

**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 Marcella Magdaleno (626) 258-8626

TO: All Interested Parties

FROM: City of El Monte Planning Commission

APPLICATION: Zone Change No. 01-15, Tentative Tract Map No. 73528, Design Review No. 05-15, Variance No. 03-15, Modification No. 19-15, Modification No. 20-15, Modification No. 21-15 and Modification No. 01-16.

**PROPERTY:
LOCATION** 11127 Ramona Boulevard (APN Nos: 8568-032-901, 8568-032-907, 8568-032-909, and 8568-032-910), 11105 & 11107 Ramona Boulevard (APN No: 8568-032-005) and APN No. 8568-032-911 (A full legal description of the property is on file in the office of the El Monte Economic Development Department).

REQUEST: The project requests to construct a new 62-unit townhome development (including 4 live-work units) on a 3.1 acre (134,035 square foot) vacant site within Downtown El Monte at 11127 Ramona Boulevard. The site is designed with 45 off-street surface parking spaces and each unit will provide an attached 2-car garage. The proposed plans include 14,411 square feet of common open space with landscaping and active amenities. The property is currently located in the C-3D (General-Commercial) zone. Requested entitlements include: a Zone Change to change the zone to MMU (Mixed-use/Multi-use), a Tentative Tract Map to subdivide the property for ownership units, a Design Review to review the commercial design, a Variance to provide individual trash containers instead of communal trash enclosures and Modifications in regards to minimum density, distance between buildings, commercial floor-to-floor height and fence/wall heights/setbacks. This request is made pursuant to the requirements of Chapters 16.10, 17.20, 17.22, and 17.26 and of the El Monte Municipal Code (EMMC). The Planning Commission will provide a recommendation to the City Council for project approval.

In addition, the City of El Monte has expanded the boundary of the Zone Change request to include the properties at 11105 & 11107 Ramona Boulevard and APN No. 8568-032-911. The properties are contiguous to the proposed townhome development and a Zone Change is necessary for zoning consistency.

The Planning Commission will serve as the recommending body with the City Council making a final decision at a future public hearing.

**APPLICANT/
PROPERTY
OWNER** Doris Nguyen
The Olson Company
3010 Old Ranch Parkway #100
Seal Beach, CA 90740

**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, biological resources, cultural resources, hazards and hazardous materials, noise, transportation/traffic, and mandatory findings of significance. The Planning Commission will take comments on the proposed Mitigated Negative Declaration at the 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://elmonteca.gov/Government/EconomicDevelopment/Planning/EnvironmentalDocuments.aspx>.

**PUBLIC REVIEW:
PERIOD** Comments on the Initial Study and Mitigated Negative Declaration may be received in writing between February 10, 2016 and March 1, 2016 and orally at the public hearing.

**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, March 8, 2016
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 Tony Bu, Contract Planner, at the Planning Division at (626) 258-8626 or through email at tbu@elmonteca.gov Monday through Thursday, except legal holidays, between the hours of 7:30 a.m. and 5:30 p.m.

Published and Mailed on: Wednesday, February 10, 2016 City of El Monte Planning Commission
Marcella Magdaleno, Planning Commission Secretary