



# PLANNING COMMISSION AGENDA

## CITY OF EL MONTE PLANNING COMMISSION

TUESDAY, OCTOBER 11, 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 October 4, 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 October 11, 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 Zoning Review Committee Minutes**

9/27/22

**7.2 Approval of Planning Commission Minutes**

9/13/22

**PUBLIC HEARING****8.1 General Plan Amendment (GPA) No. 04-22, Zone Change (ZC) No. 05-22, Specific Plan Amendment (SPA) No. 06-22, Code Amendment (CA) No. 802, Design Review (DR) Nos. 06-22 & 08-22, and Tentative Tract Map (TTM) No. 83843**

*Address/Location:* 4024 Durfee Avenue / APNs. 8549-004-900 & 8549-005-900

*Request:* The proposed project involves 1) a General Plan Amendment, Zone Change, Tentative Tract Map, and Esperanza Village Specific Plan for the entire 13.79-acre MacLaren Hall property and 2) the development of residential, non-residential mixed-use, and Los Angeles County-related uses on 8.19 acres of the 13.79-acre MacLaren Hall property. The following are proposed:

- Four (4) four-story residential buildings totaling 406,135 square feet (340 residential units). Buildings 1 and 2 would each be 86,500 square feet with 85 residential units affordable to low- and extremely low-income persons/families, including transitional age youths. Each building would have two (2) courtyards and two (2) rooftop decks. The rooftop decks would front Gilman Road. Building 1 would have a 34,800-square foot podium parking area on the first level with 104 parking stalls. Building 2 would have a 35,260-square foot podium parking area on the first level with 110 parking stalls. Buildings 3 and 4 would have 86 and 84 residential units, respectively, affordable to low- and extremely low-income seniors. A courtyard would be situated between the two (2) buildings. Building 4 would have two (2) rooftop decks that would front Durfee Avenue. Podium parking for Building 3 would be connected to Building 4 and would total 44,440 square feet in size and 96 parking stalls.
- One (1) two-story 36,000-square foot non-residential mixed-use building with community-serving medical uses (a vocational training school, medical clinic, and senior health center).
- One (1) 20,000 to 40,000 square-foot building with community-serving and Los Angeles County-related uses. The building would be up to three (3) stories tall. Uses for the Los Angeles County-related building are conceptual. A podium parking area with approximately 68 parking stalls may be provided.
- A 4,650-square foot common open space area and 1,850-square foot public open space area would be provided between Buildings 3/4 and Building 5.
- Surface parking areas would provide a total of 215 parking spaces (138 parking spaces for the residential and mixed-use development and 77 parking spaces at the surface parking lot for the Los Angeles County-related development).
- Off-site improvements may include diagonal parking along Kerrwood Street and Gilman Road rights-of-way adjacent to the MacLaren Hall property, water improvements on the east side of Durfee Avenue, undergrounding of overhead utility lines on Durfee Avenue and Gilman Road adjacent to the MacLaren Hall property, sewer improvements on Farris Road between Durfee Avenue and Cogswell Road, enhanced pedestrian crossing on Gilman Road at Twin Lakes Elementary School and other potential traffic calming measures, and a trail/path along the southerly end of Twin Lakes Elementary School.

Access to the residential and non-residential mixed-use development would be provided by two (2) driveways on Gilman Road and two (2) driveways on Durfee Avenue. Access to the Los Angeles County-related development would be provided by two (2) driveways on Kerrwood Street and one (1) driveway on Durfee Avenue.

The following entitlements are requested:

- GPA No. 04-22 to change the General Plan land use designation from Public Facilities (PF) to Specific Plan (SP) for the entire MacLaren Hall property (13.79 acres).
- ZC No. 05-22 to change the zoning of the MacLaren Hall property from PF to Specific Plan (SP) for the entire MacLaren Hall property (13.79 acres). With the proposed zone change, the MacLaren Hall property would be within the proposed Esperanza Village Specific Plan (SP-5).
- SPA No. 06-22 to establish development standards and design guidelines for the proposed development area (8.19 acres).
- CA No. 802 to codify the Specific Plan development standards for the entire MacLaren Hall property (13.79 acres) in the City's Zoning Code.

