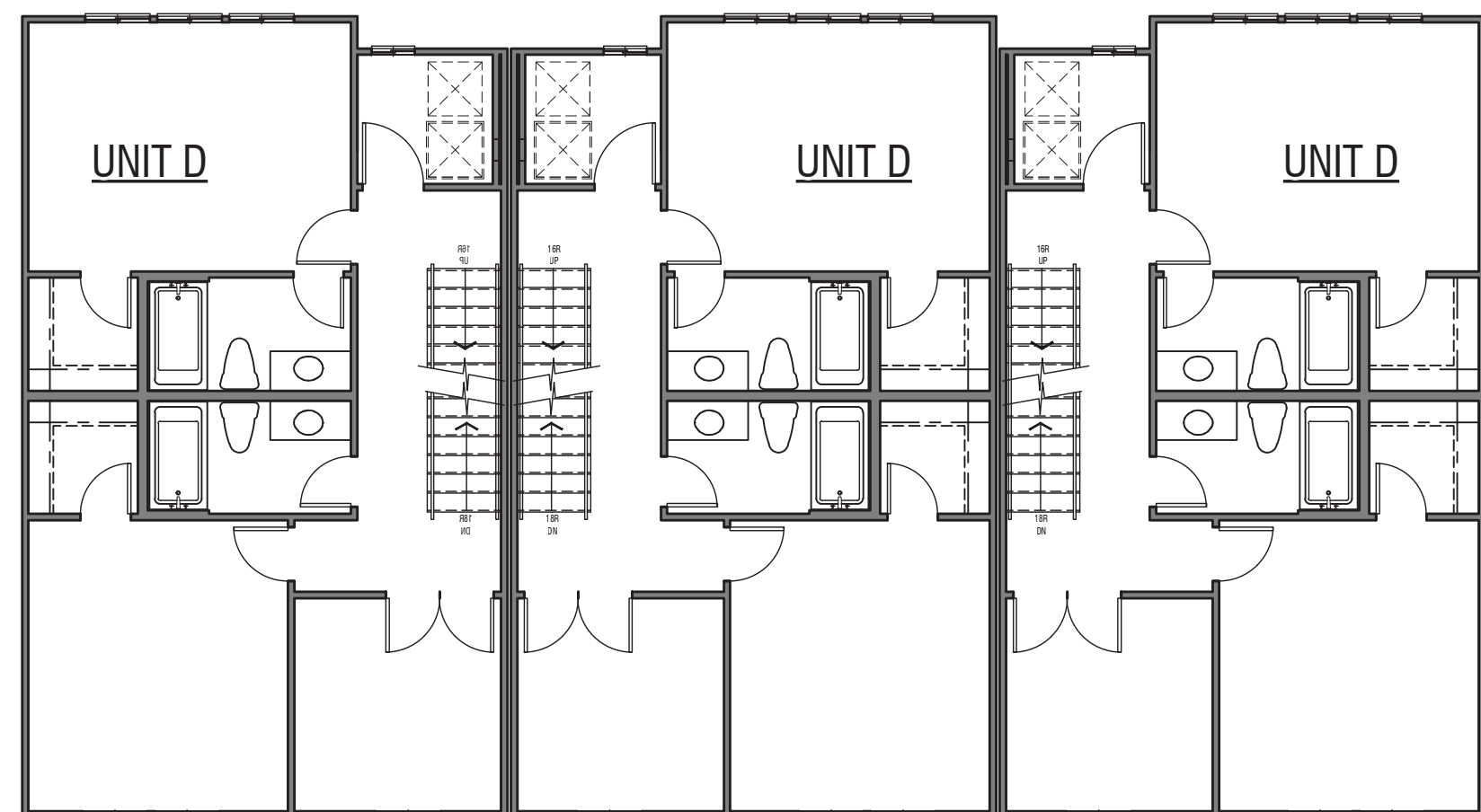
**BUILDING CODE NOTES**

Construction Type  
V-A with Full NFPA 13 Sprinkler System

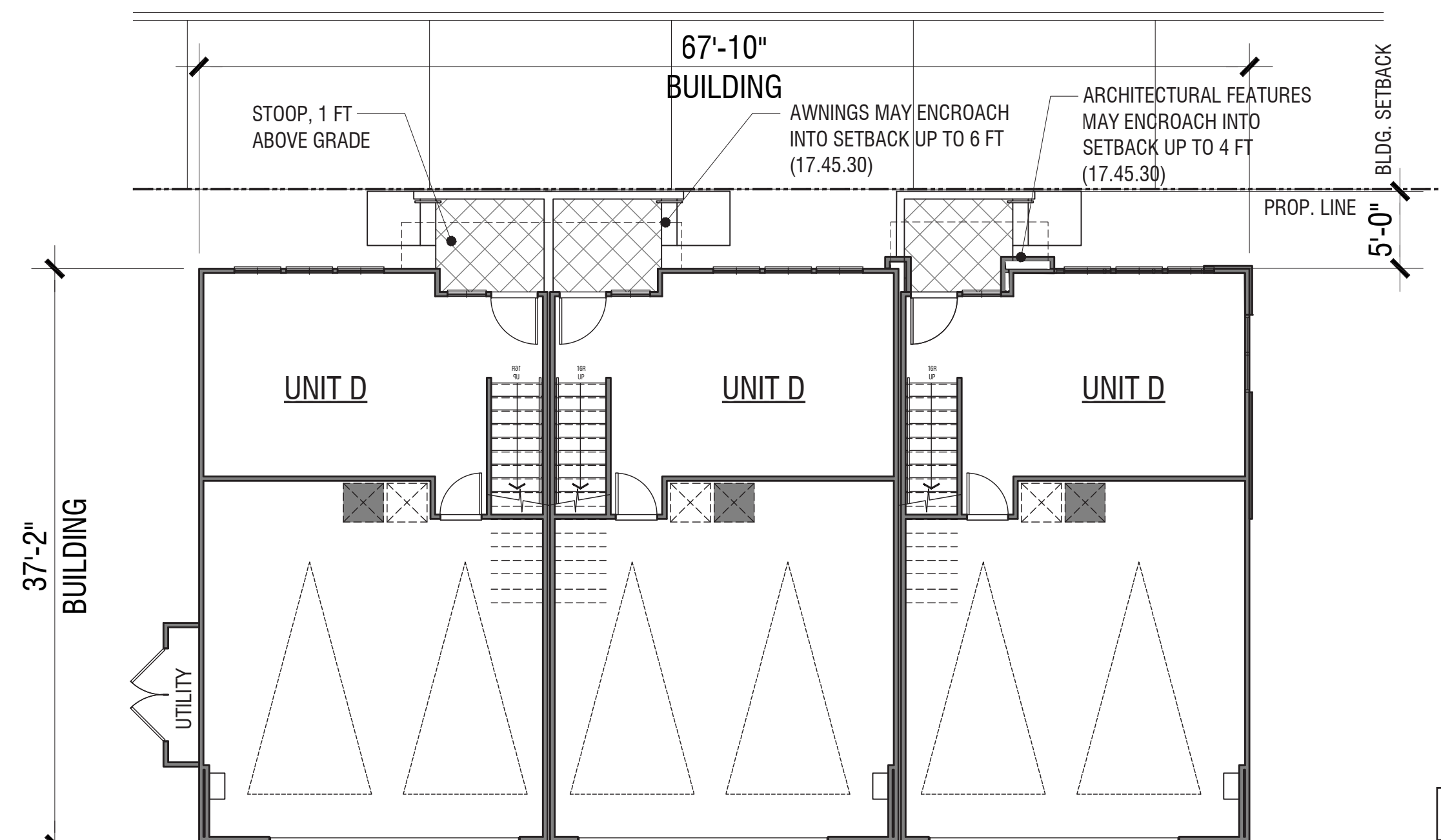
Occupancy Classifications (CBC 302)  
Living Area R-2  
Garage U

Allowable Height (with VA Full NFPA 13 Sprinkler)  
(CBC Table 504.3, 504.4)  
R-2 4 Floors Max/60 Feet  
U 3 Floors Max/70 Feet

Fire Separation Between Occupancies (CBC 508)  
Between U and R-2 1-hour

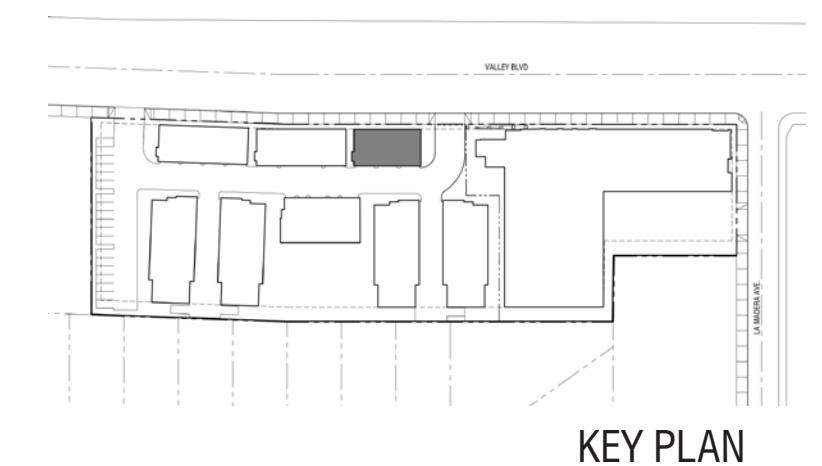


**LEVEL 3**

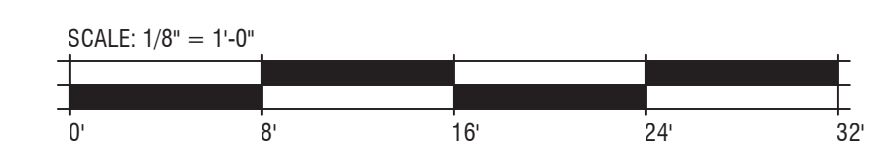


**STREET LEVEL**

See Sheet A37 for Unit Plans



KEY PLAN



**11640 - 11730 Valley Boulevard**

El Monte, California

BUILDING TYPE A **A33**

**SCHEMATIC DESIGN**





CONCEPTUAL RENDERING - STREET-FACING TOWNHOMES

# 11640 - 11730 Valley Boulevard

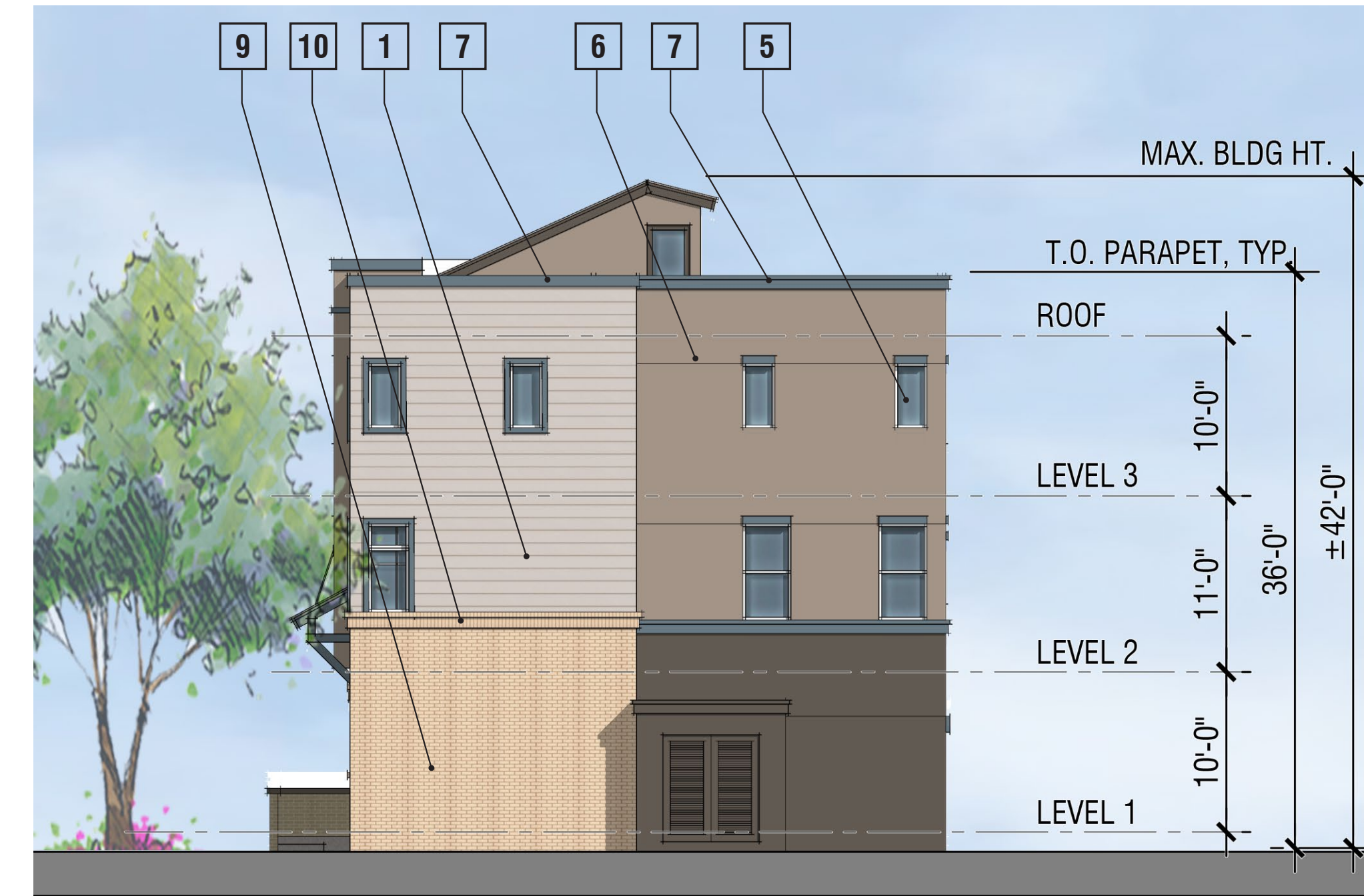
El Monte, California

BUILDING TYPE B **A34**

SCHEMATIC DESIGN



REAR ELEVATION



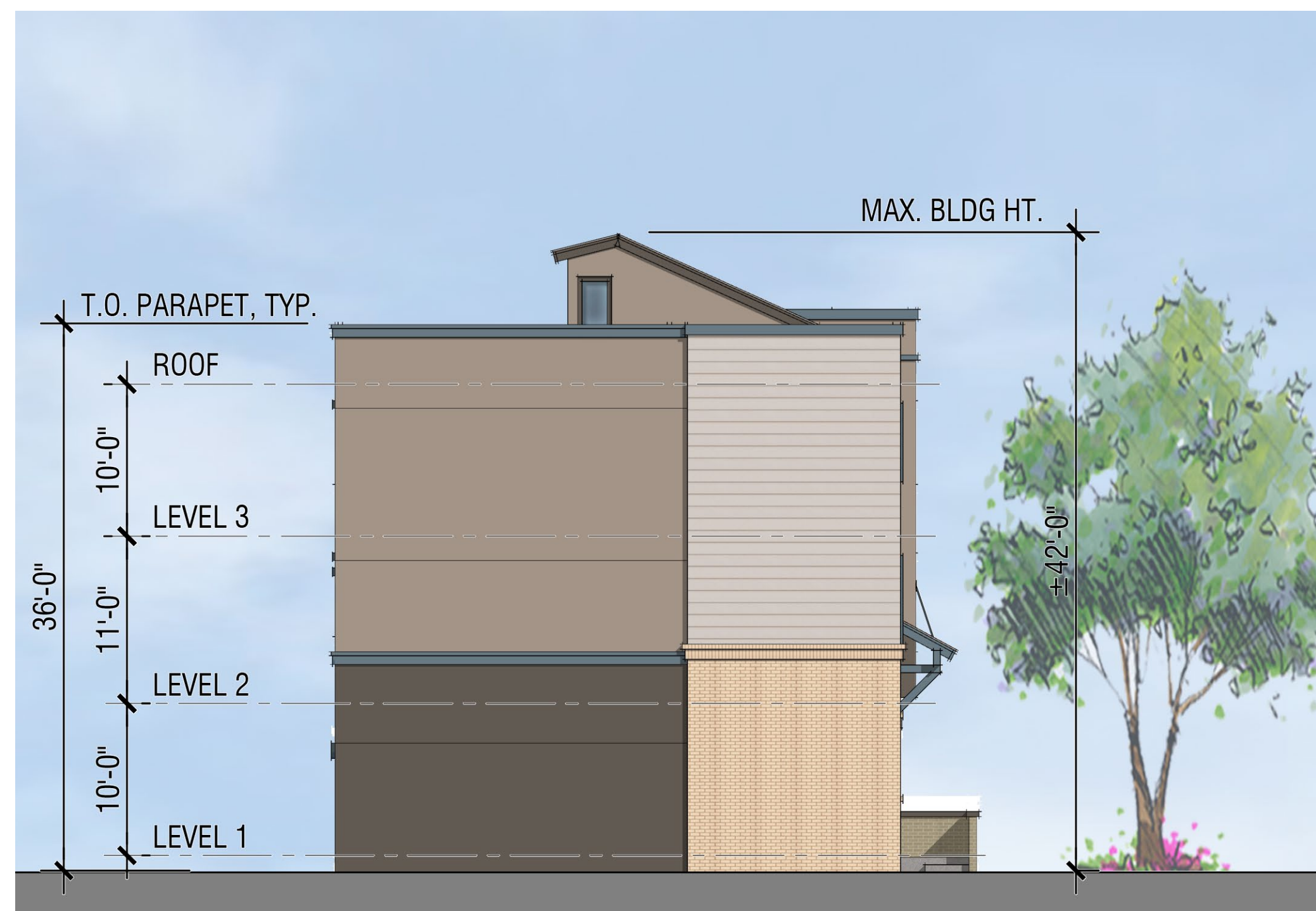
RIGHT ELEVATION

**EXTERIOR FINISHES**

1. Fiber cement Lap Siding, Painted
2. Metal Awning
3. Metal Reveal
4. Storefront Windows
5. Vinyl Windows
6. Exterior Cement Plaster Finish
7. Exterior Cement Plaster Trim
8. Standing Seam Metal Roof
9. Brick Veneer
10. Brick Trim

**Notes:**

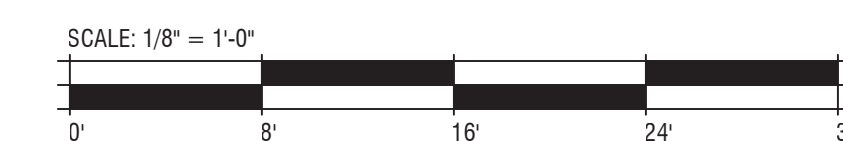
- See Color and Material Sheets for color selections.
- Windows and doors shall be recessed 1.5" to 2" typical, per El Monte Comprehensive Design Guidelines 4.1.K.7



LEFT ELEVATION



FRONT ELEVATION



Note: See Color and Material Sheets for color selections.

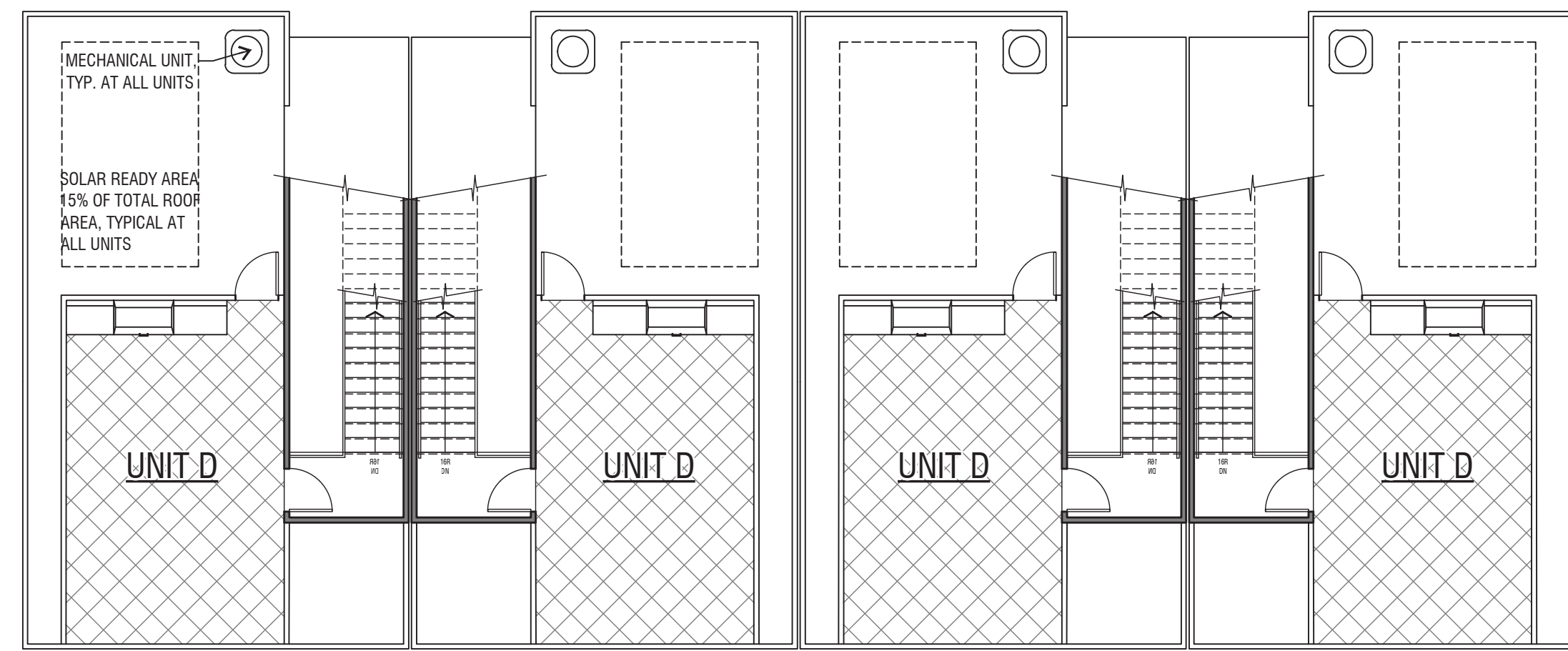
**11640 - 11730 Valley Boulevard**

El Monte, California

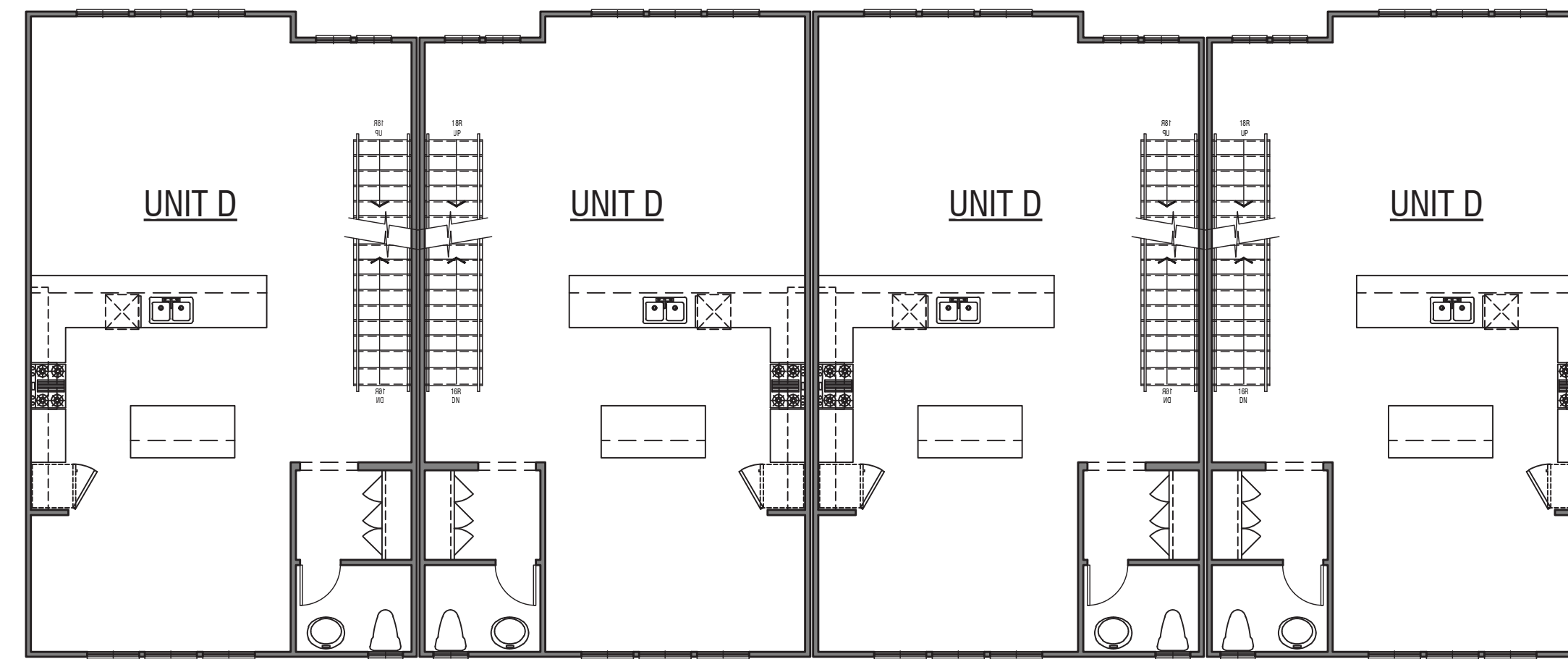
BUILDING TYPE B

**A35**

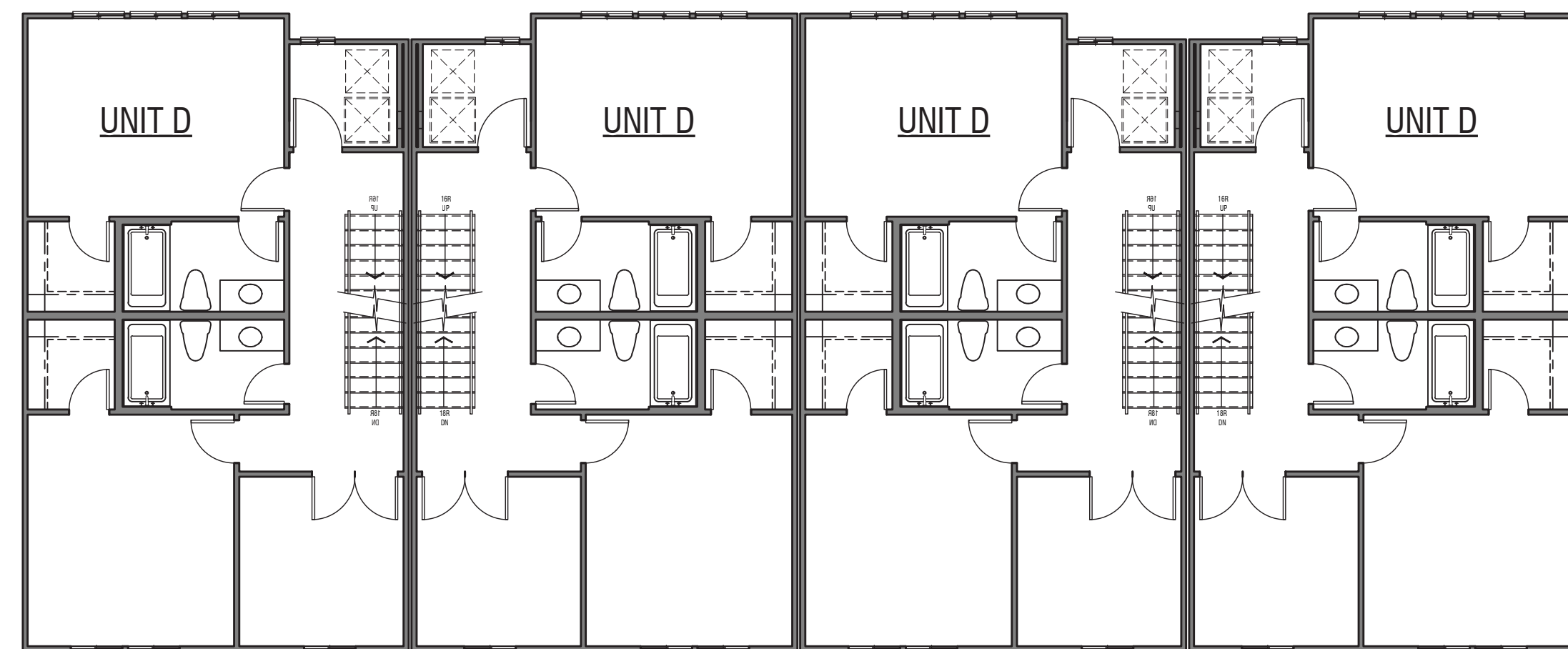
**SCHEMATIC DESIGN**



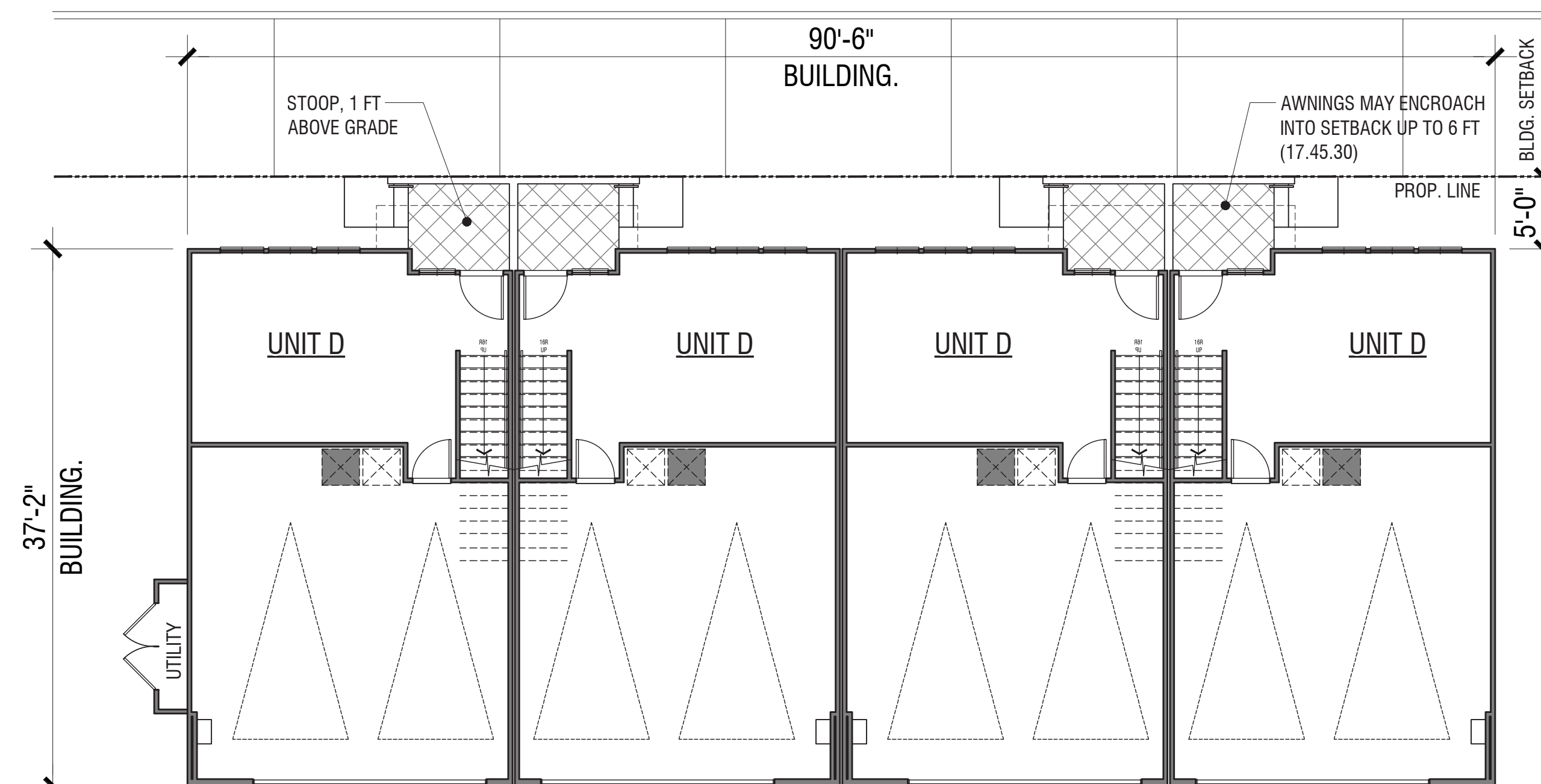
ROOF DECKS



LEVEL 2



LEVEL 3



STREET LEVEL

**BUILDING TYPE B**

Total Units 4 Units  
Unit D 4 Units

**BUILDING CODE NOTES**

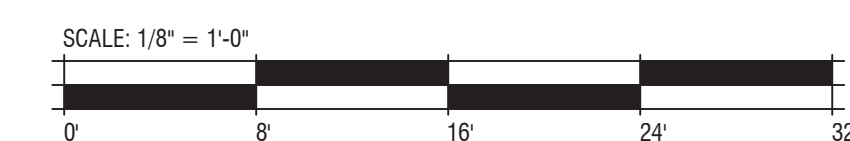
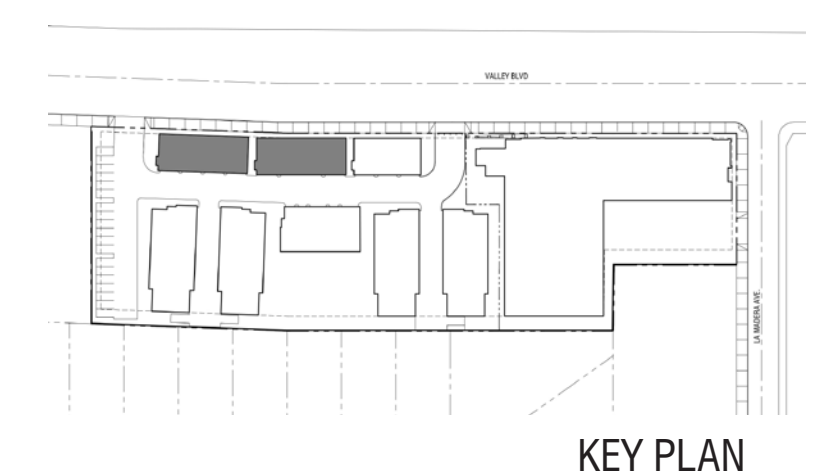
Construction Type V-A with Full NFPA 13 Sprinkler System

Occupancy Classifications (CBC 302)  
Living Area R-2  
Garage U

Allowable Height (with VA Full NFPA 13 Sprinkler) (CBC Table 504.3, 504.4)  
R-2 4 Floors Max/60 Feet  
U 3 Floors Max/70 Feet

