



# PLANNING COMMISSION AGENDA

## CITY OF EL MONTE PLANNING COMMISSION

TUESDAY, APRIL 12, 2022

7:00 P.M.

CITY HALL EAST – COUNCIL CHAMBERS  
11333 VALLEY BOULEVARD

### CITY OF EL MONTE PLANNING COMMISSION

#### CHAIRPERSON

Amy Wong

#### VICE-CHAIRPERSON

Alfredo Nuño

#### COMMISSIONER

Cesar Peralta

#### COMMISSIONER

Rafael Gonzalez

#### COMMISSIONER

Pablo Tamashiro

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

This meeting shall be conducted in compliance with the procedures set forth under AB361 which allows local legislative bodies to continue conducting virtual meetings under certain emergency circumstances without strictly complying with traditional Brown Act teleconferencing requirements, so long as there is a live comment option for public comments, meetings are paused for any technical difficulties that affect public participation, and each agenda contains information on how to access the meeting as well as how to participate in public comment virtually. The El Monte City Council has availed itself of the procedures of AB361 for meetings of the City of El Monte's Legislative Bodies by resolution last approved at its meeting of April 5, 2022.

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

- (1) Attend the meeting in person at the City's Council Chambers. All COVID-19 safety precautions (e.g. wearing a mask and social distancing) shall be followed at all times.
- (2) Turn your TV to Channel 3.
- (3) Visit the City's website at: <http://www.elmonteca.gov/378/council-meeting-videos>

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

- (1) Call-in Conference (253) 215-8782; Meeting ID 838 4114 2659 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press \*9 to request to speak.
- (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 April 12, 2022.

**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**

- 7.1 **Approval of Modification Committee Minutes**  
None
- 7.2 **Approval of Planning Commission Minutes**  
3/22/22

**PUBLIC HEARING**

8. **Conditional Use Permit (CUP) No. 02-19 & Variance (VAR) No. 02-22**

*Address/Location:* 4732 Peck Road / APN: 8547-014-013

*Request:* The applicant is requesting approval of CUP No. 02-19 and VAR No. 02-22 to remove an existing 50-foot-high mono-palm wireless facility and construct a new wireless facility designed as a 65-foot-high mono-eucalyptus tree. The wireless facility is located behind an existing service station (Mobil Gas Station). The subject site is 30,000 square feet in size and is located within the MMU (Mixed/Multi-Use) zone. This request is made pursuant to the requirements of Chapters 17.20, 17.24, and 17.82 of the El Monte Municipal Code (EMMC).

*CEQA Recommendation:* Article 19. Categorical Exemptions – Class 3, Section 15303 (New Construction or Conversation of Small Structures) in accordance with the requirements of the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines, as amended.

*Case Planner:* Nancy Lee, Senior Planner

*Recommendation:*

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

*Resolution:* 3632

### **REGULAR AGENDA**

**9. Code Amendment (CA) Nos. 800 and 801, General Plan Amendment (GPA) No. 01-22, Zone Change (ZC) No. 02-22 & Specific Plan Amendment (SPA) No. 03-22**

*Address/Location:* The City of El Monte initiated the following:

*Request:*

- CA No. 800 (Title 15 – Building and Construction of the El Monte Municipal Code (EMMC)) – Adopt the 2020 Los Angeles County Building Code in its entirety and update the Certificate of Occupancy requirements;
- CA No. 801 (Title 17 – Zoning Code of the EMMC) – Comprehensive update of the City’s Zoning Code;
- GPA No. 01-22 and ZC No. 02-22 – Change the General Plan Land Use Map and/or Zoning Map for 26 different project areas; and
- SPA No. 03-22 – Updates to the El Monte Gateway Specific Plan and the Downtown Main Street Transit-Oriented Specific Plan

*CEQA Recommendation:* An Initial Study (IS) prepared for the Project determined that there would be less than significant environmental impacts on the environment. Therefore, a Negative Declaration (ND) has been prepared. The IS/ND and supporting documentation shall be available for public review starting on March 28, 2022 and ending on April 26, 2022. Publication and public circulation of the IS/ND will be effectuated by the City in accordance with Public Resources Code Sections 21091–21092.6 of the

California Environmental Quality Act (CEQA) and State CEQA Guidelines Sections 15072-15073 and 15105, as applicable, prior to ND adoption.

*Case Planner:* Jason C. Mikaelian, AICP, Deputy Director

*Recommendation:*

1. Receive presentation from staff on the proposed General Plan Land Use Map and Zoning Map changes;
2. Receive presentation from staff on the proposed Negative Declaration;
3. Pose questions to staff;
4. Allow members of the public to offer comment; and
5. Direct staff to return on a future Planning Commission meeting with the full project.

### **REPORTS AND OTHER ITEMS**

**10. Director's Report**

**11. City Attorney's Report**

**12. Commissioner Comments**

**NEXT SCHEDULED CITY PLANNING COMMISSION MEETING**

**Tuesday, April 26, 2022 at 7:00 P.M.**  
City Hall East – City Council Chambers

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

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

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

1. The staff report is presented by City Planning staff.
2. The City Planning Commissioners ask questions if necessary for clarification.
3. The City Planning Commission Chair opens the public hearing.
4. The applicant makes a presentation to the City Planning Commission.
5. Individuals speaking in favor of the project address the Commission.
6. Individuals speaking against the project address the Commission.
7. The applicant responds to project opponents.
8. The public hearing is closed.
9. City Planning Commission members discuss the project.
10. City Planning Commission members vote on the project.
11. At the next scheduled Commission meeting, which is usually two weeks after the hearing, a resolution confirming the Commission action will be adopted.
12. Any interested party who disagrees with the City Planning Commission decision may appeal the Commission's decision to the City Council within 10 calendar days of the adoption of the resolution. Any appeal filed must be directed to the City Clerk's Office and must be accompanied by a fee of \$868.80 or \$1,357.50 (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.