These changes include a 5.6-acre portion of the property that has been approved by the County of Los Angeles for development as a community park. The proposed changes relevant to the community park are essentially nomenclature changes and would make no substantive changes to the previously proposed and approved park use. The community park project is not considered to be part of the proposed project for purposes of the IS/MND but is a cumulative project to the proposed project analyzed in the IS/MND.

*CEQA*

*Recommendation:* An Initial Study (IS) prepared for the project determined that there will be less than significant impacts to the environment because mitigation measures will be incorporated into the project. Therefore, a Mitigated Negative Declaration (MND) has been prepared. Mitigation measures are provided to lessen potential impacts related to Air Quality; Migratory Wildlife; Archaeological, Paleontological, and Tribal Resources; Hazardous Materials, Noise and Traffic (Emergency Access). The Planning Commission shall consider adopting the MND as part of their consideration of the project at a public hearing.

*Case Planner:* Teresa Li, Contract 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 an MND.

*Resolution:* 3643

## **8.2 Development Agreement (DA) No. 06-22 & Design Review (DR) No. 18-22**

*Address/Location:* 3449 Santa Anita Avenue / APN: 8578-020-908

*Request:* The applicant (All Vision, LLC) is requesting the construction of an electronic reader board billboard on a 7.58 acre property currently developed with a bus maintenance and parking facility for Los Angeles County Metropolitan Transit Authority (Metro). The property is located south of the El Monte Bus Station. The billboard will be located at the southwest corner of the property, adjacent to the I-10 San Bernardino (westbound) freeway. Entitlements include a Design Review to review the aesthetics of the billboard and a Development Agreement between the City of El Monte and All Vision, LLC. The subject property is within the Gateway Specific Plan and is zoned Specific Plan No. 1 (SP-1).

The Planning Commission will act as the recommending body, with the final determination made by the City Council. The request is made pursuant to Chapters 17.122 (Design and Minor Review) and 17.129 (Development Agreements) of the El Monte Municipal Code (EMMC).

### *CEQA*

*Recommendation:* An Initial Study (IS) was completed as part of the Billboard Ordinance and Freeway Overlay Zone. The project established seven (7) Freeway Overlay Zones to allow the construction of electronic billboards. A Mitigated Negative Declaration (MND) was circulated from April 7, 2017 to May 8, 2017. The MND was adopted by the City Council on July 18, 2017. A total of four (4) mitigation measures were incorporated including one (1) on aesthetics, two (2) on cultural resources and one (1) on hazardous and hazardous materials. If the project is approved, the mitigation measures will be incorporated as part of the resolution. No additional environmental impacts are foreseen as part of this application, therefore no further environmental analysis is required.

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

- 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.

*Resolution:* 3644

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

**NEXT SCHEDULED CITY PLANNING COMMISSION MEETING**

**Tuesday, October 25, 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 \$868.00 or \$3,094.00 (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.



**CITY OF EL MONTE  
ZONING REVIEW  
COMMITTEE**

**CHAIRPERSON**  
ALFREDO NUÑO

**DEPUTY DIRECTOR**  
JASON MIKAELIAN

**CHIEF BUILDING OFFICIAL**  
JESS McCLOSKEY

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

# ZONING REVIEW COMMITTEE AGENDA

## RESULTS

CITY OF EL MONTE ZONING REVIEW COMMITTEE

TUESDAY, SEPTEMBER 27, 2022 (Special Meeting Date)

6:00 P.M.

CITY HALL EAST – COUNCIL CHAMBERS  
11333 VALLEY BOULEVARD

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 June 21, 2022.