Fire Separation Between Occupancies (CBC 508)  
Between U and R-2 1-hour

See Sheet A37 for Unit Plans



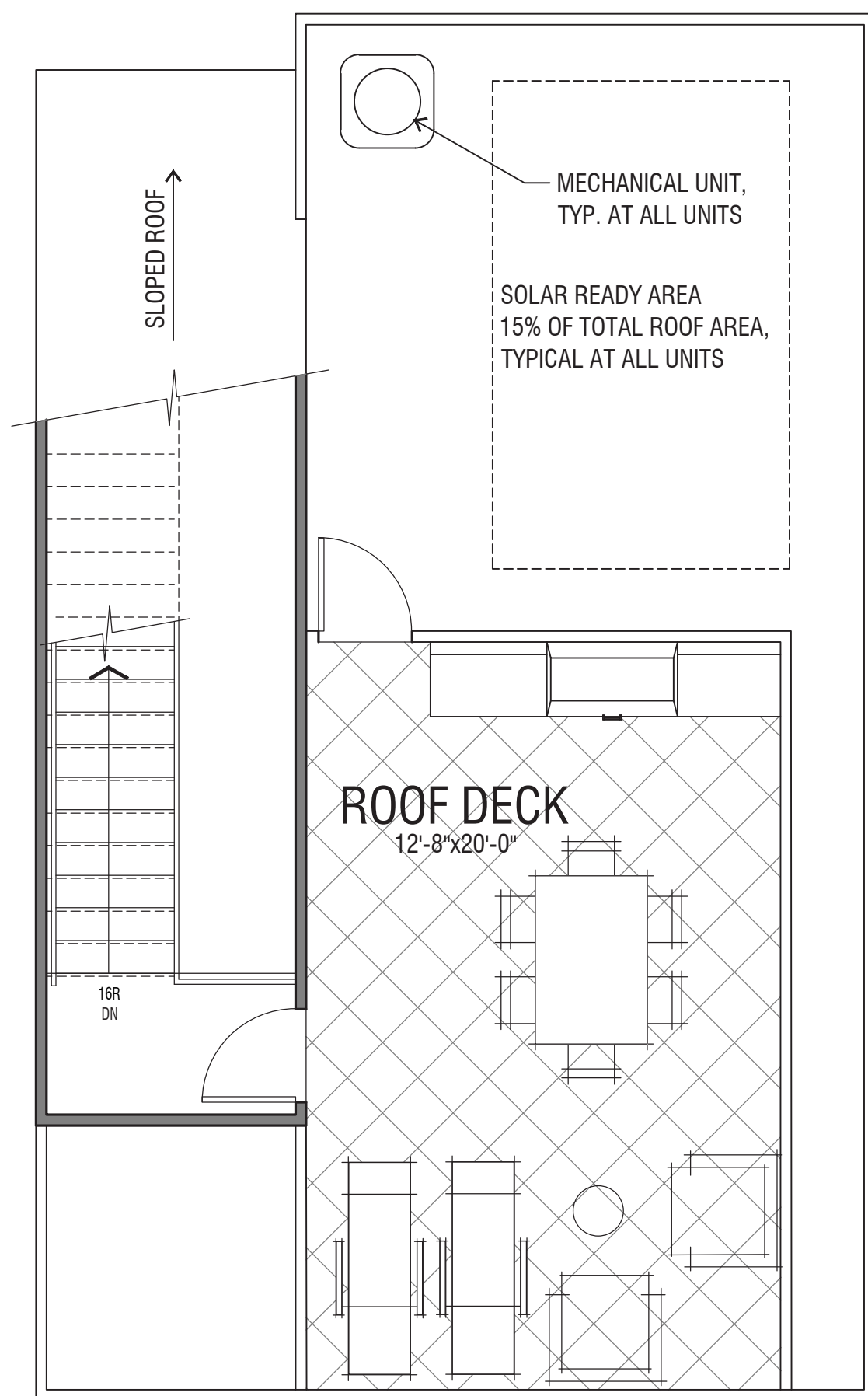
11640 - 11730 Valley Boulevard

El Monte, California

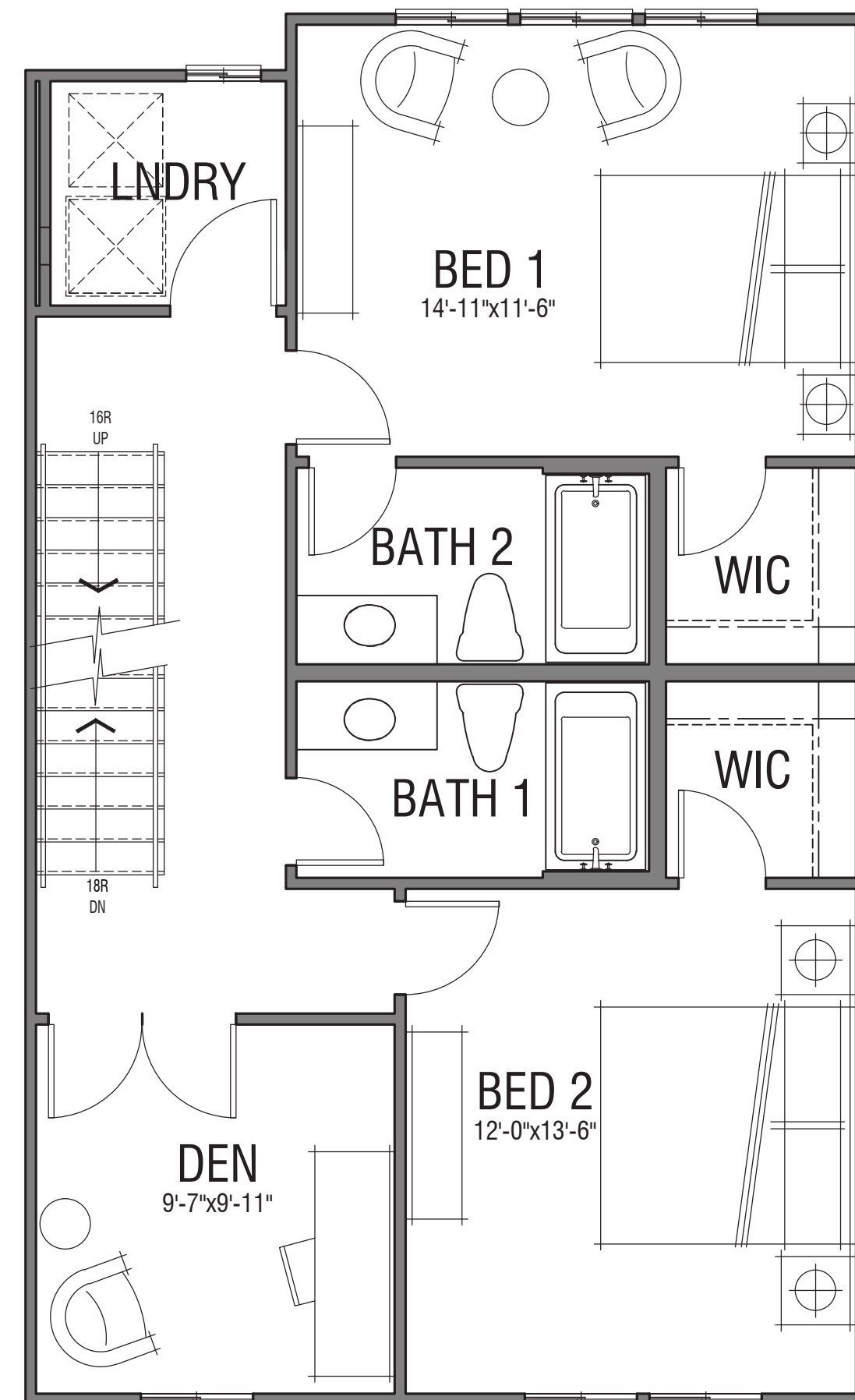
BUILDING TYPE B A36

SCHEMATIC DESIGN

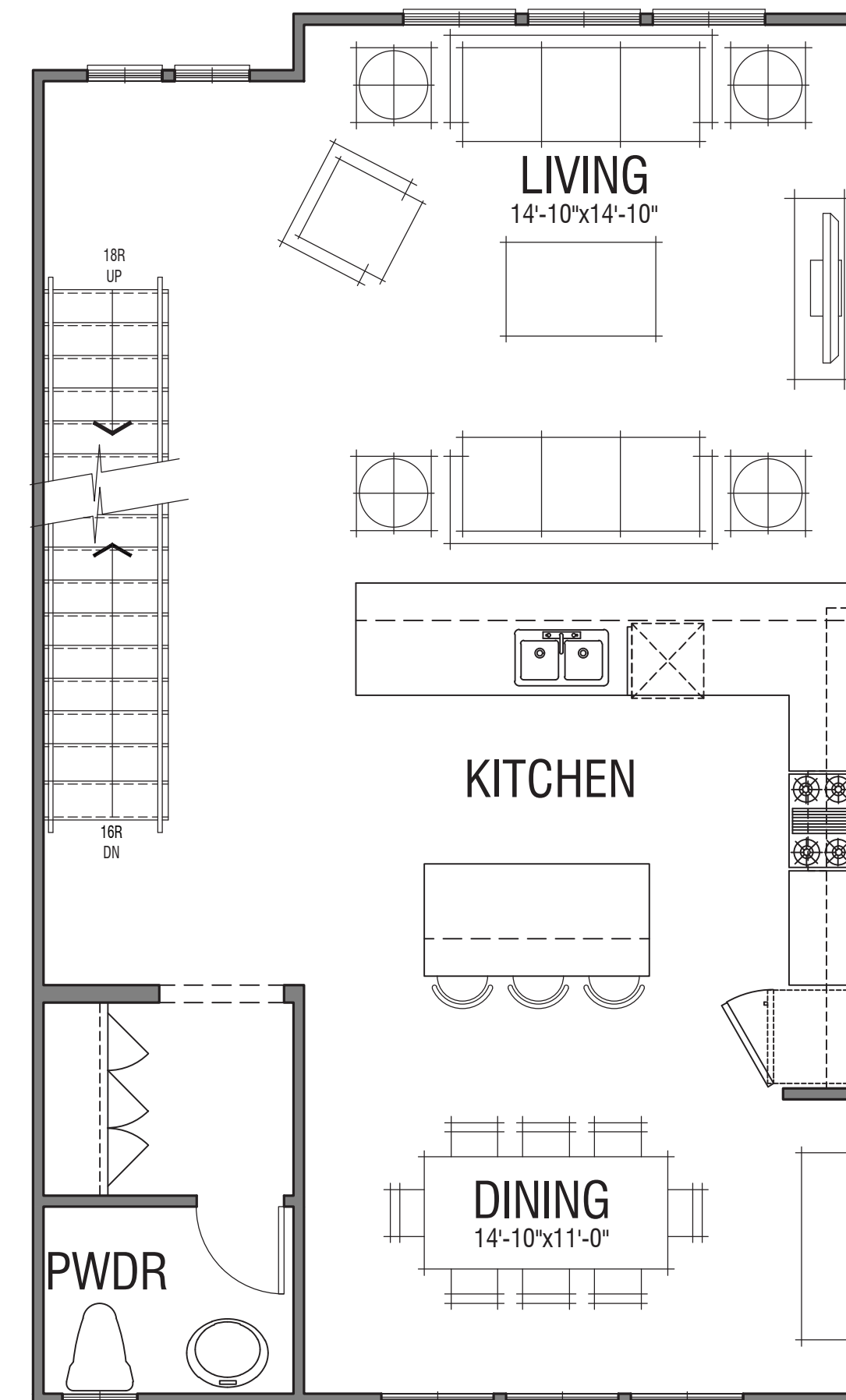




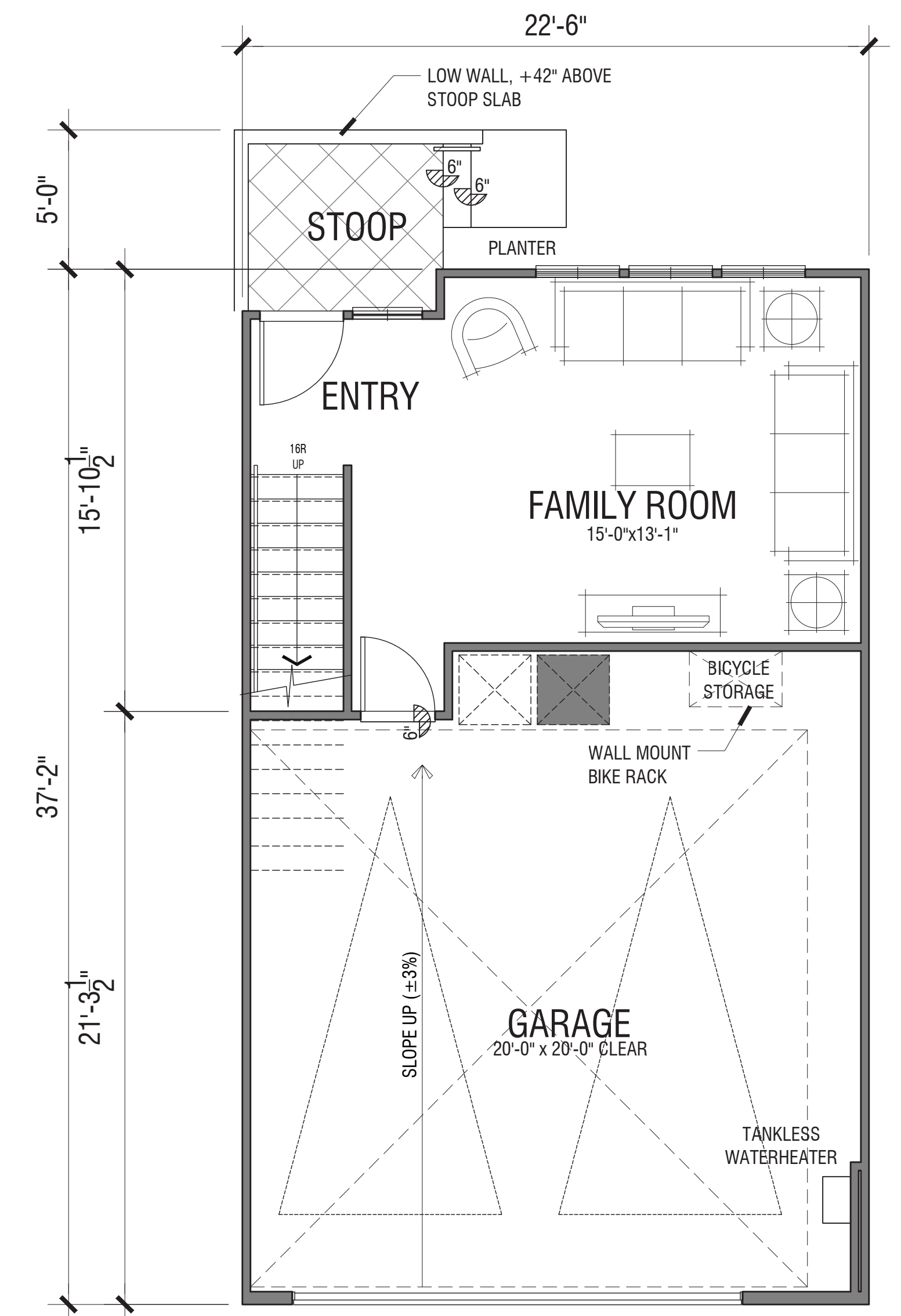
LEVEL 4



LEVEL 3



LEVEL 2



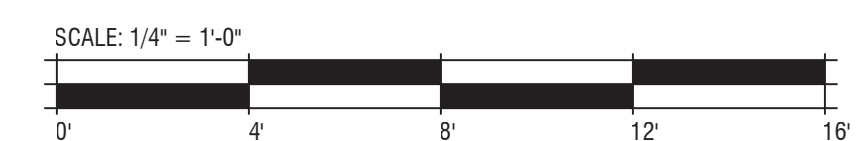
LEVEL 1

**UNIT D**

2 Bedrooms + 2.5 Bath

<b>Total Unit Area</b>	<b>1,830 S.F.</b>
Level 1	280 S.F.
Level 2	770 S.F.
Level 3	780 S.F.

<b>Private Open Space</b>	<b>250 S.F.</b>
Roof	250 S.F.
Req'd Open Space	150 S.F.



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El Monte, California

UNIT PLANS - UNIT D A37

SCHEMATIC DESIGN





CONCEPTUAL RENDERING - TOWNHOUSE

11640 - 11730 Valley Boulevard

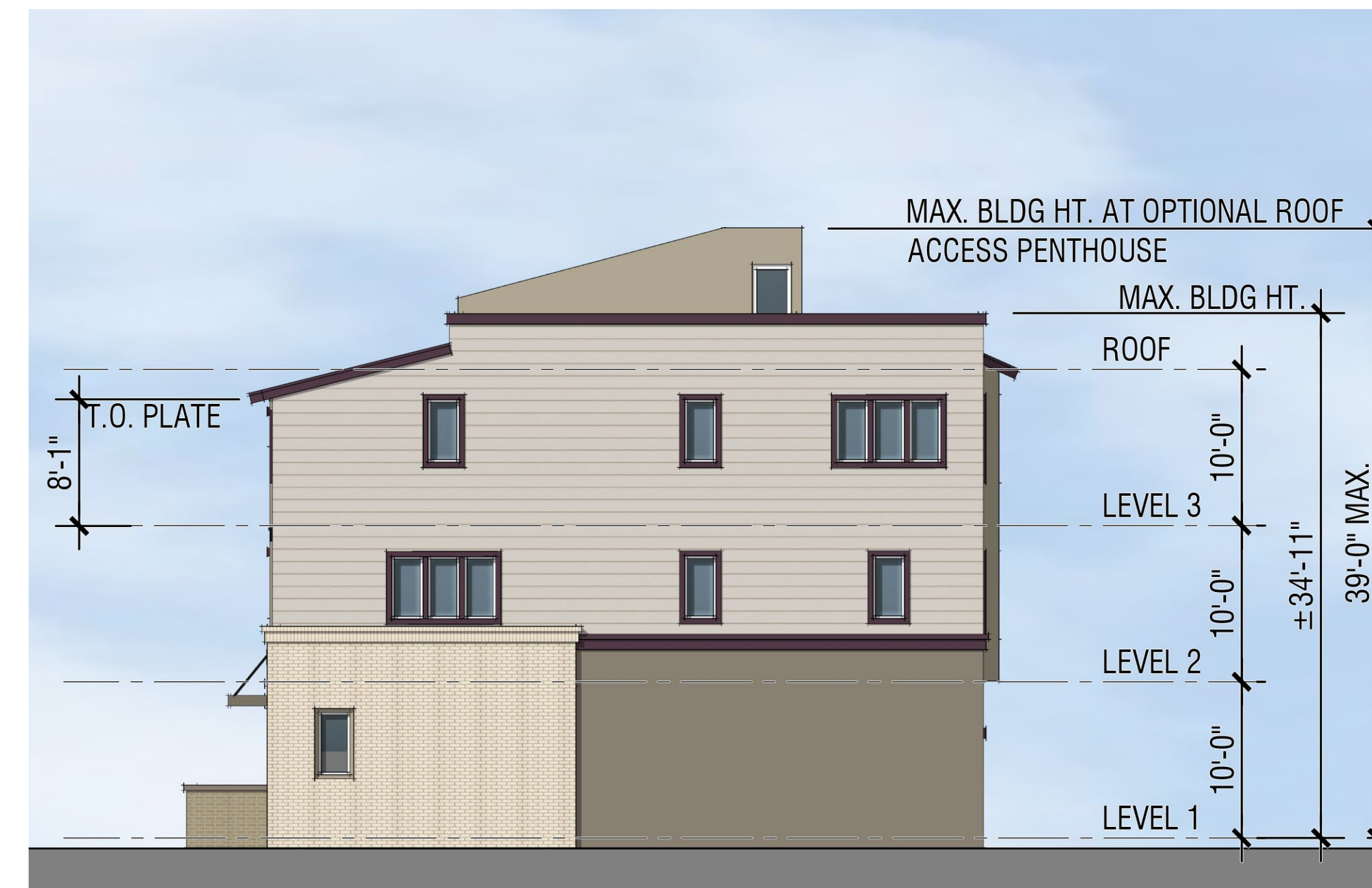
El Monte, California

BUILDING TYPE C A38

SCHEMATIC DESIGN



REAR ELEVATION



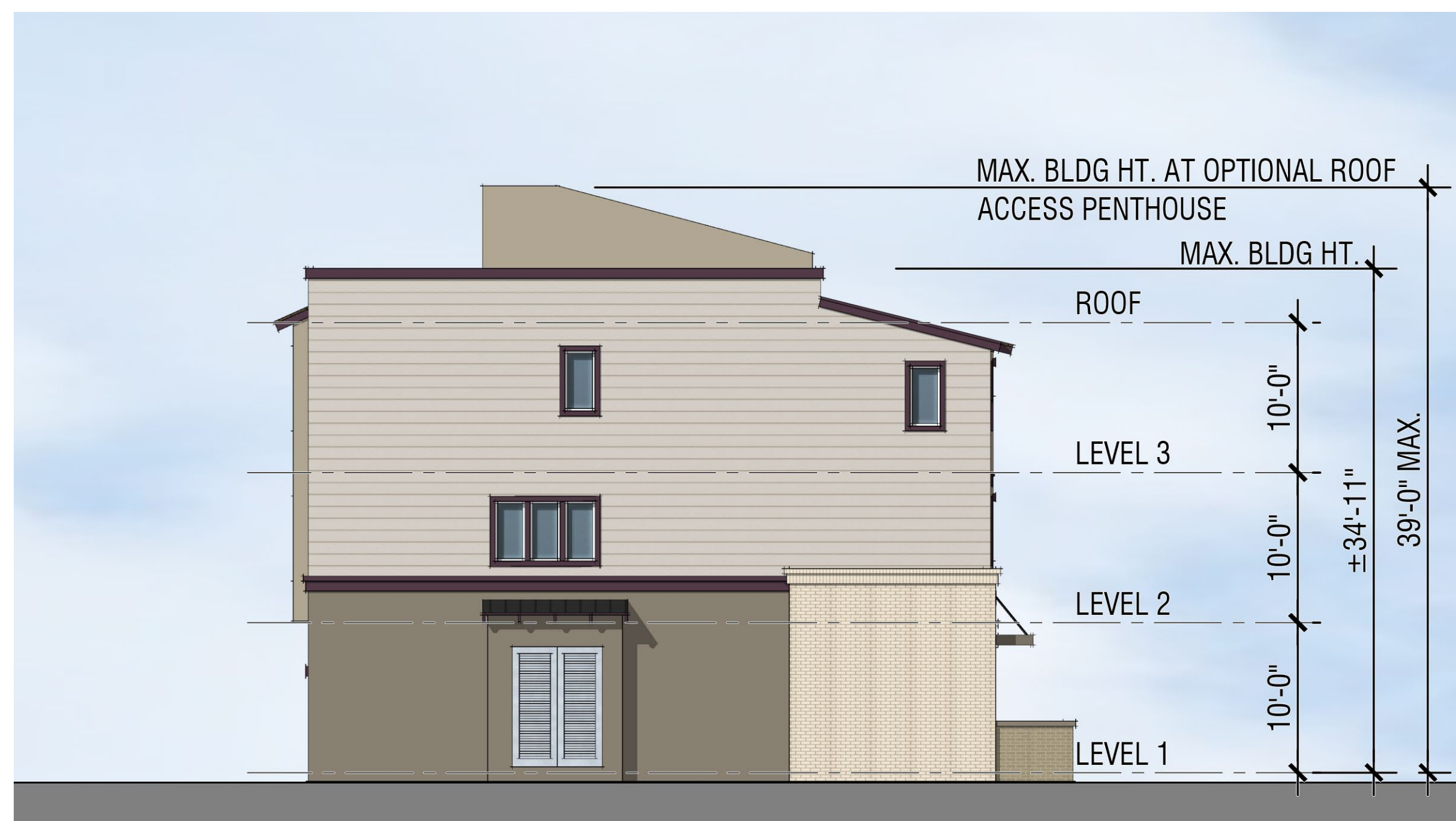
RIGHT ELEVATION

**EXTERIOR FINISHES**

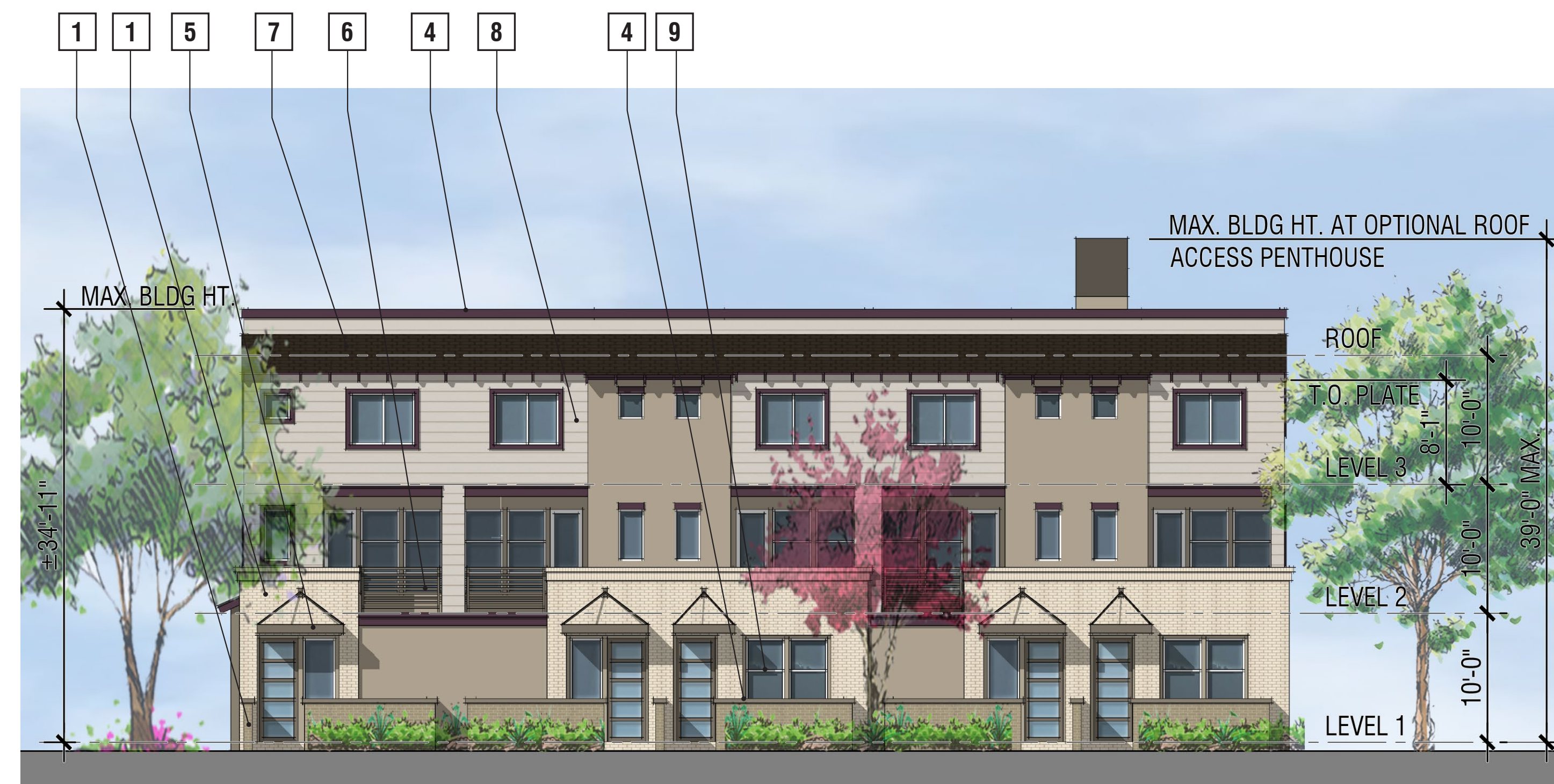
1. Brick Veneer
2. Brick Trim
3. Exterior Cement Plaster Finish
4. Exterior Cement Plaster Trim
5. Painted Metal Awning
6. Painted Metal Guardrail
7. Concrete Tile Roofing
8. Fibercement Lap Siding, Painted
9. Vinyl Windows

**Notes:**

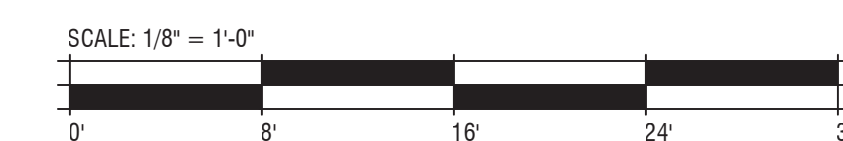
- See Color and Material Sheets for color selections.
- Windows and doors shall be recessed 1.5" to 2" typical, per El Monte Comprehensive Design Guidelines 4.1.K.7



LEFT ELEVATION



FRONT ELEVATION



Note: \* See Color and Material Sheets for color selections.

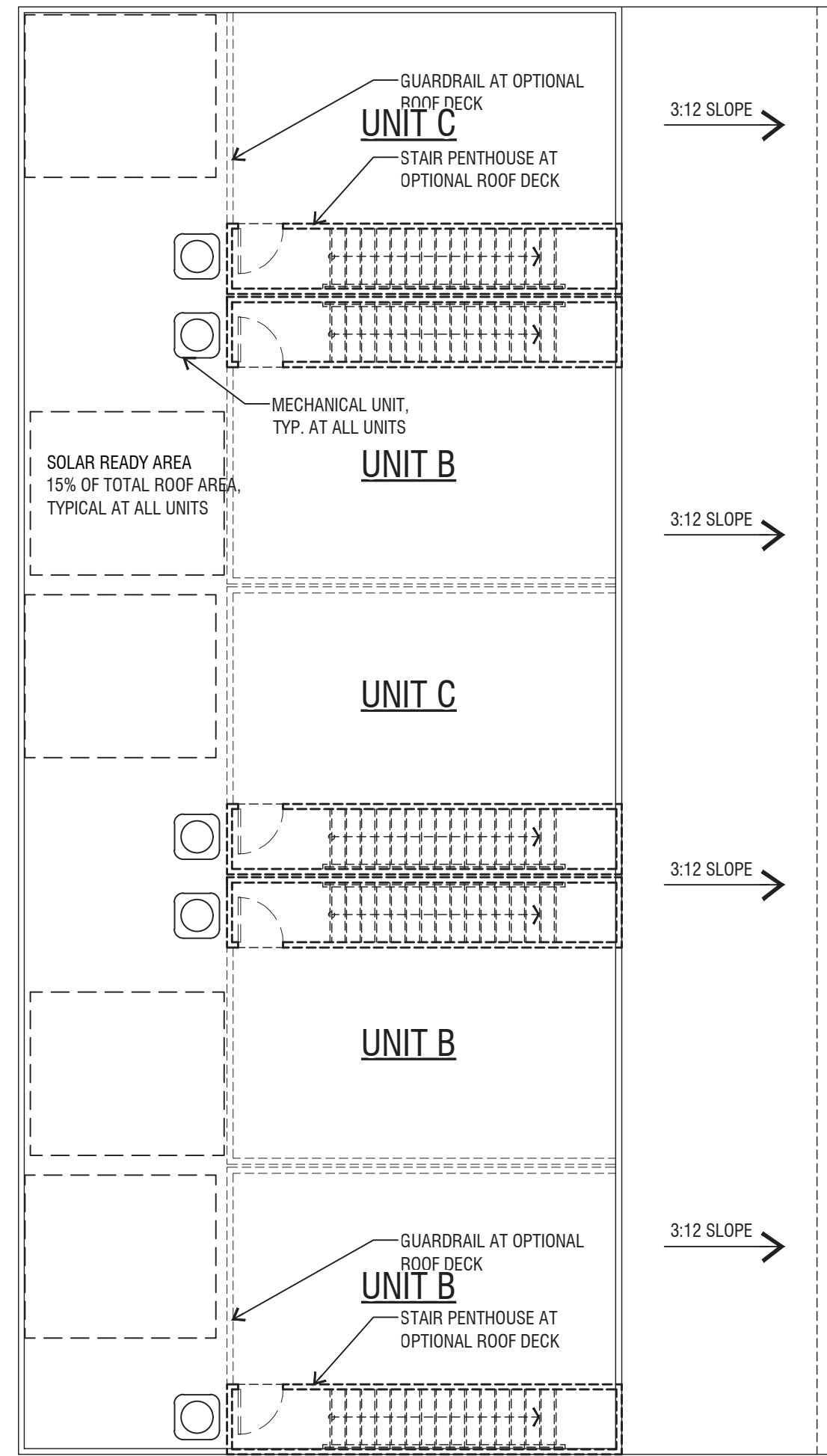
**11640 - 11730 Valley Boulevard**

El Monte, California

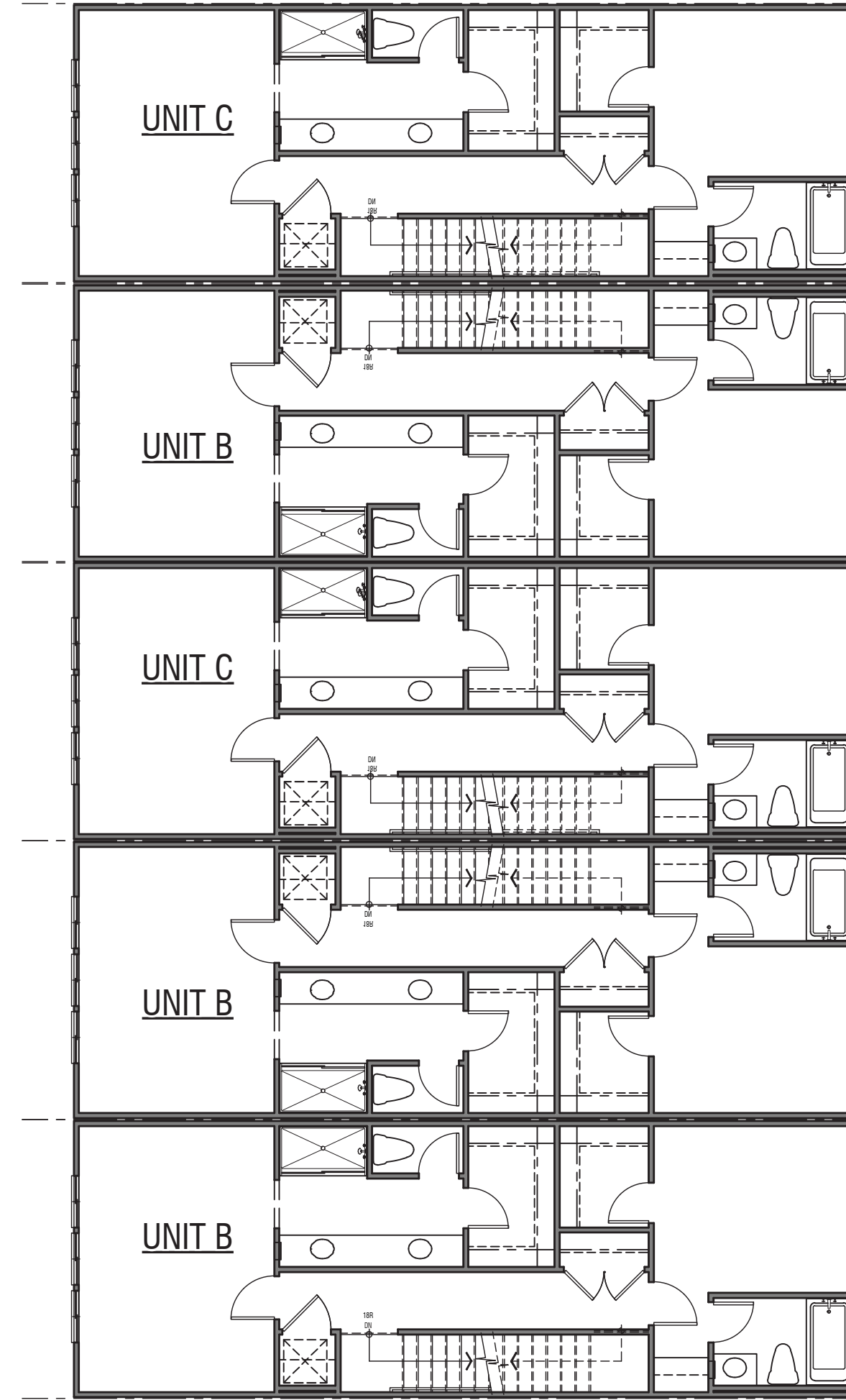
BUILDING TYPE C

**A39**

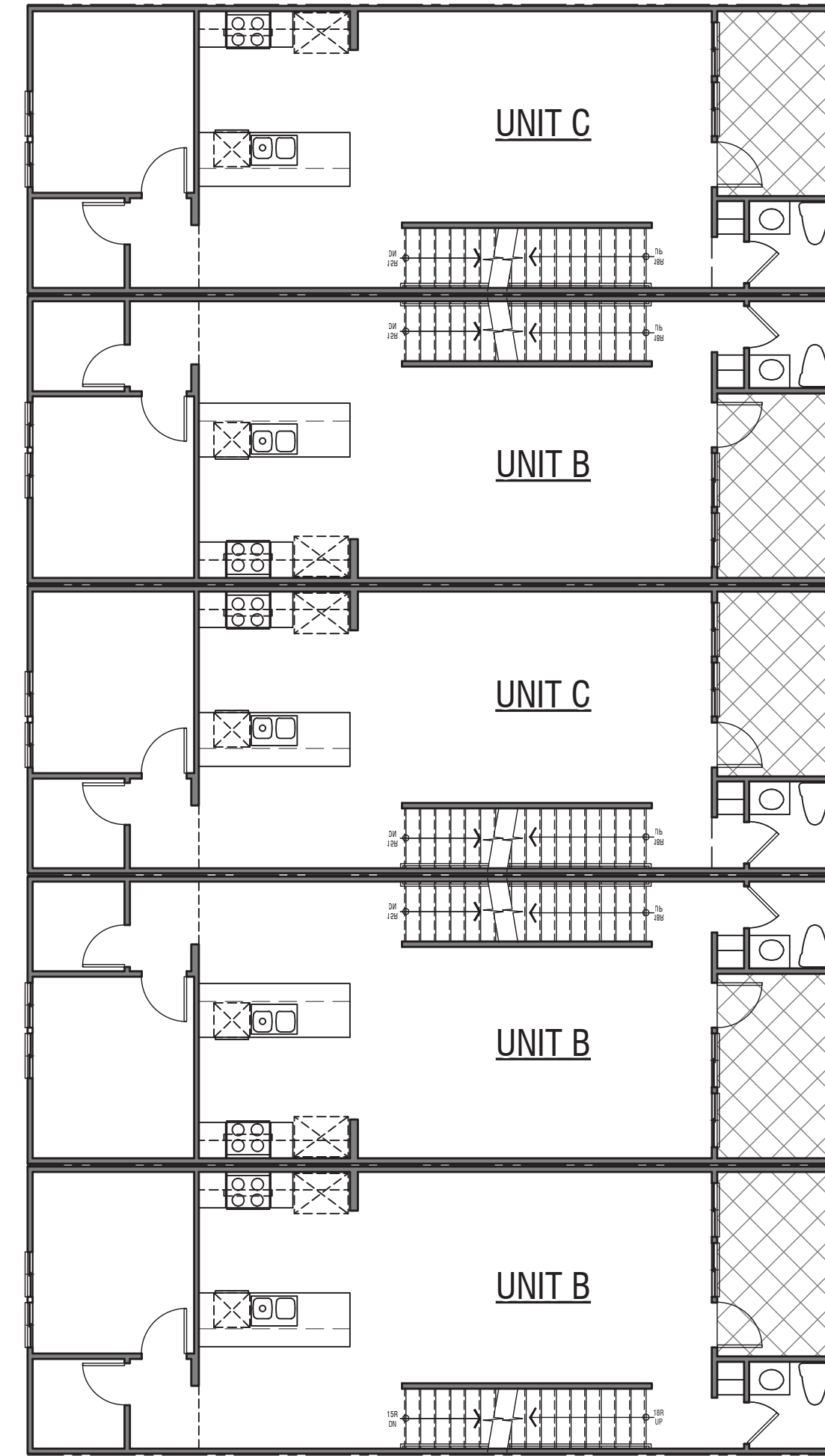
SCHEMATIC DESIGN



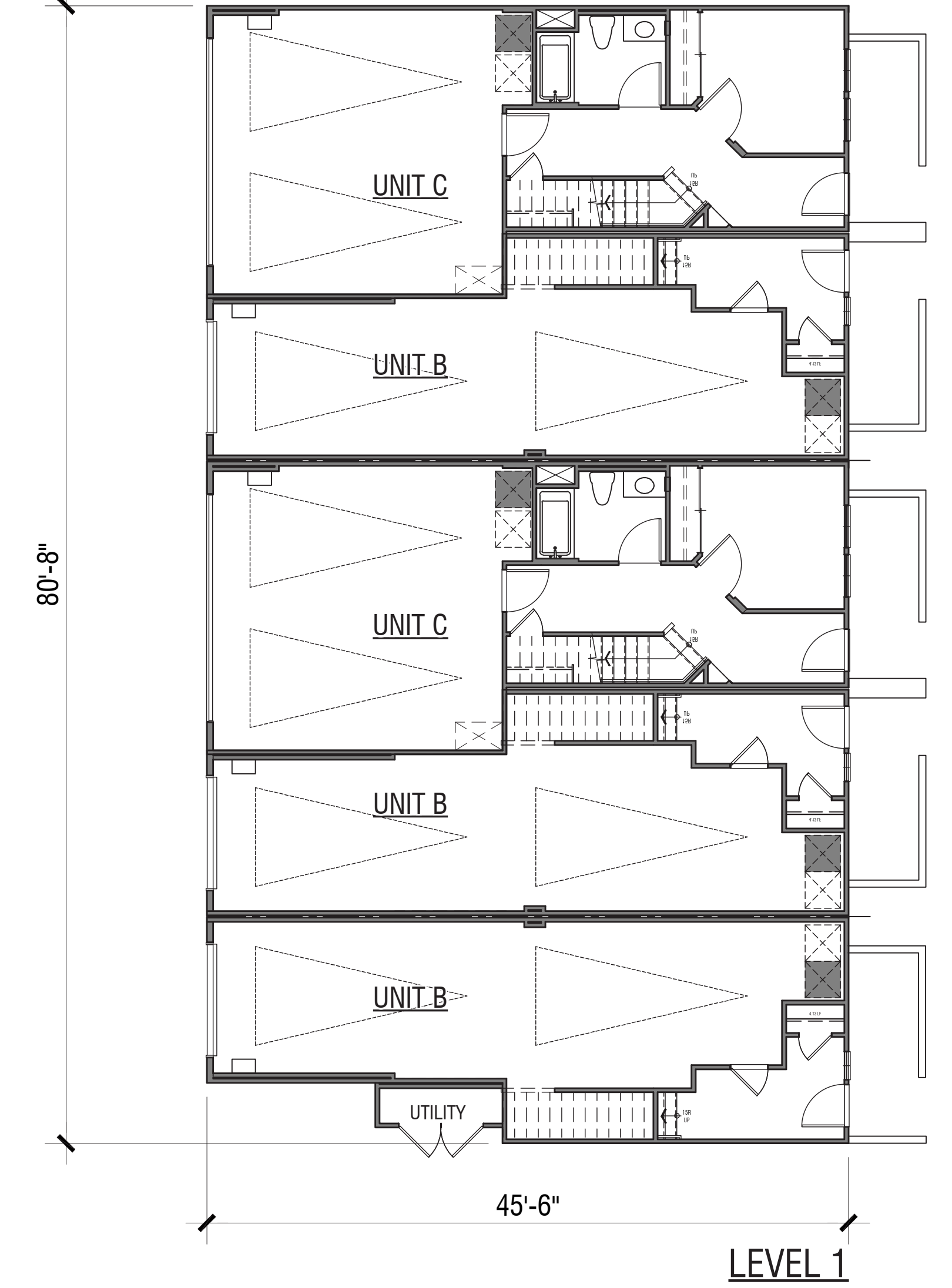
ROOF



LEVEL 3



LEVEL 2



See Sheets A41, A42, and A46 for Unit Plans

**BUILDING CODE NOTES**

Construction Type

V-B with Full NFPA 13 Sprinkler System

Occupancy Classifications (CBC 302)

Living Area R-2  
Garage U

Allowable Height (with VA Full NFPA 13 Sprinkler)

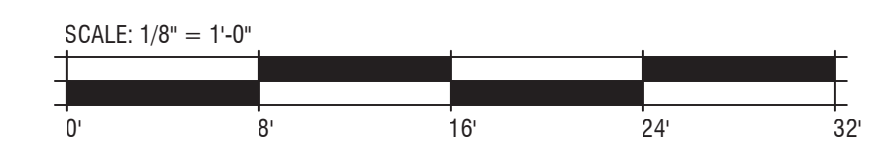
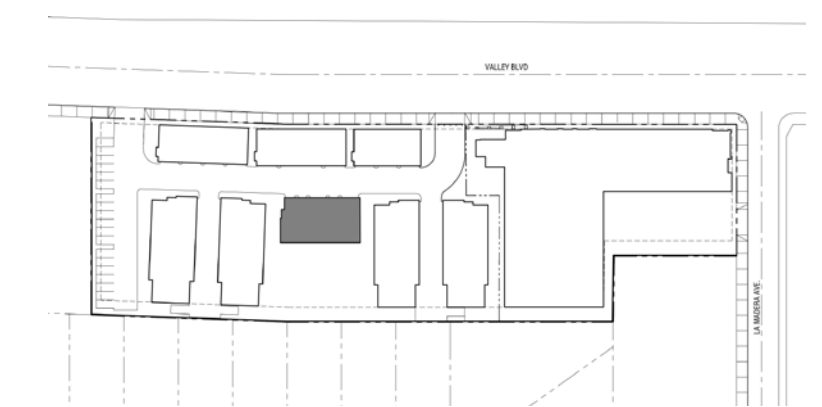
(CBC Table 504.3, 504.4)  
R-2 4 Floors Max/60 Feet  
U 3 Floors Max/70 Feet

Fire Separation Between Occupancies (CBC 508)

