

**NOTICE OF COMMUNITY MEETING AND
AVAILABILITY OF ENVIRONMENTAL DOCUMENT (DRAFT MITIGATED NEGATIVE DECLARATION)
CITY OF EL MONTE PLANNING DIVISION**

Hablamos Español favor de hablar con Marcella Magdaleno (626) 258-8626

TO: All Interested Parties

FROM: City of El Monte Planning Division

LOCATION: 4422 and 4436 Bannister Avenue

PROJECT DESCRIPTION: The applicant is proposing to demolish the three existing residential structures and construct 23 two-story single-family dwelling units, two of which will be designated as low income units. The 3.15 acre site is located on the west side of the San Gabriel River Channel and is comprised of three parcels, with two zoned R1-B (Single-Family Residential) and one zoned PF (Public Facilities).

The project requires the following entitlements: 1) General Plan Amendment (GPA) to change the Land Use Designation from Public Facilities to Low Density Residential; 2) Zoning Map Amendment (ZMA) to change the zoning from PF to R1-B; 3) a Vesting Tentative Tract Map (VTTM) to subdivide the site into 23 lots for the residential units and one common lot for a private street; 4) a Conditional Use Permit (CUP) to establish a Planned Residential Development; and 5) a CUP to construct three or more residential units. The applicant is also requesting a density bonus with concessions and waivers. Since two of the units will be designated as low income units, the applicant may increase the density from 18 units to 23 units.

APPLICANT AND PROPERTY OWNER: Don Cook
El Monte Homes LLC
1773 W San Bernardino Road
West Covina, CA 91790

ENVIRONMENT DETERMINATION AND PUBLIC REVIEW PERIOD: An Initial Study and Mitigated Negative Declaration (MND) have been prepared for the project in compliance with the California Environmental Quality Act (CEQA). The Initial Study and related documents are available for review and comment from November 12, 2014 through December 11, 2014. A copy of the documents is available for public viewing at El Monte City Hall West – Planning Division or on the City’s website at: <http://www.elmonte.org/Government/EconomicDevelopment/Planning/EnvironmentalDocuments.aspx>. Any persons wishing to comment may provide written comments to:
Jennifer Davis, Planner
El Monte City Hall West – Planning Division
11333 Valley Boulevard, El Monte, CA 91731
jdavis@elmonteca.gov

COMMUNITY MEETING: A community meeting has also been scheduled for the public to provide comments on the project and Initial Study and MND:
Date: Wednesday, December 3, 2014
Time: 6:30 p.m.
Place: El Monte City Hall West – Conference Room A
11333 Valley Boulevard, El Monte, CA

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 8:00 a.m. and 5:30 p.m.