



ZONING REVIEW COMMITTEE AGENDA

CITY OF EL MONTE ZONING REVIEW COMMITTEE

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 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

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 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

Availability of staff reports: Copies of the staff reports or other written documentation relating to each item of business described hereinabove are available on the City's Home Page at www.elmonteca.gov or <http://ci.el-monte.ca.us/AgendaCenter> 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 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.