

**CITY OF EL MONTE PLANNING COMMISSION  
NOTICE OF AVAILABILITY AND INTENT TO ADOPT AN INITIAL STUDY/ 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

**PROPERTY LOCATION:** 4144 Arden Drive / APN: 8576-025-041 (A full legal description of the property is on file in the office of the El Monte Planning Division)

**APPLICATION:** Conditional Use Permit (CUP) No. 20-17 & Design Review (DR) No. 07-17

**REQUEST:** The Applicant is requesting approval of CUP No. 20-17 and DR No. 07-17 to construct a new 61,163 SF industrial building on a 2.75 acres lot. The building will be occupied by two (2) tenants. Tenant A will have 33,792 square feet of ground floor area with 6,313 square feet of mezzanine area. Tenant B will have 18,325 square feet of ground floor area with 2,733 square feet of mezzanine area. The total office area of the building is 11,119 square feet. Site improvements will include a new surface parking lot with 72 parking spaces and new landscape areas throughout the site. The property will be served by two (2) new driveway approaches on Hickson Street and Arden Drive.

The project will also require a street dedication along the entire length of Hickson Street and Arden Drive abutting the project site for public right-of-way purposes. This area is approximately 13,747 square feet. The project site is zoned M-2 (General Manufacturing) and RR (Railroad).The entitlement request is made in accordance with Chapters 17.22 (Design Review) and 17.24 (Conditional Use Permit) of the El Monte Municipal Code (EMMC).

**APPLICANT/  
PROPERTY OWNER:** Baldwin Park Industrial Developers, LLC  
7901 S. Crossway Drive  
Pico Rivera, CA 90660

**ENVIRONMENTAL DOCUMENTATION:** An Initial Study was prepared and determined that the project will have less than significant impacts to the environment with the incorporation of mitigation measures to the project. Mitigation measures are proposed to lessen the project's impact on the environment related to aesthetics, air quality, cultural/tribal resources, geology/soils, hazards/hazardous materials, hydrology, noise and transportation/circulation. Therefore, a Mitigated Negative Declaration (MND) has been prepared.

The Initial Study and Mitigated Negative Declaration may be viewed at the City's Website at <http://ca-elmonte.civicplus.com/499/Current-Projects> and at the Planning Division Public Counter at El Monte City Hall West. The Initial Study and Mitigated Negative Declaration is available for public comments from Thursday, July 26, 2018 through Thursday, August 16, 2018.

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

**PLACE OF HEARING:**

Date: Tuesday, August 28, 2018  
Time: 7:00 p.m.  
Place: El Monte City Hall East – City Council Chamber  
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 David Kim; El Monte City Hall West; 11333 Valley Boulevard; El Monte, CA 91731 or at [dkim@elmonteca.gov](mailto:dkim@elmonteca.gov). If you challenge the decision 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 David Kim 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 Thursday, July 26, 2018 City of El Monte Planning Commission  
mailed on: Marcella Magdaleno, Planning Commission Secretary

**AERIAL MAP OF 4144 ARDEN DRIVE**

