



CITY OF EL MONTE

Economic Development Department Planning Division

NORTHWEST MORATORIUM

Effective Date: May 17, 2016

Expiration Date: May 17, 2017 (may be extended by the City Council to May 17, 2018)

Background: Over the past two years, there has been a significant influx of new development applications throughout the City. In addition, several larger industrial properties are being marketed for future development in Northwest El Monte. Some of these properties present environmental issues. In response, City Council adopted a moratorium related to applications for development on property zoned M-1 or M-2 in Northwest El Monte.

The Moratorium prohibits the following:

1. New buildings greater than 25,000 square feet and building additions greater than 15,000 square feet;
2. New subdivisions;
3. New construction/additions or building occupancy on properties with an uncompleted facility initiated clean-up or any uncompleted local, state or federally mandated clean-up; and
4. Re-occupancy of a building which was initially completed prior to 2003 which has been vacant for more than 12 consecutive months prior to an application for re-occupancy.

Activities that may be permitted subject to additional requirements:

1. Demolition associated with a facility initiated clean-up subject to health and safety conditions as may be reasonably required by the City;
2. Re-occupancy of a building which was originally completed prior to 2003 with the following submitted to the City:
 - a. Phase 1 and/or Phase 2 Report;
 - b. Written description of the means and methods of the proposed work of environmental remediation work; and
 - c. Written confirmation from a qualified expert stating that either no indoor air testing is required for soil vapor intrusion or that specific life safety measures will be undertaken.
3. New buildings less than 25,000 sf or additions less than 15,000 sf provided a written report describing site investigation for the detection of monitoring wells, underground storage tanks or similar underground facilities is delivered.

Exempt Activities:

1. Government agency owned properties;
2. Projects that have already received approval or been issued a building permit;
3. Other discretionary or ministerial permits for things such as building remodels, parking lot improvements and most building occupancies ; and
4. A hardship exemption through City Council approval.

NORTHWEST EL MONTE MORATORIUM BOUNDARY:

Boundaries: Lower Azusa Road to the north, Arden Drive to the east, the railroad to the south and Temple City Boulevard/Ellis Lane to the west.

Zoning Designations: Only M-1 (Light Manufacturing) and M-2 (General Manufacturing) zoned properties within the moratorium boundary.

