AGENDA

CITY OF EL MONTE
MODIFICATION COMMITTEE

TUESDAY FEBRUARY 26, 2019

5:00 P.M.
CITY HALL WEST – CONFERENCE ROOM A
11333 VALLEY BOULEVARD

OPENING OF MEETING

1. Call Meeting to Order
2. Flag Salute
3. Roll Call
4. Public Comments

Citizens wishing to address the Modification 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 the record.
5. **Modification Nos. 17-18, 32-18 & 02-19**

   **Address:** 5220 Buffington Road / APN: 8541-010-030

   **Request:** The Applicant requests the approval of Modification No. 17-18 to reduce the required front yard setback from 20'-0" to 3'-8" to allow the construction of a new 492 square foot two (2)-car garage attached to an existing single-family dwelling. Modification Nos. 32-18 and 02-19 are requested to reduce parking requirements to allow a two (2)-car garage in lieu of a three (3)-car garage and reduce the two (2)-car garage width requirements from 20 feet to 18 feet. The Modifications are requested to legalize a 405 square foot master bedroom that was converted from an existing two (2)-car garage. The property is zoned R-1B (One-Family Dwelling). The request is made pursuant to Chapter 17.20 (Modification/Variance) of the El Monte Municipal Code (EMMC).

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

   **Recommendation:** Approve subject to conditions

   **Case Planner:** Raul Aguirre, Planning Division

6. **Modification No. 01-19**

   **Address:** 2704-2728 Santa Anita Avenue & 2721 Granada Avenue / APN's: 8104-013-007, 8104-013-008, 8104-014-051, & 8104-014-003

   **Request:** The Applicant requests the approval of Modification No. 01-19 to increase the maximum property line wall (including retaining walls) height from seven (7) feet to eight (8) feet for a 40-unit townhouse development that is currently under construction within the MMU (Mixed/Multiuse) zone. This request is made pursuant to Chapter 17.20 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 Act of 1970 and the CEQA Guidelines.

   **Recommendation:** Approve subject to conditions

   **Case Planner:** Tony Bu, Associate Planner
NEXT SCHEDULED MODIFICATION COMMITTEE MEETING
Tuesday, March 12, 2019 at 5:00 P.M.
City Hall West – Conference Room A
TO: MODIFICATION COMMITTEE

FROM: BETTY DONAVANIK
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

JASON C. MIKAELIAN, AICP
CITY PLANNER

BY: RAUL AGUIRRE
PLANNING DIVISION

SUBJECT: MODIFICATION NOS. 17-18, 32-18 & 02-19

LOCATION: 5220 BUFFINGTON ROAD

APPLICANT/PROPERTY OWNER: CANDELARIO & PRICILLA DELGADO
5220 BUFFINGTON ROAD
EL MONTE, CA 91732

ENVIRONMENTAL DETERMINATION: ARTICLE 19 CATEGORICAL EXEMPTIONS - SECTION 15303 (CLASS 3- NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970 AND THE CEQA GUIDELINES

RECOMMENDATION: ADOPT A CATEGORICAL EXEMPTION AND APPROVE MODIFICATION NOS. 17-18, 32-18 & 02-19 SUBJECT TO CONDITIONS

REQUEST

The Applicant is requesting the approval of Modification No. 17-18 to reduce the required front yard setback from 20'-0" to 3'-8" to allow the construction of a new 492 square foot 2-car garage attached to an existing single-family dwelling. Modification Nos. 32-18 and 02-19 are requested to reduce parking requirements to allow a 2-car garage in lieu of a 3-car garage and reduce the 2-car garage width requirement from 20 feet to 18 feet. The Modifications are requested to legalize a 405 square foot master bedroom that was converted from an existing 2-car garage. The property is zoned R-1B (One-Family Dwelling). The requests are made pursuant to Chapter 17.20 of the El Monte Municipal Code (EMMC).
SUBJECT PROPERTY

| Location: | East of Buffington Rd. between Hemlock St. & Rio Hondo Pkwy |
| General Plan: | Low-Density Residential (Maximum 6 DU/acre) |
| Zone: | R-1B (One Family Dwelling) Zone |
| Street Frontage: | 117’ wide, lot is a flag lot with no street frontage. |
| Lot Size: | 9,594 square feet |
| Existing Improvements: | Existing 1,776 square foot single-family dwelling unit with a 124 square foot porch, 405 square foot two-car garage and 122 square foot covered patio. |

SURROUNDING PROPERTIES

| North: | Low-Density Residential | R-1B | Single-family Residence |
| South: | Low-Density Residential | R-1B | Single-family Residence |
| West: | Low-Density Residential | R-1B | Single-family Residence |
| East: | Low-Density Residential | R-1B | Single-family Residence |

ZONING AND AERIAL PHOTO
PROJECT ANALYSIS

The table below provides the development standards for the R-1B zone and determines whether the proposed project complies with each standard.

