



**CITY OF EL MONTE
PLANNING
COMMISSION**

CHAIRPERSON
Amy Wong

VICE-CHAIRPERSON
Rafael Gonzalez

COMMISSIONER
Alfredo Nuño

COMMISSIONER
Cesar Peralta

COMMISSIONER
Roberto Estrada Cruz

Phone: (626) 258-8626
www.elmonteca.gov
planning@elmonteca.gov

AGENDA

CITY OF EL MONTE PLANNING COMMISSION

TUESDAY, MARCH 10, 2020

7:00 P.M.

CITY HALL EAST – COUNCIL CHAMBERS
11333 VALLEY BOULEVARD

OPENING OF MEETING

1. **Call Meeting to Order**
2. **Flag Salute**
3. **Roll Call**
4. **Approval of Agenda**
5. **Commission Disclosures**
6. **Public Comments**

Citizens wishing to address the Planning Commission on land use and development matters may do so at this time. Note that the Commission cannot respond to or take any action on the item.

Citizens wishing to speak on an agenda item will be given the opportunity to speak after the item is presented by staff.

Limit your comments to three (3) minutes. State your name and address at the podium for the record.

CONSENT CALENDAR

7. **Approval of Planning Commission Minutes**

January 21, 2020

8. **Approval of Modification Minutes**

January 21, 2020 and February 25, 2020

PUBLIC HEARING**9. Tentative Parcel Map No. 82423**

Address: 5232 Hammill Road

Request: The applicant is requesting the approval of Tentative Parcel Map No. 82423 to subdivide an existing 25,985 square foot lot into three (3) separate parcels to accommodate two (2) new one-story dwelling units and one (1) common driveway. The subject property is located in the R-1B (Single-Family Residential) zone. The request is made pursuant to Title 16.12 (Subdivisions) of the El Monte Municipal Code (EMMC).

CEQA Recommendation: Article 19 - Categorical Exemption sections 15303 (class 3 – new construction or conversion of small structures) & section 15315 (class 15 – minor land divisions) in accordance with the requirements of the California Environmental Quality Act (CEQA) of 1970 and the CEQA guidelines.

Case Planner: Sandra Elias, Assistant Planner

Recommendation: Continue to March 24, 2020

10. General Plan Amendment No. 03-19, Zone Change No. 01-19, Vesting Tentative Tract Map No. 82797, Conditional Use Permit No. 20-19, Variance 03-19, & Modifications 28-19, 29-19, 30-19, and 36-19

Address: 3630, 3640, and 3700 Cypress Avenue and 11312 Orchard Street / APNs: 8568-026-002, -034, -035, and -053. (A full legal property description is on file in the El Monte Planning Division office).

Request: Project - The Project proposes a residential community consisting of 110 three-story townhomes, at a density of 21.57 DU/net AC. All existing on-site improvements (approximately 159,100 SF) on the 5.69-gross-acre site would be demolished and replaced with the proposed community. Street dedications are proposed along Iris Lane and Orchard Street for 30-foot half-width streets, resulting in a Project site of 5.10 net acres. The Project proposes approximately 71,415 SF of open space, including private open space (in the form of enclosed courtyards on approximately 84 of the 110 units), “usable” common open space, “other” landscaped common open space, walkways and “community trails,” a tot lot, and exercise equipment. A total of

271 off-street parking spaces are proposed, including 220 within two-car garages with direct access to each dwelling unit.

Requested Entitlements - Entitlements requested include:
 General Plan Amendment to change the subject site's land use designation from Industrial/Business Park and Medium-Density Residential to High-Density Residential;
 Zone Change to change the subject site's zoning designation from M-2 and R-3 to R-4;
 Vesting Tentative Tract Map to consolidate all parcels and subdivide for 110 residential units;
 Conditional Use Permit for the construction of three or more dwelling units;
 Variance to deviate from minimum private common and private open space requirements; and
 Modifications to deviate from off-street parking requirements, front yard setbacks, wall heights, and floor area ratio.

CEQA Recommendation: An Initial Study prepared for the Project determined that there would be less than significant environmental impacts because mitigation measures would be incorporated into the Project. Therefore, a Mitigated Negative Declaration (MND) has been prepared for the Project as provided under the California Environmental Quality Act. Mitigation measures are provided to lessen potential impacts related to cultural and tribal resources, geology/soils, hazards and hazardous materials.