Between U and R-2 1-hour

**BUILDING TYPE C**

Total Units	5 Units
Unit B	3 Units
Unit C	2 Units



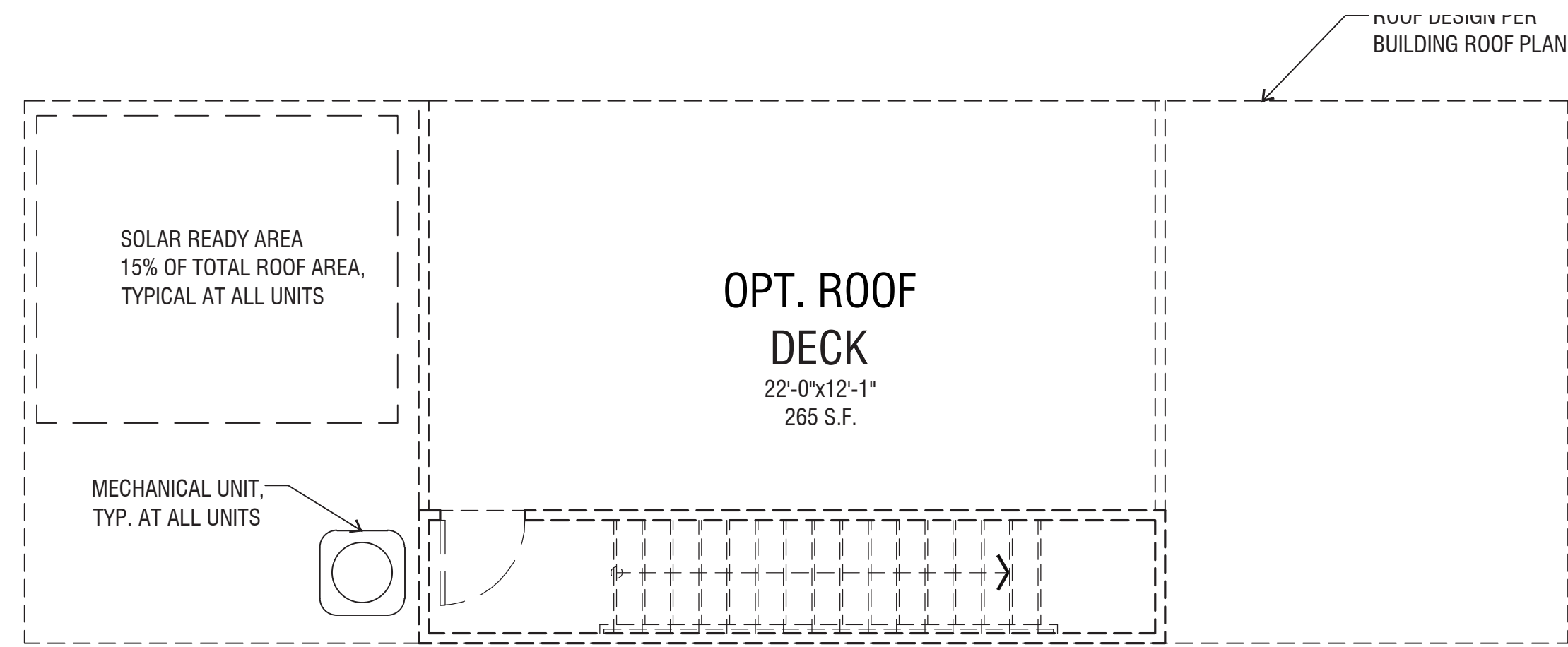
11640 - 11730 Valley Boulevard

El Monte, California

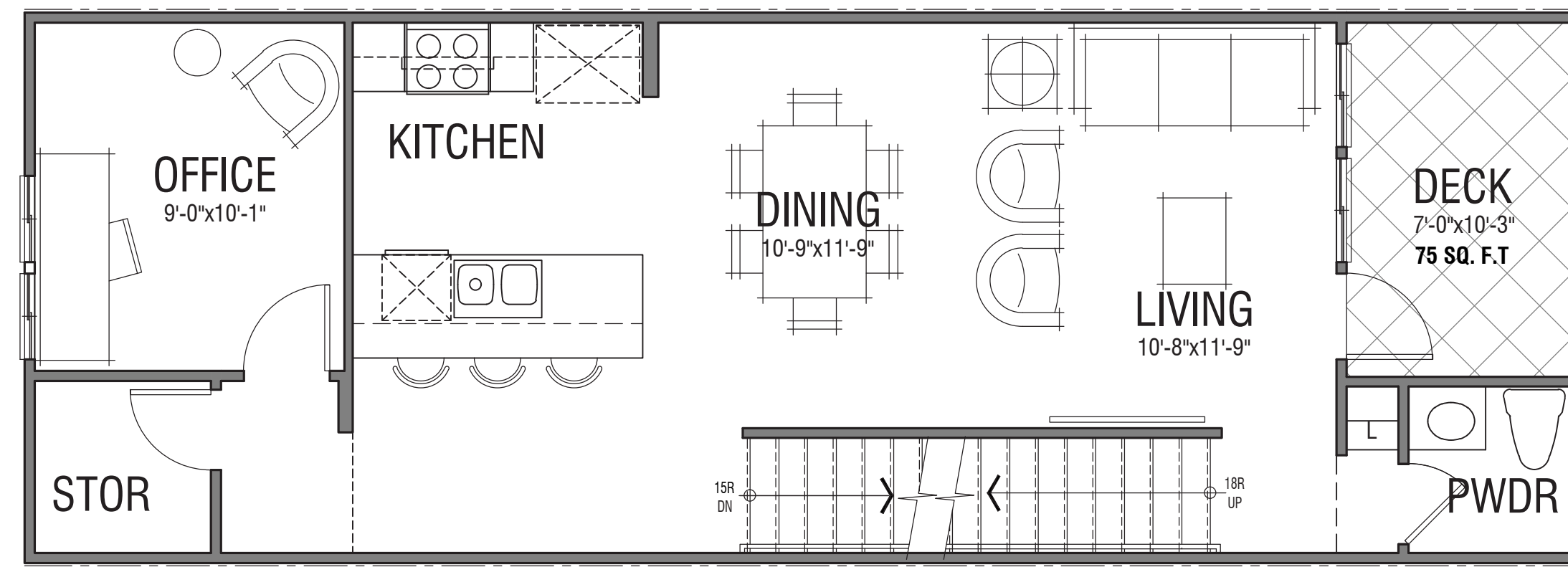
BUILDING TYPE C A40

SCHEMATIC DESIGN





ROOF



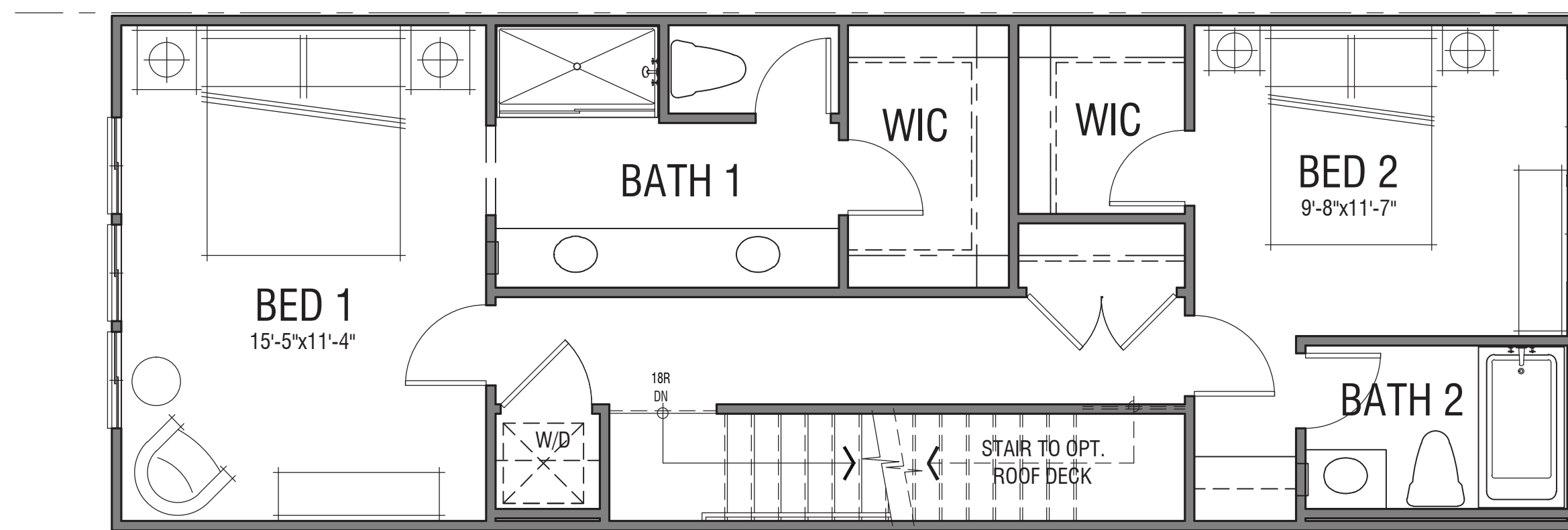
LEVEL 2

**UNIT B**

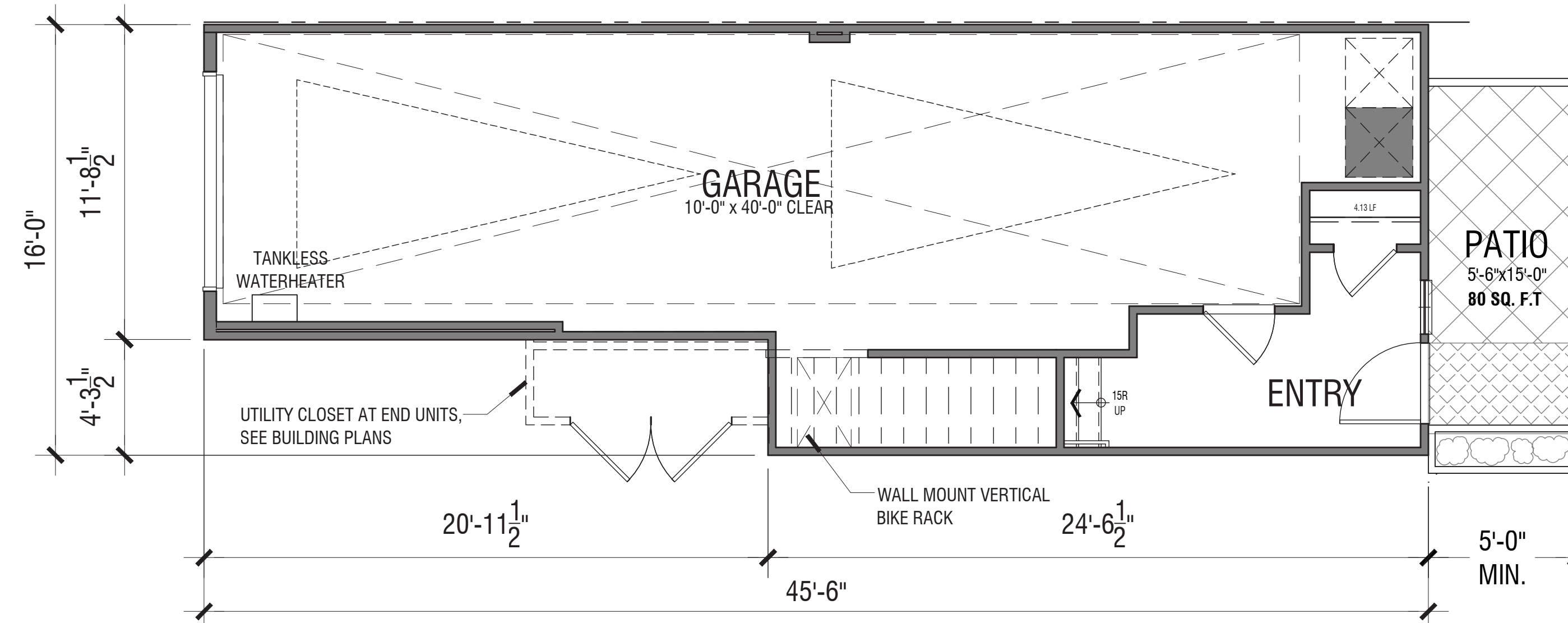
2 Bedrooms + 2.5 Bath + Office

Unit Floor Area	1,365 S.F.
Level 1	95 S.F.
Level 2	605 S.F.
Level 3	665 S.F.

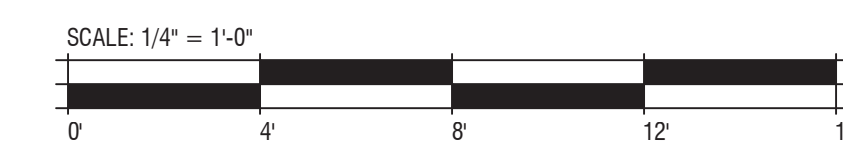
Private Open Space	155 S.F.
Patio	80 S.F.
Deck	75 S.F.
Req'd Open Space	150 S.F.



LEVEL 3



LEVEL 1



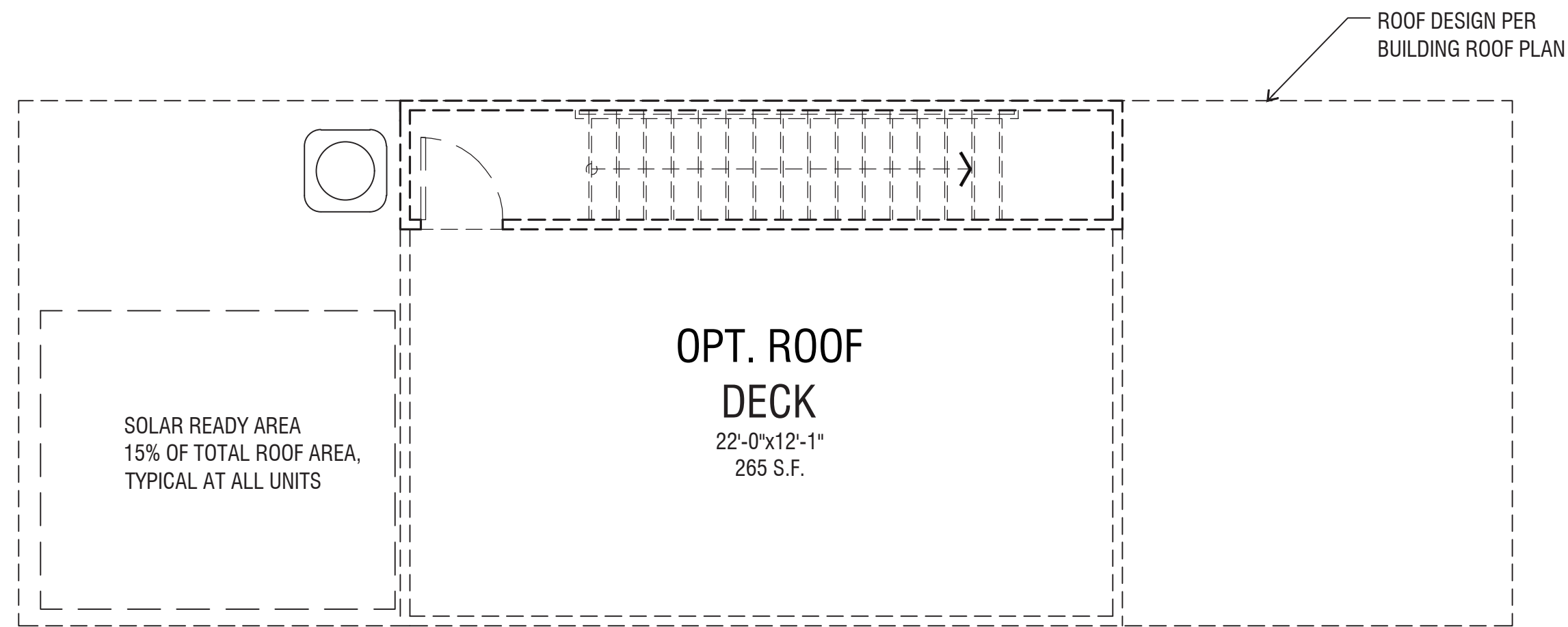
11640 - 11730 Valley Boulevard

El Monte, California

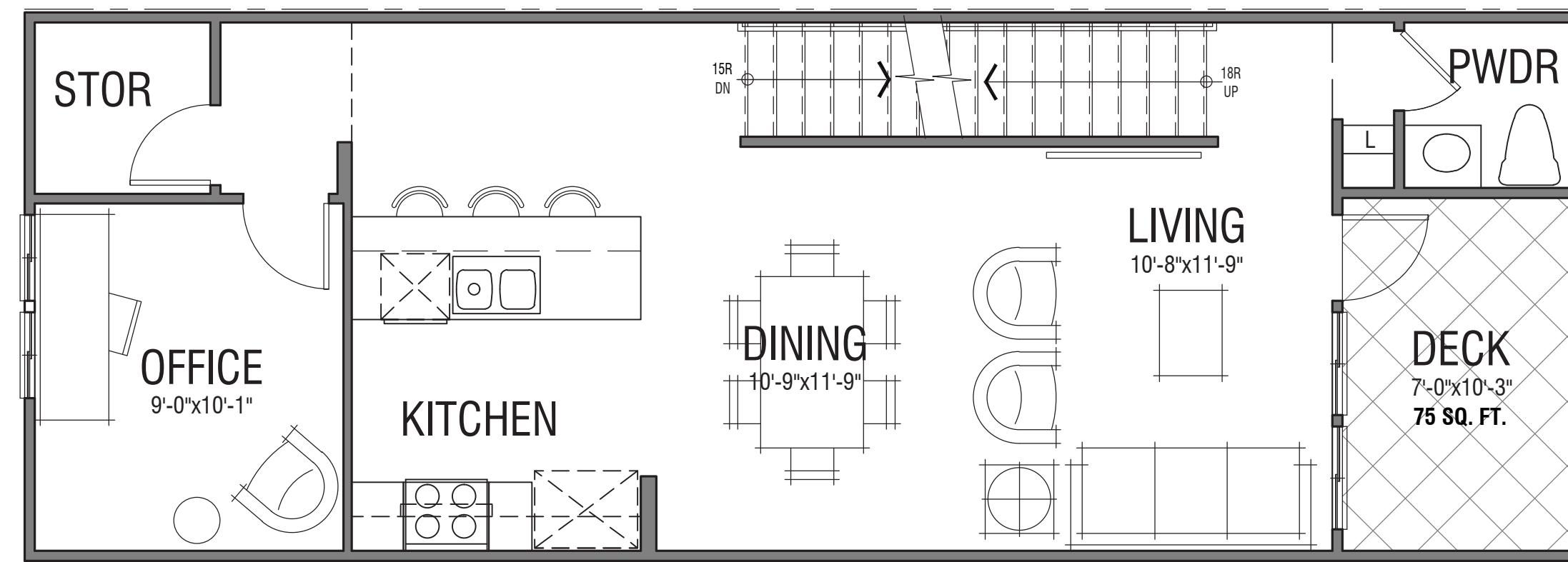
UNIT PLANS - UNIT B A41

SCHEMATIC DESIGN





ROOF



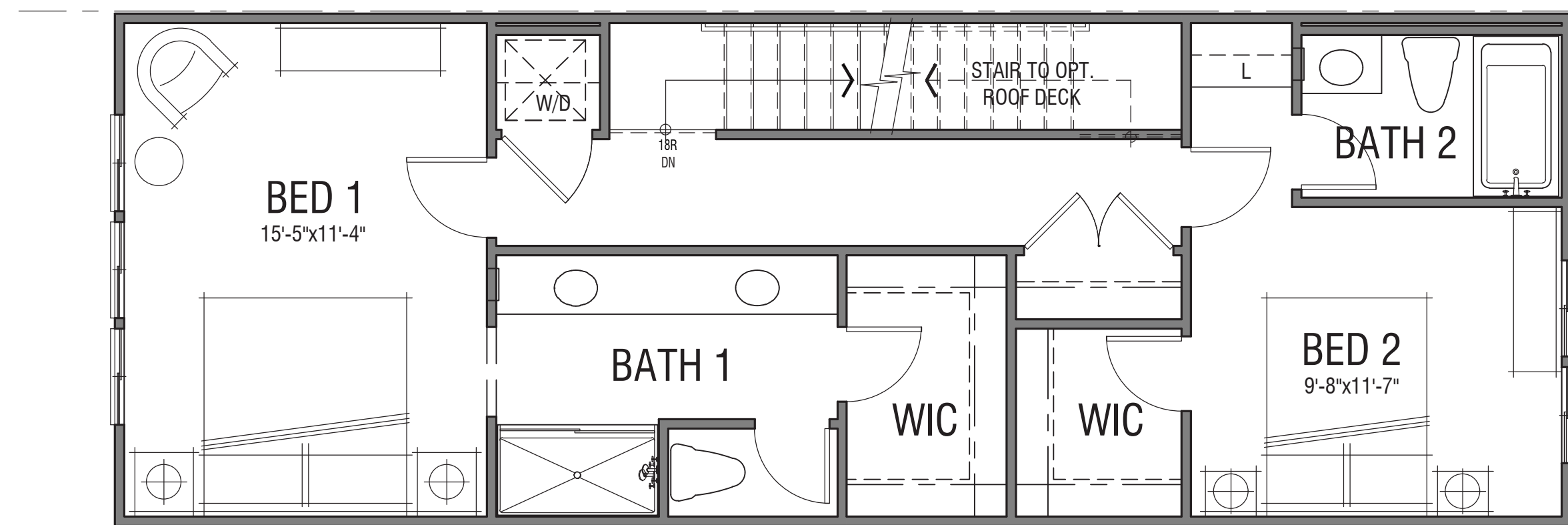
LEVEL 2

**UNIT C**

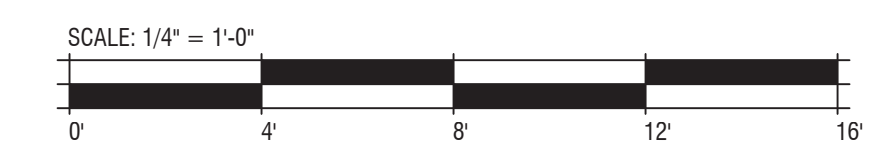
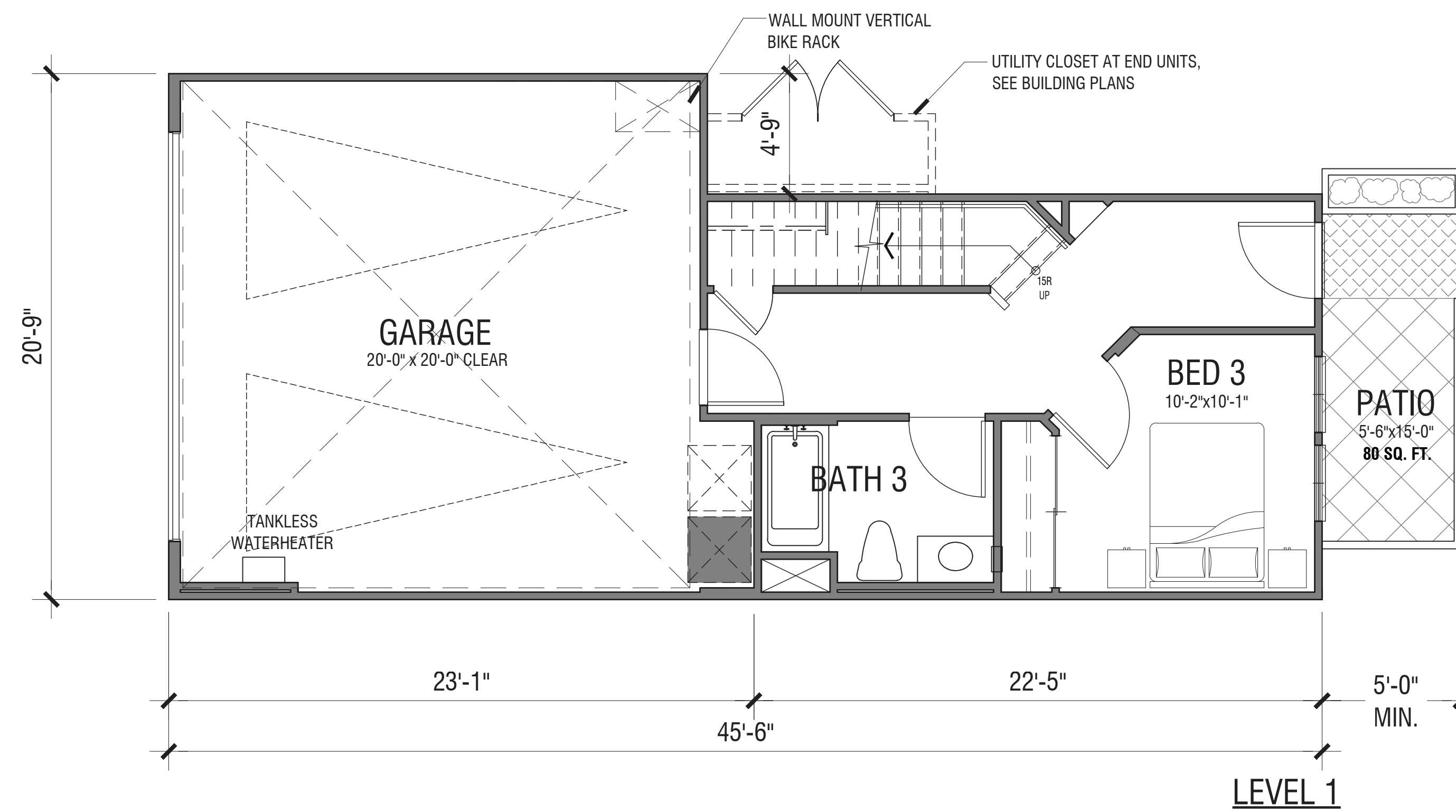
3 Bedrooms + 2.5 Bath + Office

Unit Floor Area	1,645 S.F.
Level 1	375 S.F.
Level 2	605 S.F.
Level 3	665 S.F.

Private Open Space	155 S.F.
Patio	80 S.F.
Deck	75 S.F.
Req'd Open Space	150 S.F.



LEVEL 3



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El Monte, California

UNIT PLANS - UNIT C

A42

SCHEMATIC DESIGN



**CONCEPTUAL RENDERING - TOWNHOUSE**  
TYPICAL TOWNHOUSE BLD'G WITH  
ATTACHED 2-STORY UNIT AT SOUTH END.  
(FACING EXISTING RESIDENTIAL HOMES)

## 11640 - 11730 Valley Boulevard

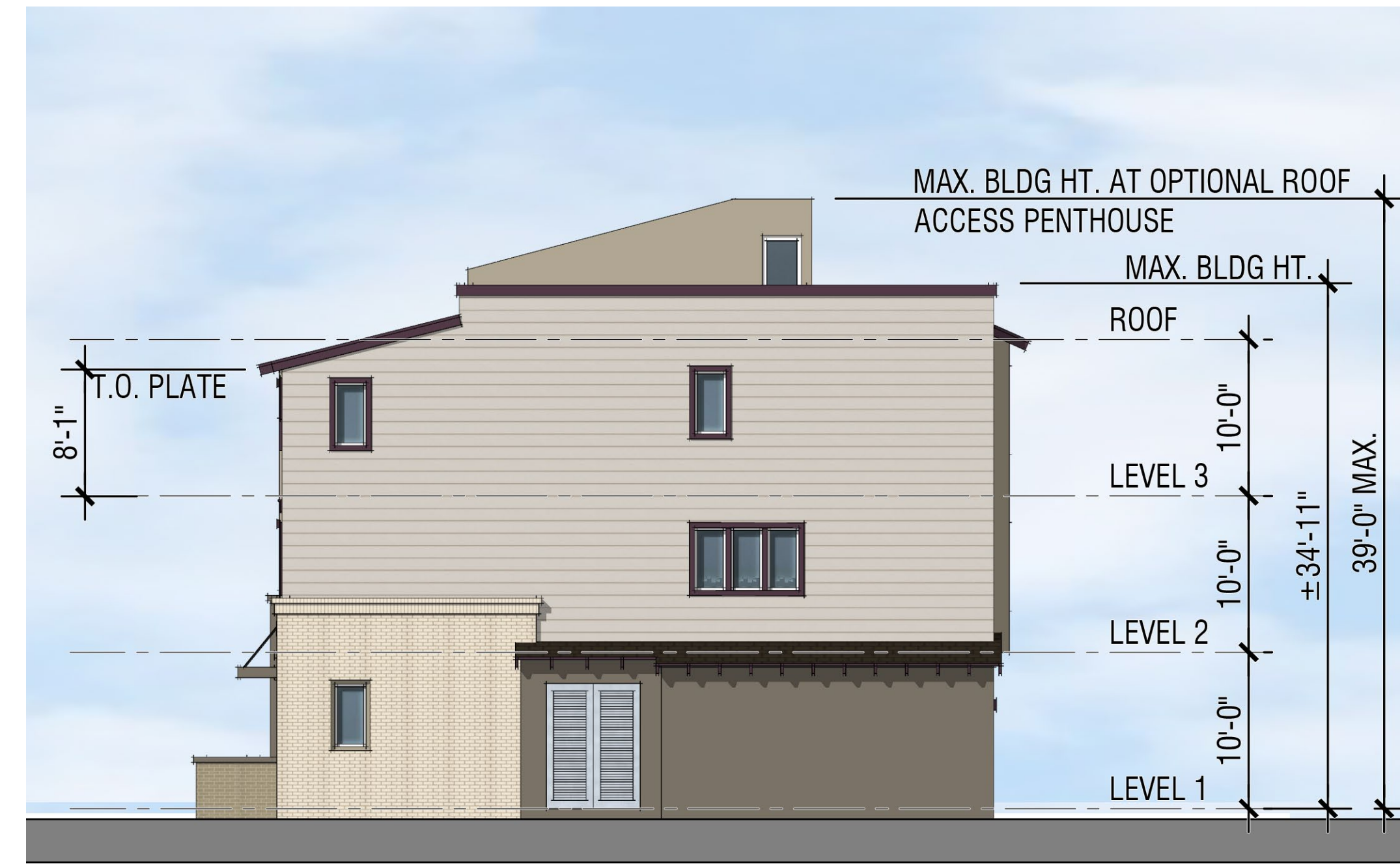
El Monte, California

BUILDING TYPE D **A43**

**SCHEMATIC DESIGN**



REAR ELEVATION



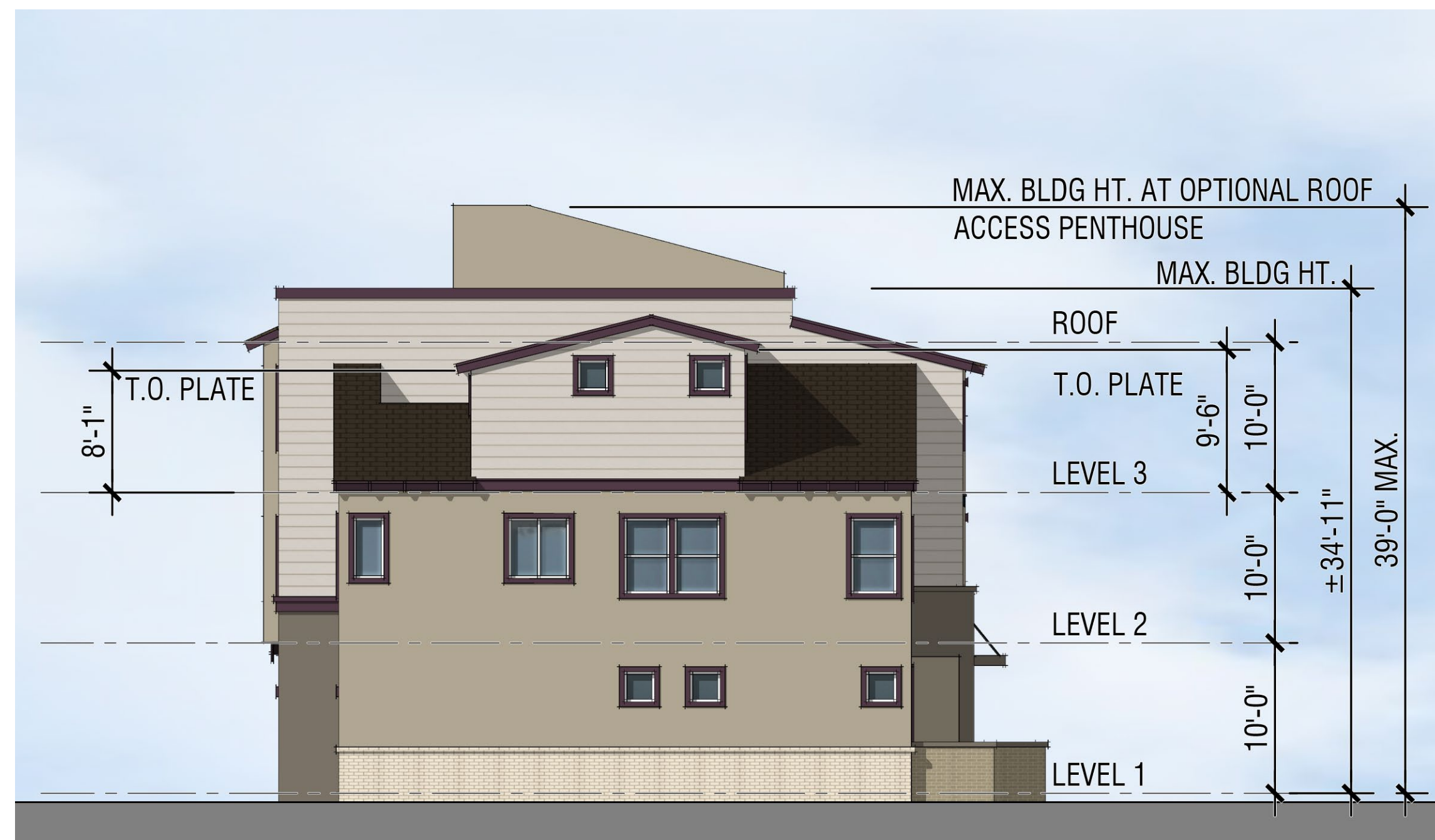
RIGHT ELEVATION

**EXTERIOR FINISHES**

1. Brick Veneer
2. Brick Trim
3. Exterior Cement Plaster Finish
4. Exterior Cement Plaster Trim
5. Painted Metal Awning
6. Painted Metal Guardrail
7. Concrete Tile Roofing
8. Fibercement Lap Siding, Painted
9. Vinyl Windows

**Notes:**

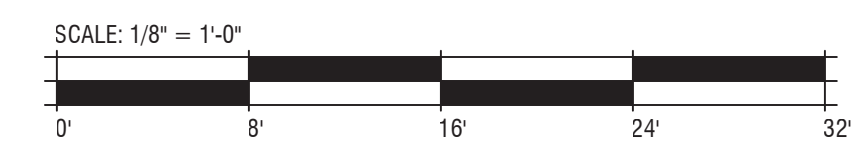
- See Color and Material Sheets for color selections.
- Windows and doors shall be recessed 1.5" to 2" typical, per El Monte Comprehensive Design Guidelines 4.1.K.7



LEFT ELEVATION



FRONT ELEVATION



Note: See Color and Material Sheets for color selections.

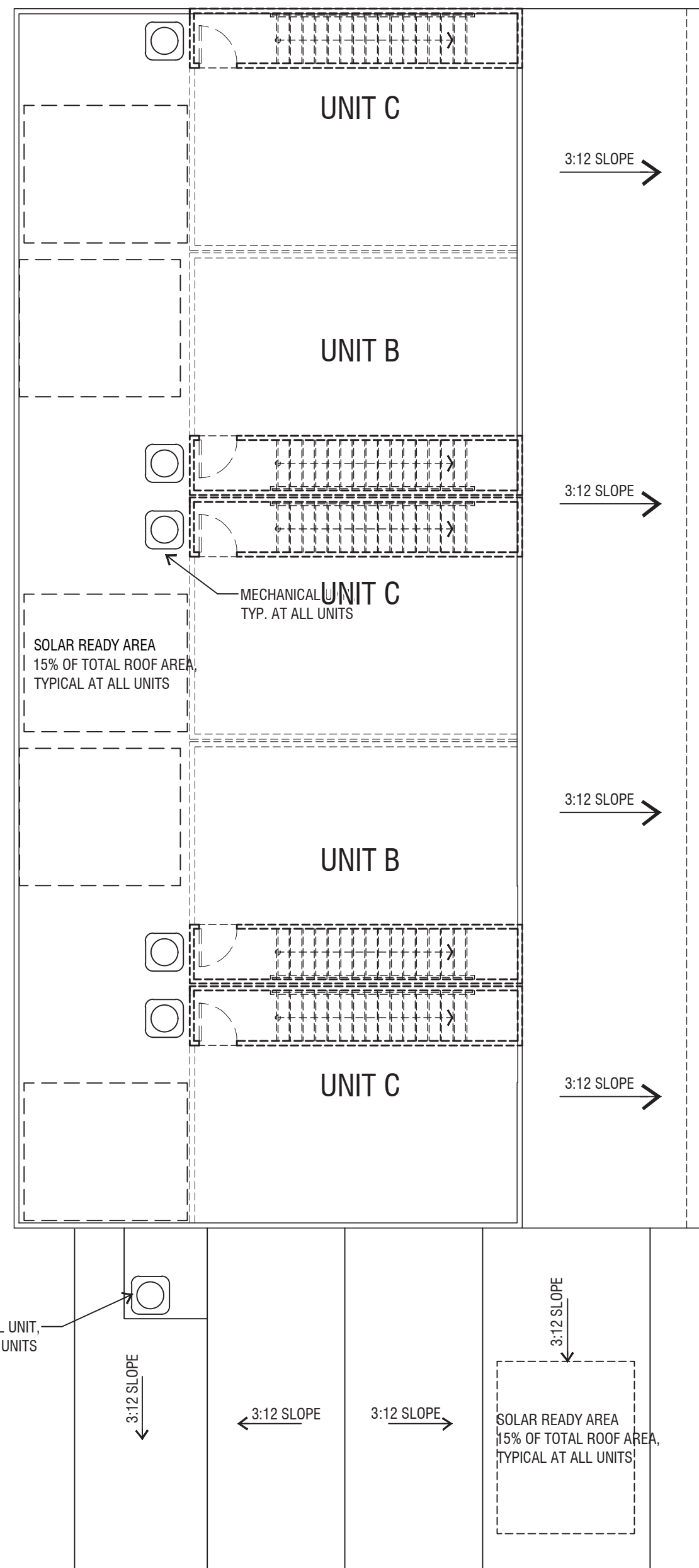
**11640 - 11730 Valley Boulevard**

El Monte, California

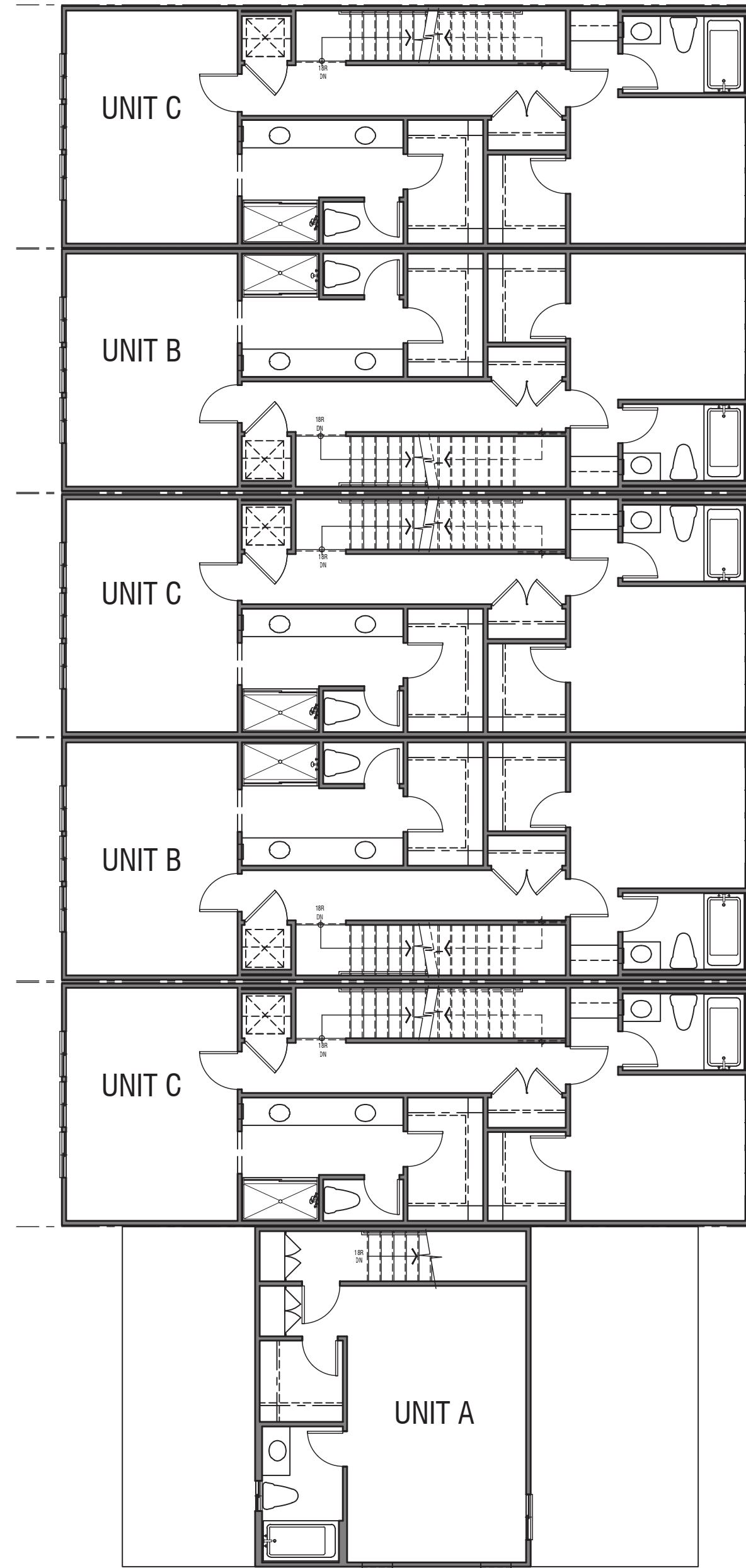
BUILDING TYPE D

**A44**

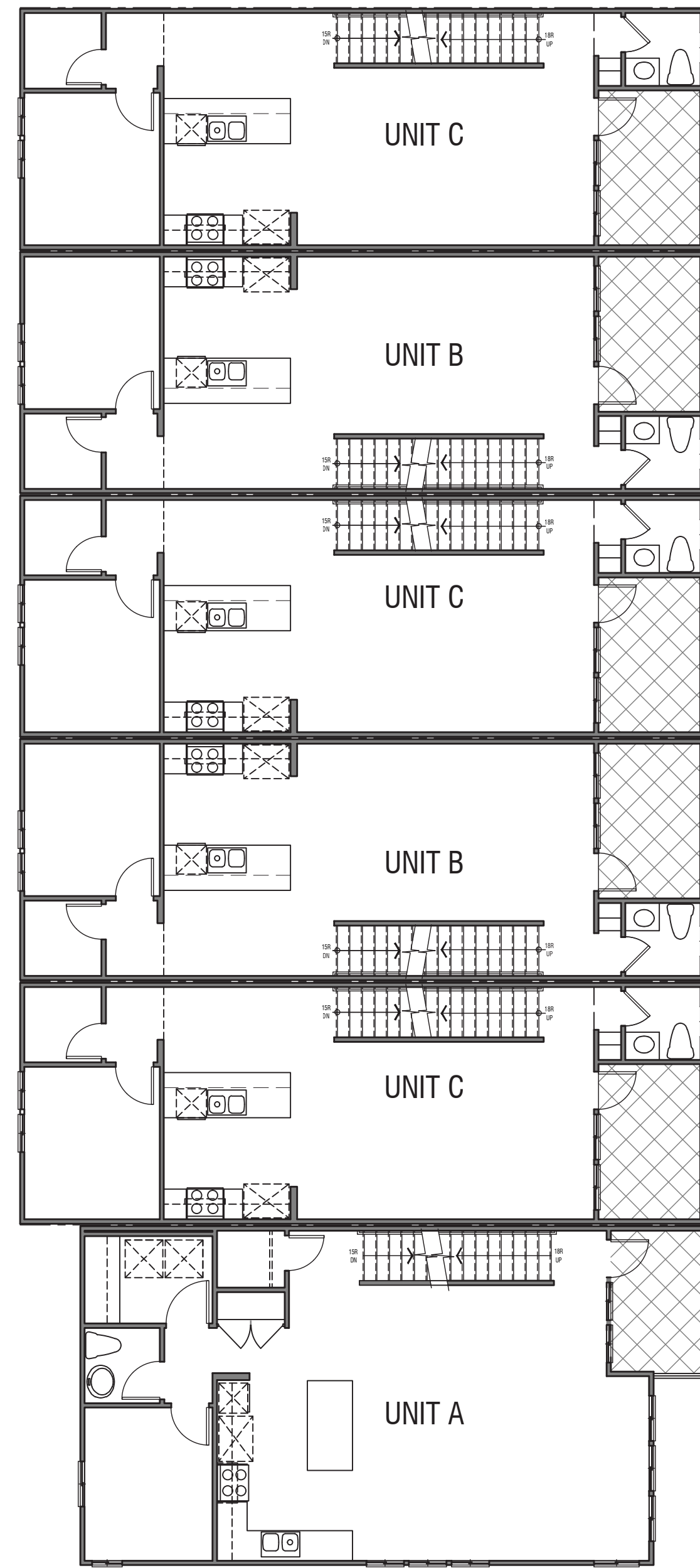
SCHEMATIC DESIGN



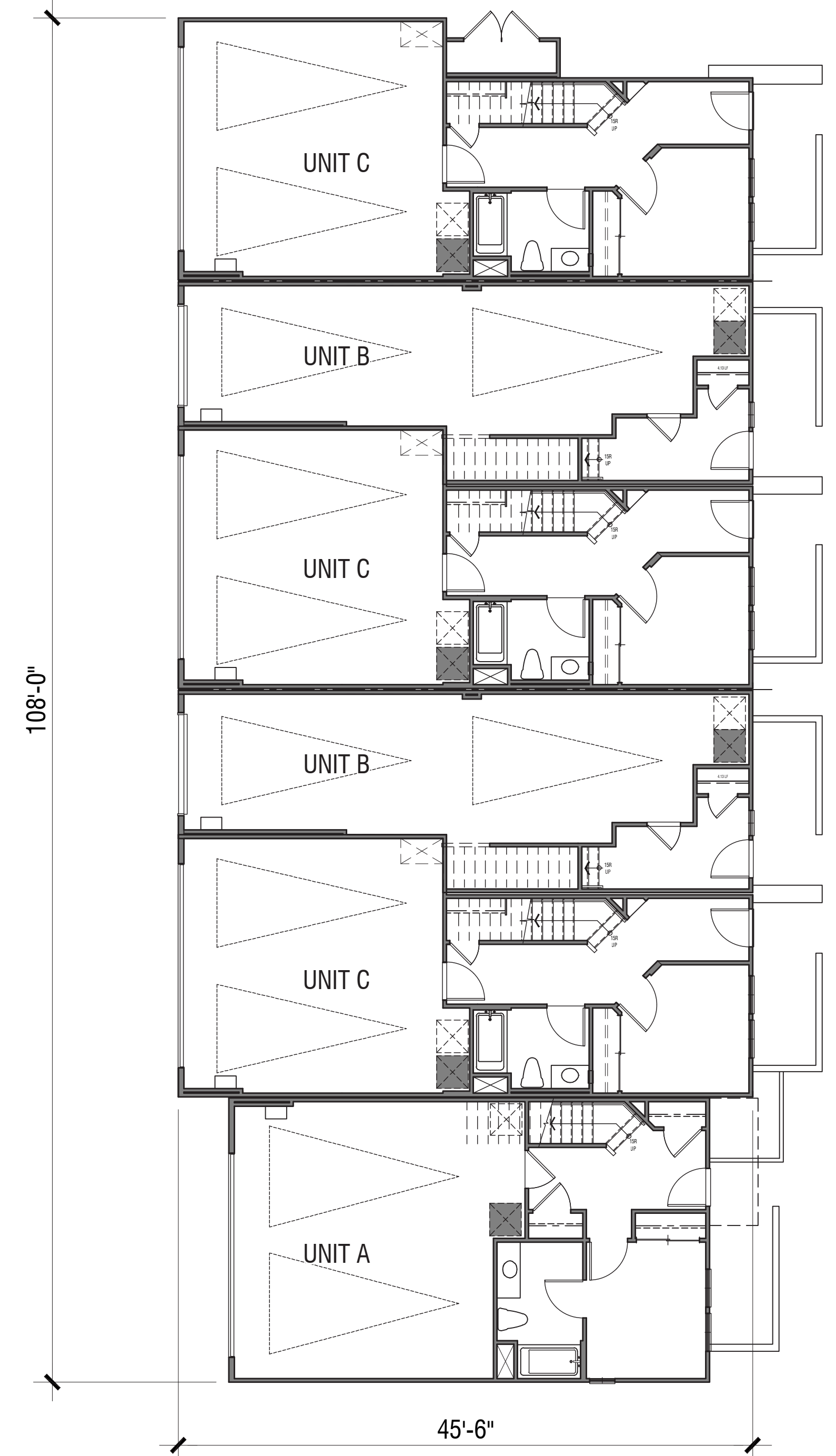
**ROOF**



**LEVEL 3**



**LEVEL 2**



**LEVEL 1**

**BUILDING CODE NOTES**

Construction Type

V-B with Full NFPA 13 Sprinkler System

Occupancy Classifications (CBC 302)