<table>
<thead>
<tr>
<th>Development Feature</th>
<th>R-1B Requirement</th>
<th>Proposed</th>
<th>Meet Requirement(s)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area per Dwelling</td>
<td>9,750 square feet</td>
<td>9,594 square feet</td>
<td>No; legal non-conforming</td>
</tr>
<tr>
<td>Front Yard Setback</td>
<td>20’</td>
<td>3’-8”</td>
<td>No; Modification requested</td>
</tr>
<tr>
<td>Side Yard Setback(s)</td>
<td>5’</td>
<td>25’</td>
<td>Yes</td>
</tr>
<tr>
<td>Rear Yard Setback</td>
<td>20’</td>
<td>14’-3”</td>
<td>No; legal non-conforming</td>
</tr>
<tr>
<td>Height</td>
<td>2.5 stories and 35’</td>
<td>2 stories and 23’-1”</td>
<td>Yes</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>40%</td>
<td>23%</td>
<td>Yes</td>
</tr>
<tr>
<td>FAR</td>
<td>35%</td>
<td>23%</td>
<td>Yes</td>
</tr>
<tr>
<td>Parking</td>
<td>3-car garage (30’x20’); if a 3-car garage cannot be provided a 2-car garage (20’x20’) may be considered with a Modification</td>
<td>2-car garage (18’x20’)</td>
<td>No; Modification(s) requested</td>
</tr>
</tbody>
</table>

BACKGROUND

The property is currently improved with an existing 1,776 square foot single-family residence and swimming pool on a flag shaped lot. The applicant is proposing to legalize an unpermitted conversion of a 2-car garage into a 405 square foot master bedroom and construct a new 492 square foot 2-car garage at the front yard of the property. The applicant is also proposing to legalize a 122 square foot covered patio. Modification No. 17-18 is requested to allow the proposed 492 square foot 2-car garage to encroach into the front yard setback, reducing the requirement from 20’ to 3’-8”. In addition, Modification Nos. 32-18 & 02-19 are requested to reduce parking requirements to allow a 2-car garage in lieu of a 3-car garage and reduce the required internal clearance for a 2-car garage from 20 ft. by 20 ft. to 18 ft. by 20 ft. to allow an existing chimney to encroach into the required parking area.
Staff recommends approval of Modification Nos. 17-18, 32-18 & 02-19 under the requirement that all necessary conditions of approval are incorporated into the project and the following “findings of facts” are adequately justified:

FINDINGS OF FACTS

In order to approve the project, the Modification Committee is required to make specific findings. EMMC Section 17.20.020 (Necessary Conditions) outlines the four required findings to be met in order to approve any Modification.

FINDING:

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;

FACT:

There are exceptional or extraordinary circumstances or conditions applicable to the property involved due to the existing settings of the property including the layout of existing structures and lot configuration in relation to adjacent lots. The project site is currently part of an existing flag lot subdivision that includes an existing single-family residence with a covered patio and swimming pool to the south of the property. Because the subject property layout is already established/built-out, areas to include a 3-car garage on the property are greatly limited. Construction of the 3-car garage on any part of the site would not be feasible due to lack of available space and inefficient circulation. The only feasible area to place a garage is at the front yard (west of the residence) by allowing the proposed 2-car garage (18 ft. by 23 ft.) to encroach into the front yard setback.

FINDING:

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

FACT:

The property currently does not provide enclosed off-street parking/garage space. Granting such modifications to allow a new 2-car garage and two (2) open parking spaces will bring the property closer to compliance with EMMC. The 18’ by 20’ 2-car garage internal clearance will not be detrimental to the public health or welfare or injurious to the property or vicinity as the proposed interior width will remain functional and will be able to accommodate two (2) vehicles. In addition, the reduced front yard setback will not be detrimental to the adjacent neighbor as it will function as a side yard setback due to the orientation and layout of the existing structures within the project site and adjacent properties. Moreover, the project will remain under the maximum Floor Area Ratio (FAR) and lot coverage.
FINDING:
C. Because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under the identical zone classifications;

FACT:
Staff has determined that the requested modifications can be supported due to existing circumstances of the property including the layout of existing structures. The project site is currently part of an existing flag lot subdivision that includes an existing single-family residence with a covered patio and a swimming pool to the south of the property. The flag lot was created using previously established code regulations which are now not consistent with the current code requirements. Because the subject property layout is already established/built-out, areas to include a 3-car garage on the property are greatly limited. Construction of a 3-car garage on any part of the site would not be feasible due to a lack of available space and inefficient circulation. The only feasible area to place a garage is at the front yard (west of the residence) by allowing the proposed 2-car garage (18 ft. by 23 ft.) to encroach into the front yard setback. Moreover, the project site will be consistent with adjacent properties with similar setbacks and structural layout.