Case Planner: Nancy Lee, Senior Planner

Recommendation: Continue to March 24, 2020

REGULAR AGENDA

11. **General Plan Conformity Report (GPC) No. 01-20 Pursuant to California Government Code Section 65402**

Address: 3701 Santa Anita Avenue

Request: General Plan Conformity Report for the City of El Monte's acquisition of real property located at 3701 Santa Anita Avenue

CEQA Recommendation: Article 12. Special Situations – Section 15183 (Projects Consistent With A Community Plan, General Plan, Or Zoning)

Case Planner: Betty Donovanik, Director of Community and Economic Development

Recommendation: Recommend that the City Council find that the project is consistent with CEQA Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and approve General Plan Conformity Report No. GPC 01-20 for the property acquisition of 3701 Santa Anita Avenue

12. General Plan Conformity Report (GPC) No. 02-20 Pursuant to California Government Code Sections 37361 and 65402

Address: 12159 Cherrylee Drive

Request: General Plan Conformity Report for the City of El Monte's acquisition of real property located at 12159 Cherrylee Drive

CEQA Recommendation: Article 12. Special Situations – Section 15183 (Projects Consistent With A Community Plan, General Plan, Or Zoning)

Case Planner: Betty Donovanik, Director of Community and Economic Development

Recommendation: Recommend that the City Council find that the project is consistent with CEQA Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and approve General Plan Conformity Report No. GPC 02-20 for the property acquisition of 12159 Cherrylee Drive

13. Director's Report

14. City Attorney's Report

15. Commissioner Comments

NEXT SCHEDULED CITY PLANNING COMMISSION MEETING**Tuesday, March 24, 2020 at 7:00 P.M.**

City Hall East – City Council Chambers

Availability of staff reports: Copies of the staff reports or other written documentation relating to each item of business described hereinabove are on file in the offices of the Planning Division, City Hall West, 11333 Valley Boulevard, El Monte, California, 91731. These documents are available for public inspections during regular business hours, Monday through Thursday, 7:30 a.m. to 5:30 p.m., except legal City holidays. You may also call the Planning Division at (626) 258-8626 for information.

Individuals with special needs: The City of El Monte wishes to assist individuals with special needs. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (626) 258-8626. Notification 48 hours prior to the meeting will enable us to make reasonable arrangements to ensure accessibility to this meeting. [28 Code of Federal Regulations 35.102-35.104 ADA Title II]

General explanation of how the meeting is conducted:

1. The staff report is presented by City Planning staff.
2. The City Planning Commissioners ask questions if necessary for clarification.
3. The City Planning Commission Chair opens the public hearing.
4. The applicant makes a presentation to the City Planning Commission.
5. Individuals speaking in favor of the project address the Commission.
6. Individuals speaking against the project address the Commission.
7. The applicant responds to project opponents.
8. The public hearing is closed.
9. City Planning Commission members discuss the project.
10. City Planning Commission members vote on the project.
11. At the next scheduled Commission meeting, which is usually two weeks after the hearing, a resolution confirming the Commission action will be adopted.
12. Any interested party who disagrees with the City Planning Commission decision may appeal the Commission's decision to the City Council within 10 calendar days of the adoption of the resolution. Any appeal filed must be directed to the City Clerk's Office and must be accompanied by a fee of \$1,620.35. Any individual that received notice of this meeting from the City of El Monte will receive notice of an appeal, if one is filed.

**ACTION MINUTES FOR THE PLANNING COMMISSION MEETING HELD ON
TUESDAY, JANUARY 21, 2020 AT CITY HALL COUNCIL CHAMBERS
11333 VALLEY BOULEVARD, EL MONTE, CALIFORNIA**

- 1. Call Meeting to Order** – Meeting was called to order by Chair Peralta at 7:06 p.m.
- 2. Flag Salute** – The Flag Salute was led by Chair Peralta.
- 3. Roll Call** – The roll call was led by Community & Economic Development Director Donavanik.

Commissioners present: Cruz, Gonzalez, Nuño, Wong and Peralta

Commissioners absent: N/A

Staff present: Community and Economic Development Director Donavanik
Deputy City Attorney Vasquez
Senior Planner Lee
Planning Aide Vega

4. Approval of Agenda:

Motion: by Commissioner Gonzalez to approve agenda. The motion seconded by Commissioner Nuño.

Motion carried 5 - 0.

5. Commission Disclosures: None

6. Public Comments: None

CONSENT CALENDAR

7. Approval of Consent Calendar Items No. 7: November 26, 2019 Planning Commission Minutes

8. Approval of Consent Calendar Items No. 8: November 27, 2019 Modification Committee Minutes

Motion: by Commissioner Cruz to approve the November 26, 2019 Planning Commission minutes and the November 27, 2019 Modification Committee meeting minutes, seconded by Commissioner Nuño.

Motion carried 5 - 0.

PUBLIC HEARINGS

9. Conditional Use Permit No. 31.19 – 3927-3933 Baldwin Avenue

A Conditional Use Permit is requested to convert an existing 6,158 square foot single-tenant building into a four tenant commercial building with façade and site improvements. The subject property is 18,168 square feet in area and is located in the C-3 (General Commercial) zone. The request is made pursuant to Section 17.24.030 (42) of the EMMC (El Monte Municipal Code).

Planning Aide Vega provided a power point presentation.