Living Area R-2  
Garage U

Allowable Height (with VA Full NFPA 13 Sprinkler)

(CBC Table 504.3, 504.4)

R-2 4 Floors Max/60 Feet  
U 3 Floors Max/70 Feet

Fire Separation Between Occupancies (CBC 508)

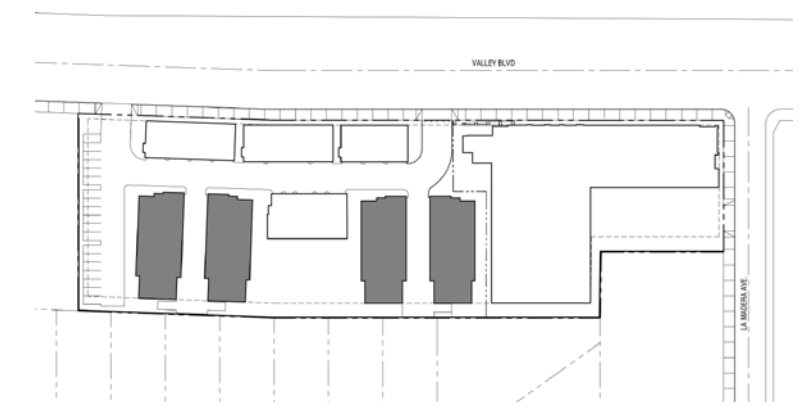
Between U and R-2 1-hour

See Sheets A41, A42, and A46 for Unit Plans

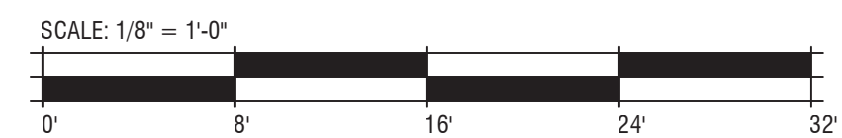
**BUILDING TYPE D**

Total Units 6 Units

Unit A 1 Units  
Unit B 3 Units  
Unit C 2 Units



KEY PLAN



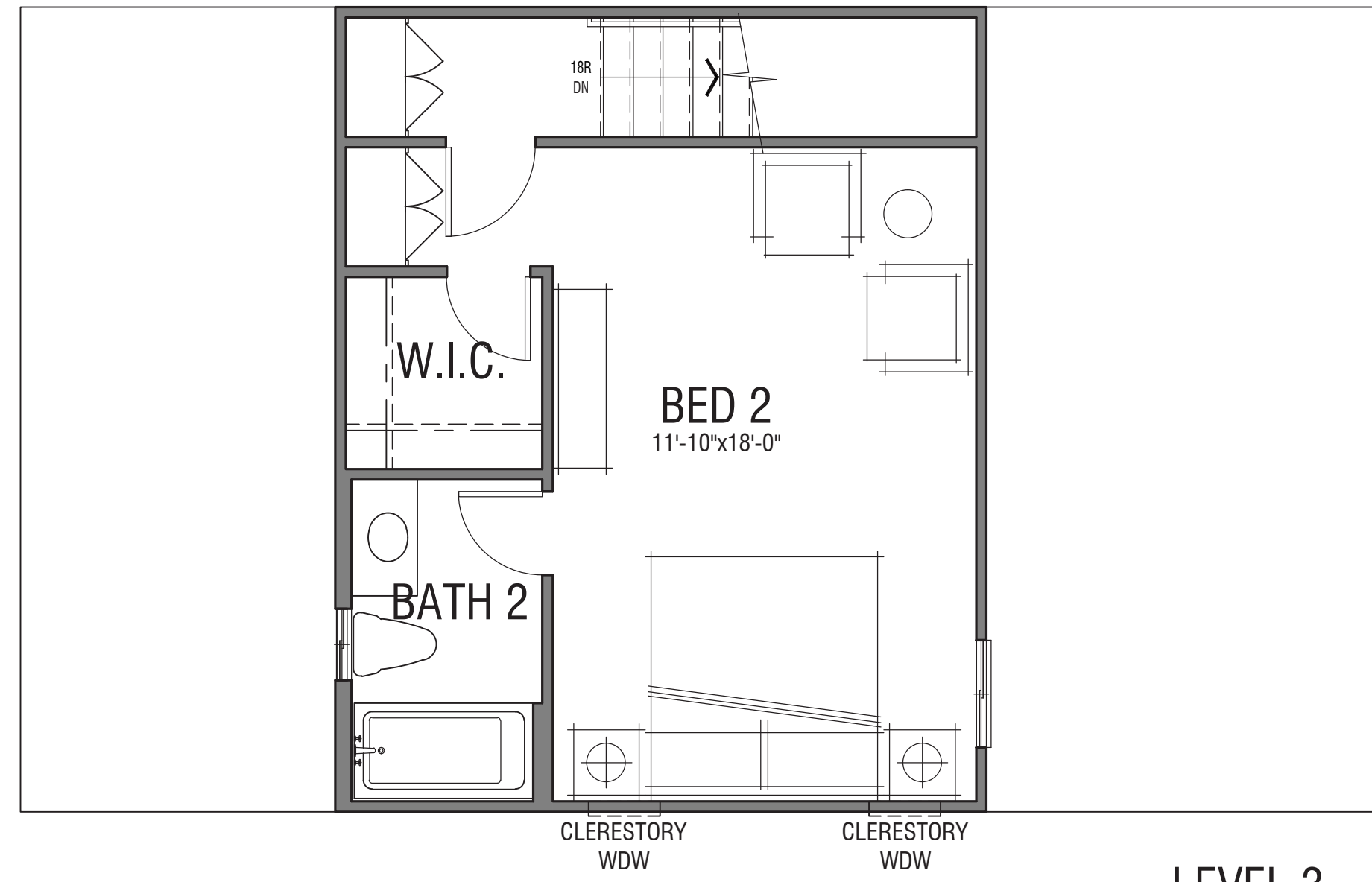
**11640 - 11730 Valley Boulevard**

El Monte, California

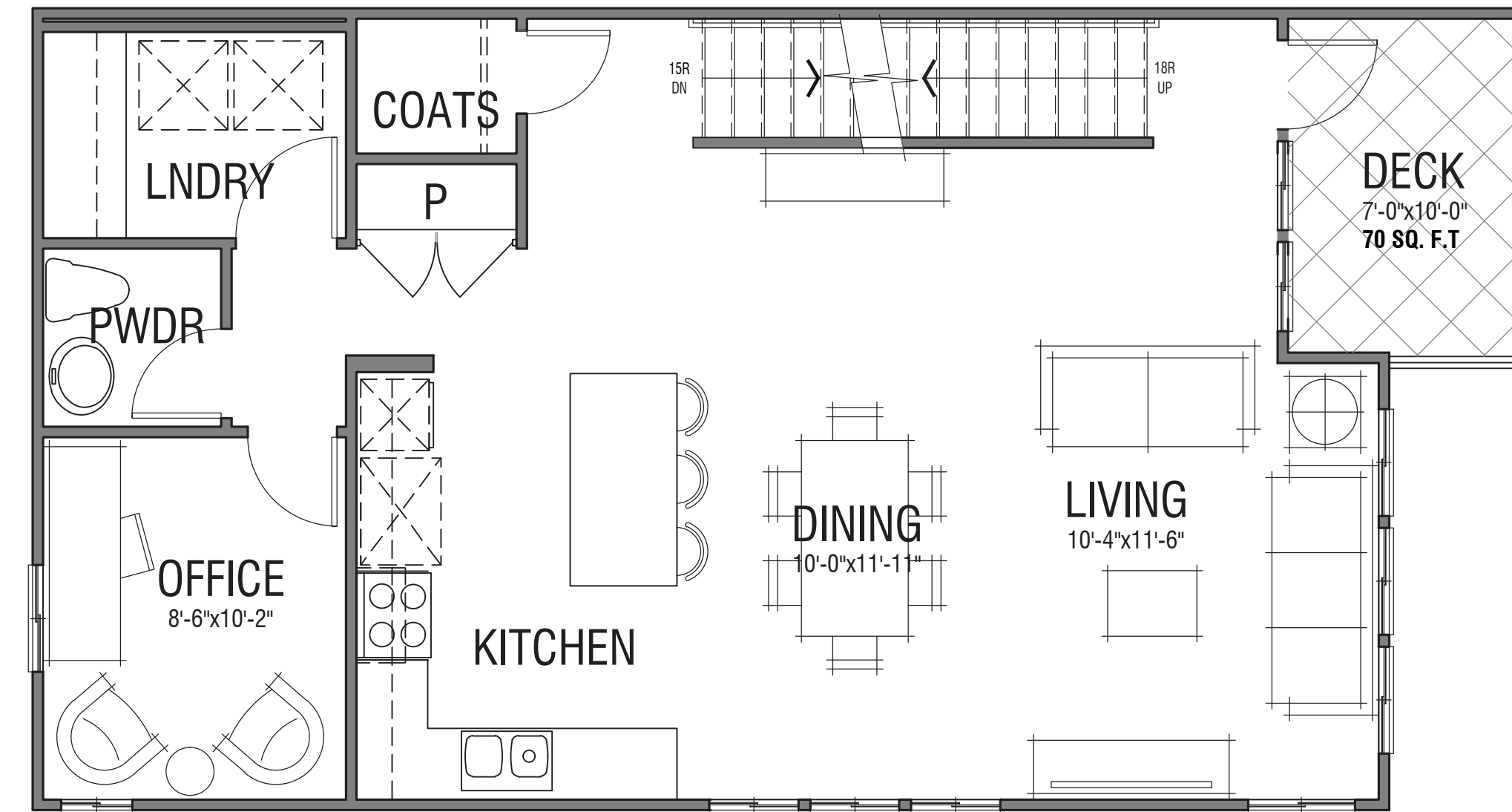
BUILDING TYPE D **A45**

**SCHEMATIC DESIGN**

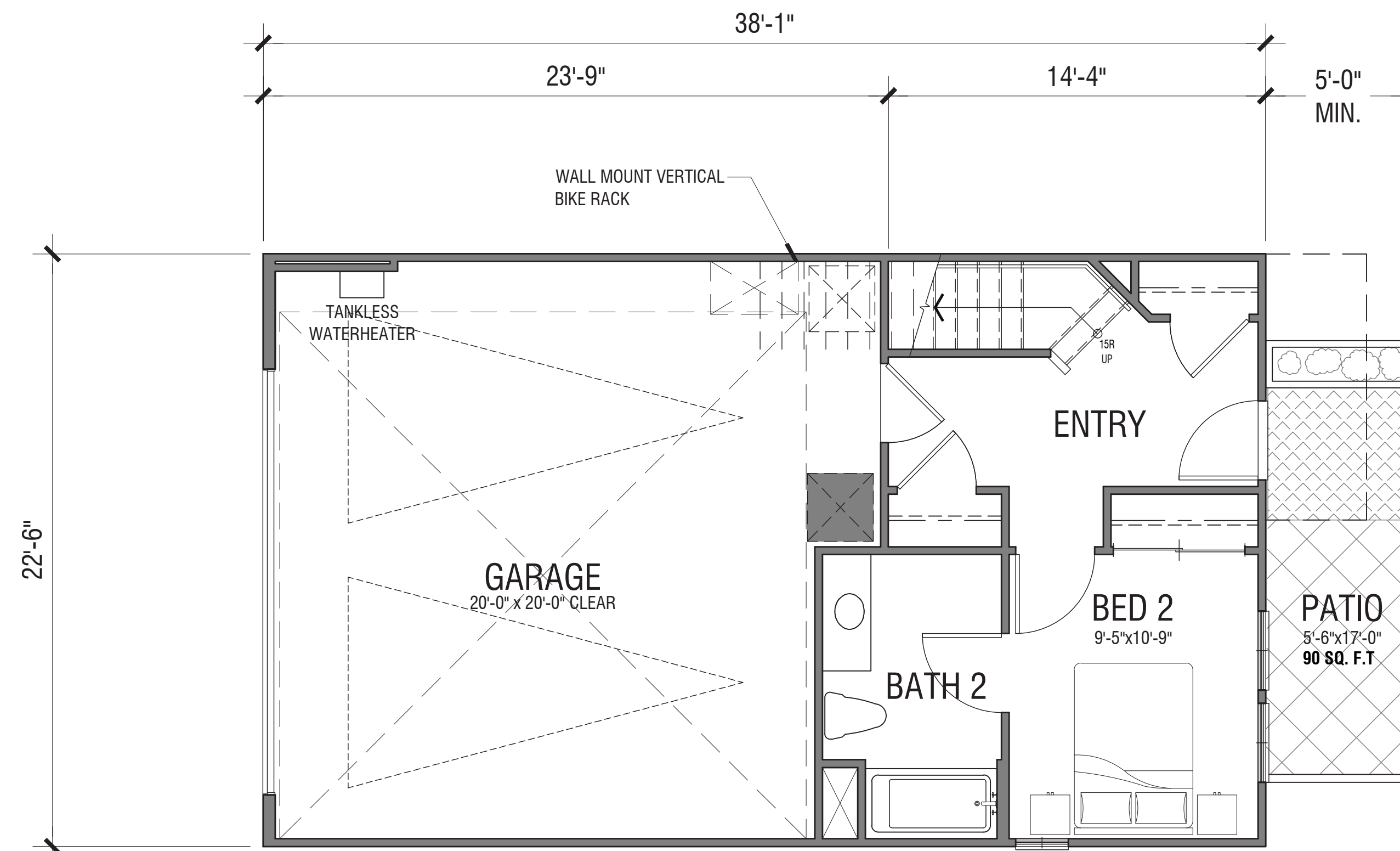




**LEVEL 3**



**LEVEL 2**



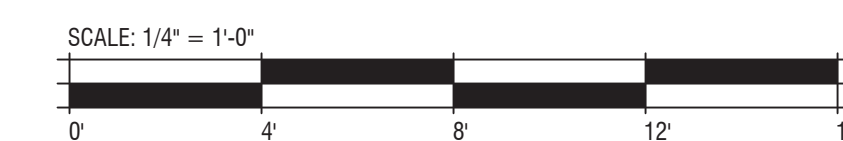
**LEVEL 1**

**UNIT A**

2 Bedrooms + 2.5 Bath + Office

Unit Floor Area	1,510 S.F.
Level 1	355 S.F.
Level 2	785 S.F.
Level 3	370 S.F.

Private Open Space	160 S.F.
Patio	90 S.F.
Deck	70 S.F.
Req'd Open Space	150 S.F.

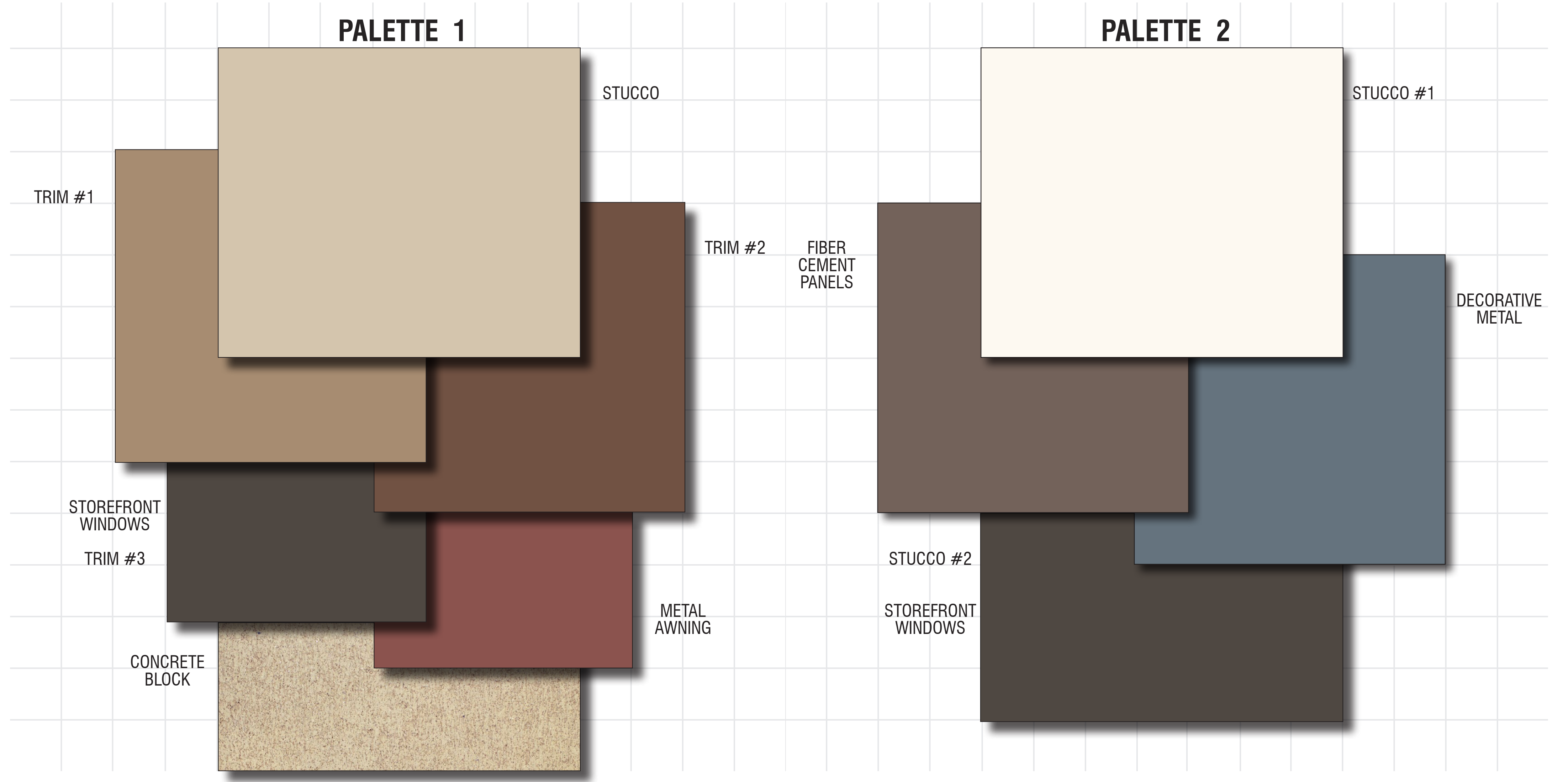
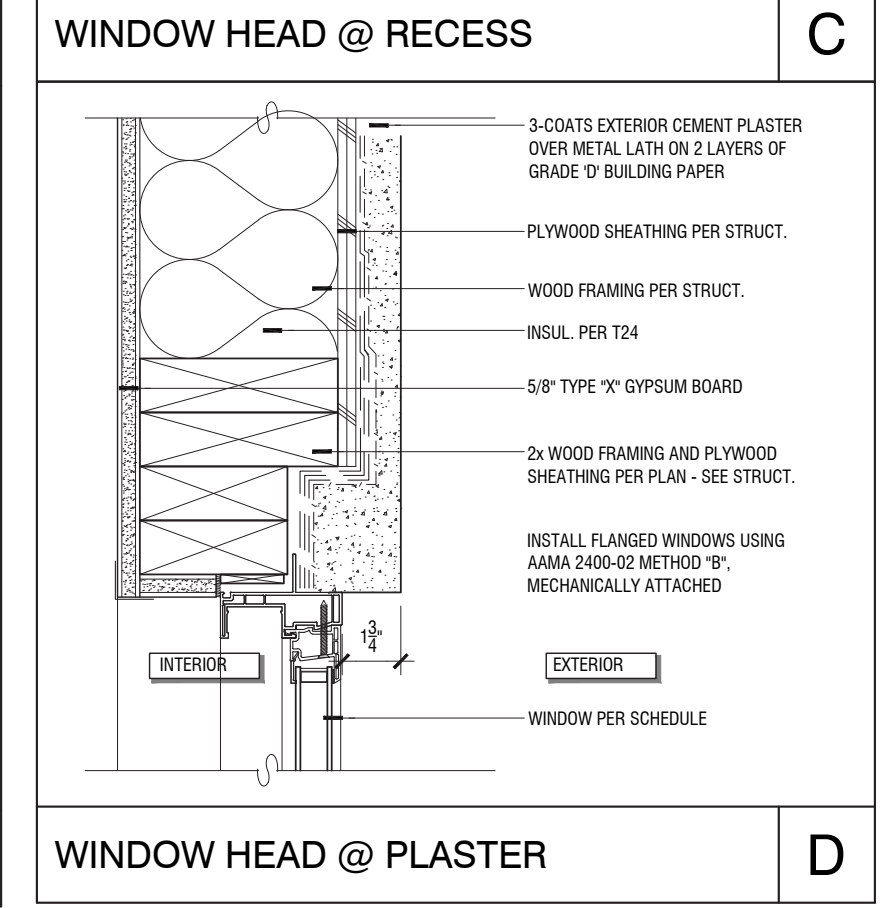
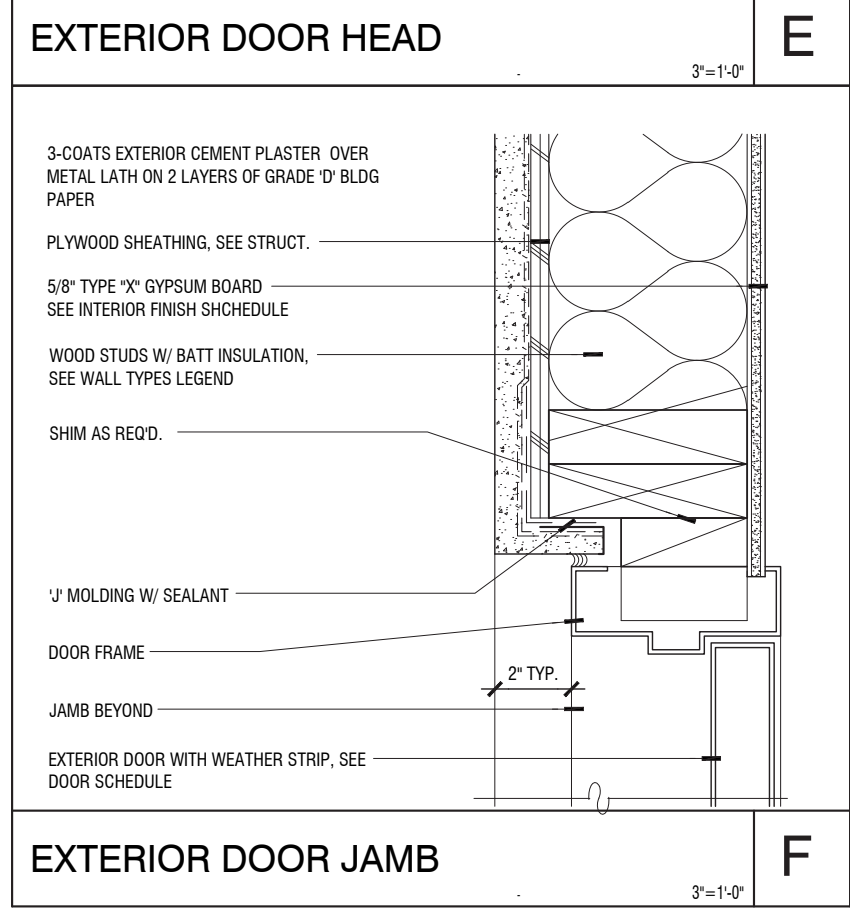
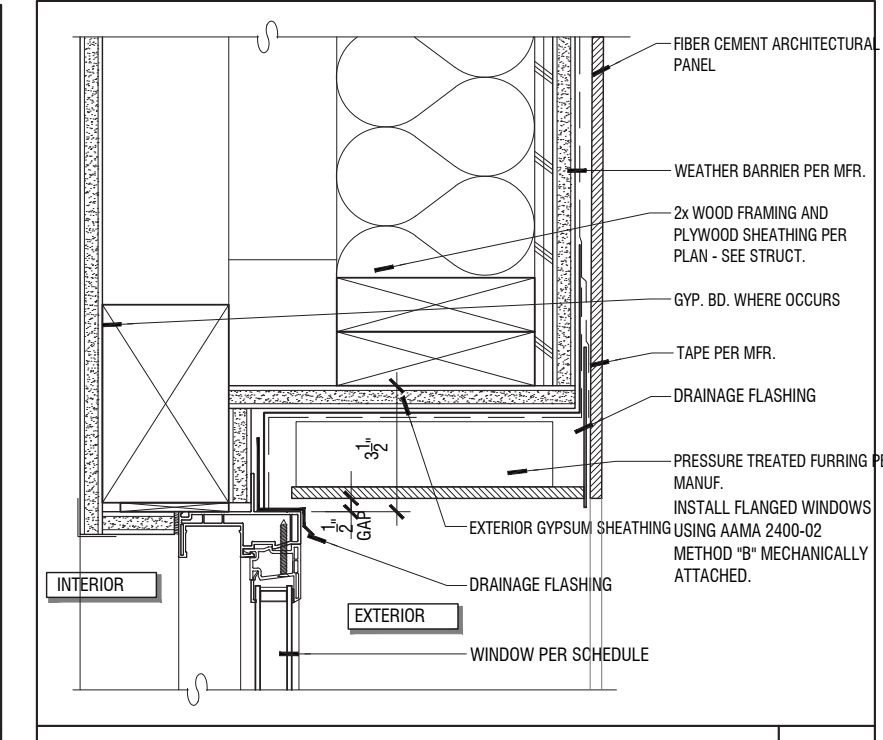
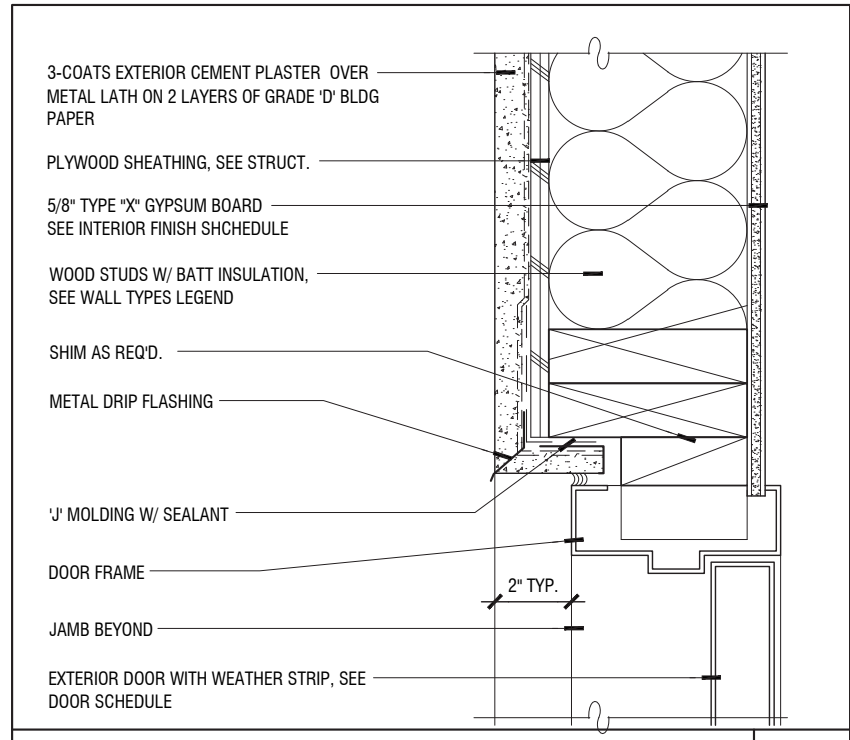
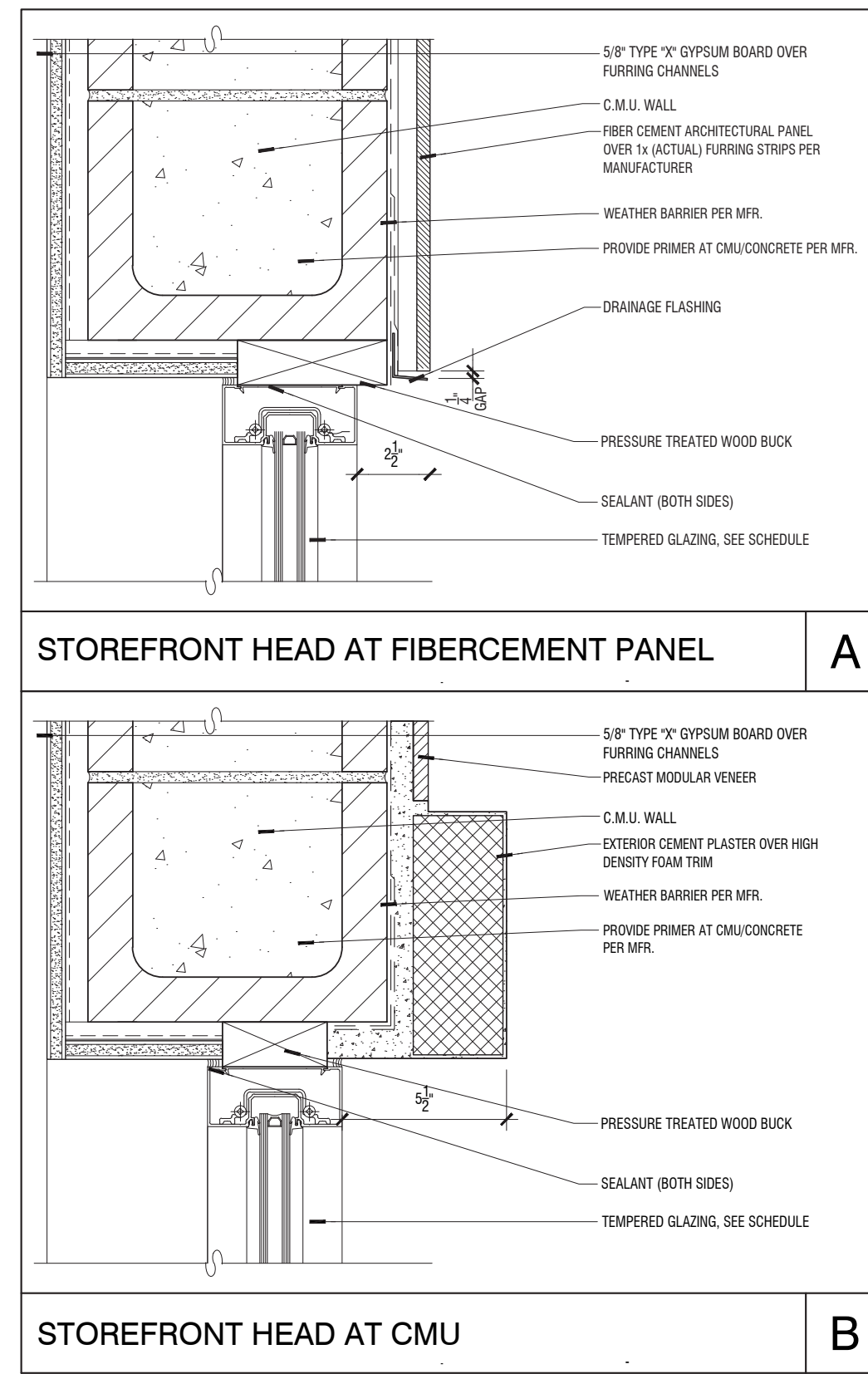


**11640 - 11730 Valley Boulevard**

El Monte, California

UNIT PLANS - UNIT A **A46**

**SCHEMATIC DESIGN**



PALETTE 1

PALETTE 2

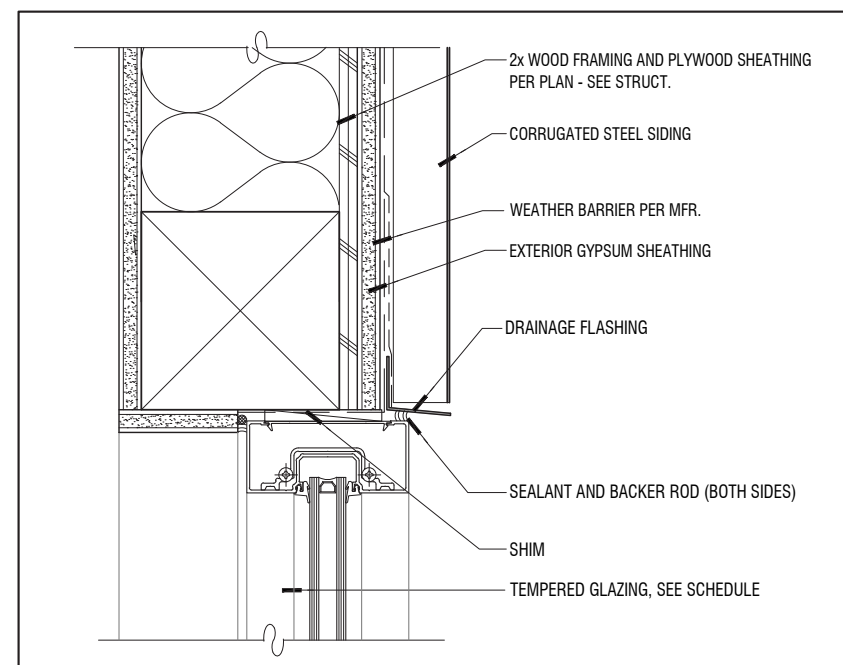
11640 - 11730 Valley Boulevard COLORS AND MATERIALS - PODIUM BUILDING

A47

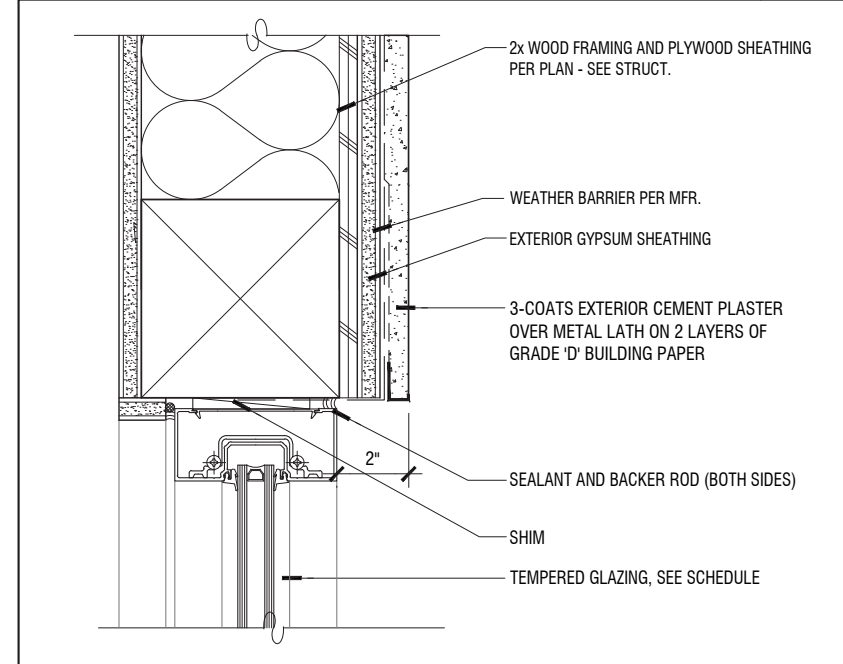
El Monte, California

SCHEMATIC DESIGN

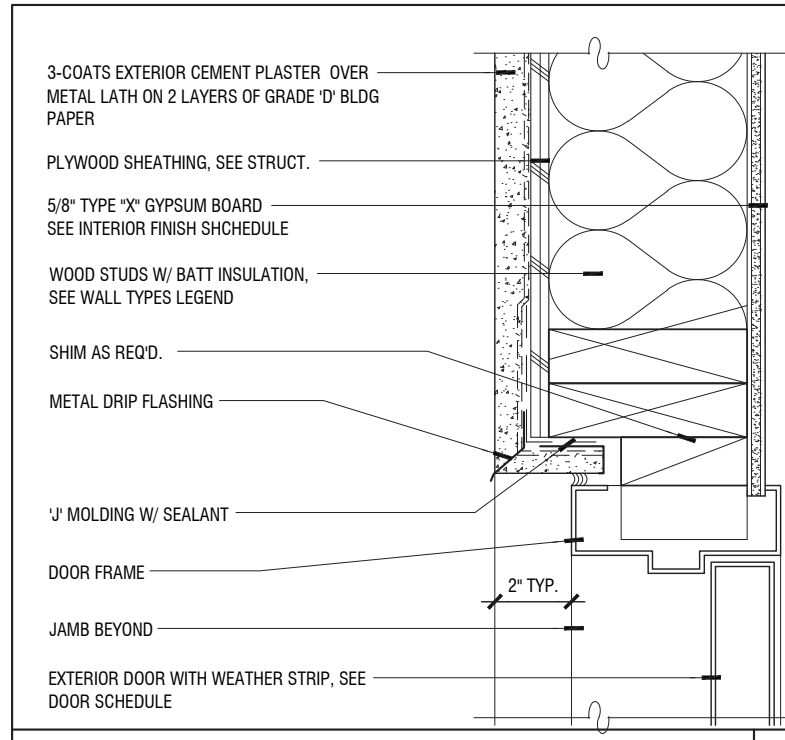
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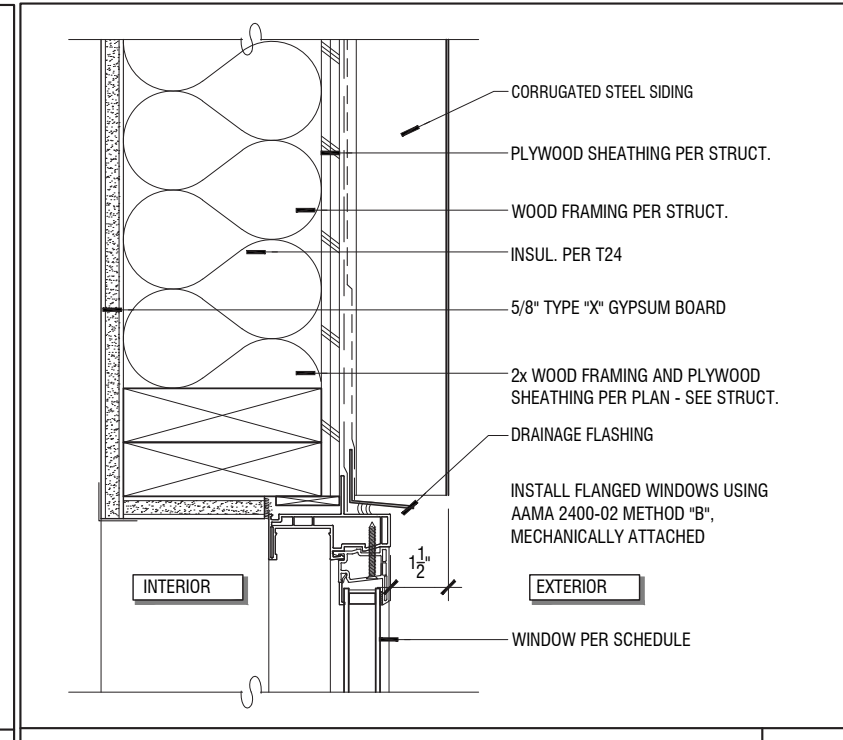
STOREFRONT HEAD @ METAL A