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

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- (2) Email or Telephone– All interested parties can submit comments in advance to the Planning Division's general telephone line: (626) 258-8626 or [planning@elmonteca.gov](mailto:planning@elmonteca.gov). All comments must be received by the Planning Division no later than 3:00 pm on September 27, 2022.



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OPENING OF MEETING

**1. Call Meeting to Order**

**Committee Members:**

Alfredo Nuño, Chairperson (Virtual)  
Jason C. Mikaelian, AICP, Deputy Director  
Jess McCloskey, Chief Building Official (Virtual)

**Other Staff:**

Tony Bu, Senior Planner  
Carolyn Camarena, Planning Technician

**2. Flag Salute**

**3. Roll Call**

**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 Variance (MV) No. 03-22**

*Address:* 5416 La Madera Avenue / APN No. 8541-015-030

*Request:* The Applicant is requesting a Minor Variance to increase the maximum fence height requirement (from four (4) feet to six (6) feet) to allow the construction of a new six (6) foot tall fence that will be setback five (5) feet from the street side property line. The subject site is located within the R-1C (One-Family Dwelling) zone. The Minor Variance request is made pursuant to Chapter 17.125 (Variances & Minor Variances) of the El Monte Municipal Code (EMMC).

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

*Case Planner:* Carolyn Camarena, Planning Technician

*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 Minor Use Permit request, adopt the Conditions of Approval and adopt the Categorical Exemption.

Results:

Motion: by Chairperson Nuño approval of item No. 5; Seconded by Deputy Director Mikaelian

Vote: 3-0

No Added Conditions

NEXT SCHEDULED ZONING REVIEW COMMITTEE MEETING**Tuesday, October 11, 2022, 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 \$868.00 or \$1,465.00 (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.

**ACTION MINUTES FOR THE PLANNING COMMISSION MEETING HELD ON  
TUESDAY, SEPTEMBER 13, 2022 AT CITY HALL COUNCIL CHAMBERS  
11333 VALLEY BOULEVARD, EL MONTE, CALIFORNIA**

- 1. Call Meeting to Order** – Meeting was called to order by Chairperson Wong at 7:04 p.m.
- 2. Flag Salute** – The Flag Salute was led by Chairperson Wong.
- 3. Roll Call** – The roll call was led by Senior Planner Lee.

**Commissioners present:** Wong (Virtual), Nuño (Virtual), Peralta (Virtual), Gonzalez (Virtual), and Tamashiro (Virtual).

**Commissioners Absent:** None.

**Staff Present:** Director Donovanik  
Deputy Director Mikaelian, AICP  
City Attorney Tabares  
Senior Planner Lee  
Assistant Planner Perez  
Contract Planner Li

**4. Approval of Agenda:**

Motion: by Commissioner Gonzalez to approve agenda; seconded by Vice Chairperson Nuño.

Motion carried 5 - 0.

**5. Commission Disclosures:**

None.

**6. Public Comments:**

None.

**CONSENT CALENDAR**

**7.1 Approval of Zoning Review Committee Minutes:**

None.

**7.2 Approval of Planning Commission Minutes:**

Motion: by Vice Chairperson Nuño to approve minutes for the August 23 & 30, 2022 Planning Commission meetings; seconded by Commissioner Tamashiro.

Motion carried 5 – 0.

## **PUBLIC HEARING**

### **8. Tentative Parcel Map No. 82649 & Design Review No. 19-22**

Address/Location: 12015 Lower Azusa Road / APN: 8547-009-005

Request: The Applicant is requesting approval to subdivide an existing 28,424± sq. ft. lot into three (3) numbered lots for residential uses and one (1) lettered lot for common driveway access. Proposed Lot 1 is currently constructed with an existing one-story 1,040 sq. ft. single-family residence which will be remodeled and improved with a one-story 630 sq. ft. addition. Lot 2 is proposed to be constructed with a new two (2)-story 1,591 sq. ft. single-family residence. Lot 3 is proposed to be constructed with a new two (2)-story 2,460 sq. ft. single-family residence. The subject property is located within the R-1B (One-Family Dwelling) Zone and designated as “Low Density Residential” by the General Plan. This request is made pursuant to the El Monte Municipal Code (EMMC) Chapters 16.08 and 17.122.

