

**NOTICE OF PUBLIC HEARING
BEFORE THE CITY COUNCIL OF THE CITY OF EL MONTE**

The City of El Monte hereby gives notice that a public hearing will be held on December 18, 2007 at 6:30 p.m. in the City Council Chambers to determine whether or not the following request(s) should be approved:

APPROVAL SOUGHT: Enactment of a development moratorium affecting “R-1B” and “R-1C” zoned lands in the City of El Monte which are primarily located in the Norwood and Mountain View Land Use Planning Districts. These affected “R-1B” and “R-1C” zoned lands are primarily located in the proposed Norwood Planning District and the proposed Mountain Views Planning District: (i) east of Peck Road to the San Gabriel River on the east, from the municipal boundary on the north to Ramona Boulevard on the south and (ii) east of Durfee Avenue to the San Gabriel River on the east and from Valley Boulevard on the north to the municipal boundary on the south.

The vicinity map which appears as part of this Notice of Public Hearing shows the general location of all of the lands which are proposed to be affected by the development moratorium.

If approved by the City Council at the conclusion of the public hearing, the proposed development moratorium would prevent the City from issuing development permits, including subdivision approvals, lot line adjustments and building permits for development or improvement on the “R-1B” and “R-1C” zoned lands for the next forty-five (45) days following the public hearing on December 18, 2007. The development moratorium could be extended after that time by the City of El Monte for an additional 10 ½ months.

In general, “R-1B” zoned lands may be used for residential occupancy purposes provided the minimum lot size is at least 7,500 square feet per dwelling unit, and the keeping of horses is permitted on a “R-1B” zoned parcel which is at least 21,790 square feet in size. Other regulations apply to R-1B zoned land, and in many cases, minimum lot area for a dwelling unit in the R-1B zone may be as much as 9,750 square feet. (See El Monte Municipal Code Section 17.34.010)

“R-1C” zoned lands may also be used for residential occupancy purposes provided the minimum lot size is at least 10,000 square feet per dwelling unit. The keeping of horses is also authorized on a “R-1C” zoned parcel provided that no more than one horse is permitted for each 7,500 square feet of lot area. Other regulations apply to R-1C zoned land. (See El Monte Municipal Code Section 17.36.010)

APPLICANT: City of El Monte.

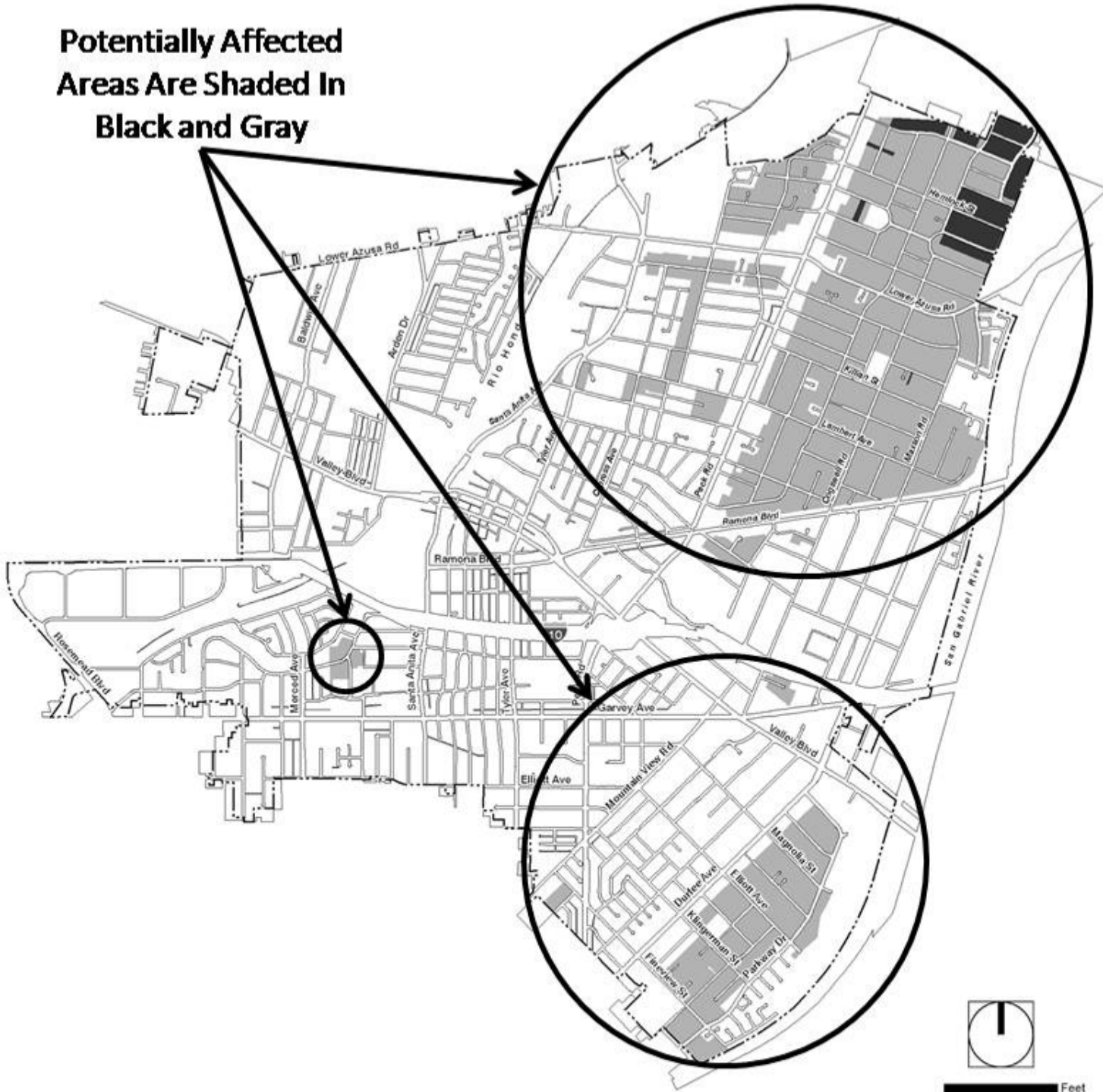
DATE AND TIME OF PUBLIC HEARING: Tuesday, December 18, 2007 at 6:30 p.m.

LOCATION OF PUBLIC HEARING: El Monte City Hall – East, City Council Chambers, 11333 Valley Boulevard, El Monte, California.

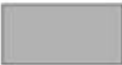

For further information regarding this matter please contact the City of El Monte Planning Division (attention Minh Thai or Alex Chan at (626) 258-8626 Monday through Thursday (excluding legal holidays), between the hours of 7:00 a.m. and 5:30 p.m.

Minh Thai, Planning Services Manager
City of El Monte

**Potentially Affected
Areas Are Shaded In
Black and Gray**



ZONING

-  R-1B
-  R-1C