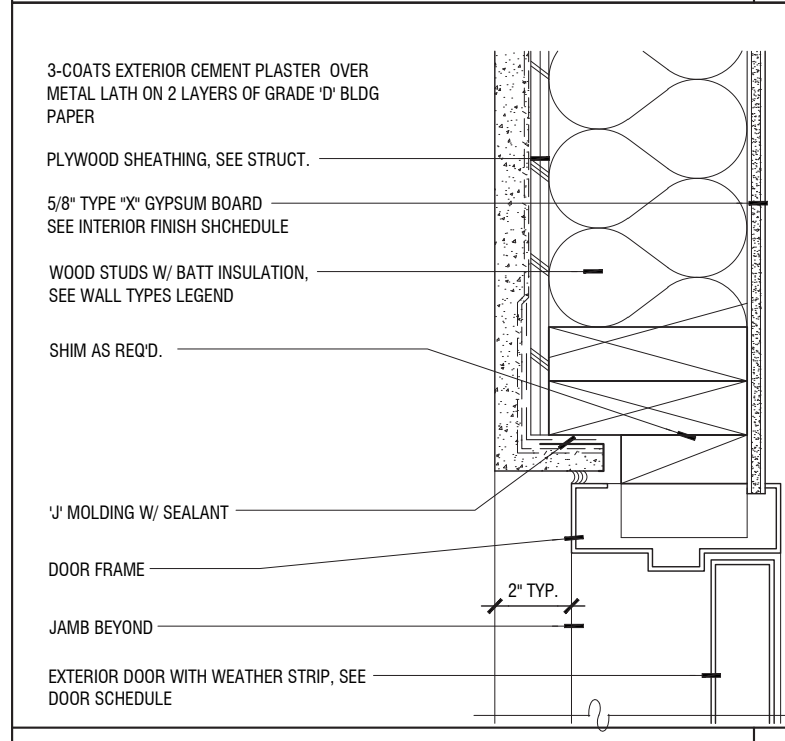
STOREFRONT HEAD @ PLASTER B



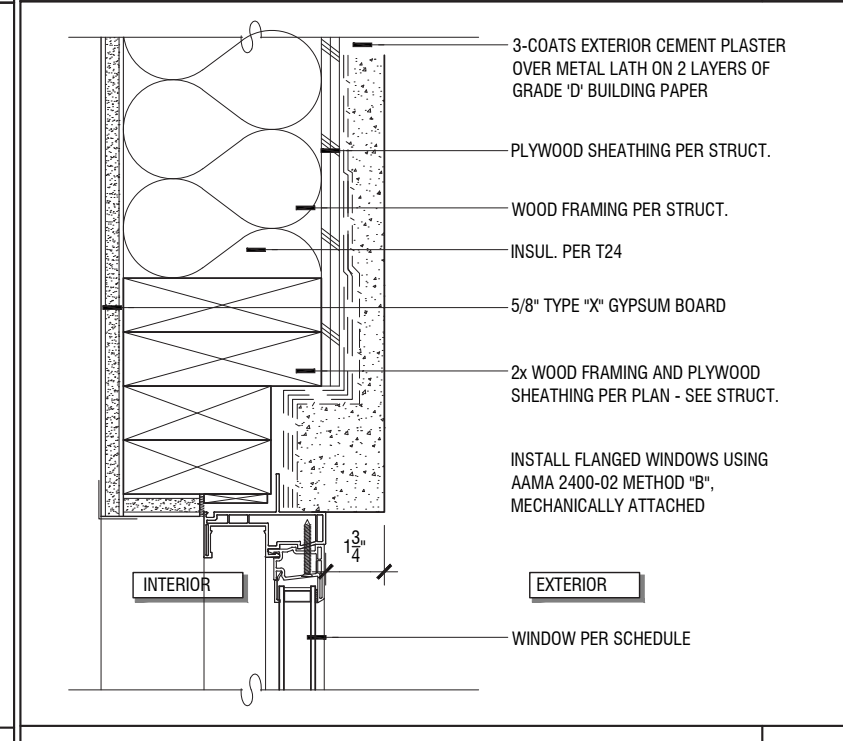
EXTERIOR DOOR HEAD E



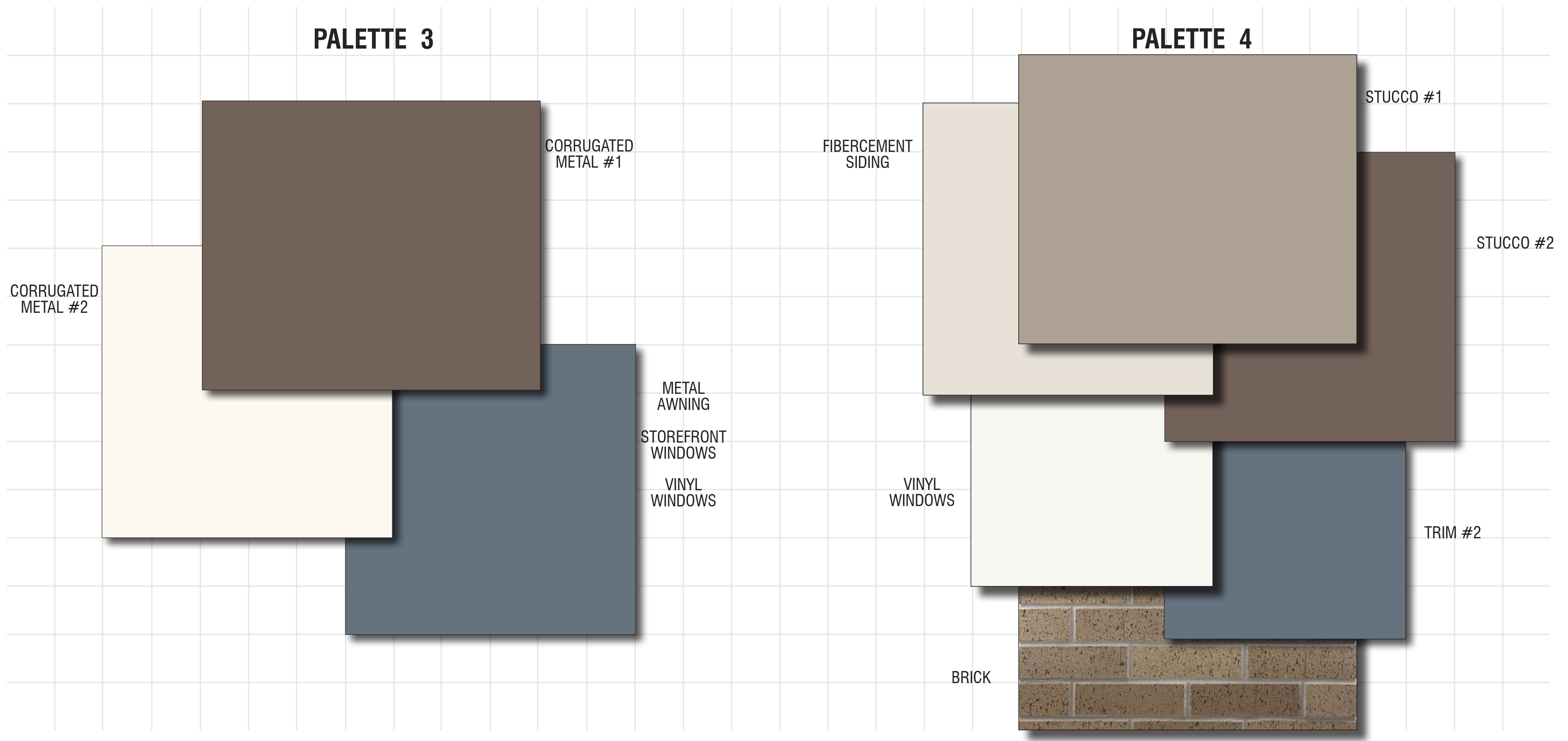
WINDOW HEAD @ METAL C



EXTERIOR DOOR JAMB F



WINDOW HEAD @ PLASTER D

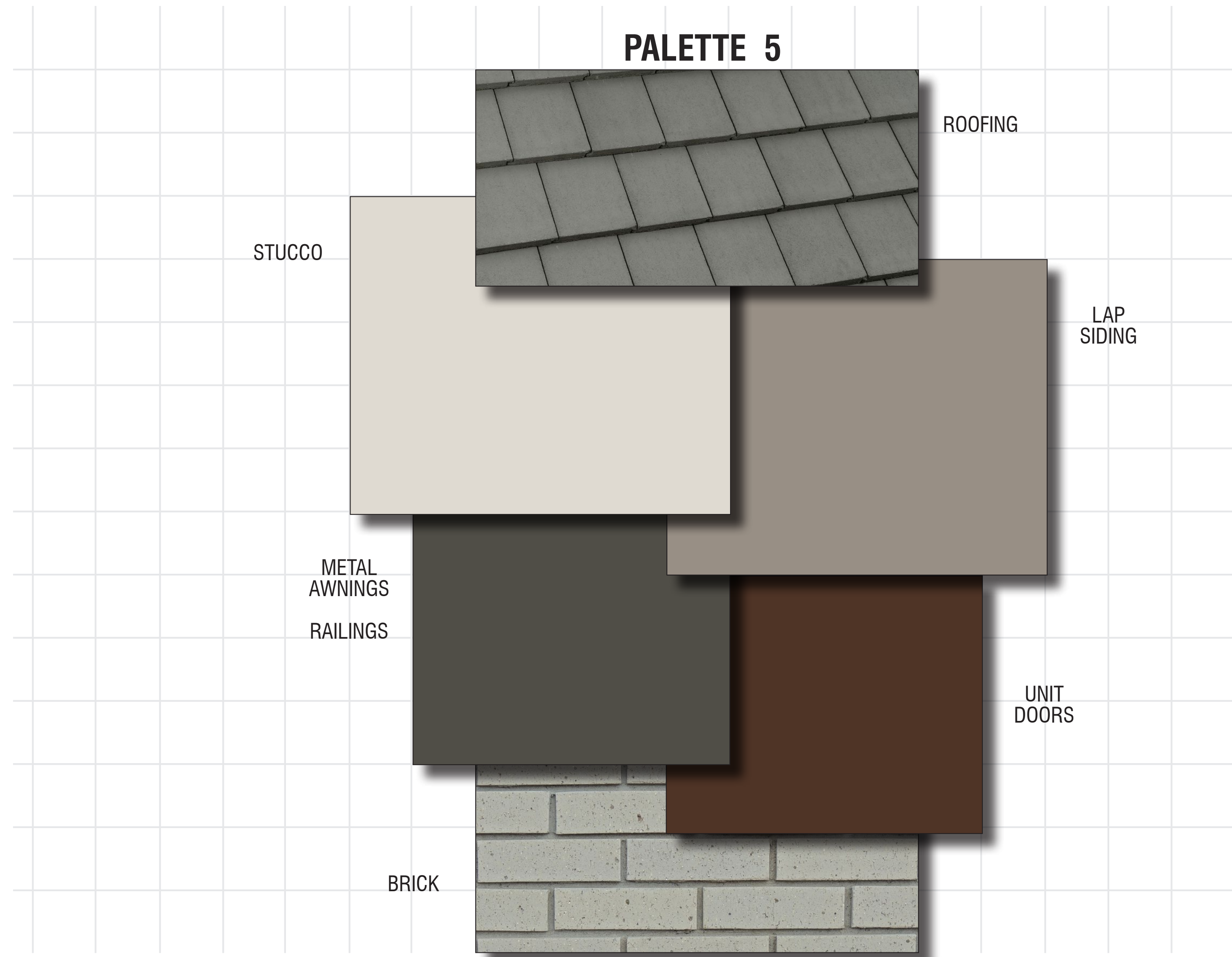
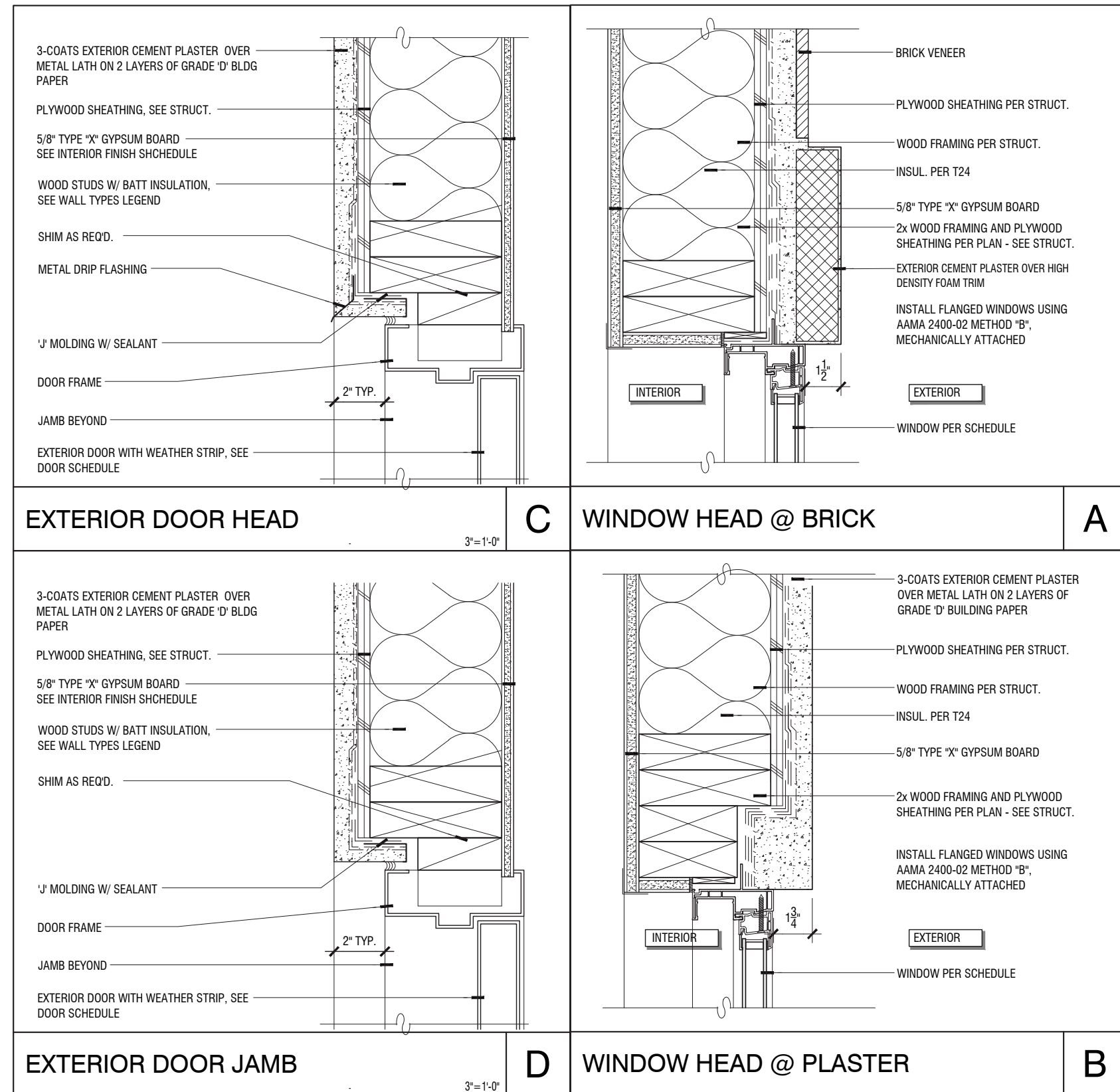


11640 - 11730 Valley Boulevard  
El Monte, California

COLORS AND MATERIALS  
STREET-FACING TOWNHOMES A48



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**11640 - 11730 Valley Boulevard**

**COLORS AND MATERIALS - TOWNHOMES**

**A49**

**El Monte, California**

**SCHEMATIC DESIGN**



**PROJECT DESCRIPTION:**  
TO CONSOLIDATE 6 LOTS INTO 2 LOTS, PROPOSED APARTMENT  
IN LOT 1 AND CONDOMINIUM IN LOT 2.

EXISTING ZONING: MIXED/MULTIUSE ZONE (MMU)  
PROPOSED ZONING: MIXED/MULTIUSE ZONE (MMU)

EXISTING LAND USE: OFFICE, CARPORT AND PARKING  
PERMITTED USE: COMMERCIAL, DWELLING, MULTI-FAMILY  
PROPOSED LAND USE: DWELLING UNITS, PLAZA, RESIDENT  
AMNETIES

**EXISTING LOT AREA:**  
LOT 1: 9,978.45 SQ. FT. (0.229 AC)  
LOT 2: 51,637.26 SQ. FT. (1.185 AC)  
LOT 3: 20,996.17 SQ. FT. (0.482 AC)  
LOT 4: 16,360.48 SQ. FT. (0.376 AC)  
LOT 5: 14,190.64 SQ. FT. (0.326 AC)  
LOT 6: 8,974.39 SQ. FT. (0.206 AC)

**TOTAL AREA:** 122,137.39 SQ. FT. (2.804 AC)

**PROPOSED LOT AREA:**  
LOT 1: 41,364.07 SQ. FT. (0.949 AC)  
(AFTER DEDICATION)

LOT 2: 80,108.31 SQ. FT. (1.839 AC)

**TOTAL AREA:** 121,472.38 SQ. FT. (2.788 AC)

- EASEMENT NOTES:**
- 1) EXISTING SCE EASEMENT, RECORDED IN BOOK 50119 PAGE 314 OF OFFICIAL RECORDS.
  - 2) EXISTING SCE EASEMENT, RECORDED IN BOOK 26031 PAGE 19 OF OFFICIAL RECORDS.
  - 3) EXISTING SOUTHERN CALIFORNIA TELEPHONE COMPANY EASEMENT, RECORDED IN BOOK 24401 PAGE 111 OF OFFICIAL RECORDS.
  - 4) EXISTING SCE EASEMENT, RECORDED IN BOOK 18047 PAGE 325 OF OFFICIAL RECORDS.
  - 5) EXISTING SCE EASEMENT, RECORDED IN BOOK 24500 PAGE 378 OF OFFICIAL RECORDS.

- EXISTING TREE NOTES (REMOVED):**
- 1) PLATANUS ACERIFOLIA 'BLOODGOOD'-LONDON PLANE 1" DIA.

- EXISTING TREE NOTES (REMAIN):**
- 2) PLATANUS ACERIFOLIA 'BLOODGOOD'-LONDON PLANE 1" DIA.
  - 3) PLATANUS ACERIFOLIA 'BLOODGOOD'-LONDON PLANE 1-1/2" DIA.
  - 4) PLATANUS ACERIFOLIA 'BLOODGOOD'-LONDON PLANE 1-1/4" DIA.
  - 5) PLATANUS ACERIFOLIA 'BLOODGOOD'-LONDON PLANE 1-3/4" DIA.
  - 6) PLATANUS ACERIFOLIA 'BLOODGOOD'-LONDON PLANE 1" DIA.

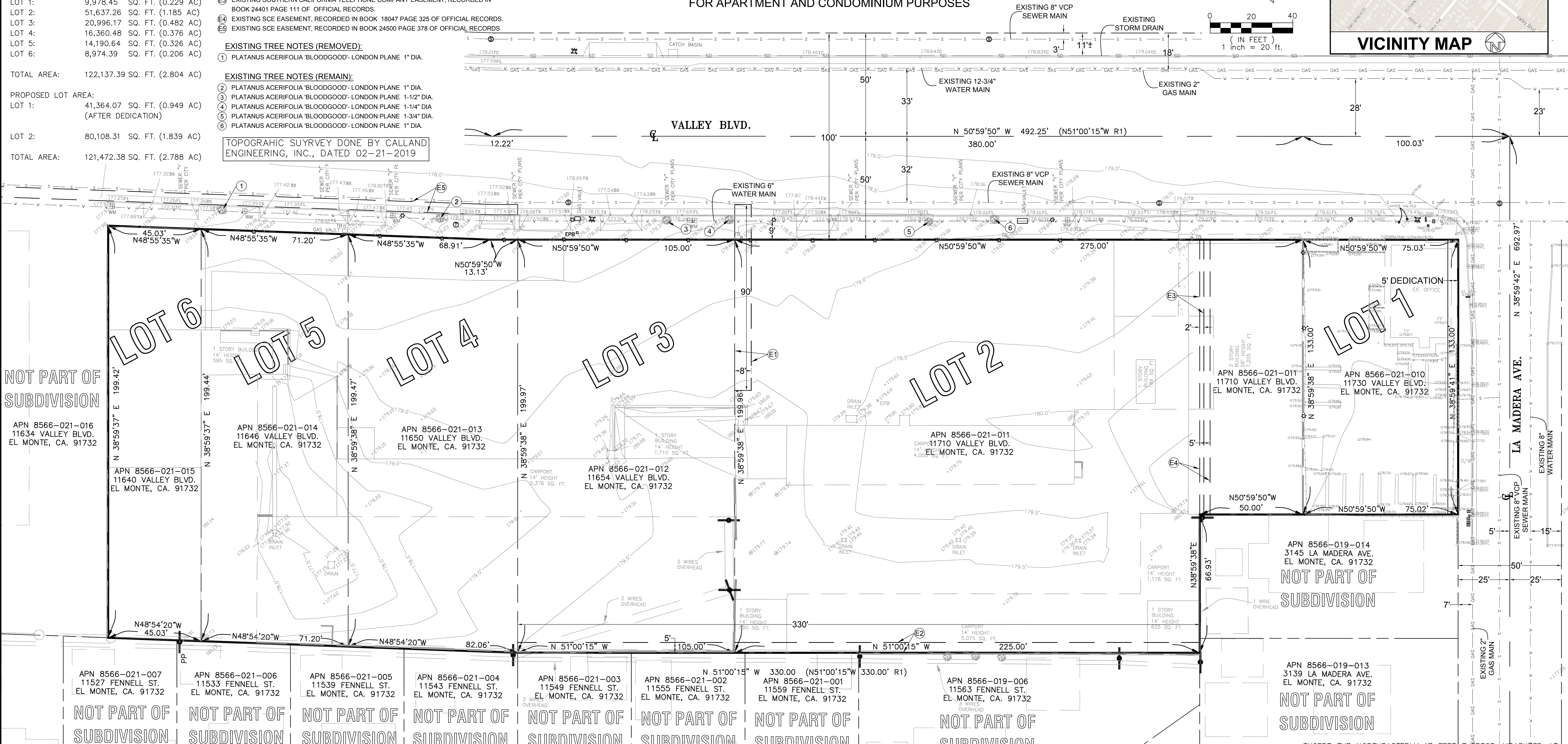
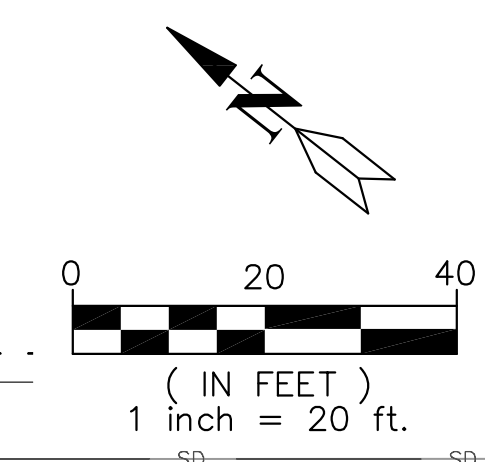
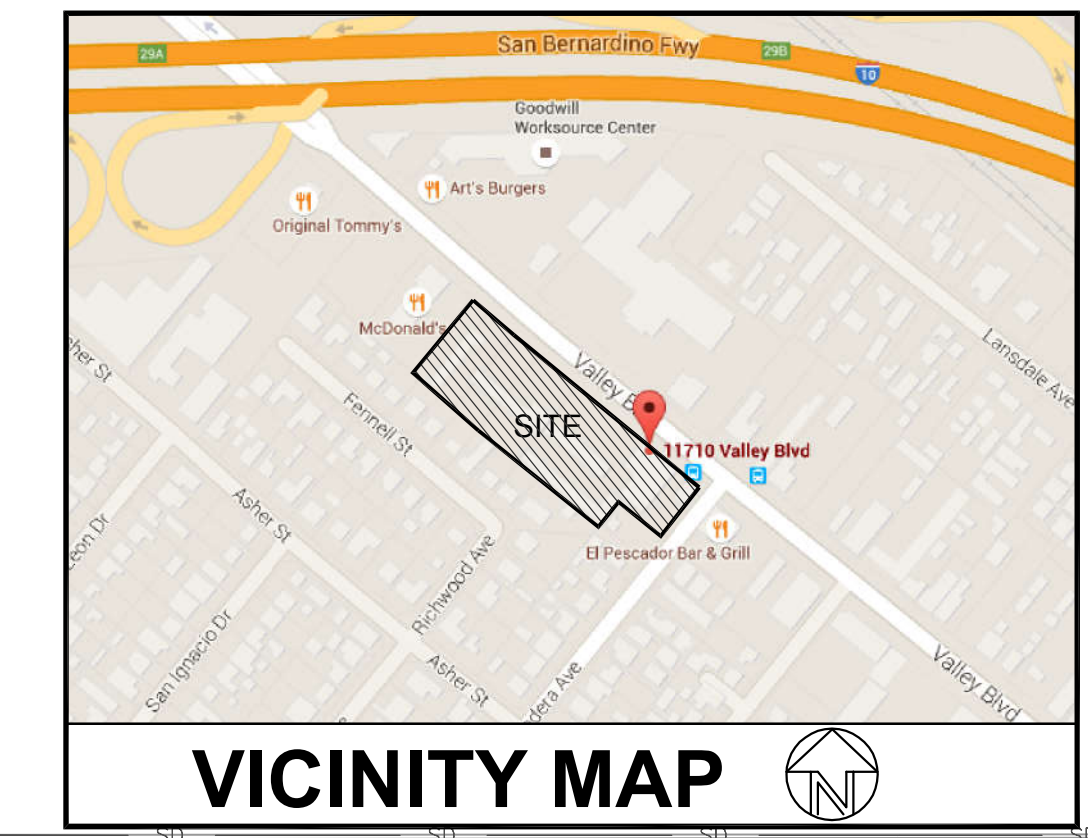
TOPOGRAPHIC SURVEY DONE BY CALLAND  
ENGINEERING, INC., DATED 02-21-2019

# TENTATIVE TRACT MAP NO. 082715

IN THE CITY OF EL MONTE OF COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

APN: 8566-021-010, 011, 012, 013, 014 AND 015

FOR APARTMENT AND CONDOMINIUM PURPOSES



**LEGAL DESCRIPTION:**

**LOT 1:** THE SOUTHEAST 75 FEET OF THE NORTHWEST 125 FEET OF THE NORTHEAST 150 FEET OF LOT 3 OF TRACT NO. 3480, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTHEASTERLY 17 FEET THEREOF AS CONVEYED TO STATE OF CALIFORNIA BY FINAL ORDER OF CONDEMNATION RECORDED IN BOOK 30421 PAGE 169, OFFICIAL RECORDS.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY.

**LOT 2:** THE NORTHEASTERLY 150 FEET OF THE NORTHWESTERLY 50 FEET OF LOT 3 OF TRACT NO. 3480, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTHEASTERLY 17 FEET OF SAID LAND AS CONDEMNED BY FINAL DECREE OF CONDEMNATION IN THE LOS ANGELES COUNTY SUPERIOR COURT, CASE NO. 552051.

AND

THE SOUTHEASTERLY 225 FEET OF THAT PORTION OF LOT 4 OF TRACT NO. 3480, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 4, THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, A DISTANCE OF 217 FEET TO THE NORTHEASTERLY CORNER OF TRACT NO. 12416 RECORDED IN BOOK 285 PAGES 1 AND 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER; THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF SAID TRACT NO. 12416, A DISTANCE OF 330 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 4; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 4 A DISTANCE OF 217 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 4; THENCE SOUTHEASTERLY, ALONG THE NORTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 330 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHEASTERLY 17 FEET OF SAID LAND AS GRANTED TO THE STATE OF CALIFORNIA, IN DEED RECORDED JANUARY 23, 1956 IN BOOK 28697 PAGE 52 OF OFFICIAL RECORDS.

**LOT 3:** THAT PORTION OF LOT 4 OF TRACT NO. 3480 IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF TRACT 12416 AS PER MAP RECORDED IN BOOK 285 PAGE 1 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTH 17 FEET MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID LAND AS DEEDED TO THE STATE OF CALIFORNIA RECORDED OCTOBER 13, 1948 IN BOOK 28482 PAGE 219 OF OFFICIAL RECORDS.

**LOT 4:** THE SOUTHEASTERLY 82 FEET OF THAT PORTION OF LOT 5 IN TRACT NO. 3480, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF TRACT 12416 AS PER MAP RECORDED IN BOOK 285 PAGE 1 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTH 17 FEET MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID LAND AS DEEDED TO THE STATE OF CALIFORNIA RECORDED OCTOBER 13, 1948 IN BOOK 28482 PAGE 219 OF OFFICIAL RECORDS.

**LOT 5:** THAT PORTION OF LOT 5 OF TRACT 3480 IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF TRACT 12416 AS PER MAP RECORDED IN BOOK 285 PAGES 1 AND 2 OF SAID MAPS.

EXCEPT THEREFROM THE SOUTHEASTERLY 225 FEET "MEASURED AT RIGHT ANGLES" OF SAID LAND.

ALSO EXCEPT THE NORTHEASTERLY 17 FEET OF SAID LAND AS GRANTED TO THE STATE OF CALIFORNIA IN DEED RECORDED JANUARY 23, 1956 IN BOOK 28697 PAGE 52 OF OFFICIAL RECORDS.

**LOT 6:** THE SOUTHEASTERLY 45 FEET OF THE NORTHWESTERLY 176.90 FEET, SAID DISTANCES BEING MEASURED ALONG THE NORTHEASTERLY LINE OF THAT PORTION OF LOT 5, TRACT 3480, LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF TRACT 12416, AS PER MAP RECORDED IN BOOK 285 PAGE 1 OF MAPS, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTHEASTERLY 17 FEET THEREOF, MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY LINE OF SAID LOT, AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED IN BOOK 28482 PAGE 219 OF OFFICIAL RECORDS.

EXCEPT THEREFROM THE NORTHWESTERLY 176.90 FEET THEREOF.

ALSO EXCEPT THEREFROM THE NORTHWESTERLY 176.90 FEET THEREOF.

ALSO EXCEPT THE NORTH 17 FEET MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID LAND AS DEEDED TO STATE OF CALIFORNIA RECORDED OCTOBER 13, 1948 IN BOOK 28482 PAGE 219 OF OFFICIAL RECORDS.

**BENCHMARK:**  
BM NUMBER: 462317 QUAD: 2005  
L&BN IN S CB 3.3 FT E/O BCR @ SE COR GARVEY AVE. & MEEKER AVE.  
BM ELEVATION: 282.80'  
"ALL ELEVATION TO ADD 108.56" TO MATCH L.A. COUNTY BENCHMARK ELEVATION."

**CALLAND ENGINEERING, INC.**  
dba QUARTECH CONSULTANTS  
576 E. LAMBERT ROAD, BREA, CA 92821  
TEL: (714) 671-1050 FAX: (714) 671-1090

CITY OF EL MONTE:  
APPROVAL WITH RESPECT TO OFFSITE  
IMPROVEMENTS AND NPDES APPLICABLE LAWS

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT LOCATION:  
**11640-11730 VALLEY BLVD.,  
EL MONTE, CA 91732**

DRAWN: PS  
CHECKED:  
DATE: 08/26/2020  
JOB NO.: 19-019-002  
SCALE: 1" = 20'  
FILE NAME:

**T-1**  
SHEET 1 OF 2

# TENTATIVE TRACT MAP NO. 082715

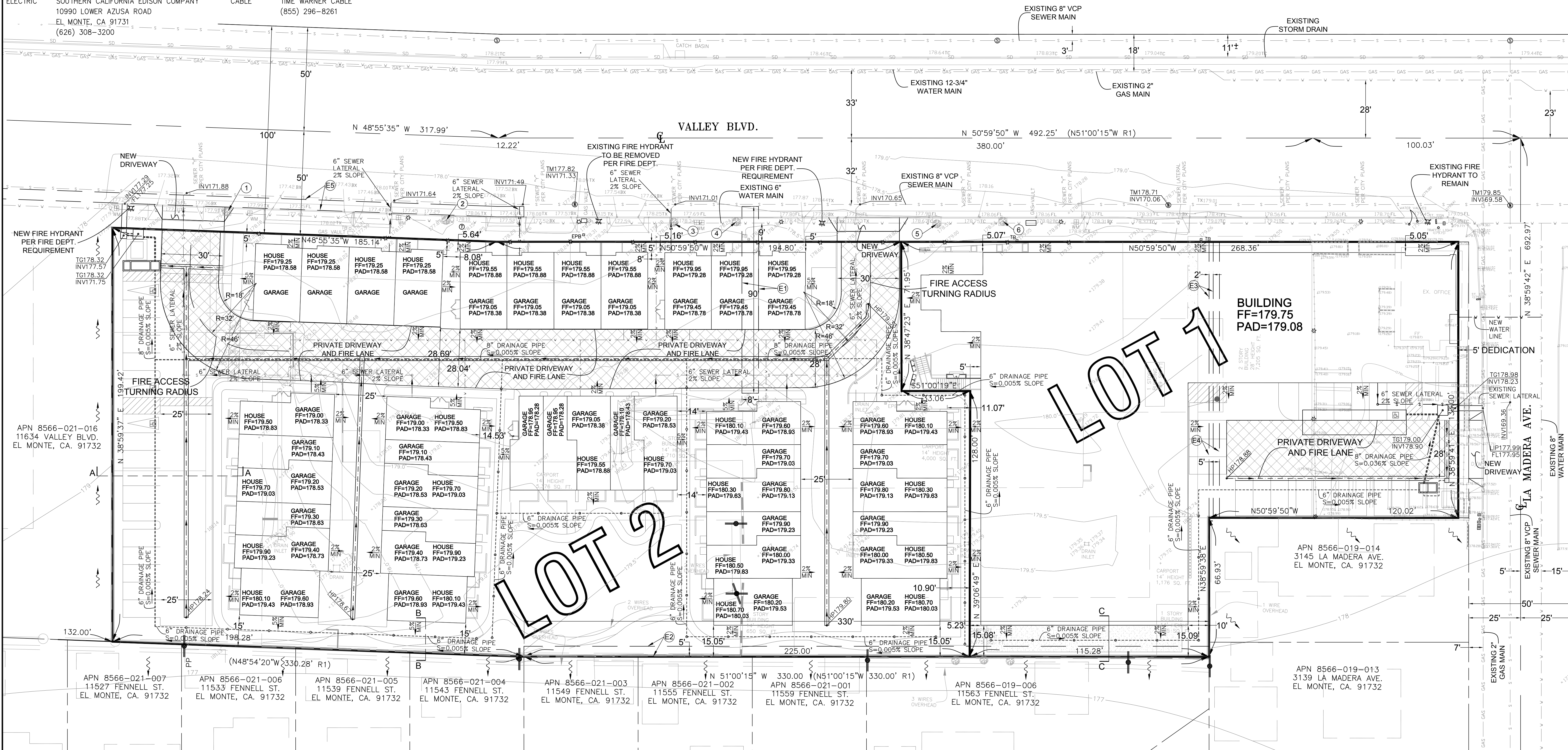
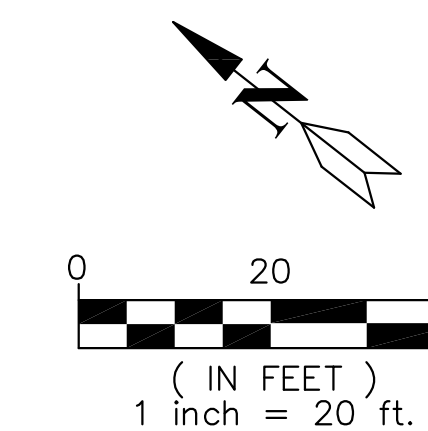
IN THE CITY OF EL MONTE OF COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

APN: 8566-021-010, 011, 012, 013, 014 AND 015

FOR APARTMENT AND CONDOMINIUM PURPOSES

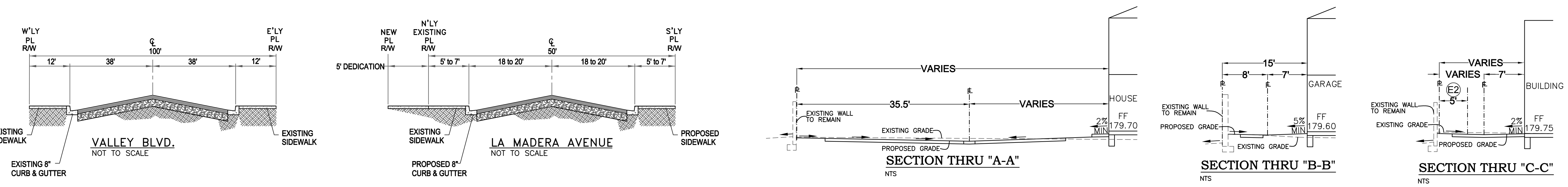
**UTILITY:**

<b>WATER</b>	WATER DEPARTMENT CITY OF EL MONTE 11333 VALLEY BLVD. EL MONTE, CA 91751 (626) 580-2024	<b>GAS</b>	SOUTHERN CALIFORNIA GAS COMPANY 11912 VALLEY BLVD., SUITE B (AT MOUNTAIN VIEW) EL MONTE, CA 91732 (800) 427-2200
<b>SEWER</b>	CITY OF EL MONTE PUBLIC WORKS 11333 VALLEY BLVD. EL MONTE, CA 91751 (626) 580-2090	<b>TELEPHONE</b>	AT & T 10904 VALLEY MALL EL MONTE, CA 91731 (626) 329-0869
<b>ELECTRIC</b>	SOUTHERN CALIFORNIA EDISON COMPANY 10990 LOWER AZUSA ROAD EL MONTE, CA 91731 (626) 308-3200	<b>CABLE</b>	TIME WARNER CABLE (855) 296-8261



- EXISTING TREE NOTES (REMOVED):**
- ① PLATANUS ACERIFOLIA 'BLOODGOOD'- LONDON PLANE 1" DIA.
- EXISTING TREE NOTES (REMAIN):**
- ② PLATANUS ACERIFOLIA 'BLOODGOOD'- LONDON PLANE 1" DIA.
  - ③ PLATANUS ACERIFOLIA 'BLOODGOOD'- LONDON PLANE 1-1/2" DIA.
  - ④ PLATANUS ACERIFOLIA 'BLOODGOOD'- LONDON PLANE 1-1/4" DIA.
  - ⑤ PLATANUS ACERIFOLIA 'BLOODGOOD'- LONDON PLANE 1-3/4" DIA.
  - ⑥ PLATANUS ACERIFOLIA 'BLOODGOOD'- LONDON PLANE 1" DIA.

- EASEMENT NOTES:**
- Ⓔ EXISTING SCE EASEMENT, RECORDED IN BOOK 50119 PAGE 314 OF OFFICIAL RECORDS.
  - Ⓕ EXISTING SCE EASEMENT, RECORDED IN BOOK 26031 PAGE 19 OF OFFICIAL RECORDS.
  - Ⓖ EXISTING SOUTHERN CALIFORNIA TELEPHONE COMPANY EASEMENT, RECORDED IN BOOK 24401 PAGE 111 OF OFFICIAL RECORDS.
  - Ⓗ EXISTING SCE EASEMENT, RECORDED IN BOOK 18047 PAGE 325 OF OFFICIAL RECORDS.
  - Ⓘ EXISTING SCE EASEMENT, RECORDED IN BOOK 24500 PAGE 378 OF OFFICIAL RECORDS.



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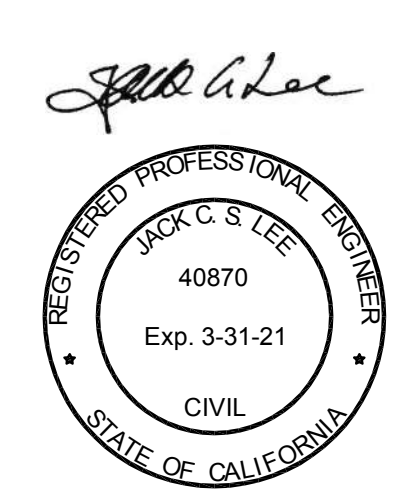
CITY OF EL MONTE:  
APPROVAL WITH RESPECT TO OFFSITE  
IMPROVEMENTS AND NPDES APPLICABLE LAWS

DATE

CITY ENGINEER

PROJECT LOCATION:  
11640-11730 VALLEY BLVD.,  
EL MONTE, CA 91732

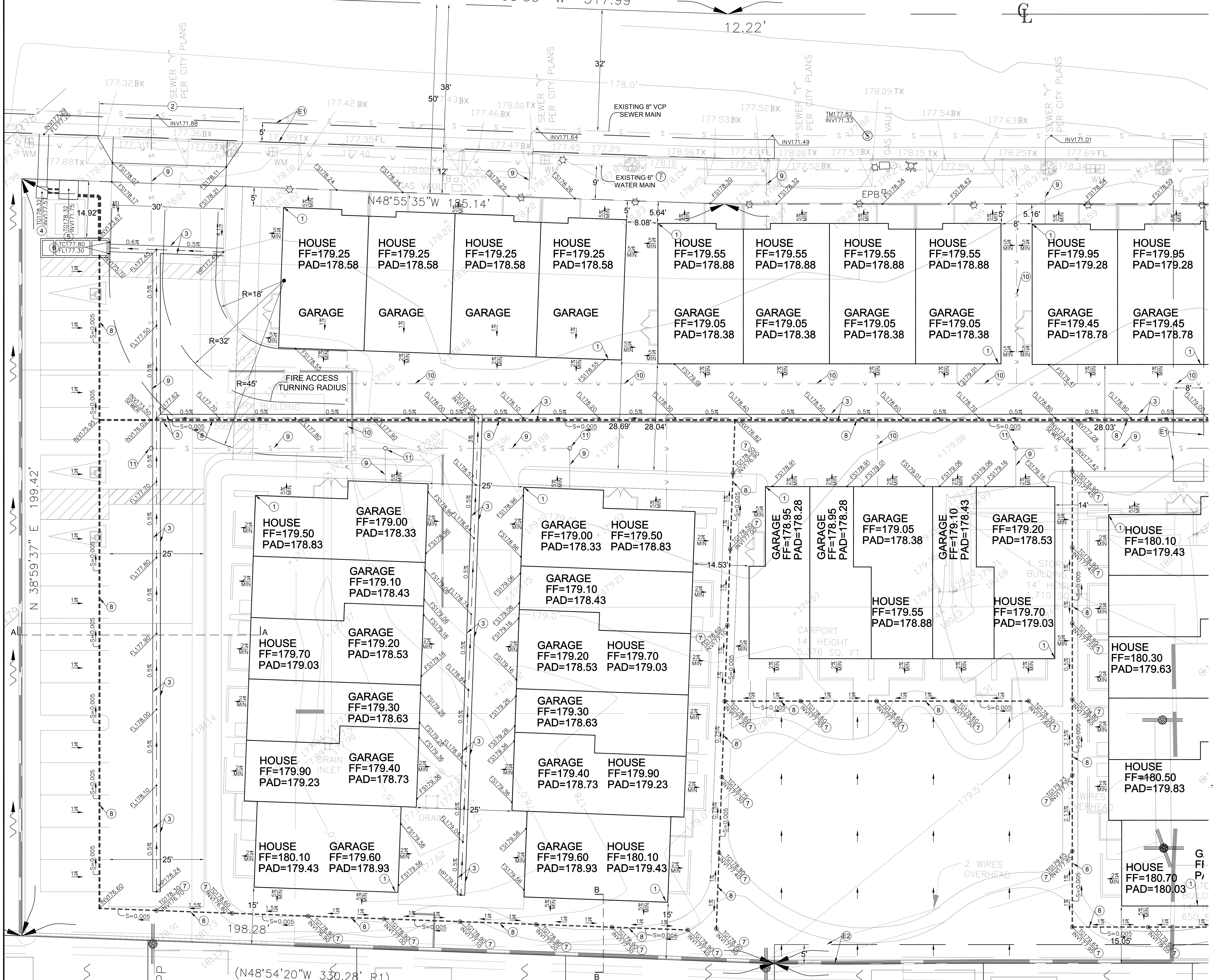
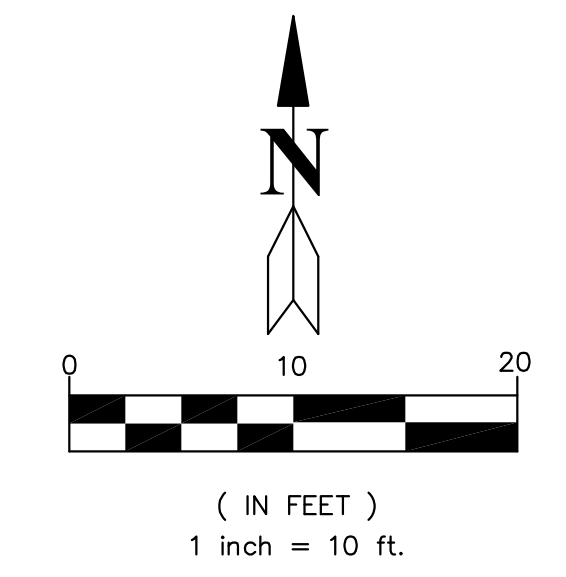
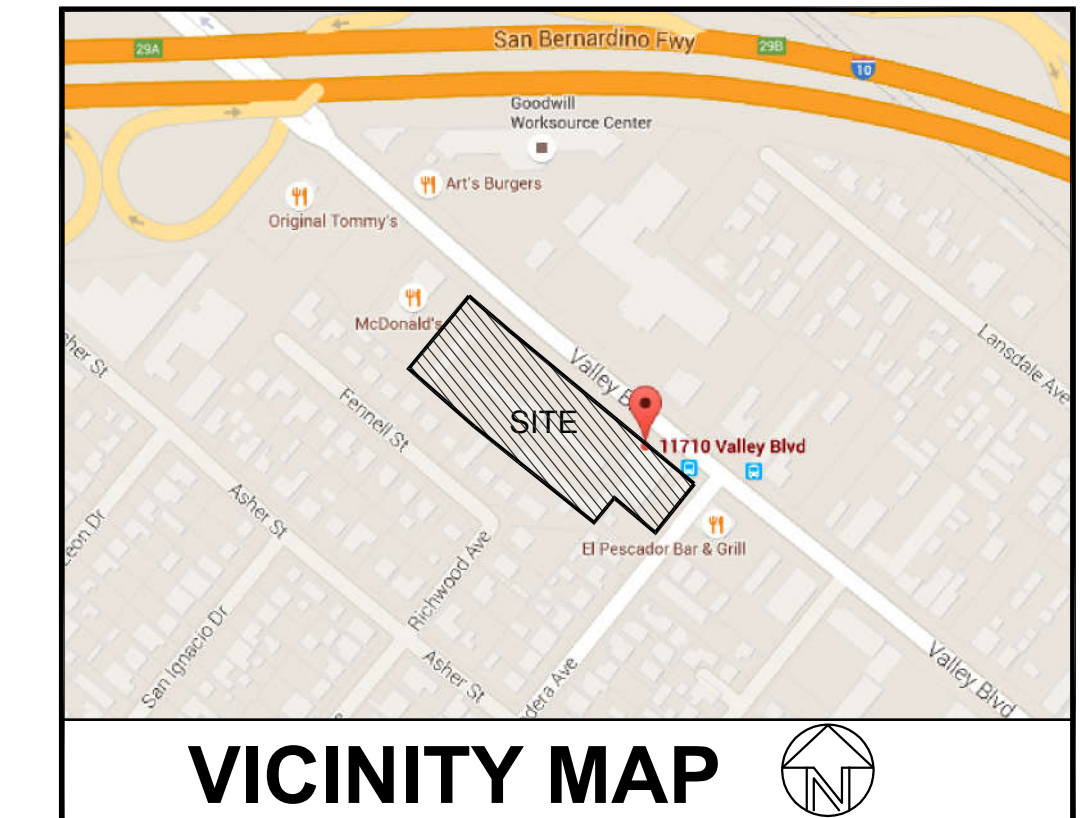
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CHECKED:  
DATE: 08/26/2020  
JOB NO.: 19-019-002  
SCALE: 1" = 20'  
FILE NAME:



**T-2**  
SHEET 2 OF 2

# PRELIMINARY GRADING PLAN

VALLEY BLVD.

