

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

APPLICATION: Conditional Use Permit No. 26-16 & Design Review No. 11-16

PROPERTY OWNER: California Investment Regional Center LLC
9911 Valley Boulevard
El Monte, CA 91731

APPLICANTS: Julia Chu
Zhonghong Zhaofeng USA Inc.
1848 Calle Madrid
Rowland Heights, CA 91748

PROPERTY LOCATION: 12300 Valley Boulevard (APN Nos: 8109-012-024 & 8109-012-025). A full legal description of the property is on file in the office of the El Monte Economic Development Department.

REQUEST: The applicant proposes to construct a four-story 72-room hotel with approximately 39,601 square feet of floor area at the southeast corner of Valley Boulevard and Durfee Avenue. The hotel will provide 72 underground/surface parking spaces. The project site is approximately 0.91 acres and is developed with a 3,108 square foot commercial building. The property is currently zoned C-3 (General-Commercial). Requested entitlements include: 1) Conditional Use Permit to allow a hotel use; and 2) Design Review to review the building architecture and landscaping. This request is made pursuant to the requirements of Chapters 17.22 and 17.24 of the El Monte Municipal Code (EMMC).

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 Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Transportation and Traffic, Tribal Resources, and Mandatory Findings of Significance.

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://ca-elmonte.civicplus.com/499/Current-Projects>

PUBLIC REVIEW PERIOD: Comments on the Initial Study and Mitigated Negative Declaration were received in writing between June 13, 2018 and July 3, 2018 and will be received 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, July 10, 2018
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 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 Tony Bu; El Monte City Hall West; 11333 Valley Boulevard; El Monte, CA 91731 or at tbu@elmonteca.gov. 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 at (626) 258-8626. Monday through Thursday, except legal holidays, between the hours of 7:30 a.m. and 5:30 p.m.

Published and mailed on: Monday June 11, 2018 City of El Monte Planning Commission
Marcella Magdaleno, Planning Commission Secretary