FINDING:
D. The granting of such modification will not adversely affect the comprehensive general plan.

FACT:
The approval of such modifications to reduce the required 20 foot front yard setback from 20 feet to 3'-8" and reduce the required internal clearance of the 2-car garage from 20' by 20' to 18' by 20' will not adversely affect the comprehensive General Plan. Policy LU-1.1-Code Compliance, ensures land compatibility through adherence to the policies, standards, and regulations in the Municipal Code; Policy LU-1.6-Quality of Life, encourages protecting the quality of life of residents. Allowing the 2-car garage at the front yard of the property will provide adequate enclosed parking required by the EMMC; thus bringing the property closer to compliance with the EMMC regulations and standards as well as providing better quality of life for its residents.
CONDITIONS OF APPROVAL

1. The project shall substantially conform to the site plan, floor plan and elevation plans on file with the City’s Planning Division and as presented to the Modification Committee on February 26, 2019 and as amended herein.

2. Plans shall comply with all City Department/Divisions regulations and guidelines including Building, Engineering, Planning and the Los Angeles County Fire Department.

3. The approval of Modification Nos. 17-18, 32-18 & 02-19 are valid for one (1) year from the date of approval. During this time period, the applicant is responsible for obtaining the required City permit(s) to begin work on the project.

4. The proposed 2-car garage shall match and/or compliment the design of the existing dwelling unit.

5. Rear and front yard setbacks shall have properly maintained landscape areas. The applicant shall provide details and specifications on the Site Plan for all proposed landscaping/planting materials.

RECOMMENDATION

Staff recommends that the Modification Committee evaluate the proposal and consider the following options:

1. Adopt a Categorical Exemption under 15303 (Class 3- New Construction or Conversion of Small Structures) pursuant to the California Environmental Quality Act and Guidelines; and

2. Make the Findings of Facts presented in the staff report to be made in a positive manner to approve Modification Nos. 17-18, 32-18 & 02-19, subject to the conditions of approval.

ATTACHMENTS

A. Project Plans
B. Public Notice
C. Radius Map & Site Posting
CITY OF EL MONTE MODIFICATION COMMITTEE
NOTICE OF PUBLIC HEARING

Hablamos Español favor de hablar con
Marcella Magdaleno (626) 258-8626

TO: All Interested Parties
FROM: City of El Monte Planning Division

PROPERTY LOCATION: 5220 Buffington Road / APN: 8541-010-030 (A full legal description of the property is on file in the office of the El Monte Planning Division)

APPLICATION: Modification Nos. 17-18, 32-18 & 02-19

REQUEST: The Applicant is requesting the approval of Modification No. 17-18 to reduce the required front yard setback from 20'-0" to 3'-8" to allow the construction of a new 492 square foot two (2)-car garage attached to an existing single-family dwelling. Modification Nos. 32-18 and 02-19 are requested to reduce parking requirements to allow a two (2)-car garage in lieu of a three (3)-car garage and reduce the two (2)-car garage width requirements from 20 feet to 18 feet. The Modifications are requested to legalize a 405 square foot master bedroom that was converted from an existing two (2)-car garage. The property is zoned R-1B (One-Family Dwelling). The request is made pursuant to Chapter 17.20 (Modification / Variance) of the El Monte Municipal Code (EMMC).

APPLICANT/PROPERTY OWNER: Candelario & Pricilla Delgado
5220 Buffington Road
El Monte CA, 91732

ENVIRONMENTAL DOCUMENTATION: Article 19. Categorical Exemptions – Section 15303 (Class 3 – New Construction or Conversion of Small Structures) in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA Guidelines.

Pursuant to State Law, the Modification Committee will hold a public hearing to receive testimony, orally and in writing, on the proposed project. The public hearing is scheduled for:

Date: Tuesday, February 26, 2019
Time: 5:00 p.m.
Place: El Monte City Hall West – Conference Room A
11333 Valley Boulevard, El Monte, California

Persons wishing to comment on the environmental documentation or proposed application may do so orally or in writing at the public hearing or in writing prior to the meeting date. Written comments shall be sent to David Kim; El Monte City Hall West; 11333 Valley Boulevard; El Monte, CA 91731 or at dkim@elmonteca.gov. If you challenge the decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Planning Division at, or prior to, the public hearing. For further information regarding this application please contact Raul Aguirre at raulaguirre@elmonteca.gov or (626) 258-8626 Monday through Thursday, except legal holidays, between the hours of 7:00 a.m. and 5:30 p.m.