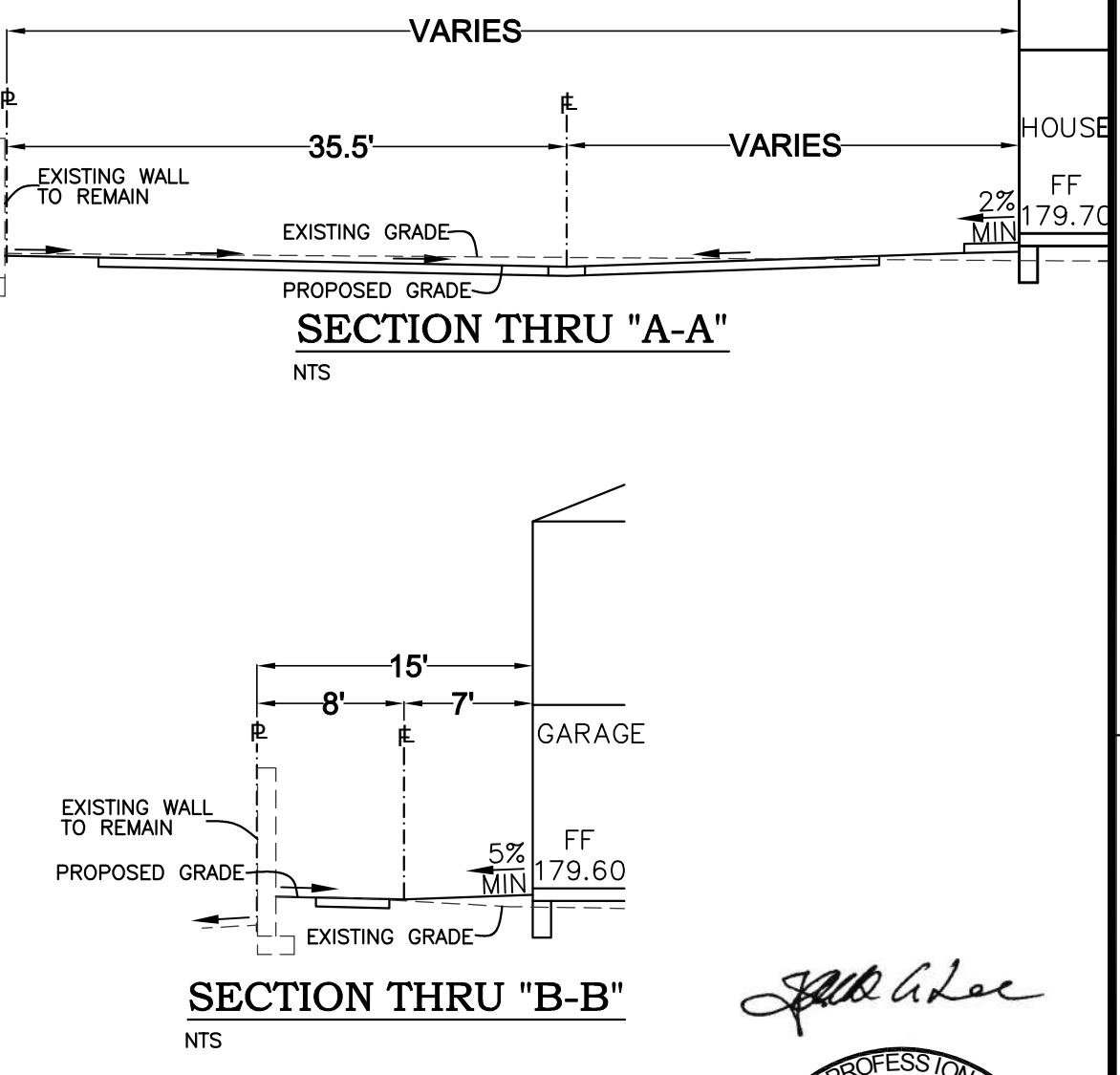


- CONSTRUCTION NOTES:**
- CONSTRUCT NEW BUILDING PER ARCHITECTURAL PLAN
  - CONSTRUCT DRIVEWAY APPROACH PER CITY STANDARD
  - CONSTRUCT V-GUTTER
  - CONSTRUCT CATCH BASIN
  - CONSTRUCT SUMP PUMP
  - CONSTRUCT MODULAR WETLAND SYSTEM
  - INSTALL AREA DRAIN
  - INSTALL PIPE
  - INSTALL 6" SEWER LATERAL WITH 2% SLOPE
  - INSTALL WATER LINE
  - INSTALL SEWER CLEANOUT
  - CONSTRUCT STORAGE TANK

- EASEMENT NOTES:**
- EXISTING SCE EASEMENT, RECORDED IN BOOK 50119 PAGE 314 OF OFFICIAL RECORDS.
  - EXISTING SCE EASEMENT, RECORDED IN BOOK 26031 PAGE 19 OF OFFICIAL RECORDS.
  - EXISTING SOUTHERN CALIFORNIA TELEPHONE COMPANY EASEMENT, RECORDED IN BOOK 24401 PAGE 111 OF OFFICIAL RECORDS.
  - EXISTING SCE EASEMENT, RECORDED IN BOOK 18047 PAGE 325 OF OFFICIAL RECORDS.

**BENCHMARK:**  
 BM NUMBER: 462317 QUAD: 2005  
 L&BN IN S CB 3.3 FT E/O BCR @ SE COR GARVEY AVE. & MEEKER AVE.  
 BM ELEVATION: 282.80'  
 \*ALL ELEVATION TO ADD 108.56' TO MATCH COUNTY BENCHMARK ELEVATION.\*

SEE SHEET 2



8566-021-007 177 APN 8566-021-006 115.33 FENNELL ST  
 APN 8566-021-005 115.39 FENNELL ST  
 APN 8566-021-004 115.47 FENNELL ST  
 177 APN 8566-021-003  
 APN 8566-021-002 N 51°00'15" W

**CALLAND ENGINEERING, INC.**  
 dba QUARTECH CONSULTANTS  
 576 E. LAMBERT ROAD, BREAS, CA 92821  
 TEL: (714) 671-1050 FAX: (714) 671-1090

CITY OF EL MONTE:  
 APPROVAL WITH RESPECT TO OFFSITE IMPROVEMENTS AND NPDES APPLICABLE LAWS

PROJECT LOCATION:  
 11640-11730 VALLEY BLVD.,  
 EL MONTE, CA 91732

DATE: \_\_\_\_\_  
 CITY ENGINEER: \_\_\_\_\_

DRAWN: PS  
 CHECKED: \_\_\_\_\_  
 DATE: 05/06/2020  
 JOB NO.: \_\_\_\_\_  
 SCALE: 1" = 10'  
 FILE NAME: \_\_\_\_\_

**PG-1**  
 SHEET 1 OF 2

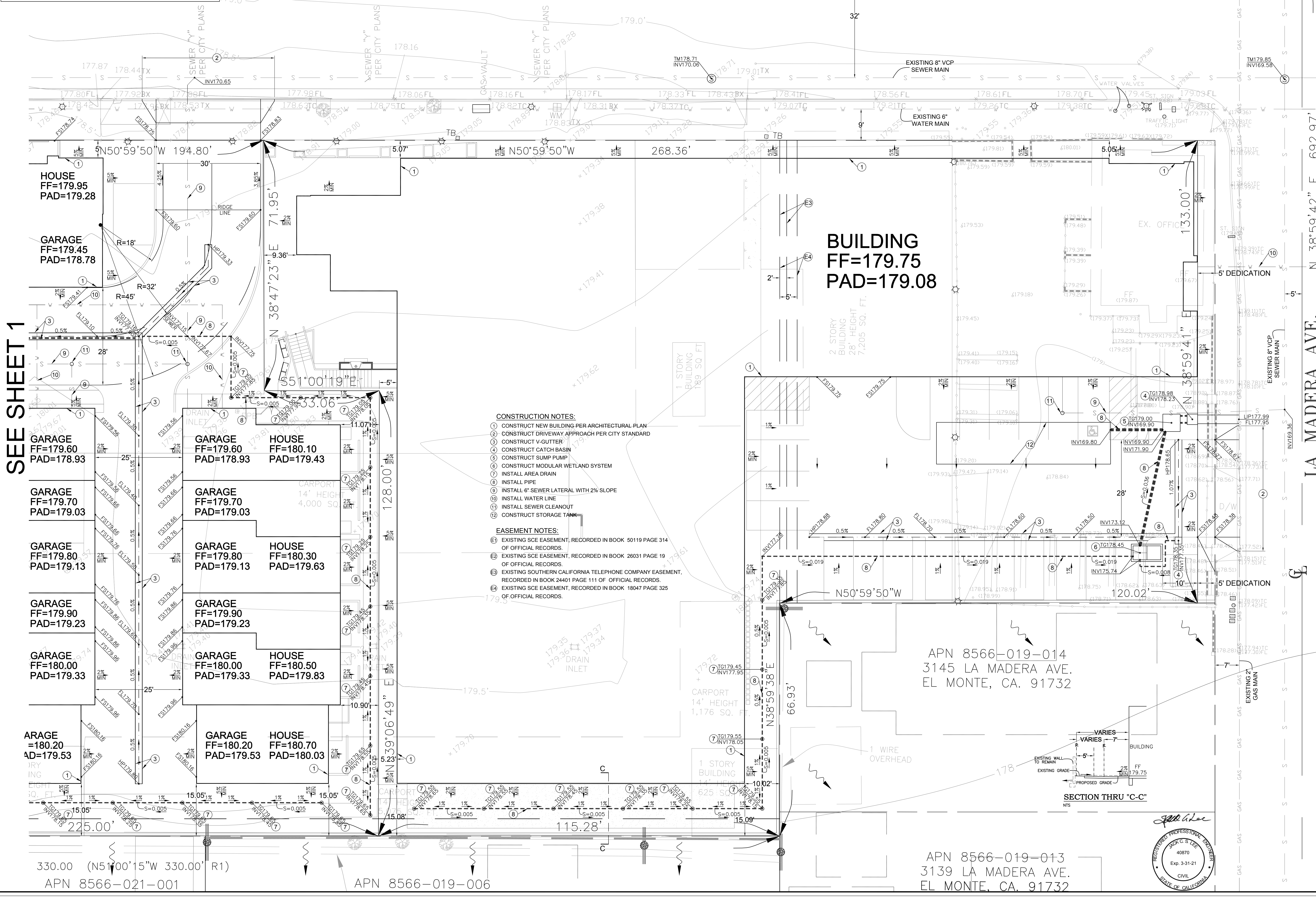
# PRELIMINARY GRADING PLAN

N 50°59'50" W 492.25' (N51°00'15"W R1)

380.00'

100.03'

BENCHMARK:  
 BM NUMBER: 4G2317 QUAD: 2005  
 L&BN IN S CB 3.3 FT E/O BCR @ SE COR GARVEY AVE. & MEEKER AVE.  
 BM ELEVATION: 282.80'  
 \*ALL ELEVATION TO ADD 108.56' TO MATCH COUNTY BENCHMARK ELEVATION.\*



SEE SHEET 1

**CONSTRUCTION NOTES:**

- ① CONSTRUCT NEW BUILDING PER ARCHITECTURAL PLAN
- ② CONSTRUCT DRIVEWAY APPROACH PER CITY STANDARD
- ③ CONSTRUCT V-GUTTER
- ④ CONSTRUCT CATCH BASIN
- ⑤ CONSTRUCT SUMP PUMP
- ⑥ CONSTRUCT MODULAR WETLAND SYSTEM
- ⑦ INSTALL AREA DRAIN
- ⑧ INSTALL PIPE
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- ⑩ INSTALL WATER LINE
- ⑪ INSTALL SEWER CLEANOUT
- ⑫ CONSTRUCT STORAGE TANK

**EASEMENT NOTES:**

- Ⓔ EXISTING SCE EASEMENT, RECORDED IN BOOK 50119 PAGE 314 OF OFFICIAL RECORDS.
- Ⓕ EXISTING SCE EASEMENT, RECORDED IN BOOK 26031 PAGE 19 OF OFFICIAL RECORDS.
- Ⓖ EXISTING SOUTHERN CALIFORNIA TELEPHONE COMPANY EASEMENT, RECORDED IN BOOK 24401 PAGE 111 OF OFFICIAL RECORDS.
- Ⓖ EXISTING SCE EASEMENT, RECORDED IN BOOK 18047 PAGE 325 OF OFFICIAL RECORDS.

APN 8566-019-014  
 3145 LA MADERA AVE.  
 EL MONTE, CA. 91732

APN 8566-019-013  
 3139 LA MADERA AVE.  
 EL MONTE, CA. 91732

**CALLAND ENGINEERING, INC.**  
 dba QUARTECH CONSULTANTS  
 576 E. LAMBERT ROAD, BRETA, CA 92821  
 TEL: (714) 671-1050 FAX: (714) 671-1090

LA MADERA AVE. N 38°59'42" E 692.97'

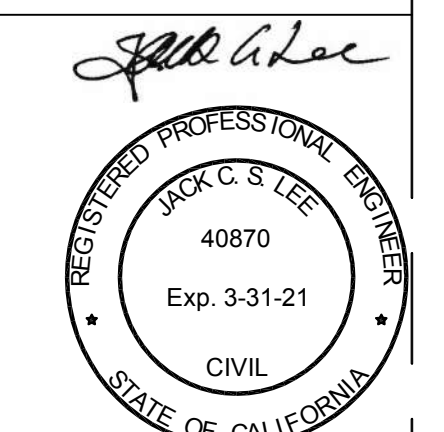
CITY OF EL MONTE:  
 APPROVAL WITH RESPECT TO OFFSITE  
 IMPROVEMENTS AND NPDES APPLICABLE LAWS

PROJECT LOCATION:  
 11640-11730 VALLEY BLVD.,  
 EL MONTE, CA 91732

DRAWN: PS  
 CHECKED:  
 DATE: 05/06/2020  
 JOB NO.:  
 SCALE: 1" = 10'  
 FILE NAME:

PG-2

SHEET 2 OF 2





**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

**STAFF REPORT**

**DATE:** MARCH 24, 2026

**TO:** PLANNING COMMISSION

**FROM:** STEVE FOWLER, COMMUNITY & ECONOMIC DEVELOPMENT  
DIRECTOR

**BY:** CHRIS MINNITI, SENIOR PLANNER

**SUBJECT:** 2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT

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**BACKGROUND:**

The attached 2025 Housing Element Annual Report (Attachment A, Exhibit A) describes the City of El Monte's (the "City") progress in meeting the City's Regional Housing Needs Assessment (RHNA) goals pursuant to Government Code Section 65584 and the City's efforts to remove governmental constraints, which may influence the maintenance, improvement, and development of housing pursuant to State Law. The Housing Element Annual Report includes the calendar year of 2025. The 2025 reporting year is the fifth reporting year of the 6<sup>th</sup> cycle of the current Housing Element. The last Annual Report submitted to the California Department of Housing and Community Development (HCD) was for calendar year 2024.

**EXECUTIVE SUMMARY:**

**2021-2029 Housing Element (6<sup>th</sup> Cycle)**

**(Adopted by El Monte City Council on 2/1/2022)**

Per the requirements set forth by HCD, each jurisdiction is required to create an annual report on the status and progress in implementing the housing element of its general plan using forms and definitions adopted by HCD. Furthermore, the annual housing report must be submitted to HCD and the Governor's Office of Land Use and Climate Innovation (LCI) that includes data for 2025, since the last report submitted to HCD was for calendar year 2024. The 2025 Housing Element Report does not accurately reflect the total building permits issued since 2021 as the 2025 Report does not include the data

submitted to HCD and LCI for the years 2021 and 2022. HCD and LCI were notified in 2024 so that the City could be provided an updated template for future reporting purposes, however, the City has not yet been provided an updated reporting template. The City adopted its current General Plan in 2011 (and updated in February and June of 2022) and Housing Element in 2022 (for HCD's 6<sup>th</sup> Cycle, which covers the years 2021 through 2029).

Table 1 below shows the number of units that were permitted for the calendar year 2024 by income category. The total RHNA allocation for the 6th Housing Element cycle (2021 through 2029) is 8,502 units. The total number is allocated to the following income categories: Very Low – 1,797; Low – 853; Moderate – 1,233; and Above Moderate – 4,619.

As shown on the following tables, a total of 218 housing units were reported for the year of 2025. From 2021 through 2025, a total of 1,517 housing units were permitted. Therefore, a total of 6,985 housing units remains to be permitted for the entire 6th RHNA cycle. The 2025 reporting year is the fifth reporting year of the 6th cycle of the current Housing Element.

**Table 1- Housing Units Permitted from 2021 through 2025 by Income Category:**

Year	Income Category			
	Very Low (Up to 50% of Area Median Income)	Low (50% - 80% of Area Median Income)	Moderate 80% - 120% of Area Median Income)	Above Moderate (More than 120% of Area Median Income)
2021	18	37	0	39
2022	226	148	0	481
2023	38	-	-	148
2024	12	45	1	106
2025	15	59	0	144
2026	-	-	-	-
2027	-	-	-	-
2028	-	-	-	-
2029	-	-	-	-
<b>Total</b>	<b>309</b>	<b>289</b>	<b>1</b>	<b>918</b>
<b>Grand Total Housing Units Produced 2021 through 2025 = 1,517 housing units</b>				

**Table 2- RHNA Allocation Progress: 2021-2029:**

Income Level	RHNA Allocation 2021-2029	Total Units Produced 2021-2025	Total Remaining Units
Very Low	1,797	309	1,488
Low	853	289	564
Moderate	1,233	1	1,232

Above Moderate	4,619	918	3,701
<b>Total</b>	<b>8,502</b>	<b>1,517</b>	<b>6,985</b>

Furthermore, the Table 3 below provides a list of local efforts, as identified in the Housing Element, to remove governmental constraints to the maintenance, improvement, and development of housing.

**Table 3- City’s Program Implementation Status 2021-2029:**

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
1. Garvey Avenue & 5-Points Plan for High Density Housing	Develop an Urban Housing Zone along the Garvey Avenue Corridor and 5-Points Area.	2021-2024	6th Cycle	Completed	Approval of Urban/Multiuse (UMU) zone along Garvey Avenue and 5 Points.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO</a>
2. Flair Park Flex Housing	Create development standards for the Office Professional (OP) zone that allow for the development of work-live and mixed-use projects with housing of up to 16 units per acre within the Flair Park neighborhood.	2021-2024	6th Cycle	In Progress	In Progress – Economic Feasibility Study including preliminary outreach completed. Next steps are to obtain bids for CEQA Analysis and draft vision and development standards.	Other		None
3. Implement the Durfee Avenue and Peck Road Corridor Plans, the Downtown Main Street Specific Plan, Gateway Specific Plan, and Maclaren Specific Plan	Further encourage and facilitate the development of affordable housing, continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development.	2021-2024	6th Cycle	Completed	Continued progress – Revisions approved for a mixed-use development for 202 units at 4024 Durfee Avenue. Codified the Esperanza Village Specific Plan Development Standards. Finalizing approval prior to building permit issuance and conducting demolition work to begin construction work.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO</a>
4. No Net Loss	Ensure that the City maintains compliance with SB 166 (No Net Loss)	2021-2022	6th Cycle	Continuous	City continues to comply with statutes of SB 166.	Other		None



5. Comprehensive Zoning Code Updates	Incorporate development standards, policies and incentives to encourage the construction of residential projects	2021-2029	6th Cycle	Continuous	Continued to implement Comprehensive Zoning Code Update.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO_DIV2REZODIOV">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO_DIV2REZODIOV</a>
6. Mixed/Multi-Use Designation & Development Standards	Review and revise, if appropriate, the development standards for the MMU zone and certain commercial zones to identify constraints and remove or offset constraints where possible.	2021-2029	6th Cycle	Continuous	Incorporated as part of the Comprehensive Zoning Code Update.  Adoption of UMU Zone for the Garvey Ave and 5 Points area.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO_DIV3MUZODI_CH17.30MIURMUZODI">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO_DIV3MUZODI_CH17.30MIURMUZODI</a>
7. Objective Design Standards	Review and update existing procedures to process SB 35 applications. Evaluate the Comprehensive Design Guidelines for opportunities to create additional objective design standards for residential and mixed-use projects. Explore the feasibility of establishing design guidelines for manufactured housing to ensure quality development.	2021-2029	6th Cycle	In Progress	In progress - Explored cost of preparing Comprehensive Design Guidelines.	Other		N/A
8. Density Bonus	Ensure consistency with the city's Zoning Code and State Density Bonus Law and continue to monitor annually. Inform and encourage developers to utilize the density bonus program and increase program awareness by at least 25 percent.	2021-2029	6th Cycle	Completed	Incorporated as part of the Comprehensive Zoning Code Update.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO_DIV10AFHO_CH17.100DEBOPR">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO_DIV10AFHO_CH17.100DEBOPR</a>
9. Accessory Dwelling Units	Ensure consistency with the City's ADU ordinance and state law and continue to monitor annually. The city's goal will be to permit construction of 50 ADUs annually.	2021-2029	6th Cycle	Continuous	Incorporated as part of the Comprehensive Zoning Code Update.	Units	84	None. See Table A2 for number of ADUs permitted in 2025.

10. Green Buildings	Find opportunities to add and expand sustainability principles with regards to solar use and energy efficiency, water conservation, natural resources conservation and mobility improvements for pedestrians, bicyclists and transit.	2021-2023	6th Cycle	Continuous	Incorporated as part of the Comprehensive Zoning Code Update.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO</a>
11. Streamlined Processing	Monitor processing times for building permits, zoning clearance reviews and planning entitlements and process Zoning Code Updates when appropriate.	2021-2029	6th Cycle	Continuous	Continued use of EnerGov, for interdepartmental electronic permitting and BlueBeam for electronic plan review.	Other		N/A
12. Inclusionary Housing	Adopt an Inclusionary Housing Ordinance.	2021-2023	6th Cycle	Completed	Continued Compliance with State Requirements - Inclusionary Housing Ordinance adopted on May 2, 2023 and fiscal analysis to determine appropriate in-lieu fee adopted on November 7, 2023.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO_DIV10AFHO_CH17.102INH0">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO_DIV10AFHO_CH17.102INH0</a>
13. Innovative Housing Types	Encourage the construction of innovative housing types, such as tiny houses, to increase production by at least 10 percent	2021-2026	6th Cycle	Continuous	Continue to encourage developers to develop innovative housing types such as ADUs, JADUs, etc..	Units	53	Production increase of 53 units (i.e., 32%) as compared to 2024 APR. See Table B.
14. Religious Facilities Overlay Zone & Standards for Affordable Housing	Create a Religious Facilities Overlay Zone (RF-OZ) to allow the development of market rate and affordable housing on properties developed with religious institutions throughout the community.	2021-2024	6th Cycle	Completed	Completed - Established Religious facilities standards for affordable housing adopted on May 2, 2023.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO</a>

15. Employee Housing	Amend the city's Zoning Code for conformance with Employee Housing Act (Health and Safety Code, § 17000 et seq.).	2021-2022	6th Cycle	Completed	Incorporated as part of the Comprehensive Zoning Code Update.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO</a>
16. Residential Community Cleanups	Survey the city to identify neighborhoods that are in need of improvement and assistance and qualify under CDBG.	2021-2029	6th Cycle	Continuous	The Housing Division collaborated with other City departments to identify properties and structures in need of repair. This collaboration allows Housing staff to reach out to the residents and property owners in the community who otherwise may not be aware of existing programs and available funding, which may be used to make necessary repairs or bring structures up to code.	Other		N/A
17. Housing Rehabilitation Programs	Continue to implement the city's housing rehabilitation programs.	2021-2029	6th Cycle	Continuous	The City continues to administer the Rehabilitation Grant and Loan Programs. In 2025, there has been one grant issued for the Housing Rehab loan program and currently two applicants being processed for the Minor Home Repair Grant. The Housing Division continued to advertise these programs within local publications and posts to the City of El Monte Website.	Other	3	One (1) grant was issued and two (2) are in process for the 2025 reporting period.

18. Household Utility Assistance	Continue to implement the city's utility assistance program for eligible very low and lower-income households.	2021-2029	6th Cycle	Continuous	Utility Assistance Grants are available and City is beginning to do outreach for eligible recipients in 2026.	Other		N/A
19. Affordable Housing Preservation	For affordable housing units at-risk of converting to market rate, the City will develop a program to monitor and preserve affordable housing.	2021-2023	6th Cycle	Continuous	Continued to monitor affordable housing units at-risk of converting to market rate.	Other		N/A
20. Acquisition & Rehabilitation	Work with nonprofit partnerships, including the RHCDC, to acquire, rehabilitate and deed restrict apartments throughout the community.	2021-2029	6th Cycle	Continuous	In partnership with Habitat for Humanity, the City continued to seek units for purchase, with HOME Program funds, to convert to affordable housing units. In partnership with Habitat for Humanity and Neighborhood Housing Partners, and the City, a four-unit project known as Lee Lane is being made available to low-income households.	Units		N/A

21. Housing Partnerships	Continue to actively form and maintain existing partnerships with nonprofit and private organizations to help provide housing and supportive services to El Monte residents.	2021-2029	6th Cycle	Continuous	The City has partnered with LACADA and Union Station Homeless Services to provide housing and supportive services to residents of El Monte, including those experiencing homelessness. The City also continued to maintain its existing partnerships with RHDCD.	Other		N/A
22. Financial Incentives	Offer financial assistance, when funding sources are available, to make feasible the construction of affordable residential projects that address the city's community development and housing goals.	2021-2029	6th Cycle	Continuous	Continued to seek more financial incentives.	Other		N/A
23. Down Payment & Homebuyers Assistance	Implement the city's Downtown Payment and Homebuyers Assistance program to provide down payment and homebuyer assistance to qualified lower- and moderate-income households.	2021-2023	6th Cycle	Not Yet Started	The Down Payment and Homebuyers Assistance Program has been postponed. The City is currently identifying funding opportunities to implement the Down Payment and Homebuyers Assistance program in the future.	Other		N/A

24. Housing Choice Voucher	Support the housing choice voucher program administered by the Baldwin Park Housing Authority and lobby for additional vouchers as needed.	2021-2029	6th Cycle	Continuous	The City has continued to stay up to date on all notices advising of open waiting lists for the Housing Choice Voucher and Project Based Programs. The Housing Division's subrecipients offer motel vouchers and homeless prevention rental assistance, dependent on funding availability and eligibility.	Other		N/A
25. HCD Programs	Monitor grants and apply for eligible funding as appropriate, including SB 2 Permanent Local Housing Allocation (PLHA) funds.	2021-2029	6th Cycle	Continuous	Continued to work with HCD on monitoring grants and obtaining eligible funding for projects.	Other		N/A
26. Outreach & Marketing	Update the City's website periodically to cover the following: housing rehabilitation assistance, housing choice vouchers, SB 329 information, and ADU opportunities/programs.	2021-2029	6th Cycle	Continuous	The City regularly updates the El Monte website to provide most up to date and accurate information on all available programs and contact information for Homeless Resources, Housing Rights, and other pertinent information.  In 2025, the City continued to receive applications for the ADU Loan Program. One (1) project is active while two (2) are pending.	Other		N/A

27. Emergency Shelters	Complete Phase A of the Valley/Baldwin Homekey project and continue to monitor the inventory of sites appropriate to accommodate emergency shelters.	2021-2029	6th Cycle	Continuous	Homekey Phase A – Hilda Solis Iris House (40 rooms) was completed and occupied in December 2023. In 2025, the City continued to operate and administer the Homekey project.	Units	40	40 rooms were provided as a part of Homekey Phase A.
28. Transitional Housing	Complete Phase B of the Valley/Baldwin Homekey project for transitional housing and continue to monitor the inventory of sites to accommodate emergency shelters, SROs, and transitional and supportive housing.	2021-2029	6th Cycle	In Progress	Homekey Phase B – Hilda Solis Rose Court is currently under renovation. The anticipated completion date is December 2026 for 81 beds/units.	Units	81	81 beds/units are to be provided as a part of Homekey Phase B.
29. Homelessness Assistance & Prevention	Work closely with the Veterans of America (VOA) and other groups to provide street outreach, rapid re-housing and homelessness prevention assistance throughout the community.	2021-2029	6th Cycle	Continuous	The City has collaborated with LACADA to aid our homeless neighbors. In year 2025, the organization assisted a combined total of 118 residents with various services, including homeless assistance, counseling, and access to medical resources. The City looks forward to continuing the partnership with service providers.	Persons	118	In year 2025, the organization assisted a combined total of 118 residents with various services, including homeless assistance, counseling, and access to medical resources.
30. Supportive Housing	Review the Zoning Code for conformance with AB 2162 (Supportive Housing) requirements to allow supportive housing by-right in zones where multiple-family and mixed-use projects with housing are permitted.	2021-2029	6th Cycle	Completed	Incorporated as part of the Comprehensive Zoning Code Update.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO</a>

31. Housing Accessibility	Consider ways to incorporate or incentivize the incorporation of visibility concepts consistent with HCD's voluntary model ordinance and continue to administer city-operated programs to assist households with disabilities with architectural modifications to their homes and continue to implement the provisions of the Americans with Disabilities Act.	2021-2029	6th Cycle	Completed	Incorporated as part of the Comprehensive Zoning Code Update.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO</a>
32. Housing for Persons with Disabilities	Continue to offer specific regulatory incentives throughout the planning period; apply for funding to encourage development of units.	2021-2029	6th Cycle	Completed	Incorporated as part of the Comprehensive Zoning Code Update.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO</a>
33. Group Housing	Review the city's Zoning Code for provisions for large group homes (7+ persons) and develop mitigating strategies to remove potential constraints to facilitate the development of large group homes.	2021-2029	6th Cycle	Completed	Incorporated as part of the Comprehensive Zoning Code Update.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO</a>



34. Fair Housing Enforcement & Outreach Capacity	Resume the “One Stop Housing Clinics” and work with the Housing Rights Center (HRC) to continue to provide multi-lingual fair housing resources for residents, apartment owners and property managers (due to COVID, the program was significantly limited).	2021-2023	6th Cycle	Continuous	In partnership with Housing Rights Center the City has continued to offer One-Stop Housing, located in the Housing Division, which hosts representatives of these providers regarding various community resources, and are available to meet residents one on one to provide information and assistance with tenant rights, affordable housing, and legal assistance.	Other		N/A
35. Segregation & Integration	Encourage removal of market and government constraints identified in the Housing Constraints section by amending the Zoning Code to develop multi-family housing throughout the entire City, targeting specific census tracts experiencing high segregation and poverty. Establish place-based strategies to encourage community revitalization through promotion of high-quality housing and rehabilitation.	2021-2029	6th Cycle	Completed	Incorporated as part of the Comprehensive Zoning Code Update.	Other		N/A
36. Racially & Ethnically Concentrated Areas	Publicize available development sites on the City's website and annually reach out to developers to promote development and affordable housing.	2021-2029	6th Cycle	Continuous	Continues Progress-List of opportunity development sites posted to the City's website monthly.	Other		<a href="https://www.ci.el-monte.ca.us/521/Current-Available-Sites">https://www.ci.el-monte.ca.us/521/Current-Available-Sites</a>

37. Disproportionate Housing Needs, Including Displacement Risks	Promote provision of housing for extremely low and low-income households and engage in proactive measures to construct market-rate and affordable units to meet RHNA housing goal.	2021-2029	6th Cycle	Continuous	Willow Way 38 unit low-income housing completed May 2025	Units	38	<a href="https://www.ci.elmonte.ca.us/DocumentCenter/View/7204/Affordable-Housing-List_updated_FY-2025?bidId=">https://www.ci.elmonte.ca.us/DocumentCenter/View/7204/Affordable-Housing-List_updated_FY-2025?bidId=</a>
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**ENVIRONMENTAL REVIEW:**

The Housing Element Annual Report is not a project as defined by CEQA Section 15378(b)(5) as an administrative activity that will not result in direct or indirect physical changes to the environment; therefore, it is exempt from CEQA and no environmental documentation is required

**RECOMMENDATION:**

Recommend to the City Council:

1. Adopt Resolution No. 3697, recommending City Council approval of the Housing Element Annual Report for 2025; and
2. Direct staff to transmit the report to LCI and HCD.

**ATTACHMENTS:**

- A. Resolution No. 3697 & Exhibit A - Annual Housing Element Progress Report 2025

**RESOLUTION NO. 3697**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF THE 2025 ANNUAL PROGRESS REPORT OF THE HOUSING ELEMENT OF THE GENERAL PLAN AND FORWARD THE REPORT TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH (OPR) AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)**

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

**WHEREAS**, the City of El Monte's (the "City") current Housing Element was adopted in by the City of El Monte on February 1, 2022, and certified by the California Department of Housing and Community Development (HCD) on September 30, 2022; and

**WHEREAS**, the Housing Element is one of seven mandatory elements of a General Plan required by the State of California; and

**WHEREAS**, the Housing Element must be updated every eight years and reviewed for consistency with HCD; and

**WHEREAS**, California Government Code Section 65400 mandates that cities submit an Annual Progress Report on the status of the General Plan and its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR) and HCD; and

**WHEREAS**, the Annual Progress Report is required to include a) the state of the Plan and the progress of its implementation; b) the progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the

maintenance, improvement and development of housing; and c) the degree to which the General Plan complies with the Guidelines established by OPR; and

**WHEREAS**, the City's Annual Housing Element Progress Report for the calendar year of 2025 was presented to the Planning Commission at the meeting of March 24, 2026, attached hereto as Exhibit A in accordance with the Guidelines adopted by HCD; and

**WHEREAS**, the Planning Commission hereby recommends that the City Council adopt a Resolution approving the Housing Element Annual Report and direct staff to submit said report to OPR and HCD.

**PLANNING COMMISSION APPROVAL.** The Secretary of the Planning

Commission of the City of El Monte, California, shall certify to the adoption of this resolution.

\_\_\_\_\_  
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. 3697 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on March 24, 2026, by the following votes to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Sandra Elias, Secretary  
El Monte City Planning Commission

# **EXHIBIT A**

## **2025 HOUSING ELEMENT PROGRESS REPORT**

**Please Start Here**

General Information	
Jurisdiction Name	El Monte
Reporting Calendar Year	2025
Contact Information	
First Name	Chris
Last Name	Minniti
Title	Senior Planner
Email	cminniti@elmonteca.gov
Phone	6265802152
Mailing Address	
Street Address	11333 Valley Blvd
City	El Monte
Zipcode	91731

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v\_01\_30\_26



**Optional:** This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

**Optional:** Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

**Optional:** This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions
<p><b>Please save your file as Jurisdictionname2025 (no spaces).</b> Example: the City of San Luis Obispo would save their file as SanLuisObispo2025</p> <p>Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:</p> <ol style="list-style-type: none"><li><b>1. Online Annual Progress Reporting System - Please see the link to the online system to the left.</b> This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email <a href="mailto:APR@hcd.ca.gov">APR@hcd.ca.gov</a> and HCD will send you the login information for your jurisdiction. <i>Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is <a href="mailto:opr.apr@opr.ca.gov">opr.apr@opr.ca.gov</a>.</i></li><li><b>2. Email -</b> If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at <a href="mailto:APR@hcd.ca.gov">APR@hcd.ca.gov</a> and to OPR at <a href="mailto:opr.apr@opr.ca.gov">opr.apr@opr.ca.gov</a>. Please send the Excel workbook, not a scanned or PDF copy of the tables.</li></ol>

Data is auto-populated based on data entered in Tables A, A2, C, and D

<b>Jurisdiction</b>	El Monte	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	15
Low	Deed Restricted	0
	Non-Deed Restricted	59
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		144
<b>Total Units</b>		<b>218</b>

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
Single-family Attached	0	0	0
Single-family Detached	0	31	9
2 to 4 units per structure	0	15	0
5+ units per structure	0	66	47
Accessory Dwelling Unit	0	106	71
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>0</b>	<b>218</b>	<b>127</b>

<b>Infill Housing Developments and Infill Units Permitted</b>	<b># of Projects</b>	<b>Units</b>
Indicated as Infill	153	218
Not Indicated as Infill	0	0

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	118
Number of Proposed Units in All Applications Received:	227
Total Housing Units Approved:	106
Total Housing Units Disapproved:	0

<b>Use of SB 423 Streamlining Provisions - Applications</b>	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

<b>Units Constructed - SB 423 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Streamlining Provisions Used - Permitted Units</b>	<b># of Projects</b>	<b>Units</b>
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

<b>Ministerial and Discretionary Applications</b>	<b># of</b>	<b>Units</b>
Ministerial	108	131
Discretionary	10	96

<b>Density Bonus Applications and Units Permitted</b>	
Number of Applications Submitted Requesting a Density Bonus	2
Number of Units in Applications Submitted Requesting a Density Bonus	36
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

<b>Housing Element Programs Implemented and Sites Rezoned</b>	<b>Count</b>
Programs Implemented	37
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas





Submission Number:	CI-Memo
Planning Year:	2025 (May 1 - Dec 31)
Project Number:	2025-018

**ANNUAL ELEMENT PROGRESS REPORT**

**Housing Element Implementation**

Note: "N" indicates an updated field.

Only in-line variables with calculation formulas.

