

**NOTICE OF AVAILABILITY AND NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING BEFORE
THE CITY OF EL MONTE PLANNING COMMISSION**

Hablamos Español favor de hablar con Jeni Colon (626) 258-8626

Pursuant to the State of California Public Resources Code and the Guidelines for Implementation of the California Environmental Quality Act, this notice is to advise you that the City of El Monte intends to adopt a Mitigated Negative Declaration for the proposed project below.

LEAD AGENCY: City of El Monte Planning Division

PROJECT TITLE: Tentative Tract Map No. 082715, Design Review No. 10-19, Variance No. 01-19, Modification No. 16-19 and Modification No. 34-18.

PROPERTY LOCATION: 11640-11710 Valley Boulevard and 11730 Valley Boulevard (APN Nos: 8566-021-010, 011, 012, 013, 014 and 015) (A full legal description of the property is on file in the office of the El Monte Planning Division).

REQUEST: The project proposes the development of 83 multi-family residential units on two (2) separate lots. Lot A is approximately 0.95-acres in size and located on the eastern portion of the site and is proposed to be developed with a four (4)-story podium building with 43 residential units with 94 resident and guest off-street parking stalls on the ground floor of the building. A leasing office is also proposed for the ground floor of the building. Vehicular access to the ground floor parking for Lot A will be from La Madera Avenue. Approximately 2,400 square feet of community space is proposed on the ground floor of Lot A. Lot B is approximately 1.84-acres in size and located on the western portion of the site. Lot B includes the development of 40 residential townhome condominium units in eight (8) buildings with 97 off-street parking spaces, including guest parking. A tot lot is proposed near the middle of Lot B adjacent to the west project boundary. The subject site currently sits vacant.

The project applicant is requesting the following entitlements:

- Tentative Tract Map No. 082715 (TTM No. 082715) to consolidate all parcels and subdivide subject site into two (2) letter lots. Lot A is proposed at 41,364 (0.95 acres) square feet in size for apartment purposes. Lot B is proposed at 80,108 (1.84 acres) square feet in size for residential townhome condominium purposes.
- Design Review No. 10-19 (DR No. 10-19) to review the design of the proposed 83 unit multiple-family residential development.
- Variance No. 01-19 (VAR No. 01-19) to reduce the required private open space.
- Modification (MOD No. 16-19) to modify the required building separation distance.
- Modification (MOD No. 34-18) to modify the required street side yard setback along La Madera Avenue and interior side yard setback requirements.

**APPLICANT/
PROPERTY
OWNER:** Agnes So
Southland Real Estate Group
11730 Valley Boulevard
El Monte, CA 91732

ENVIRONMENTAL DOCUMENTATION: An Initial Study 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, cultural resources, geology and soils, hazards and hazardous materials, noise and tribal cultural resources. The Planning Commission shall consider adopting the Mitigated Negative Declaration as part of their consideration of the project at a future public hearing.

The full environmental document and supporting technical studies can be found at the City's Planning Division public counter or on the City's website at: <http://ci.el-monte.ca.us/499/Current-Projects>

PUBLIC REVIEW PERIOD: Comments on the Initial Study and Mitigated Negative Declaration may be received in writing between October 7, 2021 and November 8, 2021. Any interested person or agency may comment on this matter by submitting comments via email to selias@elmonteca.gov or via postal mail or by in person delivery to the Planning Division located at City Hall West, 11333 Valley Boulevard, El Monte, CA 91731. Written comments on the Mitigated Negative Declaration must be received no later than November 8, 2021.

A hardcopy of the Initial Study and related documents are available for review at the following locations during the regular business hours:

City Hall West
Planning Division
11333 Valley Boulevard
El Monte, CA
7 a.m. to 5:30 p.m.
(Monday thru Thursday)

El Monte Library
3224 Tyler Avenue
El Monte, CA
12 p.m. to 8 p.m. (only Tues)
10 a.m. to 6 p.m. (Wed thru Sat)

Norwood Library
4550 Peck Road
El Monte, CA
12 p.m. to 8 p.m. (only Tues)
10 a.m. to 6 p.m. (Wed thru Sat)

PLACE OF HEARING: Pursuant to State Law, the Planning Commission will hold a public hearing to receive testimony, orally and in writing, on the MND and on the proposed project. The hearing is scheduled for:

Date: Tuesday, November 23, 2021
Time: 7:00 p.m.
Place: El Monte City Hall
City Hall East – Council Chambers
11333 Valley Boulevard, El Monte, California

Persons wishing to comment on the proposed application may do so orally or in writing at the public hearing or in writing prior to the meeting date. If you challenge the decision of the City Planning Commission, 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 Commission at, or prior to, the public hearing. For further information regarding this application please contact Sandra Elias, Associate Planner, at the Planning Division at (626) 258-8621 or through email at selias@elmonteca.gov Monday through Thursday, except legal holidays, between the hours of 7:00 a.m. and 5:30 p.m.

Mailed on: October 6, 2021
Published on: October 7, 2021
City of El Monte Planning Commission
Jason C. Mikaelian, AICP, Planning Commission
Secretary