

CITY OF EL MONTE
NOTICE OF PUBLIC HEARING and NOTICE OF INTENT TO ADOPT
AN INITIAL STUDY-MITIGATED NEGATIVE DECLARATION

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

LEAD AGENCY: City of El Monte Planning Division

PROJECT TITLE: Vesting Tentative Tract Map No. 84432/Subdivision (SUB) No. 2-2024, Conditional Use Permit (CUP) Nos. 6-2024, 7-2024, & 8-2024, Minor Variance (MV) Nos. 8-2025, 9-2025, & 10-2025, & Design Review (DR) No. 4-2024.

PROJECT LOCATION: 3600 Peck Road (APNs 8567-015-055,-057, and -059) (A full legal description of the property is on file in the office of the El Monte Planning Division).

PROJECT DESCRIPTION:

This is the Notice of Intent (NOI) of a Mitigated Negative Declaration (IS-MND) to notify the public that the City of El Monte, as the Lead Agency under the California Environmental Quality Act (CEQA), has prepared an IS-MND for the 3600 Peck Road Project (project), which involves the redevelopment of three of the six existing commercial buildings on the project site. The redevelopment would involve demolition of the existing vacant Denny's (6,000 sf), Big 5 Sporting Goods (7,800 sf), and vacant China Buffet (11,047 sf); and construction of Starbucks (2,400 sf), In-N-Out (3,886 sf), and Raising Cane's (3,612 sf) coffee/fast-food restaurants that would each provide a drive-thru facility. The project would reduce the total size of the commercial center from 52,268 sf to 37,319 sf. Each of the proposed restaurant buildings would include a drive-thru, paved parking spaces, and landscaping. The proposed Starbucks building would include outdoor seating and bike racks, 19 parking stalls, and a trash enclosure. The proposed In-N-Out building would include two outdoor seating areas, bike racks and lockers, 62 parking stalls, and a trash enclosure. The proposed Raising Cane's building would include two outdoor seating areas, bike racks and lockers, 37 parking stalls, and a trash enclosure. Construction activities for the proposed project is estimated to start in August 2025 and end in May 2027. Construction activities for the project would include demolition, site preparation, grading, building construction, paving, and architectural coating. Because the proposed project consists of a redevelopment, it would involve 4,565 cubic yards (cy) of cut soil from building foundation demolition and removal and 293 cy of imported soil. Construction work would occur Monday through Friday from approximately 7:30 a.m. to 3:30 p.m. Weekend construction is not anticipated. Construction equipment would be staged on site, and construction workers would also park on site.

APPLICANT: Merlone Geier Partners

PROPERTY OWNER: MGP XI EL MONTE CENTER LLC

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

Date: Tuesday, June 10, 2025
Time: 7:00 p.m.
Location: City Hall Council Chambers
11333 Valley Boulevard
El Monte, California 91731

PUBLIC REVIEW/COMMENT PERIOD:

The City of El Monte Planning Division invites written comments on issues related to potential environmental impacts during the 30-day comment period, which starts on **April 23, 2025, and will conclude on May 23, 2025.** The IS-MND be viewed online on the City website at: <https://www.ci.el-monte.ca.us/499/Current-Projects>

A hardcopy of the IS-MND 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)

Due to the time limits mandated by State law, your response must be sent at the earliest possible time but no later than 30 days after receipt of this notice, and no later than 5:00 PM on May 23, 2025. Please send written/typed comments (including a name, telephone number, email, and any other contact information) to the following:

Sandra Elias, City Planner
626-258-8621
City of El Monte
Planning Division
11333 Valley Boulevard
El Monte, California 91731

You may also email your response to selias@elmonteca.gov

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