Table 4.1 Annual Building Activity Report Summary - New Construction, Existing Permit and Conditional Units																																				
Project Identifier			Affordability by Household Income - Completed Estimation														Affordability by Household Income - Building Permits										Affordability by Household Income - Certificate of Occupancy									
Year	Start	End	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27								
Year	Start	End	Units	Very Low	Low	Moderate	Moderate	High	Very High	Other	Total	Units	Very Low	Low	Moderate	Moderate	High	Very High	Other	Total	Units	Very Low	Low	Moderate	Moderate	High	Very High	Other	Total							
2025	2025-01-01	2025-12-31	1																																	





## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction	El Monte							
Reporting Year	2025 (Jan. 1 - Dec. 31)							
D_1_Name	D_2_Objective	D_5_Complete	D_6_Cycle	D_7_ImpStatus	D_4_Status	D_8_CatOutcomes	D_9_CountOutcomes	D_10_Documents
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
1. Garvey Avenue & 5-Points Plan for High Density Housing	Develop an Urban Housing Zone along the Garvey Avenue Corridor and 5-Points Area.	2021-2024	6th Cycle	Completed	Approval of Urban/Multiuse (UMU) zone along Garvey Avenue and 5 Points.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO</a>
2. Flair Park Flex Housing	Create development standards for the Office Professional (OP) zone that allow for the development of work-live and mixed-use projects with housing of up to 16 units per acre within the Flair Park neighborhood.	2021-2024	6th Cycle	In Progress	In Progress – Economic Feasibility Study including preliminary outreach completed. Next steps are to obtain bids for CEQA Analysis and draft vision and development standards.	Other		None
3. Implement the Durfee Avenue and Peck Road Corridor Plans, the Downtown Main Street Specific Plan, Gateway Specific Plan, and Maclaren Specific Plan	Further encourage and facilitate the development of affordable housing, continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development.	2021-2024	6th Cycle	Completed	Continued progress – Revisions approved for a mixed-use development for 202 units at 4024 Durfee Avenue. Codified the Esperanza Village Specific Plan Development Standards. Finalizing approval prior to building permit issuance and conducting demolition work to begin construction work.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO</a>
4. No Net Loss	Ensure that the City maintains compliance with SB 166 (No Net Loss)	2021-2022	6th Cycle	Continuous	City continues to comply with statues of SB 166.	Other		None
5. Comprehensive Zoning Code Updates	Incorporate development standards, policies and incentives to encourage the construction of residential projects	2021-2029	6th Cycle	Continuous	Continued to implement Comprehensive Zoning Code Update.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO_DIV2REZODIOV">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO_DIV2REZODIOV</a>
6. Mixed/Multi-Use Designation & Development Standards	Review and revise, if appropriate, the development standards for the MMU zone and certain commercial zones to identify constraints and remove or offset constraints where possible.	2021-2029	6th Cycle	Continuous	Incorporated as part of the Comprehensive Zoning Code Update.  Adoption of UMU Zone for the Garvey Ave and 5 Points area.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO_DIV3MUZODI_CH17.30MIURMUZODI">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO_DIV3MUZODI_CH17.30MIURMUZODI</a>



7. Objective Design Standards	Review and update existing procedures to process SB 35 applications. Evaluate the Comprehensive Design Guidelines for opportunities to create additional objective design standards for residential and mixed-use projects. Explore the feasibility of establishing design guidelines for manufactured housing to ensure quality development.	2021-2029	6th Cycle	In Progress	In progress - Explored cost of preparing Comprehensive Design Guidelines.	Other		N/A
8. Density Bonus	Ensure consistency with the city's Zoning Code and State Density Bonus Law and continue to monitor annually. Inform and encourage developers to utilize the density bonus program and increase program awareness by at least 25 percent.	2021-2029	6th Cycle	Completed	Incorporated as part of the Comprehensive Zoning Code Update.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO_DIV10AFHO_CH17.100DEBOPR">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO_DIV10AFHO_CH17.100DEBOPR</a>
9. Accessory Dwelling Units	Ensure consistency with the City's ADU ordinance and state law and continue to monitor annually. The city's goal will be to permit construction of 50 ADUs annually.	2021-2029	6th Cycle	Continuous	Incorporated as part of the Comprehensive Zoning Code Update.	Units	84	None. See Table A2 for number of ADUs permitted in 2025.
10. Green Buildings	Find opportunities to add and expand sustainability principles with regards to solar use and energy efficiency, water conservation, natural resources conservation and mobility improvements for pedestrians, bicyclists and transit.	2021-2023	6th Cycle	Continuous	Incorporated as part of the Comprehensive Zoning Code Update.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO</a>
11. Streamlined Processing	Monitor processing times for building permits, zoning clearance reviews and planning entitlements and process Zoning Code Updates when appropriate.	2021-2029	6th Cycle	Continuous	Continued use of EnerGov, for interdepartmental electronic permitting and BlueBeam for electronic plan review.	Other		N/A
12. Inclusionary Housing	Adopt an Inclusionary Housing Ordinance.	2021-2023	6th Cycle	Completed	Continued Compliance with State Requirements - Inclusionary Housing Ordinance adopted on May 2, 2023 and fiscal analysis to determined appropriate in-lieu fee adopted on November 7, 2023.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO_DIV10AFHO_CH17.102INHO">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO_DIV10AFHO_CH17.102INHO</a>
13. Innovative Housing Types	Encourage the construction of innovative housing types, such as tiny houses, to increase production by at least 10 percent	2021-2026	6th Cycle	Continuous	Continue to encourage developers to develop innovative housing types such as ADUs, JADUs, ect.	Units	53	Production increase of 53 units (i.e., 32%) as compared to 2024 APR. See Table B.
14. Religious Facilities Overlay Zone & Standards for Affordable Housing	Create a Religious Facilities Overlay Zone (RF-OZ) to allow the development of market rate and affordable housing on properties developed with religious institutions throughout the community.	2021-2024	6th Cycle	Completed	Completed - Established Religious facilities standards for affordable housing adopted on May 2, 2023.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO</a>
15. Employee Housing	Amend the city's Zoning Code for conformance with Employee Housing Act (Health and Safety Code, § 17000 et seq.).	2021-2022	6th Cycle	Completed	Incorporated as part of the Comprehensive Zoning Code Update.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO</a>

16. Residential Community Cleanups	Survey the city to identify neighborhoods that are in need of improvement and assistance and qualify under CDBG.	2021-2029	6th Cycle	Continuous	The Housing Division collaborated with other City departments to identify properties and structures in need of repair. This collaboration allows Housing staff to reach out to the residents and property owners in the community who otherwise may not be aware of existing programs and available funding, which may be used to make necessary repairs or bring structures up to code.	Other		N/A
17. Housing Rehabilitation Programs	Continue to implement the city's housing rehabilitation programs.	2021-2029	6th Cycle	Continuous	The City continues to administer the Rehabilitation Grant and Loan Programs. In 2025, there has been one grant issued for the Housing Rehab loan program and currently two applicants being processed for the Minor Home Repair Grant. The Housing Division continued to advertise these programs within local publications and posts to the City of El Monte Website.	Other	3	One (1) grant was issued and two (2) are in process for the 2025 reporting period.
18. Household Utility Assistance	Continue to implement the city's utility assistance program for eligible very low and lower-income households.	2021-2029	6th Cycle	Continuous	Utility Assistance Grants are available and City is beginning to do outreach for eligible recipients in 2026.	Other		N/A

19. Affordable Housing Preservation	For affordable housing units at-risk of converting to market rate, the City will develop a program to monitor and preserve affordable housing.	2021-2023	6th Cycle	Continuous	Continued to monitor affordable housing units at-risk of converting to market rate.	Other		N/A
20. Acquisition & Rehabilitation	Work with nonprofit partnerships, including the RHCDC, to acquire, rehabilitate and deed restrict apartments throughout the community.	2021-2029	6th Cycle	Continuous	In partnership with Habitat for Humanity, the City continued to seek units for purchase, with HOME Program funds, to convert to affordable housing units. In partnership with Habitat for Humanity and Neighborhood Housing Partners, and the City, a four-unit project known as Lee Lane is being made available to low-income households.	Units		N/A
21. Housing Partnerships	Continue to actively form and maintain existing partnerships with nonprofit and private organizations to help provide housing and supportive services to El Monte residents.	2021-2029	6th Cycle	Continuous	The City has partnered with LACADA and Union Station Homeless Services to provide housing and supportive services to residents of El Monte, including those experiencing homelessness. The City also continued to maintain its existing partnerships with RHCDC.	Other		N/A
22. Financial Incentives	Offer financial assistance, when funding sources are available, to make feasible the construction of affordable residential projects that address the city's community development and housing goals.	2021-2029	6th Cycle	Continuous	Continued to seek more financial incentives.	Other		N/A
23. Down Payment & Homebuyers Assistance	Implement the city's Downtown Payment and Homebuyers Assistance program to provide down payment and homebuyer assistance to qualified lower- and moderate-income households.	2021-2023	6th Cycle	Not Yet Started	The Down Payment and Homebuyers Assistance Program has been postponed. The City is currently identifying funding opportunities to implement the Down Payment and Homebuyers Assistance program in the future.	Other		N/A

24. Housing Choice Voucher	Support the housing choice voucher program administered by the Baldwin Park Housing Authority and lobby for additional vouchers as needed.	2021-2029	6th Cycle	Continuous	The City has continued to stay up to date on all notices advising of open waiting lists for the Housing Choice Voucher and Project Based Programs. The Housing Division's subrecipients offer motel vouchers and homeless prevention rental assistance, dependent on funding availability and eligibility.	Other		N/A
25. HCD Programs	Monitor grants and apply for eligible funding as appropriate, including SB 2 Permanent Local Housing Allocation (PLHA) funds.	2021-2029	6th Cycle	Continuous	Continued to work with HCD on monitoring grants and obtaining eligible funding for projects.	Other		N/A
26. Outreach & Marketing	Update the City's website periodically to cover the following: housing rehabilitation assistance, housing choice vouchers, SB 329 information, and ADU opportunities/programs.	2021-2029	6th Cycle	Continuous	The City regularly updates the El Monte website to provide most up to date and accurate information on all available programs and contact information for Homeless Resources, Housing Rights, and other pertinent information.  In 2025, the City continued to receive applications for the ADU Loan Program. One (1) project is active while two (2) are pending.	Other		N/A
27. Emergency Shelters	Complete Phase A of the Valley/Baldwin Homekey project and continue to monitor the inventory of sites appropriate to accommodate emergency shelters.	2021-2029	6th Cycle	Completed	Homekey Phase A – Hilda Solis Iris House (40 rooms) was completed and occupied in December 2023. In 2024, the City continued to operate and administer the Homekey project.	Units	40	40 rooms were provided as a part of Homekey Phase A.
28. Transitional Housing	Complete Phase B of the Valley/Baldwin Homekey project for transitional housing and continue to monitor the inventory of sites to accommodate emergency shelters, SROs, and transitional and supportive housing.	2021-2029	6th Cycle	In Progress	Homekey Phase B – Hilda Solis Rose Court is currently under renovation. The anticipated completion date is December 2026 for 81 beds/units.	Units	81	81 beds/units are to be provided as a part of Homekey Phase B.

29. Homelessness Assistance & Prevention	Work closely with the Veterans of America (VOA) and other groups to provide street outreach, rapid re-housing and homelessness prevention assistance throughout the community.	2021-2029	6th Cycle	Continuous	The City has collaborated with LACADA to aid our homeless neighbors. In year 2025, the organization assisted a combined total of 118 residents with various services, including homeless assistance, counseling, and access to medical resources. The City looks forward to continuing the partnership with service providers.	Persons	118	In year 2025, the organization assisted a combined total of 118 residents with various services, including homeless assistance, counseling, and access to medical resources.
30. Supportive Housing	Review the Zoning Code for conformance with AB 2162 (Supportive Housing) requirements to allow supportive housing by-right in zones where multiple-family and mixed-use projects with housing are permitted.	2021-2029	6th Cycle	Completed	Incorporated as part of the Comprehensive Zoning Code Update.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO</a>
31. Housing Accessibility	Consider ways to incorporate or incentivize the incorporation of visitability concepts consistent with HCD's voluntary model ordinance and continue to administer city-operated programs to assist households with disabilities with architectural modifications to their homes and continue to implement the provisions of the Americans with Disabilities Act.	2021-2029	6th Cycle	Completed	Incorporated as part of the Comprehensive Zoning Code Update.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO</a>
32. Housing for Persons with Disabilities	Continue to offer specific regulatory incentives throughout the planning period; apply for funding to encourage development of units.	2021-2029	6th Cycle	Completed	Incorporated as part of the Comprehensive Zoning Code Update.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO</a>
33. Group Housing	Review the city's Zoning Code for provisions for large group homes (7+ persons) and develop mitigating strategies to remove potential constraints to facilitate the development of large group homes.	2021-2029	6th Cycle	Completed	Incorporated as part of the Comprehensive Zoning Code Update.	Other		<a href="https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO">https://library.municode.com/ca/el_monte/codes/code_of_ordinances?nodeId=TIT17ZO</a>
34. Fair Housing Enforcement & Outreach Capacity	Resume the "One Stop Housing Clinics" and work with the Housing Rights Center (HRC) to continue to provide multi-lingual fair housing resources for residents, apartment owners and property managers (due to COVID, the program was significantly limited).	2021-2023	6th Cycle	Continuous	In partnership with Housing Rights Center the City has continued to offer One-Stop Housing, located in the Housing Division, which hosts representatives of these providers regarding various community resources, and are available to meet residents one on one to provide information and assistance with tenant rights, affordable housing, and legal assistance.	Other		N/A

35. Segregation & Integration	Encourage removal of market and government constraints identified in the Housing Constraints section by amending the Zoning Code to develop multi-family housing throughout the entire City, targeting specific census tracts experiencing high segregation and poverty. Establish place-based strategies to encourage community revitalization through promotion of high-quality housing and rehabilitation.	2021-2029	6th Cycle	Completed	Incorporated as part of the Comprehensive Zoning Code Update.	Other		N/A
36. Racially & Ethnically Concentrated Areas	Publicize available development sites on the City's website and annually reach out to developers to promote development and affordable housing.	2021-2029	6th Cycle	Continuous	Continues Progress- List of opportunity development sites posted to the City's website monthly.	Other		<a href="https://www.ci.el-monte.ca.us/521/Current-Available-Sites">https://www.ci.el-monte.ca.us/521/Current-Available-Sites</a>
37. Disproportionate Housing Needs, Including Displacement Risks	Promote provision of housing for extremely low and low-income households and engage in proactive measures to construct market-rate and affordable units to meet RHNA housing goal.	2021-2029	6th Cycle	Continuous	Willow Way 38 unit low-income housing completed May 2025	Units	38	<a href="https://www.ci.el-monte.ca.us/DocumentCenter/View/7204/Affordable-Housing-List_updated_FY-2025?bidId=">https://www.ci.el-monte.ca.us/DocumentCenter/View/7204/Affordable-Housing-List_updated_FY-2025?bidId=</a>

<b>Jurisdiction</b>	El Monte	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning</b>	6th Cycle	10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT**

**Housing Element Implementation**

(CCR Title 25 §6202)

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table E**

**Commercial Development Bonus Approved pursuant to GC Section 65915.7**

Project Identifier			Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved	
1			2				3	4	
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

<b>Jurisdiction</b>	El Monte	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at <a href="mailto:apr@hcd.ca.gov">apr@hcd.ca.gov</a> and we will unlock the form which enable you to populate these fields.			TOTAL UNITS <sup>+</sup>	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">checklist here</a> :  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									









<b>Jurisdiction</b>	El Monte	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

**NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY.** This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted	Notes
1				2	3	4							5	6
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

<b>Jurisdiction</b>	El Monte	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT

<b>Table K</b>
<b>Tenant Preference Policy</b>

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

<b>Does the Jurisdiction have a local tenant preference policy?</b>	No		
<b>If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.</b>			
<b>Notes</b>			



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<b>Jurisdiction</b>	El Monte	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Local Early Action Planning (LEAP) Reporting**  
**(CCR Title 25 §6202)**

*Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.*

<b>Total Award Amount</b>	\$	-
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*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

*Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)*

Completed Entitlement Issued by Affordability Summary		
	Income Level	Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
<b>Total Units</b>		<b>0</b>

Building Permits Issued by Affordability Summary		
	Income Level	Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0



Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	15
Low	Deed Restricted	0
	Non-Deed Restricted	59
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		144
<b>Total Units</b>		<b>218</b>

<b>Certificate of Occupancy Issued by Affordability Summary</b>		
	<b>Income Level</b>	<b>Current Year</b>
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	10
Low	Deed Restricted	0
	Non-Deed Restricted	45
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		72
<b>Total Units</b>		<b>127</b>



**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

**STAFF REPORT**

**DATE:** March 24, 2026  
**TO:** Planning Commission  
**FROM:** Steve Fowler, Community & Economic Development Director  
**BY:** William Kavadas, Senior Planner  
**SUBJECT:** 2025 General Plan Annual Progress Report

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**BACKGROUND:**

The attached 2025 General Plan Annual Progress Report (Exhibit A of Attachment No. 1) describes the City's progress in meeting the goals that are outlined in the City's Comprehensive General Plan. California State Law requires each city to prepare and adopt a comprehensive, long-term General Plan to guide its development. The General Plan is a policy document comprised of goals, objectives, policies, and strategies for implementation. The City of El Monte has periodically amended the General Plan as needed since its last comprehensive update in 2011.

In accordance with California Government Code Section 65400(b), the City is required to submit an annual General Plan status report to the local legislative body (City Council), the Governor's Office of Land Use and Climate Innovation (LCI), and the California Department of Housing and Community Development (HCD) on the status of the implementation of the General Plan.

## **EXECUTIVE SUMMARY:**

The following is a summary of certain elements within the General Plan with a brief description of the major accomplishments related to implementation for the year of 2025:

### **Community Design Element**

- Continued to explore the cost to develop “objective design standards” to comply with SB 35.
- Complete Street Studies have been completed for Main Street, Valley Blvd, and Garvey Avenues. An Initial Study has been completed for Arden Drive Complete Streets. Parkway/Denholm Complete Streets has finished design and will begin construction in 2026.
- KB Homes broke ground on a new Paseo Multi-Family Project which will bring a new public park to the Downtown neighborhood.

### **Land Use Element**

- Rezoning of Garvey/5 Points was completed to create the new Urban/Multiuse (UMU) Zone.
- The following infill development projects were approved by the Planning Commission. These projects were reviewed using the City’s Comprehensive Design Guidelines (adopted in 2011) which emphasize sensitive integration, elimination of blight, and master planning efforts. Below are the approved infill projects:
  - 12432 Valley Blvd (90 Room Hotel)
  - 3600 Peck Road (±3,886 square foot In-N-Out Drive Thru)
  - 3608 Peck Road (±3,612 square foot Raising Caines Drive Thru)
  - 3540 Peck Road (±2,400 square foot Dutch Bros Drive Thru)
  - 2357 Durfee Avenue (26 Unit Mixed Use Condominium Project with four (4) ground level commercial suites)
  - 2647 and 2653 Durfee Avenue (25 Unit Multi-Family Project)
  - 3316 Maxson Road (±5,996 square foot addition to an existing auto body repair business)

### **Parks & Recreation Element**

- Zamora Park is under construction for new playground equipment, a recently installed splash pad, improved picnic tables, and more benches for visitors.
- Mountain View Park was upgraded with pickleball courts and a picnic area and basketball courts have been renovated.
- Baldwin Mini Park is scheduled for improvements including new playground equipment, restroom renovations, picnic shelter refurbishment, roof repairs, and updated exterior fencing.
- Gibson Mariposa Park has been upgraded to include new playground equipment and rubberized safety surfacing with planned updates to the splash pad features.
- Arceo Park is planned for a new Fitness Court Studio, featuring artwork designed by a local El Monte artist. The space will offer free access for community members to exercise or participate in classes, providing a welcoming and engaging way to promote active, healthy lifestyles.

- Design and planning for new water slide at Aquatic Center was completed with estimated construction start date in 2026.
- The Senior Center remodeling was completed in 2025.
- The City continued to plan to increase parkland within the City with design work continuing on the Area Y park, Santa Anita Pocket Park, and Pioneer Park.

### Circulation Element

- Complete Street Studies have been completed for Main Street, Valley Blvd, and Garvey Avenue. The Study for Arden Drive has completed its initial study.
- Parkway/Denholm Complete Streets Study has been completed, designed and will begin construction in 2026. This project will include the creation of Class IV bike lanes, raised landscape medians, new street trees, and other roadway safety improvements and other traffic calming measures.

### Economic Development Element

- In 2025, the City obtained \$680,000 in CDBG grants to assist local businesses. Qualified businesses may obtain up to \$10,000 in grant funds each. Outreach will begin in 2026.
- In 2025 the Housing Department launched an ADU program funded by \$500,000 in PHLA funds to provide a \$75,000 grant to residents interested in building an ADU. The ADU must be rented to low-income families for 5 years minimum. Two (2) projects have been approved for \$75,000 each while one (1) application is being reviewed.
- Utility Assistance Grants are available, and the City is beginning to do outreach for eligible recipients in 2026.
- Since 2024, approximately 112 residents have applied for the TBRA program. To date, 45 families who met eligibility requirements have received assistance. A total of \$554,475.09 out of the \$1,087,658 in available funding has been utilized to support these households.
- The Community and Economic Development Department has also continued its efforts to support the local business community through the Business Resource Center. This initiative assists with the permitting process and supports business retention and expansion. Efforts include the creation and ongoing updates to the Business Resource website, which offers access to free trainings, certifications, nonprofit organizations that provide guidance and mentorship to new small business owners, as well as a regularly updated list of current loan and grant opportunities.

### Public Services & Facilities Element

- The Engineering Division oversees the City's Capital Improvement Program with approximately \$122M of programmed projects this Fiscal Year and consisting of over 42 Capital Improvement Projects (CIP) comprising of street, utility, facility/building, and park improvement projects.
- The Engineering Division completed several projects last Fiscal Year such as:
  - Nevada - Bodger Area Sewer Main Replacement Project, CIP005
  - Nevada - Bodger Area Pavement Rehabilitation Project, CIP038
  - Lower Azusa Rd Pavement Rehabilitation Project, CIP 072

- Several projects are in the construction phase such as:
  - Garvey Avenue Storm Drain and Street Improvement Project, CIP 884
  - Garvey Avenue and Durfee Avenue Traffic Signal Safety Improvement Project, CIP 070
- The following projects are in the preliminary and/or final design phase:
  - Parkway-Denholm Traffic Calming Project, CIP001
  - Arden Drive Street and Bikeway Improvement Project, CIP058
  - Zone nine (9) - Slurry Seal and Overlay Project for area bounded by Ramona Boulevard, Cogswell Road, Lower Azusa Road, and San Gabriel River
  - Area Y Park Project, CIP021

**Public Health & Safety Element**

- Engineering Division has prepared a Stormwater Infrastructure Master Plan with the help of a consulting firm. The Master Plan will provide priority and potential stormwater projects citywide and is pending City Council adoption
- The Renewal Natural Gas (RNG) station is completed. Final inspection passed in December 2025. City staff are securing a merchant card reader vendor and once that is approved by council, city staff will open the RNG station to the public. City CNG fleets are currently fueling at the new RNG station.
- The Transportation Division prepared an RFP for EV infrastructure to increase public EV charging stations throughout city and at the city yard for new EV buses expected in 2026. City continues to promote EV carshare and EV bike share through California Air Resources Board (CARB) grant.

**ENVIRONMENTAL REVIEW:**

The 2025 General Plan Annual Progress Report is not a project as defined by CEQA Section 15378(b)(5) as an administrative activity that will not result in direct or indirect physical changes to the environment; therefore, it is exempt from CEQA and no environmental documentation is required.

**RECOMMENDATION:**

Recommend to the City Council:

1. Adopt Resolution No. 3696, recommending City Council approval of the 2025 General Plan Annual Progress Report; and
2. Direct staff to transmit the report to LCI and HCD.

**ATTACHMENTS:**

1. Resolution No. 3696 with Exhibit A

**RESOLUTION NO. 3696**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF THE 2025 GENERAL PLAN ANNUAL PROGRESS REPORT AND FORWARD THE REPORT TO THE GOVERNOR'S OFFICE OF LAND USE AND CLIMATE INNOVATION (LCI) AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)**

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

**WHEREAS**, the City of El Monte's current General Plan was adopted in December 2011,

**WHEREAS**, California Government Code Section 65400 mandates that cities submit an Annual Progress Report on the status of the General Plan and its implementation to their legislative bodies, the Governor's Office of Land Use and Climate Innovation (LCI) and the California Department of Housing and Community Development (HCD); and

**WHEREAS**, the General Plan Annual Progress Report is required to include a) the status of the Plan and the progress of its implementation; and b) the degree to which the General Plan complies with the Guidelines established by LCI; and

**WHEREAS**, the City has prepared its General Plan Annual Progress Report for the calendar year of 2025, attached hereto as Exhibit A in accordance with the Guidelines adopted by LCI; and

**WHEREAS**, the City's 2025 General Plan Annual Progress Report was presented to the Planning Commission at the meeting of March 24, 2026, attached hereto as Exhibit A in accordance with the Guidelines adopted by LCI and HCD; and

**WHEREAS**, the Planning Commission hereby recommends that the City Council adopt a Resolution to approve the 2025 General Plan Annual Progress Report and direct staff to send said report to LCI and HCD.

**SECTION 1 – PLANNING COMMISSION APPROVAL.** The Secretary of

the Planning Commission of the City of El Monte, California, shall certify to the adoption of this resolution.

\_\_\_\_\_  
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. 3696 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on March 24, 2026, by the following votes to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Sandra Elias, Secretary  
El Monte City Planning Commission



# **EXHIBIT A**

## **2025 GENERAL PLAN ANNUAL PROGRESS REPORT**



## **2025 GENERAL PLAN ANNUAL PROGRESS REPORT**

CITY OF EL MONTE  
11333 VALLEY BOULEVARD  
EL MONTE, CA 91731  
March 2026

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**CITY COUNCIL REVIEW**

The El Monte City Council (the “City Council”) will hold a public hearing and receive testimony on the goals, policies, and programs in the General Plan. At the end of the public hearing, the City Council will direct City staff to submit this report to the Governor’s Office of Land Use and Climate Innovation (LCI) and the State Department of Housing and Community Development (HCD).

**COMPLIANCE WITH STATE GUIDELINES**

The City of El Monte (the “City”) General Plan is consistent with State Guidelines. The City adopted its Housing Element for the 2021-2029 planning period on February 1, 2022 and obtained certification from the State Department of Housing and Community Development (HCD) on September 30, 2022. Also included as part of the Housing Element Update were focused updates to other General Plan Elements, to ensure consistency with State laws and local planning objectives. This includes updates to the Community Design, Land Use, Economic Development and Circulation Elements.

**GENERAL PLAN SIGNIFICANT ACCOMPLISHMENTS**

The following table presents important dates and accomplishments in implementing the General Plan:

ACTION	DESCRIPTION
Latest Comprehensive Update	<b>June 7, 2011</b> – Comprehensively updated all the elements in the General Plan.
General Plan Amendments Since 2010 Update	<p><b>June 21, 2011</b> – Amended the General Plan to add the Health and Wellness Element.</p> <p><b>July 17, 2012</b> – Amended the General Plan Designation of certain land parcels from Regional Commercial to Mountain View Specific Plan and Zoning Classification of certain land parcels from C-3 to SP-2 (Mountain View Specific Plan) and adopted the Mountain View Specific Plan in connection to property located at 12417-12467 Denholm Drive and 3013-3034 Rumford Avenue.</p> <p><b>December 17, 2013</b> – Amended the General Plan to adopt a mandatory update to the Housing Element pursuant to State requirements and updated the Zoning and Development regulations consistent with the Housing Goals and Policies of the updated 2014-2021 Housing Element.</p> <p><b>April 1, 2015</b> – Amended the General Plan Designation of certain land parcels from Office Professional to Specific Plan and allow for residential uses up to 45 dwelling units per acre and adopted the Flair Spectrum Specific Plan (SP-3) in connection with property located at 9400 Flair Drive.</p> <p><b>September 29, 2015</b> – Amended the General Plan to change the General Land Use Designation from Industrial Business Park to General Commercial along with a modification to the boundaries of the Northwest Industrial District.</p> <p><b>June 21, 2016</b> – Amended the General Land Use Map and Amended Title 15 and Title 17 for limitations on nonconforming properties.</p>

**October 11, 2016** – Amended the General Plan for the northern portion of properties in connection with a development project for mixed-use, located at 3024 La Madera Avenue and APNs # 8565-015-006, -008, -009, -014, -017, -018, -019, -020, -021, -023, -024, and -025.

**April 4, 2017** – Amended the General Plan Land Use Map and General Plan to modify text sections and figures in connection with the development project at 3700 Santa Anita Avenue from the Gateway Specific Plan. Amended the General Plan for the Downtown Transit-Oriented District Specific Plan and Master Plan.

**February 8, 2018** – Amended the General Plan to reclassify the rear portion of the site from “High Density Residential” to “General Commercial” and from “R-4” to “C-4” in connection with the commercial development project located at 9933 Valley Boulevard.

**December 17, 2019** – Amended the General Land Use designation from Medium Density Residential to General Commercial and changed the Zoning Designation from R-3 (Medium Density Multiple Family Dwelling) to C-3 (General Commercial), and expand the Freeway Overlay Zone for properties with APN 8566-003-900 and -901.

**May 18, 2021** – Amended the General Land Use Designation from Industrial Business Park and Medium Density Residential to High Density Residential. Rezoned four (4) properties from M-2 and R-3 to R-4 in connection with a residential development project located at 11312 Orchard Street, 3630, 3640, and 3700 Cypress Avenue.

**October 15, 2021** – A focused update to the Public Health and Safety Element was submitted to the CA Geological Survey of the Department of Conservation

**February 1, 2022** – The City adopted its Housing Element for the 2021-2029 planning period.

**June 7, 2022** – The City Council approved a comprehensive amendment to the City’s General Plan Land Use Map to change the land use designations for 14 areas within the city with a total area of 52.45 acres. The approval also amended the Zoning Map for 23 areas of the City.

**September 30, 2022** – The City obtained certification from HCD for the adopted Housing Element for the 2021-2029 planning period.

**November 15, 2022** – The City Council approved an amendment to the General Land Use Map for a 13.66-acre property and established the Esperanza Village Specific Plan in connection with a residential development project located at 4024 Durfee Avenue, also known as Esperanza Village.

**April 18, 2023** – The City Council adopted a comprehensive update on the City’s Subdivision Ordinance (Code Amendment (CA) No. 810: Title 16 (Subdivision

	<p>Ordinance) of the EMMC), for full compliance with the California Subdivision Map Act and the City’s Zoning Code.</p> <p><b>April 18, 2023</b> – The City Council adopted an annual update to the City’s Zoning Code (CA No. 811: Title 17 (Zoning Code) of the EMMC). This included minor changes (e.g. correcting any errors, adding clarifying language, etc.) and more significant changes (revising some development standards, adding new Chapters and Sections for new uses, etc.).</p> <p><b>April 18, 2023</b> – The City Council adopted a significant update to the Zoning code Map (Zoning Map No. 1 (ZM-1). All Zoning information was consolidated into one map – i.e., the official City Zoning Map. No properties will have their zoning designation changed as part of this consolidation. Future zone changes will be identified as amendments to the official City Zoning Map.</p> <p><b>May 2, 2023</b> – The City Council adopted an Inclusionary Housing Ordinance.</p> <p><b>June 6, 2023</b> – The City Council adopted a General Plan Amendment for a new Land Use Policy Plan LU-1 (Map) of the Land Use Element of the 2011 General Plan. The new map consolidated some Land Use Designations.</p> <p><b>November 7, 2023</b> – The City Council adopted an in-lieu fee schedule for Inclusionary Housing that was determined through fiscal analysis.</p>
2025 Significant Accomplishments	<p><b>January 28, 2025</b> – Planning Commission adopts Resolution No. 3677, recommending City Council approval of Zone Change No. 02-2024, Zone Map Amendment No. 02-2024, and Code Amendment No. 01-2024 to adopt the UMU zone.</p> <p><b>March 10 and March 17, 2025</b> – Community Meetings held with business and property owners pertaining to proposed development standards and clarification on the implication of how the proposed adoption of the Urban Multiuse (UMU) Zoning designation would impact properties.</p> <p><b>May 14, 2025</b> – The City Council adopted Ordinance No. 3053 approving Zone Change No. 02-2024, Zone Map Amendment No. 02-2024, and Code Amendment No. 01-2024 to adopt the UMU zone.</p>

**GENERAL PLAN STATUS OF PROGRAMS FOR ALL ELEMENTS (EXCEPT HOUSING)**

The following information provides a description for each of the goals outlined in the General Plan as well as a summary of the actions the City has taken to implement each goal.

Community Design Element		
No.	Program Title & Description	Status
CD-1	An attractive and unified community identity for El Monte that affirms its diverse heritage of	Incorporated the City’s logo on to approved billboards.

	<p>multicultural influences, physical and natural environment, and collective vision for the future.</p>	<p>Continued to promote a coherent/consistent community identity through the City’s newspaper, social media, and other public relations outlets.</p>
<p>CD-2</p>	<p>Attractive commercial corridors exemplified by consistency of hardscape, landscaping, signage, sidewalks, and other treatments appropriate to their context to foster a pleasant driving and pedestrian experience.</p>	<p>Continued to require street dedications for private development projects to achieve adequate public right-of-way capacity for future street improvement projects.</p> <p>The Streetscape Beautification Master plan was developed to enhance safety for pedestrians and commuters, create a climate of resiliency, reflect a sense of place in the city, simplify maintenance, and create visual cohesion for the city. It is a guide to update and design cohesive streetscapes so that residents feel a sense of pride while navigating the city. The City continues promoting safety for pedestrians and all commuters and enhancing its streetscapes.</p> <p>Complete Street Studies have been completed for Main Street, Valley Blvd, and Garvey Avenue. The Initial Study for Arden Drive has been.</p> <p>Parkway/Denholm Complete Streets Study has been completed and designed and will begin construction in 2026. This project will include the creation of Class IV bike lanes, raised landscape medians, new street trees, and other roadway safety improvements and other traffic calming measures.</p>
<p>CD-3</p>	<p>A green City with beautifully landscaped corridors, residential streets, commercial areas, developments, and public areas that are symbolically and physically encircled by an Emerald Necklace of parks and open space.</p>	<p>Continued to enforce the City’s landscape and MWELo requirements for new developments and existing properties through the plan check review process and code enforcement.</p> <p>The Streetscape Beautification Master plan was developed to enhance safety for pedestrians and commuters, create a climate of resiliency, reflect a sense of place in the city, simplify maintenance, and create visual cohesion for the city. It is a guide to update and design cohesive streetscapes so that residents feel a sense of pride while navigating the city. The city continues promoting safety for pedestrians and all commuters and enhancing its streetscapes.</p> <p>Complete Street Studies have been completed for Main Street, Valley Blvd, and Garvey Avenue. The Initial Study for Arden Drive has been completed.</p>

		<p>Parkway/Denholm Complete Streets Study has been completed and designed and will begin construction in 2026. This project will include the creation of Class IV bike lanes, raised landscape medians, new street trees, and other roadway safety improvements and other traffic calming measures.</p> <p>The City of El Monte has partnered with Los Angeles County to develop Hilda Solis Community Park which will include features such as a community pavilion, a soccer basin, a children’s nature discovery garden, various playground and sports courts. Hilda Solis Community Park is anticipated to provide a gathering place where neighbors can meet, children can play, and families can spend time together.</p> <p>Conceptual Designs have been completed for the redevelopment of Pioneer Park which will be located at the intersection of the Gateway and Downtown neighborhood.</p> <p>Zamora Park is under construction for new playground equipment, a recently installed splash pad, improved picnic tables, and more benches for visitors.</p>
CD-4	<p>High-quality architectural design of residential, commercial, and industrial buildings evidenced by thoughtful attention and balance of quality materials, durability, aesthetics, functionality, and sustainability concepts.</p>	<p>Continued implementing the City’s Comprehensive Design Guidelines for new development projects. Consulted with professional architectural design firms for the review of various development projects.</p> <p>The City of El Monte’s Initial Plan Review process is an evaluation of a project’s design concept and vision, its relationship to its surroundings and how it’s consistent with the General Plan and Design Guidelines. This process is implemented for projects that involve new construction.</p> <p>In progress - Explored cost of preparing Comprehensive Design Guidelines.</p> <p>The Zoning Code addresses development standards related to building scales, massing, and rooflines.</p>
CD-5	<p>A vibrant Downtown that is an attractive, accessible and pedestrian friendly center noted for its wide range of quality shopping,</p>	<p>Continued implementing the 2017 Downtown Specific Plan.</p>



	entertainment, and cultural and recreational amenities.	KB Homes broke ground on the Paseo Multi-Family Project which will include a new public park within the Downtown area.
CD-6	The international finance district of the San Gabriel Valley, denoted by its iconic skyline, parks and natural amenities, and highly-amenitized working and living environment that builds on its strengths in finance, banking, government, and institutional uses.	Flair Park rezoning in progress – Economic Feasibility Study including preliminary outreach completed. Next steps are to obtain bids for CEQA Analysis and draft vision and development standards.
CD-7	A modern, clean industrial park that provides opportunity for investment and commerce and is denoted by its clean, attractive, and well-managed environment compatible with surrounding residential neighborhoods.	The City of El Monte’s Initial Plan Review process is an evaluation of a project’s design concept and vision, its relationship to its surroundings and how it’s consistent with the General Plan and Design Guidelines. This process is implemented for projects that involve new construction. The City continues to consult with a benchlist of architectural design firms for the review of various development projects.
CD-8	Attractive, vibrant, and convenient commercial centers that convey a quality shopping experience through the careful application of land use, site design, design policies, and architectural standards.	In progress - Explored cost of preparing Comprehensive Design Guidelines.  Continued to implement the City’s Comprehensive Design Guidelines for the review of proposed projects.  Planning Commission approved of three new food retail businesses: In-N-Out, Raising Caines, and Dutch Bros. Coffee at El Monte Center, which is currently undergoing a major revitalization, transforming it into a modern, vibrant destination. Upgrades include refreshed building facades, improved landscaping, and enhanced lighting and the addition of EV charging stations. The revitalized El Monte Center will feature a diverse mix of local and national retailers, dining options, and services..
CD-9	Quality neighborhoods evidenced by distinct identities; focal points that provide recreation and social opportunities; attractive streetscapes that accommodate autos, pedestrians, and cyclists; and attractive and well designed residential projects that improve property values.	Continued implementing the City’s Comprehensive Design Guidelines for new development projects.  Consulted with professional architectural design firms for the review of various development projects.  Complete Street Studies have been completed for Main Street, Valley Blvd, and Garvey Avenue. The Initial Study for Arden Drive has been completed.

		<p>Parkway/Denholm Complete Streets Study has been completed and designed and will begin construction in 2026. This project will include the creation of Class IV bike lanes, raised landscape medians, new street trees, and other roadway safety improvements and other traffic calming measures.</p> <p>The City of El Monte has partnered with Los Angeles County to develop Hilda Solis Community Park which will include features such as a community pavilion, a soccer basin, a children’s nature discovery garden, various playground and sports courts. Hilda Solis Community Park is anticipated to provide a gathering place where neighbors can meet, children can play, and families can spend time together.</p> <p>Conceptual Designs have been completed for the redevelopment of Pioneer Park which will be located at the intersection of the Gateway and Downtown neighborhood.</p> <p>Zamora Park is under construction for new playground equipment, a recently installed splash pad, improved picnic tables, and more benches for visitors.</p>
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**Land Use Element**

<b>No.</b>	<b>Program Title &amp; Description</b>	<b>Status</b>
LU-1	Compatible residential, commercial, and industrial development that is sensitively integrated with existing development and neighborhoods and minimizes impacts on surrounding land uses.	Completed rezoning of Garvey Avenue and 5 Points to implement Urban/Multiuse (UMU) zone.
LU-2	Revitalization and redevelopment of residential, commercial, and industrial areas through the sensitive integration of infill development, elimination of blight, and master planning efforts.	<p>The following infill development projects were approved by the Planning Commission. These projects were reviewed using the City’s Comprehensive Design Guidelines (adopted in 2011) which emphasize sensitive integration, elimination of blight, and master planning efforts. Below are the approved infill projects:</p> <ul style="list-style-type: none"> <li>• 12432 Valley Blvd (90 Room Hotel)</li> <li>• 3600 Peck Road (±3,886 square foot In-N-Out Drive Thru)</li> <li>• 3608 Peck Road (±3,612 square foot Raising Caines Drive Thru)</li> <li>• 3540 Peck Road (±2,400 square foot Dutch Bros Drive Thru)</li> </ul>

		<ul style="list-style-type: none"> <li>• 2357 Durfee Ave (26 Unit Mixed Use Condominium Project with four (4) ground level commercial suites)</li> <li>• 2647 and 2653 Durfee Ave (25 Unit Multi-Family Project)</li> <li>• 3316 Maxson Road (±5,996 square foot addition to an existing auto body repair business)</li> </ul>
LU-3	Distinct and identifiable residential neighborhoods and commercial, industrial and office districts that reflect and augment the historical, cultural, economic, and social fabric and roles in El Monte.	The Planning Division continued to enforce the City’s General Plan’s Community Design Element which emphasizes the creation and on-going need to facilitate distinct and identifiable residential, commercial, industrial, and office districts within the historical, cultural, economic, and social fabric and roles of the community. The Community Design Element has specific design standards and guidelines for different neighborhoods within El Monte.
LU-4	A complementary balance of land uses that provide adequate opportunities for housing, economic activity, transportation, parks, and recreation to support an exemplary quality of life and a sustainable community.	The Planning Division continued to enforce the Comprehensive Zoning Code Update to ensure that future development consists of a complementary balance of land uses with opportunities for housing, economic activity, transportation, parks, and recreation.
LU-5	Establish the Downtown as the mixed-use, mixed-income, and cultural heart of El Monte. Its historical role is augmented by new housing, business, parks, cultural facilities, and transit-oriented development. The population is diverse, the architecture is human scaled, and the character authentic.	<p>In 2025 the City received \$680,000 in CDBG Grants. Qualified businesses are eligible to receive up to \$10,000 each. Outreach for applications will begin in 2026</p> <p>In 2025, KB Homes broke ground on the Paso Multi-Family Project which will be constructed adjacent to the El Monte Metrolink station bringing 87 residential units to the vicinity as well as a new City park.</p>
LU-6	Establish a first-class district characterized by a diverse mix of financial, government, institutional, hospitality, creative/incubator, and work-live; distinctive architecture and iconic skyline; high-quality amenities; and unparalleled access to freeway, rail, and transit options.	In Progress – Economic Feasibility Study including preliminary outreach completed. Next steps are to obtain bids for CEQA Analysis and draft vision and development standards.
LU-7	Establish a diversified district of sustainable manufacturing, distribution, and technology-oriented business that provides	The City’s Northwest Industrial District is designated as the specific area for achieving this goal. The following project was approved by the Planning Commission within the Northwest Industrial district that was

	opportunity for investment, entrepreneurship, and significant creation of well-paid jobs in a sustainable environment that minimizes traffic impacts, promotes a clean environment, ensures long-term vitality, and strengthens neighborhoods.	reviewed using the City’s Comprehensive Design Guidelines adopted in 2011 and General Plan to ensure compliance with this goal: <ul style="list-style-type: none"> <li>4131-4423 Arden Drive development of five (5) new warehouses on an approximately 36.19-acre site. Project is currently in the entitlement review process.</li> </ul>
LU-8	Establish the Auto District as a premier vehicle sales and service destination in Southern California, providing a year-round auto show environment with a wide range of automobile and truck vehicle choices—all within an environment that is modern, attractive, equipped with customer amenities and attractions, well maintained, and convenient.	The following project finished Initial Planning Review in compliance with the goals and objectives per the City’s Design Guidelines: <ul style="list-style-type: none"> <li>3534 Peck Road - Demolition of the existing 41,685 square foot structure consisting of a service center to construct a new 73,204 square foot structure consisting of 64,473 square feet of work area and 8,731 square foot mezzanine.</li> <li>3462 Peck Road – Addition, remodel and exterior façade improvements were complete for Cardinale Way Hyundai dealership.</li> </ul>
LU-9	Recreate vibrant commercial corridors with the introduction of a mix of higher density residential uses, sensitively integrated commercial uses concentrated at critical nodes, and tree-lined streetscapes that are aesthetically pleasing, encourage walking, and inspire community pride.	Completed rezoning of Garvey Avenue and 5 Points to implement Urban/Multiuse (UMU) zone.  Continued implementing the 6 <sup>th</sup> cycle Housing Element and RHNA requirements.
LU-10	Maintain land use compatibility and consistency to minimize airport land use impacts to adjacent land uses within the city.	Continued to implement the Comprehensive Zoning Code Update to minimize impacts caused by nearby airport activity to certain zones and properties.

**Parks & Recreation Element**

No.	Program Title & Description	Status
PR-1	Sufficient quality, number, and distribution of parks that are well maintained, safe, and attractive, and that meet the full active and passive recreational needs of residents of all ages and abilities.	Zamora Park is under construction for new playground equipment, a recently installed splash pad, improved picnic tables, and more benches for visitors.  Mountain View Park was upgraded with pickleball courts and a picnic area and basketball courts have been renovated.  Baldwin Mini Park is scheduled for improvements including new playground equipment, restroom renovations, picnic shelter refurbishment, roof repairs, and updated exterior fencing.