Published and mailed on: Thursday, February 14, 2019
TO: MODIFICATION COMMITTEE

FROM: BETTY DONAVANIK
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

JASON C. MIKAELIAN, AICP
CITY PLANNER

BY: TONY BU
ASSOCIATE PLANNER

SUBJECT: MODIFICATION NO. 01-19

LOCATION: 2704 - 2728 SANTA ANITA AVE. & 2721 GRANADA AVE.
EL MONTE, CA 91733

APPLICANT/PROPERTY OWNER: JOE OFTELIE
CITY VENTURES
3121 MICHELSON DRIVE
IRVINE, CA 92612


RECOMMENDATION: ADOPT A CATEGORICAL EXEMPTION AND APPROVE MODIFICATION NO. 01-19 SUBJECT TO CONDITIONS

REQUEST

The Applicant requests the approval of Modification No. 01-19 to increase the maximum property line wall (including retaining walls) height from seven (7) feet to eight (8) feet for a 40-unit townhouse development that is currently under construction within the MMU (Mixed/Multiuse) zone. This request is made pursuant to Chapter 17.20 of the El Monte Municipal Code (EMMC).
SUBJECT PROPERTY

<table>
<thead>
<tr>
<th>Location</th>
<th>East side of Santa Anita Avenue, North and South side of Owens Way and West of Granada Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Plan:</td>
<td>Mixed-Use/Multi-Use</td>
</tr>
<tr>
<td>Zone:</td>
<td>MMU (Mixed-Use/Multi-Use)</td>
</tr>
<tr>
<td>Street Frontage:</td>
<td>Santa Anita Avenue: approximately 319 feet</td>
</tr>
<tr>
<td>Lot Size:</td>
<td>1.59 acres (Excluding Owens Way)</td>
</tr>
<tr>
<td>Existing Improvements:</td>
<td>Vacant for construction</td>
</tr>
</tbody>
</table>

SURROUNDING PROPERTIES

<table>
<thead>
<tr>
<th>Zoning:</th>
<th>General Plan:</th>
<th>Land Use:</th>
</tr>
</thead>
<tbody>
<tr>
<td>North:</td>
<td>R-3</td>
<td>Medium Density Residential</td>
</tr>
<tr>
<td>East:</td>
<td>R-1A</td>
<td>Low Density Residential</td>
</tr>
<tr>
<td>South:</td>
<td>R-3</td>
<td>Medium Density Residential</td>
</tr>
<tr>
<td>West:</td>
<td>PF</td>
<td>Public Facilities</td>
</tr>
</tbody>
</table>

ZONING AND AERIAL PHOTO
PROJECT ANALYSIS

Table 1 below provides the City of El Monte’s fencing/wall development standards and determines whether the proposed project complies with each standard.

<table>
<thead>
<tr>
<th>Development Feature</th>
<th>MMU Zone Requirement</th>
<th>Proposed</th>
<th>Meet Requirement(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max. Standard Wall Height</td>
<td>4’ at front setback; 6’ all other areas</td>
<td>3.5’ at front; 14’ along railroad; 6’ all other areas</td>
<td>No – Modification previously approved</td>
</tr>
<tr>
<td>Max. Retaining + Standard Wall Height</td>
<td>7’</td>
<td>8’</td>
<td>No – Modification requested</td>
</tr>
</tbody>
</table>

BACKGROUND:

On January 23, 2018, the El Monte City Council approved Vesting Tentative Tract Map No. 74701, Design Review No. 03-17, Variance No. 01-17 and Modification Nos. 10-17, 11-17 and 12-17 for the construction of a 40-unit townhouse development at the subject property. The project is currently under construction as building and grading plans have already been approved and the site has been cleared for construction.

Furthermore, the subject property’s grade is above the grade of the adjacent property to the south by approximately one and one-half to two (1 ½ to 2) feet. Per the EMMC, when the grade of the property being developed is above the grade of the adjacent property, the top of any proposed perimeter walls shall be above the grade of the adjacent property by the approximate sum of six (6) feet plus one-half (½) of the distance in the elevation of the two (2) properties at the wall; thus requiring a maximum wall height of seven (7) feet for the southern property line wall. The applicant is requesting a Modification to increase the maximum wall height from seven (7) feet to eight (8) feet.

