

**NOTICE OF AVAILABILITY, 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: Vesting Tentative Parcel Map No. 72766, Conditional Use Permit No. 20-14, Design Review No. 07-14, and Modification No. 17-14.

PROPERTY LOCATION: 11022-11048 Garvey (APN 8105-001-049 and -050) (A full legal description of the property is on file in the office of the El Monte Economic Development Department).

REQUEST: The request is for a new mixed-use development consisting of 70 units (including 67 row-towns and 3 live/work units), approximately 1,286 square feet of office space as part of the live/work units, and a 2,154 square-foot commercial building on the corner of Garvey Avenue and Tyler Avenue. Additionally, 24,313 square feet of common open space and 13,048 square feet of private open space are proposed. The property is located in the MMU (Mixed Multiuse) zone. This request is made pursuant to the requirements of Chapters 16.12, 17.20, 17.22, and 17.24 of the El Monte Municipal Code (EMMC).

APPLICANT AND PROPERTY OWNER: CITY VENTURES
1900 QUAIL STREET
NEWPORT BEACH, CA 92660

PROPERTY OWNER REFOUA LLC AND FARAHAN ENTERPRISES, LLC
9401 WILSHIRE BOULEVARD, SUITE 830
BEVERLY HILLS, CA 90212

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 cultural resources, hazards and hazardous materials and population and housing. The Planning Commission will take comments on the proposed Mitigated Negative Declaration at the public hearing.

PUBLIC REVIEW PERIOD: Comments on the Initial Study and Mitigated Negative Declaration may be received in writing between February 19, 2015 and March 12, 2015 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 24, 2015
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 the Planning Division 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: Wednesday, February 18, 2014 City of El Monte Planning Commission
Marcella Magdaleno, Planning Commission Secretary