		<p>Gibson Mariposa Park has been upgraded to include new playground equipment and rubberized safety surfacing with planned updates to the splash pad features.</p> <p>Arceo Park is planned for a new Fitness Court Studio, featuring artwork designed by a local El Monte artist. The space will offer free access for community members to exercise or participate in classes, providing a welcoming and engaging way to promote active, healthy lifestyles.</p> <p>Design and planning for new water slide at Aquatic Center began with estimated construction start date in 2026.</p> <p>The Senior Center remodeling was completed in 2025.</p> <p>The City continued to plan to increase parkland within the City with design work continuing on the Area Y park, Santa Anita Pocket Park, and Pioneer Park.</p>
PR-2	<p>Diverse, engaging, and meaningful recreational, educational, cultural, and special event activities that meet the diverse needs and interests of residents of all ages, abilities, and cultures.</p>	<p>In 2025, the City hosted a variety of citywide events on Main Street, including the Children’s Day Parade, Tree Lighting Ceremony, Corazón del Valle/Día de Los Muertos, Back to School Resource Fair, and Santa on Main with Toy Giveaway. Additional events included Easter Spring Hop, Memorial Day, National Day of Prayer Breakfast, Veterans Day, Holiday House.</p> <p>The Parks and Recreation Department has implemented a variety of inclusive programs and events designed to support individuals with special needs. These efforts include activities such as an all-inclusive Spring Fest and the Together We Play special needs events.</p> <p>Mountain View Park was approved by Council to construct an inclusive playground which is estimated to be complete in 2026.</p> <p>The City of El Monte received a \$471,550 award through the Measure A Youth and Teen Grant. The funding will support paid youth employment opportunities for individuals ages 18–25 through an 18-week internship program focused on careers in parks</p>

		and recreation, strengthening both workforce development and the City’s park system.
PR-3	An Emerald Necklace that encircles the community with parks and multiuse biking, walking, equestrian trails; restores open space and habitat; protects the watershed; and provides multiple recreational and health benefits.	Concept Design is now complete for Pioneer Park which is located adjacent to the Emerald Necklace.
PR-4	A lush network of greenways, linear parks, and a community forest that enhances property values, public health, aesthetics, and quality of life.	Concept Design is now complete for Pioneer Park which is located adjacent to the Emerald Necklace.  Merced Park was upgraded to include new fitness equipment in 2025.
PR-5	A comprehensive system of walking, hiking, biking, and equestrian paths and trails that are accessible, safe, and connect to homes, residences, parks, and other community destinations.	In addition, the City focused on expanding its bicycle network with completed projects totaling approximately 1.4 bike lane-miles last year which extend to 1.8 miles in unincorporated County.  Parkway/Denholm Complete Streets Study has been completed, designed and will begin construction in 2026. This project will include the creation of Class IV bike lanes, raised landscape medians, new street trees, and other roadway safety improvements and other traffic calming measures.  The City’s Lighting and Traffic Crews 9 pedestrian modules.
<b>Circulation Element</b>		
<b>No.</b>	<b>Program Title &amp; Description</b>	<b>Status</b>
C-1	A regional freeway, rail, and airport transportation system that meets the needs of business, facilitates efficient movement of goods, and minimizes adverse effects on El Monte’s residential neighborhoods.	Zone nine (9) is the next street improvement project scheduled to begin construction Summer 2026. These project streets were slurry sealed, cape sealed, and received asphalt overlay and spot reconstruction.
C-2	Provide and maintain an efficient roadway system that supports multimodal transportation, serving all parts of El Monte.	Complete Street Studies have been completed for Main Street, Valley Blvd, and Garvey Avenue. The Study for Arden Drive has completed its initial study.  Parkway/Denholm Complete Streets Study has been completed and designed and will begin construction in 2026. This project will include the creation of Class IV bike lanes, raised landscape medians, new street trees,

		and other roadway safety improvements and other traffic calming measures.
C-3	A well-managed traffic management system that maximizes the operational efficiency of existing roadways, encourages a balance of transportation modes, and improves the safety and livability of neighborhoods.	<p>Several HSIP Projects are currently in the design phase including signalized intersection improvements at Tyler/Valley; class II bike lanes along Santa Anita, Valley, and Tyler; Valley Blvd pedestrian improvements at unsignalized intersections, and left-turn and pedestrian improvements at signalized intersections at Santa Anita Avenue and Valley Blvd.</p> <p>The Parkway Drive/Denholm Drive Traffic Calming Project, CIP 001 is another project intended to provide safety measures through traffic calming and better visibility to pedestrians. The proposed project would consist of a new 1.4-mile Class IV separated cycle lane. The cycle route would continue south with a 0.4-mile Class III bike the route extension into the County painted sharrows. The proposed project would be designed towards achieving the City’s goals related to the expansion of bikeways, multimodal transportation, and a multiuse path system as articulated. The proposed project would improve City-wide connectivity, public health and safety, traffic and congestion, and air quality and greenhouse gas emissions.</p> <p>The City continued to add Class I, II, III, and IV to the City’s Bike Network as part of its capital improvement projects where feasible.</p>
C-4	A local and regional transit service that is accessible and safe; connects to homes, residences, parks, and other community destinations; and provides a viable alternative to the use of autos.	<p>The City continued to own/operate a 32-fleet transit system. Fixed Route transit is contracted to Southland Inc., and operates five (5) routes within the City limits connecting riders to Metro’s J line, Metro MTA- 70, 76, 170, 267, 268, 287 &amp; 577, Foothill Transit: 178, 190, 194, 270, 282, 486, 488, 492 and Norwalk: 7. The City has three (3) transit hubs, the largest being the Metro El Monte Station located at Santa Anita Ave, the second is referred to as the Trolley Station where the local five (5) fixed routes depart out of, located off of Center Ave and the third is the Metrolink station whereby a City owned shuttle service departs from providing riders with access to connections and rides into the Flair Drive Business Park, this Hub is located behind the Trolley Station also off of Center Street.</p> <p>An express route services the afternoon peak ridership consistent with Metrolink train departures.</p>

C-5	A connected, balanced, and integrated system of walking, biking, and equestrian paths and trails that is accessible and safe and connect to homes, residences, parks, and other community destinations.	<p>City staff from the Transportation division assisted with promoting Safe Routes to school by meeting with Pat Hines and Mountain View school district representatives. Discussions regarding discounted transit passes for students and families picking up and dropping off students via El Monte transit were shared. Transportation staff attended an evening event to promote transit to families and students; bus schedules and promotional items were provided. City staff wrapped buses with banners that promote the Safe Routes to School message. These banners are still posted on the buses today.</p> <p>The City has numerous Park projects (Zamora Park, located at 3820 Penn Mar Avenue; Pioneer Park, located at 3575 Santa Anita Avenue; and Area Y Park located at Monterey/Valley Blvd). The plan is to provide green retrofitting that will maximize the potential of this public asset and create a vibrant, shaded, safe and inviting destination.</p>
C-6	Integration of circulation and land use development policies and practices that support walking, bicycling, and use of transit through a variety of supportive land use development and urban design measures.	<p>Complete Street Studies have been completed for Main Street, Valley Blvd, and Garvey Avenue. The Study for Arden Drive has completed its initial study.</p> <p>Parkway/Denholm Complete Streets Study has been completed and designed and will begin construction in 2026. This project will include the creation of Class IV bike lanes, raised landscape medians, new street trees, and other roadway safety improvements and other traffic calming measures.</p>
<b>Economic Development Element</b>		
<b>No.</b>	<b>Program Title &amp; Description</b>	<b>Status</b>
ED-1	The City will have adequate organizational capacity, resources, and budgetary commitment needed to achieve the General Plan vision for each strategic area and achieve current and future economic development goals.	<p>The Community &amp; Economic Development Department continued to secure grants to achieve the objectives of this goal. The following grants were administered by the City:</p> <ul style="list-style-type: none"> <li>• In 2025, the City obtained \$680,000 in CDBG grants to assist local businesses. Qualified businesses may obtain up to \$10,000 in grant funds each. Outreach will begin in 2026.</li> <li>• In 2025 the Housing Department launched an ADU program funded by \$500,000 in PHLA funds to provide a \$75,000 grant to residents interested in building an ADU. The ADU must be rented to low-</li> </ul>



		<p>income families for five (5) years minimum. Two (2) projects have been approved for \$75,000 each while one (1) application is being reviewed.</p> <ul style="list-style-type: none"> <li>• Utility Assistance Grants are available, and City is beginning to do outreach for eligible recipients in 2026.</li> <li>• Since 2024, approximately 112 residents have applied for the TBRA program. To date, 45 families who met eligibility requirements have received assistance. A total of \$554,475.09 out of the \$1,087,658 in available funding has been utilized to support these households.</li> </ul> <p>The Community and Economic Development Department has also continued its efforts to support the local business community through the Business Resource Center. This initiative assists with the permitting process and supports business retention and expansion. Efforts include the creation and ongoing updates to the Business Resource website, which offers access to free trainings, certifications, nonprofit organizations that provide guidance and mentorship to new small business owners, as well as a regularly updated list of current loan and grant opportunities.</p>
ED-2	<p>El Monte’s existing businesses will prosper, investing to expand their facilities, creating new job opportunities for current and future residents, and increasing the City’s revenues.</p>	<p>The City continued to administer the CBDG-CV Employer Business Grant Program which is a one-time grant of up to \$10,000 to eligible businesses to help create jobs, retain jobs, and offer quality services.</p> <p>A total of \$819,400.25 has been allocated to support struggling small businesses in 2026 through a one-time \$10,000 grant. This opportunity is available to eligible small businesses in El Monte that have not previously received a city grant. The city aims to provide targeted assistance to those facing challenges during this difficult time.</p>
ED-3	<p>An improved El Monte business environment that attracts new businesses, investment, new jobs, and increased revenues to El Monte.</p>	<p>The City continued to administer the CBDG-CV Employer Business Grant Program which is a one-time grant (of up to \$10,000) to eligible businesses to help create jobs, retain jobs, and offer quality services.</p> <p>A total of \$819,400.25 has been allocated to support struggling small businesses in 2026 through a one-time \$10,000 grant. This opportunity is available to eligible small businesses in El Monte that have not previously received a city grant. The city aims to provide targeted</p>

		assistance to those facing challenges during this difficult time.
ED-4	An improved El Monte business environment that fosters opportunities for new businesses, expands job opportunities, and increases City revenues.	<p>The City continued to administer the CBDG-CV Employer Business Grant Program which is a one-time grant of up to \$10,000 to eligible businesses to help create jobs, retain jobs, and offer quality services.</p> <p>A total of \$819,400.25 has been allocated to support struggling small businesses in 2026 through a one-time \$10,000 grant. This opportunity is available to eligible small businesses in El Monte that have not previously received a city grant. The city aims to provide targeted assistance to those facing challenges during this difficult time.</p>
ED-5	Expanding businesses and new businesses will invest in the continued development and improvement of El Monte Main Street, creating a thriving central place that defines the popular image of El Monte.	KB Homes broke ground on the Paseo Multi-Family Project which will include a new public park within the Downtown area. This will bring new residents into the Downtown area and the new park will create a new destination for El Monte residents and visitors.
ED-6	Flair Park will be a major center for professional offices and financial institutions, with supporting uses such as hospitality, creative/incubator and work-live uses.	In Progress – Economic Feasibility Study including preliminary outreach completed. Next steps are to obtain bids for CEQA Analysis and draft vision and development standards.
ED-7	An improved El Monte business environment that promotes growth of manufacturing firms, creates well-paid jobs, and offers opportunities for business relocation and expansion in the Northwest Industrial District.	<p>The City’s Northwest Industrial district is designated as the specific area for achieving this goal. The following project was approved by the Planning Commission and reviewed against the City’s Comprehensive Design Guidelines adopted in 2011 and General Plan to ensure compliance with this goal:</p> <ul style="list-style-type: none"> <li>• 4131-4423 Arden Drive development of five (5) new warehouses on an approximately 36.19-acre site. Project is currently in the entitlement review process.</li> </ul>
ED-8	Existing auto sales and services firms will prosper and new firms will locate in the Auto District, increasing sales tax revenues for the City.	<p>The following project finished Initial Planning Review in compliance with the goals and objectives per the City’s Design Guidelines:</p> <ul style="list-style-type: none"> <li>• 3534 Peck Road - Demolition of the existing 41,685 square foot structure consisting of a service center to construct a new 73,204 square foot structure</li> </ul>

		<p>consisting of 64,473 square feet of work area and 8,731 square foot mezzanine.</p> <ul style="list-style-type: none"> <li>• 3462 Peck Road – Addition, remodel and exterior façade improvements were complete for Cardinale Way Hyundai dealership.</li> </ul>
<b>Public Services &amp; Facilities Element</b>		
<b>No.</b>	<b>Program Title &amp; Description</b>	<b>Status</b>
PSF-1	A safe City for residents, visitors, and businesses, working in partnership with schools, civic organizations, residents, and the business community.	The Community and Economic Development Department also continued to promote and assist the business community through the “Business Resource Center” that provides 1-on-1 service to the community by assisting with the permitting process and retention and expansion efforts.
PSF-2	An excellent level of fire and emergency services with appropriate response times necessary to protect the health and safety of residents and minimize damage to structures and personal property.	<p>The seismic evaluation and corrosion study of the 250,000-gallon elevated tank has been completed. On February 19, 2026, staff issued additional tasks to the consultant to provide Engineer’s Estimates of Probable Cost for the following scenarios:</p> <ol style="list-style-type: none"> <li>1. Conversion of the tank into a monument structure (no longer used for water storage).</li> <li>2. Retrofit of the tank for continued operational use for the foreseeable future (30+ years).</li> </ol> <p>The Water Department repaired four (4) main breaks, 12 service leaks and replaced one (1) lateral connection throughout the system in 2025.</p>
PSF-3	High quality service levels for waste management, stormwater, wastewater, and water production in El Monte, sufficient to serve current and future residents, visitors, and the business community.	<p>The Utilities Division approved the following project in 2025:</p> <ul style="list-style-type: none"> <li>• Well 16 Rehabilitation</li> </ul> <p>The following project is in process:</p> <ul style="list-style-type: none"> <li>• Assessment of Well 2A and Well 12 with construction on improvements to begin in 2026.</li> </ul>
PSF-4	Well-managed network of infrastructure evidenced by rigorous capital improvement planning, preventive maintenance, and equitable financing.	<p>The Engineering Division oversees the City’s Capital Improvement Program with approximately \$122M of programmed projects this Fiscal Year and consisting of over 42 Capital Improvement Projects (CIP) comprising of street, utility, facility/building, and park improvement projects.</p> <p>The Engineering Division completed several projects last fiscal year such as:</p>

		<ul style="list-style-type: none"> <li>• Nevada - Bodger Area Sewer Main Replacement Project, CIP 005</li> <li>• Nevada - Bodger Area Pavement Rehabilitation Project, CIP038</li> <li>• Lower Azusa Rd Pavement Rehabilitation Project, CIP 072</li> </ul> <p>Several projects are in the construction phase such as:</p> <ul style="list-style-type: none"> <li>• Garvey Avenue Storm Drain and Street Improvement Project, CIP 884</li> <li>• Garvey Avenue and Durfee Avenue Traffic Signal Safety Improvement Project, CIP 070</li> </ul> <p>The following projects are in the preliminary and/or final design phase:</p> <ul style="list-style-type: none"> <li>• Parkway-Denholm Traffic Calming Project, CIP 001</li> <li>• Arden Drive Street and Bikeway Improvement Project, CIP 058</li> <li>• Zone nine (9) - Slurry Seal and Overlay Project for area bounded by Ramona Boulevard, Cogswell Road, Lower Azusa Road, and San Gabriel River</li> <li>• Area Y Park Project, CIP 021</li> </ul>
PSF-5	A comprehensive array of quality social and human services, educational opportunities, and cultural services that enrich the lives of El Monte children, youth, adults, and seniors.	<p>The Parks and Recreation Department has implemented a variety of inclusive programs and events designed to support individuals with special needs. These efforts include activities such as an all-inclusive Spring Fest and the Together We Play special needs events.</p> <p>The department continued to hold Storybook Walks, which are family activities that combine physical activity with early literacy development.</p> <p>The City of El Monte received a \$471,550 award through the Measure A Youth and Teen Grant. The funding will support paid youth employment opportunities for individuals ages 18–25 through an 18-week internship program focused on careers in parks and recreation, strengthening both workforce development and the City’s park system.</p> <p>Youth Sports Program: Launched in October with a 4-week soccer session for children 5-10 years, registering 73 participants for the first session.</p>

		<p>Adult Open Gym Sports Programs: New additions this year include indoor/outdoor Pickleball and fall/winter Volleyball, alongside year-round Basketball. Total participation for all programs reached 2,706 participants.</p> <p>Senior trips and excursions: In 2025, a total of 400 senior participants had the opportunity to participate in trips to 20 different locations which included Dodger Stadium, Knotts Berry Farm, Whale Watching, Sofi Stadium, and the Queen Mary.</p> <p>Senior Recreation: The Jack Crippen Senior Center offers a variety of programs, including pickleball, Zumba, karaoke, billiards, a gym, computer lab, social clubs, wellness workshops, a senior free produce market, walking club, and senior painting. In 2025, the center welcomed over 25,000 seniors, marking a 38.9% increase from the previous year.</p>
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**Cultural Resources Element**

No.	Program Title & Description	Status
CR-1	A multifaceted program for enhancing cultural resources in the City as a means to acknowledge and celebrate the leadership, achievements, accomplishments, and diverse histories of its residents.	The El Monte Historical Museum offers docent-led tours of over 8,500 SF of museum space that is filled with artifacts that celebrate diverse histories of residents.
CR-2	A community that embraces the rich diversity of residents and the cultural heritage they bring from all over the world by incorporating local cultural history and special places into the fabric of the built environment.	<p>The El Monte Historical Museum offers docent-led tours of over 8,500 SF of museum space that is filled with artifacts that celebrate diverse histories of residents.</p> <p>In addition, the El Monte Historical Society continued to provide consultation to Planning Division staff on various proposed construction projects to help preserve historical elements of certain buildings/sites.</p>
CR-3	A community that respects and re-creates its natural environmental and cultural legacy through a comprehensive program to restore the natural environment.	<p>The City's Public Works Maintenance Crew and contractors trimmed approximately 1,400 trees and planted approximately 30 trees throughout the city.</p> <p>In addition, the Planning Division reviewed various landscape plans for development projects against the City's Urban &amp; Community Forestry Management Plan</p>

		(completed in 2010) to reintroduce and maintain native landscaping and trees within the community.
CR-4	A community that acknowledges, identifies, protects, enhances, and expands its inventory of historic buildings, sites, and resources.	The El Monte Historical Society continued to provide consultation to Planning Division staff on various proposed construction projects to help preserve historical elements of certain buildings/sites.
CR-5	A community that celebrates the diversity of El Monte neighborhoods and recognizes people for their hard work, vision, and leadership in defining and shaping the City's past and future community.	The El Monte Historical Museum offers docent-led tours of over 8,500 SF of museum space that is filled with artifacts that celebrate diverse histories of residents.
<b>Public Health &amp; Safety Element</b>		
<b>No.</b>	<b>Program Title &amp; Description</b>	<b>Status</b>
PHS-1	Adequate protection from seismic and geologic hazards, to ensure public health and safety, infrastructure, and City facilities and services are maintained.	The City's Building Division continued to implement the 2025 California Building Code to review new construction projects to ensure compliance with this goal.
PHS-2	A healthy and safe watershed exemplified by the implementation of flood control measures, protection of water resources, and the restoration of the beneficial uses of the San Gabriel and Rio Hondo Rivers watersheds.	<p>The Engineering Division completed several projects last Fiscal Year such as:</p> <ul style="list-style-type: none"> <li>• Nevada - Bodger Area Sewer Main Replacement Project, CIP 005</li> <li>• Nevada - Bodger Area Pavement Rehabilitation Project, CIP038</li> <li>• Lower Azusa Rd Pavement Rehabilitation Project, CIP 072</li> </ul> <p>Several projects are in the construction phase such as:</p> <ul style="list-style-type: none"> <li>• Garvey Avenue Storm Drain and Street Improvement Project, CIP 884</li> <li>• Garvey Avenue and Durfee Avenue Traffic Signal Safety Improvement Project, CIP 070</li> </ul> <p>Engineering Division has prepared a Stormwater Infrastructure Master Plan with the help of a consulting firm. The Master Plan will provide priority and potential stormwater projects Citywide and is pending City Council adoption</p>
PHS-3	Clean and healthful air through the implementation of responsive land use practices, enhancement to the natural landscape, pollution	The Planning Division continued to require Air Quality studies to be conducted for proposed development projects that were anticipated to impact local air quality and mitigation measures were incorporated for

	reduction strategies, and cooperation with regional agencies.	<p>approved development projects to reduce the impacts to air quality. In addition, the Planning Division reviewed various landscape plans for development projects against the City’s Urban &amp; Community Forestry Management Plan completed in 2010 to improve air quality through enhanced landscaping.</p> <p>The Renewal Natural Gas (RNG) station is completed. Final inspection passed in December 2025. City staff are securing a merchant card reader vendor and once that is approved by council, city staff will open the RNG station to the public. City CNG fleets are currently fueling at the new RNG station.</p>
PHS-4	Adequate protection and safety from the hazards of airway, roadway, and railroad through a balance of land use patterns, project design, improved technology, capital improvements, public education, and law enforcement.	The City continued to implement the Comprehensive Zoning Code to ensure that the balance of land use patterns was adequate to protect safety from hazards of airway, roadway, and railroad uses.
PHS-5	A safe and healthy environment that minimizes the public health risks and threats posed by hazardous materials and wastes.	The City continues to implement the Comprehensive Zoning Code to ensure that the balance of land use patterns minimized risks and threats posed by hazardous materials and wastes.
PHS-6	Proper planning for the threat of manmade and natural hazards so as to minimize, to the greatest extent possible, the risk to life, limb, property, and essential facilities through emergency preparedness, recovery, and response.	The City’s Police Department continued to provide emergency preparedness information and education to employees, residents, and businesses by offering information on Federal, State, County, and community-based organizations programs and procedures.
PHS-7	Effective adaptation to increase the community’s resilience to climate change impacts. Conduct proactive hazard and emergency preparedness planning.	The Renewal Natural Gas (RNG) station is completed. Final inspection passed in December 2025. City staff are securing a merchant card reader vendor and once that is approved by council, city staff will open the RNG station to the public. City CNG fleets are currently fueling at the new RNG station.
PHS-8	Effective adaptation to increase the community’s resilience to climate change impacts.	<p>Continued to require Electrical Vehicle (EV) Infrastructure on new residential developments.</p> <p>The Transportation Division prepared an RFP for EV infrastructure to increase public EV charging stations throughout city and at the city yard for new EV buses</p>

		expected in 2026. City continues to promote EV carshare and EV bike share through California Air Resources Board (CARB) grant.
Health & Wellness Element		
No.	Program Title & Description	Status
HW-1	Implement innovative community health best practices that improve population health in El Monte.	<p>The City continues to offer a wide variety of programs and services to the community through the City’s Aquatics Center and Senior Center. At the Aquatics Center, residents benefit from programs such as discounted swim lessons and other aquatic activities. The Senior Center offers a range of opportunities for older adults, including computer access, bingo, cultural club events, nutrition programs, supportive health services, and physical activities such as walking clubs, yoga, Zumba, chair exercise, and pickleball teams.</p> <p>In addition, the Parks and Recreation Department has expanded programming at park sites, providing more opportunities for residents to participate in drop-in sports and recreational activities such as open gym at Lambert Park and other recreation programs and activities. This summer we will also be partnering with the Dodgers Foundation to bring the Dodger Dreamteam program to El Monte Residents.</p> <p>The department has also implemented inclusive programming designed to serve individuals with special needs. These efforts include events such as an all-inclusive Spring Fest and the Together We Play special needs event. Additionally, the City is preparing a new inclusive playground at Mountain View Park, which is set to open in 2026, and will serve as a National Demonstration Site highlighting diversity, equity, and inclusion.</p> <p>PRCS also continues to host the Storybook Walk event, a family-friendly activity that combines physical activity with early literacy development.</p> <p>Furthermore, PRCS has partnered with both the El Monte City School District and the Mountain View School District to provide free after-school programs for youth. Through these partnerships, the City offers free after-school cheer, tutoring, and sports programs at school sites throughout the city. Through the recently implemented SPARK (Sports, Play, Athletic, Recreation, and Knowledge) program, participants take part in</p>



		structured after-school tutoring and sports activities Monday through Friday until 6:00 p.m., providing a safe and engaging environment for youth after school.
HW-2	Land use patterns that promote increased physical activity as a means to reduce rates of obesity, heart disease, diabetes and other health-related issues.	The Planning Division continued to implement the City's Mixed Use zoning requirements for projects developed in the M/MU and UMU zoning districts. The M/MU and UMU zoning standards promote pedestrian-focused development to provide more common open space and outdoor amenities which contribute to increased physical activities.
HW-3	Beautiful City neighborhoods without concentrations of poverty or overcrowding.	The City's Public Works Maintenance Crew removed over 350 tons of bulky items from neighborhoods.  The City's Graffiti crew responded to 331 citizen requests to remove graffiti.
HW-4	A transportation system that supports safe, healthy, and active lifestyles, by providing multimodal connectivity between parks, schools, neighborhoods, and downtown.	The City continued to operate five (5) fixed routes which provide transportation to passengers to major locations of interest, including shopping areas and recreational facilities. Fixed-route buses depart from the El Monte Trolley Station located at 3679 Center Avenue every 50 minutes. An express route was added to service the afternoon peak ridership consistent with Metrolink train departures.  The Dial-A-Ride service provides services to senior and disabled residents. It transports residents within the City and throughout 5-mile radius six (6) days a week. Dial-A-Ride transportation provides service to medical facilities, Senior Center, churches, shopping areas, grocery stores, etc.  Dial A Ride service is for residents who are 55 years of age or older and/or disabled. Most trips are for medical appointment Monday-Friday and recreational appointments on Saturday.  The City received \$40,000 of grant funds from Foothill Transit Bus Stop Enhancement Program. Staff plans to purchase one new bus shelter, update the lighting at 11 bus stops with solar lighting poles, enhance landscape by adding a planter and adding three additional bike racks and two benches.

HW-5	A high-quality pedestrian network created so residents can safely walk to their destinations.	The City has an annual Sidewalk Replacement Program that focuses on providing ADA accessibility for the community. In 2025, the Engineering Division has completed over 13,731 square feet of sidewalks repaired and 87 curb ramps reconstructed for ADA accessibility.
HW-6	A bicycle and multi-use trail network that facilitates cycling for both recreation and transportation.	<p>Parkway/Denholm Complete Streets Study has been completed and designed and will begin construction in 2026. This project will include the creation of Class IV bike lanes, raised landscape medians, new street trees, and other roadway safety improvements and other traffic calming measures.</p> <p>The City continued to add Class I, II, III, and IV to the City's Bike Network as part capital improvement projects where feasible such as Parkway-Denholm Street Improvement Project, CIP 001, with Class IV &amp; III Bike Facility; and Arden Drive Street Improvement Project, CIP 058, with Class II and III Bike Facility.</p> <p>Complete Street Studies have been completed for Main Street, Valley Blvd, and Garvey Avenue. The Study for Arden Drive has completed its initial study.</p>
HW-7	Children have safe access to schools and parks.	City staff from the Transportation division assisted with promoting Safe Routes to school by meeting with Pat Hines and Mountain View school district representatives. Discussions regarding discounted transit passes for students and families picking up and dropping off students via El Monte transit were shared. Transportation staff attended an evening event to promote transit to families and students; bus schedules and promotional items were provided. City staff wrapped buses with banners that promote the Safe Routes to School message. These banners are still posted on the buses today.
HW-8	"Living Streets" are developed throughout the City.	City staff from the Transportation division assisted with promoting Safe Routes to school by meeting with Pat Hines and Mountain View school district representatives. Discussions regarding discounted transit passes for students and families picking up and dropping off students via El Monte transit were shared. Transportation staff attended an evening event to promote transit to families and students; bus schedules and promotional items were provided. City staff wrapped buses with banners that promote the

		Safe Routes to School message. These banners are still posted on the buses today.
HW-9	Parks, trails, open spaces, and community facilities distributed throughout El Monte support active, healthy recreation and activities.	<p>Zamora Park is under construction for new playground equipment, a recently installed splash pad, improved picnic tables, and more benches for visitors.</p> <p>Mountain View Park was upgraded with pickleball courts and a picnic area and basketball courts have been renovated.</p> <p>Baldwin Mini Park is scheduled for improvements including new playground equipment, restroom renovations, picnic shelter refurbishment, roof repairs, and updated exterior fencing.</p> <p>Gibson Mariposa Park has been upgraded to include new playground equipment and rubberized safety surfacing with planned updates to the splash pad features.</p> <p>Arceo Park is planned for a new Fitness Court Studio, featuring artwork designed by a local El Monte artist. The space will offer free access for community members to exercise or participate in classes, providing a welcoming and engaging way to promote active, healthy lifestyles.</p> <p>The City continued to plan to increase parkland within the city with design work continuing on Area Y park, Santa Anita Pocket Park, and Pioneer Park.</p>
HW-10	Safe and convenient access to healthy foods for all residents with low concentrations of unhealthy food providers.	<p>In 2025, the Elderly Nutrition Program served 110 seniors daily, providing more than 27,000 meals to local older adults.</p> <p>The Food Pantry, in partnership with the Los Angeles Regional Food Bank, assisted over 3,000 families throughout the year.</p> <p>In June 2025, Council approved the continuation of the Break Box Program through Measure PC, supporting children’s physical, mental, and academic well-being by addressing food insecurity during school breaks. In 2025, approximately 2250 boxes were distributed to youth in the city, offering healthy snacks and fresh fruit to support their nutrition and well-being. In addition, the Senior Produce Boutique provided fruits and</p>

		<p>vegetables to 75 participants a month, approximately 900 per year.</p> <p>The City continues to promote healthy eating habits and nutrition education throughout the community by sharing information and resources through the City’s website, newsletters, and social media platforms such as Facebook and Instagram, as well as other public outreach efforts.</p> <p>In addition, the department has implemented a Kids Chef Healthy Eating no-cook class, which introduces youth to nutrition fundamentals while teaching them how to prepare simple, healthy snacks without the need for cooking. This hands-on program helps children learn the value of wholesome ingredients, develop basic food preparation skills, and build lifelong healthy eating habits.</p>
HW-11	Healthy eating habits are encouraged and supported through healthy eating messages.	<p>The City continues to promote healthy eating habits and nutrition education throughout the community by sharing information and resources through the City’s website, newsletters, and social media platforms such as Facebook and Instagram, as well as other public outreach efforts.</p> <p>In addition, the department has implemented a Kids Chef Healthy Eating no-cook class, which introduces youth to nutrition fundamentals while teaching them how to prepare simple, healthy snacks without the need for cooking. This hands-on program helps children learn the value of wholesome ingredients, develop basic food preparation skills, and build lifelong healthy eating habits.</p>
HW-12	Land use patterns reduce driving, enhance air quality, and improve respiratory health.	<p>The Planning Division continued to implement the City’s Mixed Use zoning requirements for projects developed in the M/MU and UMU zoning districts. The M/MU and UMU zoning standards promote pedestrian-focused development to provide more common open space and outdoor amenities which contribute to increased physical activities.</p> <p>The Planning Division continued to require Air Quality studies to be conducted for proposed development projects that were anticipated to impact local air quality and mitigation measures were incorporated for approved development projects to reduce the impacts</p>

		to air quality. In addition, the Planning Division reviewed various landscape plans for development projects against the City's Urban & Community Forestry Management Plan completed in 2010 as a means to improve air quality through enhanced landscaping.
HW-13	Convenient physical access to health care facilities for City residents and a wide range of healthcare, public health clinics, and mental health care facilities in and around El Monte.	<p>City staff from the Transportation division assisted with promoting Safe Routes to school by meeting with Pat Hines and Mountain View school district representatives. Discussions regarding discounted transit passes for students and families picking up and dropping off students via El Monte transit were shared. Transportation staff attended an evening event to promote transit to families and students; bus schedules and promotional items were provided. City staff wrapped buses with banners that promote the Safe Routes to School message. These banners are still posted on the buses today.</p> <p>The City continued to operate five (5) fixed-routes which provide transportation to passengers to major locations of interest, including healthcare, public health clinics, and mental health care facilities. Fixed-route buses depart from the El Monte Trolley Station located at 3679 Center Avenue every 50 minutes.</p> <p>The Dial-A-Ride service provides services to senior and disabled residents. It transports residents within the City and throughout 5-mile radius six (6) days a week. Dial-A-Ride transportation provides service to medical facilities, Senior Center, churches, shopping areas, grocery stores, etc.</p>
HW-14	Public education, collaborations, and meaningful public engagement in local decision making processes that promote positive health outcomes and the health and well-being of residents.	<p>The City continued to promote healthy eating habits to the community through public meetings, its website, newsletters, Facebook, and Instagram. In addition, the Parks and Recreation Department continued partnerships with various community-based organizations, such as the American Red Cross, to offer unique programs to residents that promote positive health outcomes.</p> <p>Furthermore, the Parks, Recreation, and Community Services Department hosts shelf-stable food pantries at four (4) park sites and two (2) city facilities five (5) days a week, along with monthly FREE produce markets for seniors and intersession snack break boxes for El Monte's youth and families. Additionally, the</p>

		department partners with the El Monte City School District Nutrition Program to provide FREE lunch meals to program participants at field trips and events.
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**HOUSING ELEMENT PROGRAMS AND PROGRESS**

Progress on implementing the City’s housing programs is summarized in the Housing Element Report. The Report provides a status and summary for each of the City’s housing programs. The Housing Element Report is designed to be a stand-alone report, or to be included as a part of the Annual General Plan Report. The report has been designed in this manner to allow the City to submit the report to the Governor’s Office of Land Use and Climate Innovation as a part of the Annual General Plan Report, and to submit the report to the State Department of Housing and Community Development as a stand-alone report on progress in implementing the City’s housing programs. Housing counts provided in this report are for the calendar year 2025. Information on housing programs is for calendar year 2025, unless otherwise specified, and is based on the 2021-2029 Housing Element. The City's budget is set on the fiscal year, so some program accomplishments have been presented based on funding made available during the 2024-2025 fiscal year rather than calendar years.

The following information provides a description for each program outlined in the Housing Element as well as a summary of the actions the City has taken to implement each program.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1. Garvey Avenue & 5-Points Plan for High Density Housing	Develop an Urban Housing Zone along the Garvey Avenue Corridor and 5-Points Area.	2021-2024	Approval of Urban/Multiuse (UMU) zone along Garvey Avenue and 5 Points.
2. Flair Park Flex Housing	Create standards for the Office Professional (OP) zone to allow for the development of work-live and mixed-use projects with housing of up to 16 units per acre within the Flair Park neighborhood.	2021-2024	In Progress – Economic Feasibility Study including preliminary outreach completed. Next steps are to obtain bids for CEQA Analysis and draft vision and development standards.
3. Implement the Durfee Avenue and Peck Road Corridor Plans, the Downtown Main Street Specific Plan, Gateway Specific Plan, and Maclaren Specific Plan	Further encourage and facilitate the development of affordable housing, continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development.	2021-2024	Continued progress – Revisions approved for a mixed-use development for 202 units at 4024 Durfee Avenue. Codified the Esperanza Village Specific Plan Development Standards. Finalizing approval prior to building permit issuance and conducting demolition work to begin construction work.
4. No Net Loss	Ensure that the City maintains compliance with SB 166 (No Net Loss)	2021-2022	City continues to comply with statues of SB 166 and other no net loss State laws.
5. Comprehensive Zoning Code Updates	Incorporate standards, policies and incentives to encourage residential projects	2021-2025	Continued to implement Comprehensive Zoning Code Update.

6. Mixed/Multi-Use Designation & Development Standards	Review and revise the development standards for the MMU zone and certain commercial zones to identify constraints and remove or offset constraints.	2021-2029	Incorporated as part of the Comprehensive Zoning Code Update. Adoption of UMU Zone for the Garvey Ave and 5 Points area.
7. Objective Design Standards	Review and update existing procedures to process SB 35 applications. Evaluate the Comprehensive Design Guidelines for opportunities to create additional objective design standards for residential and mixed-use projects. Explore the feasibility of establishing design guidelines for manufactured housing to ensure quality development.	2021-2022	In progress - Explored cost of preparing Comprehensive Design Guidelines.
8. Density Bonus	Ensure consistency with the City's Zoning Code and State Density Bonus Law and continue to monitor annually. Inform and encourage developers to utilize the density bonus program and increase program awareness.	2021-2029	Incorporated as part of the Comprehensive Zoning Code Update.
9. Accessory Dwelling Units	Ensure consistency with the City's ADU ordinance and state law and continue to monitor annually.	2021-2029	Incorporated as part of the Comprehensive Zoning Code Update.
10. Green Buildings	Find opportunities to add and expand sustainability principles.	2021-2023	Incorporated as part of the Comprehensive Zoning Code Update.
11. Streamlined Processing	Monitor processing times for building permits, zoning clearance reviews and planning entitlements and process Zoning Code Updates when appropriate.	2021-2029	Continued use of EnerGov, for interdepartmental electronic permitting and BlueBeam for electronic plan review.



12. Inclusionary Housing	Adopt an Inclusionary Housing Ordinance.	2021-2023	Continued Compliance with State Requirements - Inclusionary Housing Ordinance adopted on May 2, 2023 and fiscal analysis to determine appropriate in-lieu fee adopted on November 7, 2023.
13. Innovative Housing Types	Encourage construction of innovative housing types.	2021-2026	Continue to encourage developers to develop innovative housing types such as ADUs, JADUs, etc.
14. Religious Facilities Overlay Zone & Standards for Affordable Housing	Create a Religious Facilities Overlay Zone (RF-OZ) to allow the development of market rate and affordable housing on religious institutions throughout the community.	2021-2024	Completed – May 2023, Established religious facilities standards for affordable housing.
15. Employee Housing	Amend the City's Zoning Code for conformance with Employee Housing Act (Health and Safety Code, § 17000 et seq.).	2021-2022	Incorporated as part of the Comprehensive Zoning Code Update.
16. Residential Community Cleanups	Survey the City to identify neighborhoods that are in need of improvement and assistance and qualify under CDBG.	2021-2029	The Housing Division collaborated with other City departments to identify properties and structures in need of repair. This collaboration allows Housing staff to reach out to the residents and property owners in the community who otherwise may not be aware of existing programs and available funding, which may be used to make necessary repairs or bring structures up to code.
17. Housing Rehabilitation Programs	Continue to implement the City's housing rehabilitation programs.	2021-2029	The City continues to administer the Rehabilitation Grant and Loan Programs. In 2025, one rehabilitation project has been completed while a second rehabilitation project is currently under construction. The

			Housing Division continued to advertise these programs within local publications and posts to the City of El Monte Website.
18. Household Utility Assistance	Continue to implement the City's utility assistance program for eligible very low and lower-income households.	2021-2029	Utility Assistance Grants are available, and City is beginning to do outreach for eligible recipients in 2026.
19. Affordable Housing Preservation	For affordable housing units at-risk of converting to market rate, the City will develop a program to monitor and preserve affordable housing.	2021-2023	Continued to monitor affordable housing units at-risk of converting to market rate.
20. Acquisition & Rehabilitation	Work with nonprofit partnerships, including the RHCDC, to acquire, rehabilitate and deed restrict apartments throughout the community.	2021-2029	In partnership with Habitat for Humanity, the City continued to seek units for purchase, with HOME Program funds, to convert to affordable housing units. In partnership with Habitat for Humanity and Neighborhood Housing Partners, and the City, a four-unit project known as Lee Lane is being made available to low-income households.
21. Housing Partnerships	Continue to actively form and maintain existing partnerships with nonprofit and private organizations to help provide housing and supportive services to El Monte residents.	2021-2029	The City has partnered with LACADA and Union Station Homeless Services to provide housing and supportive services to residents of El Monte, including those experiencing homelessness. The City also continued to maintain its existing partnerships with RHCDC.
22. Financial Incentives	Offer financial assistance, when funding sources are available, for construction of affordable residential projects.	2021-2029	Continued to seek more financial incentives.
23. Down Payment & Homebuyers Assistance	Implement the City's Down Payment and Homebuyers Assistance program to provide down payment and homebuyer	2021-2023	The Down Payment and Homebuyers Assistance Program has been postponed. The City is currently identifying funding opportunities to

	assistance to qualified lower/moderate-income households.		implement the Down Payment and Homebuyers Assistance program in the future.
24. Housing Choice Voucher	Support the housing choice voucher program administered by the Baldwin Park Housing Authority and lobby for additional vouchers as needed.	2021-2029	The City has continued to stay up to date with all notices advising open waiting lists for the Housing Choice Voucher and Project Based Programs. The Housing Division's subrecipients offer motel vouchers and homeless prevention rental assistance, dependent on funding availability and eligibility.
25. HCD Programs	Monitor grants and apply for eligible funding as appropriate, including SB 2 Permanent Local Housing Allocation (PLHA) funds.	2021-2029	Continued to work with HCD on monitoring grants and obtaining eligible funding for projects.
26. Outreach & Marketing	Update the City's website periodically to cover: housing rehabilitation assistance, housing choice vouchers, SB 329 information, and ADU opportunities/programs.	2021-2029	The City regularly updates the El Monte website to provide most up to date and accurate information on all available programs and contact information for Homeless Resources, Housing Rights, and other pertinent information.  In 2025, the City continued to receive applications for the ADU Loan Program. Two (2) projects have been approved for \$75,000 each while one (1) application is being reviewed.
27. Emergency Shelters	Complete Phase A of the Homekey project and monitor the inventory of sites for emergency shelters.	2021-2029	Completed in 2024. City continues to operate.
28. Transitional Housing	Complete Phase B of the Valley/Baldwin Homekey project for transitional housing and continue to monitor the inventory of sites to accommodate emergency	2021-2029	Homekey Phase B – Hilda Solis Rose Court is currently under renovation. The anticipated completion date is December 2026 for 81 beds/units.

	shelters, SROs, and transitional and supportive housing.		
29. Homelessness Assistance & Prevention	Work closely with the Veterans of America (VOA) and other groups to provide street outreach, rapid re-housing and homelessness prevention assistance throughout the community.	2021-2029	The City has collaborated with LACADA to aid persons experiencing homelessness. In year 2025, the organization assisted a combined total of 118 residents with various services, including homeless assistance, counseling, and access to medical resources. The City looks forward to continuing its partnership with service providers.
30. Supportive Housing	Review the Zoning Code for conformance with AB 2162 (Supportive Housing) requirements to allow supportive housing by-right in zones where multiple-family and mixed-use projects with housing are permitted.	2021-2029	Incorporated as part of the Comprehensive Zoning Code Update.
31. Housing Accessibility	Consider ways to incorporate or incentivize the incorporation of visibility concepts consistent with HCD's voluntary model ordinance and continue to administer City-operated programs to assist households with disabilities with architectural modifications to their homes and continue to implement the provisions of the Americans with Disabilities Act.	2021-2029	Incorporated as part of the Comprehensive Zoning Code Update.
32. Housing for Persons with Disabilities	Continue to offer specific regulatory incentives throughout the planning period; apply for funding to encourage development of units.	2021-2029	Incorporated as part of the Comprehensive Zoning Code Update.
33. Group Housing	Review the City's Zoning Code for provisions for large group	2021-2029	Incorporated as part of the Comprehensive Zoning Code Update.

	homes (7+ persons) and develop mitigating strategies to remove potential constraints to facilitate the development of large group homes.		
34. Fair Housing Enforcement & Outreach Capacity	Resume the “One Stop Housing Clinics” and work with the Housing Rights Center (HRC) to continue to provide multi-lingual fair housing resources for residents, apartment owners and property managers (due to COVID, the program was significantly limited).	2021-2023	In partnership with Housing Rights Center the City has continued to offer One-Stop Housing, located in the Housing Division, which hosts representatives of these providers regarding various community resources, and are available to meet residents one on one to provide information and assistance with tenant rights, affordable housing, and legal assistance.
35. Segregation & Integration	Encourage removal of market and government constraints identified in the Housing Constraints section by amending the Zoning Code to develop multi-family housing throughout the entire City, targeting specific census tracts experiencing high segregation and poverty. Establish place-based strategies to encourage community revitalization through promotion of high-quality housing and rehabilitation.	2021-2029	Incorporated as part of the Comprehensive Zoning Code Update.
36. Racially & Ethnically Concentrated Areas	Publicize available development sites on the City's website and annually reach out to developers to promote development and affordable housing.	2021-2029	Continues Progress- List of opportunity development sites posted to the City's website monthly.
37. Disproportionate Housing Needs, Including	Promote provision for extremely low and low-income households and engage in proactive measures to construct market-rate and	2021-2029	Willow Way 38-unit low-income housing completed May 2025

Displacement Risks	affordable units to meet RHNA housing goal.		
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**2025 HOUSING UNITS**

The City is required to report progress toward meeting its Regional Housing Needs Assessment allocation (RHNA). The following table illustrates the City’s progress toward meeting this goal.

Year	Income Category			
	Very Low (Up to 50% of Area Median Income)	Low (50% - 80% of Area Median Income)	Moderate (80% - 120% of Area Median Income)	Above Moderate (More than 120% of Area Median Income)
2021	18	37	0	39
2022	226	148	0	481
2023	38	-	-	148
2024	12	45	1	106
2025	15	59	-	144
2026	-	-	-	-
2027	-	-	-	-
2028	-	-	-	-
2029	-	-	-	-
<b>Total</b>	<b>309</b>	<b>289</b>	<b>1</b>	<b>918</b>
<b>Grand Total Housing Units Produced 2021 through 2025 = 1,517 housing units</b>				

**CURRENT PLANNING**

**EMERGENCY/URGENCY ORDINANCES**

- There were no emergency/urgency ordinances for the year 2025.

**GENERAL PLAN AMENDMENTS**

The following are approved general plan amendments:

- There were no General Plan Amendments for the year 2025.