Staff recommends approval of the proposed Modification under the requirement that all necessary conditions of approval are incorporated into the project and the following "findings of facts" are adequately justified:

FINDINGS OF FACTS

In order to approve the project, the Modification Committee is required to make certain findings. Section 17.20.020 (EMMC) - Necessary conditions outlines the four required findings and conditions to be met in order to approve any Modification:

FINDING:

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;
FACT:
The adjacent property to the south contains 26 apartment units with second story windows oriented toward the subject property. In addition, the existing apartment complex is setback approximately three (3) feet away from the subject property line while the subject property will construct townhouse units that are setback six (6) feet away the southern property line; thus, only providing approximately nine (9) feet between building/residences on both properties. Therefore, an increase in wall height would serve as an adequate buffer and enhance privacy between both properties.

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

FACT:
Granting the Modification will not be detrimental to the public health, welfare, or injurious to the property or improvements in such zone or vicinity in which the property is located. The proposed development complies with all other zoning code requirements (with the exception of previously approved Variances and Modifications) and maintains the integrity of a well-designed townhouse development. The adjacent property to the south contains 26 apartment units with second story windows oriented toward the subject property. In addition, the existing apartment complex is setback approximately three (3) feet away from the subject property line while the subject property will construct townhouse units that are setback six (6) feet away the southern property line; thus, only providing approximately nine (9) feet between building/residences on both properties. Therefore, an increase in wall height would serve as an adequate buffer and enhance privacy between both properties and will not negatively affect surrounding properties.

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

FACT:
The adjacent property to the south contains 26 apartment units with second story windows oriented toward the subject property. In addition, the existing apartment complex is setback approximately three (3) feet away from the subject property line while the subject property will construct townhouse units that are setback six (6) feet away the southern property line; thus, only providing approximately nine (9) feet between buildings/residences on both properties. Therefore, an increase in wall height would serve as an adequate buffer and enhance privacy between both properties.
FINDING:
D. The granting of such modification/variance will not adversely affect the comprehensive general plan.

FACT:
The approval of the Modification will not affect the comprehensive general plan and will continue to be consistent with its intent. The townhouse project will support the rehabilitation of vacant/dilapidated property and improve the quality of the neighborhood while remaining consistent with its intent. Furthermore, the increase in proposed wall height for the southern property line wall will enhance the privacy and quality of life of both the subject property and adjacent property to the south.

CONDITIONS OF APPROVAL

1. The project shall substantially conform to the site plan, floor plan, and elevation plans on file with the Planning Division and as presented to the Modification Committee on February 26, 2019 and as amended herein.

2. The applicant is responsible for complying with all City department/division regulations and guidelines including Building, Engineering and Planning during building plan-check review as well as any requirements of the LA County Fire Department.

3. The maximum wall height of the southern property line wall shall be 8 feet, which is measured from the grade of the adjacent property to the south (2676 Santa Anita Avenue).

4. The southern property line wall shall have a stucco finish and be painted to match the townhouse buildings and be consistent with all other block walls as part of the development.

5. The southern property line wall shall be manufactured/built using durable materials and protective surfaces. The application of graffiti resistant coating and/or other anti-graffiti measures are required.
RECOMMENDATION

Staff recommends that the Modification Committee evaluate the proposal and consider the following Action:

1. Adopt a Categorical Exemption under Article 19 Section 15301 (Class 1 – Existing Facilities) of the California Environmental Quality Act and Guidelines, as amended; and

2. Adopt the Finding of Facts to approve Modification No. 01-19 subject to the conditions of approval.

ATTACHMENTS

A. Project Plans
B. Public Hearing Notice
C. Radius Map
D. Site Posting Photo
CITY OF EL MONTE MODIFICATION COMMITTEE
NOTICE OF PUBLIC HEARING

Hablamos Español favor de hablar con
Marcella Magdaleno (626) 258-8626

TO: All Interested Parties

FROM: City of El Monte Planning Division

PROPERTY LOCATION: 2704-2728 Santa Anita Avenue & 2721 Granada Avenue / APNs: 8104-013-007, 8104-013-008, 8104-014-051 & 8104-014-003 (A full legal description of the property is on file in the office of the El Monte Planning Division).

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APPLICANT/PROPERTY OWNER: Joe Oftelie
City Ventures
3121 Michelson Drive
Irvine, CA 92612

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

Pursuant to State Law, the Modification Committee will hold a public hearing to receive testimony, orally and in writing, on the proposed project. The public hearing is scheduled for:

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Published and mailed on: Thursday, February 14, 2019
City of El Monte Modification Committee
Marcella Magdaleno, Modification Committee Secretary