

**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
AT A SPECIAL MEETING**

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

TO: All Interested Parties

FROM: City of El Monte Planning Division

LOCATION: 2107, 2109 and 2115 Durfee Avenue and 12202,12236 and 12228 Chosen Street. APNs 8114-002-001, 002, 003, 004,005, and 8114-002-009 (Existing Building At 2061 Durfee Avenue, South El Monte - APN 8114-002-027) (A full legal description of the property is on file in the office of the El Monte Planning Division)

PROJECT DESCRIPTION: The applicant is proposing to demolish an existing restaurant and construct a new building at 12228 Chosen Street for expansion of the existing Lawrence Equipment Company located at 2061 Durfee Avenue and to partially convert a residential parcel into a remote parking lot at 12202 Chosen Street. The project requires the following entitlements: 1) General Plan Amendment No. 01-13 to change the land use designation for two parcels for the main building at 12228 and 12236 Chosen Street from Medium Low Density to Multi/Mixed Use; 2) Zone Change No. 01-13 to change the zoning designation for the main building at 12228 and 12236 Chosen Street from R-2 to MMU, to change the zoning designation for the parcel at 12202 Chosen Street from R-2 to R-2(P) for parking overlay; 3) Conditional Use Permit No. 16-13 to allow the construction of the main building as a buffer use in the MMU zone pursuant Zoning Code Section 17.04; 4) Design Review No. 08-13 for the construction of a new manufacturing building and 5) Modifications No. 33-15 to 40-15 related to setbacks, loading, landscaping, and fences.

APPLICANT: David Hidalgo Architects
316 S. First Avenue
Arcadia, Ca 91006

PROPERTY OWNER: John Lawrence
North Durfee Property
2030 N. Peck Road
South El Monte, Ca 91733

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 were available for review and comment beginning November 12, 2015 with the comment period ending on December 14, 2015. 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>.

PLACE OF HEARING: Pursuant to State Law, the Planning Commission will hold a public hearing to receive testimony, orally and in writing, on the Mitigated Negative Declaration and proposed project. The public hearing is scheduled for:
Date: Thursday, December 17, 2015 (**SPECIAL MEETING**)
Time: 7:00 p.m.
Place: El Monte City Hall – 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 Jennifer Davis; El Monte City Hall West; 11333 Valley Boulevard; El Monte, CA 91731 or at jdavis@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 Jennifer Davis at (626) 258-8626. Monday through Thursday, except legal holidays, between the hours of 7:30 a.m. and 5:30 p.m.

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Wednesday,
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City of El Monte Planning Commission
Marcella Magdaleno, Planning Commission Secretary