Assistant Planner Perez provided a PowerPoint presentation.

#### Public Comments:

- Michael Wang – Applicant’s representative described the project and mentioned that he will ask the property owner if they would be willing to install solar panels (as suggested by Vice Chairperson Nuño on the existing front unit despite not being required by the Building Code. Stated all garages will be EV ready as required.

Motion: Following the discussion, it was moved by Vice Chairperson Nuño to approve Planning Commission Resolution No. 3642; seconded by Commissioner Tamashiro.

Motion carried 5 - 0.

### **9. Study Session for the Esperanza Village Project**

Address/Location: 4024 Durfee Avenue (APN Nos. 8549-004-900 & 8549-005-900)

Project: The following entitlements are being requested for the 13.79-acre MacLaren Hall property:

- General Plan Amendment No. 04-22 to change the General Plan land use designation from Public Facilities (PF) to Specific Plan (SP) for the entire MacLaren Hall property (13.79 acres).
- Zone Change No. 05-22 to change the zoning of the MacLaren Hall property from PF to Specific Plan (SP) for the entire MacLaren Hall property (13.79 acres). With the proposed

zone change, the MacLaren Hall property would be within the proposed Esperanza Village Specific Plan (SP-5).

- Specific Plan Amendment No. 06-22 to establish development standards and design guidelines for the proposed development area (8.19 acres).
- Code Amendment No. 802 to codify the Specific Plan development standards for the entire MacLaren Hall property (13.79 acres) in the City's Zoning Code.
- Development Agreement No. 07-22 for the residential and non-residential mixed-use development on 6.11 acres of the MacLaren Hall property (13.79 acres).
- Design Review No. 06-22 and No. 07-22 for the construction of four (4) new four-story residential buildings with a total of 340 units and one (1) new two-story 36,000-square foot mixed-use building.
- Tentative Tract Map No. 83843 to consolidate two (2) parcels (six lots) and create eight (8) new parcels on the entire MacLaren Hall property.

The Study Session is to introduce the project to the Planning Commission and public and to review the Mitigated Negative Declaration (MND) document, which has been prepared in compliance with the California Environmental Quality Act (CEQA).

Contract Planner Li provided a PowerPoint presentation.

The applicant's representative, Fernando Vasquez of Prima Development provided a PowerPoint presentation.

Public Comment:

- Ted Jimenez of the Southwest Carpenters Union spoke in support of the project due to the project bringing local economic stability (including local hires) to the City.

Following the discussion, the study session concluded with the Planning Commission receiving and filing the information provided.

## **REPORTS AND OTHER ITEMS**

### **10. Director's Report:**

- Mural will be unveiled in Downtown El Monte on September 17, 2022.
- The October 11, 2022 Planning Commission meeting is anticipated to have a high community attendance for the Esperanza Village Project and suggested the Commissioners to attend in person.

### **11. City Attorney's Report:**

- None.

### **12. Commissioner Comments:**

Commissioner Tamashiro:

- Thanked Chairperson Wong and staff. Expressed that he is excited for the Esperanza Village Project for the community and is proud to be a part of the project.

Commissioner Peralta:

- None.

Commissioner Gonzalez:

- Complimented Contract Planner Li on the Esperanza Village Project presentation. He also stated he is excited for the Esperanza Village Project.

Vice-Chairperson Nuño:

- None.

Chairperson Wong:

- Is excited to be a part of the Esperanza Village Project as it will improve the quality of life of residents.

**13. Adjournment**

Meeting adjourned at 9:29 p.m.

Respectfully submitted,

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Planning Commission Chairperson  
Amy Wong

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Planning Commission Secretary  
Nancy Lee, Senior Planner