PUBLIC COMMENTS: None

COMMISSIONER COMMENTS:

Commissioner Cruz Comments/Questions related to:

- What are the proposed uses of other tenant spaces? (Staff responded that retail and office uses would be permitted by right, alcohol related uses would require approval of a CUP).

Commissioner Gonzalez Comments/Questions related to:

- What are medical related uses licensing requirements?
- Is there adequate parking for ambulances? (No emergency services are proposed).

Commissioner Nuño Comments/Questions related to:

- ADA path must be accessible from the sidewalk (Staff added a condition that the applicant will work with staff to achieve this ADA accessibility).
- Suggested CASP certified specialist to assess the feasibility of ADA compliance.
- Will the monument sign remain? (Staff responded that the conditions of approval requires the sign to be enhanced).

Vice-Chairperson Wong Comments/Questions related to:

- Why was the open space placed near tenant spaces 3 and 4 instead of 1 and 2?
- The ADA parking path should be relocated.
- Bike racks should be visible toward the front of the building.
- Where is the loading space and what is the frequency of loading?

Chairperson Peralta Comments/Questions related to:

- The ADA path of travel should be relocated away from the driveway. Is the applicant aware of this condition of approval?
- Location of trash enclosure next to the residential property (along south property line) is undesirable. The open space should be switched with the trash enclosure location.
- South property line wall appears dilapidated. Requested the applicant to work with staff and the neighbors to improve its appearance.
- Will the abandoned news racks be addressed?
- Bike racks to be visible.

Motion: by Commissioner Nuño to adopt Resolution No. 3564 approving Conditional Use Permit No. 31-19, seconded by Commissioner Gonzalez with the following conditions added:

- The open space shall be relocated to the South side of the site subject to the review and approval of the City Planner prior to building permit issuance. (Added by Planning Commission January 21, 2020)
- The trash enclosure shall be relocated to the North side of the site, subject to the review and approval of the City Planner prior to building permit issuance. (Added by Planning Commission January 21, 2020)
- The ADA path of travel shall be redesigned prior to issuance of building permits to extend from the sidewalk/P.R.O.W. to the building and connect to the open space area. The ADA path of travel shall be in a straight uniform line to the extent feasibly possible. The ADA pedestrian path of travel shall not share access from the driveway approach. (Added by Planning Commission January 21, 2020)
- The wall along the south property line shall be improved or replaced if necessary to the satisfaction of the City Planner prior to building permit issuance. (Added by Planning Commission January 21, 2020)

Motion carried 5-0.

REGULAR AGENDA

10. Time Extension for Modification No. 15-17 – 2707-2709 Tyler Avenue

On July 10, 2018, the Modification Committee approved a Modification to reduce the required minimum side yard setback from ten (10) feet to six (6) feet; to reduce the required minimum rear yard setback from 15 feet to five (5) feet; and to reduce the required off-street parking to one (1) two-car garage with additional open parking spaces. The Modifications are needed to legalize a 436 square foot addition to an existing second dwelling and to construct a new two-car garage in the R-3 (Medium-density multi-family dwelling) zone. The applicant is now requesting a one (1) year time extension. This request is made pursuant to Chapter 17.20 of the EMMC.

Motion: by Commissioner Nuño to approve Time Extension Request for Modification No. 15-17 with a new expiration date of July 20, 2020, seconded by Commissioner Cruz. Motion carried 5-0.

11. Time Extension for Design Review No. 06-17 and Conditional Use Permit No. 16-17 – 9650 Telstar Avenue

On December 12, 2017, the Planning Commission adopted Resolution No. 3493 to allow the remodel an existing 27,969 square foot industrial building into a multi-tenant work space and office space with ancillary supporting retail/service uses. The subject property is located in the OP (Office Professional) zone. The applicant is requesting an additional one (1) year time extension. This request is made pursuant to Chapters 17.22 and 17.24 of the EMMC (El Monte Municipal Code).

Motion: by Commissioner Nuño to approve Time Extension Request for **Design Review No. 06-17 and Conditional Use Permit No. 16-17** with a new expiration date of December 22, 2020, seconded by Commissioner Cruz. Motion carried 5-0.

12. Time Extension for Design Review No. 04-17 and Modification No. 18-17 - 4014 Peck Road

On November 14, 2017, the Planning Commission adopted Resolution No. 3489 to allow construction of a new 4,020 square foot commercial building on a 9,890 square foot property. A Modification was also approved to reduce the required street setback from 15 feet to 6.5 feet for the parking area. The applicant is requesting an additional one (1) year time extension. The subject property is zoned MMU (Mixed/Multi-Use). The request is made pursuant to Chapters 17.20 and 17.22 of the EMMC (El Monte Municipal Code).

Motion: by Chair Peralta to approve Time Extension Request for **Design Review No. 04-17 and Modification No. 18-17** with a new expiration date of November 12, 2020, seconded by Commissioner Gonzalez. Motion carried 5-0.

13. Time Extension for Conditional Use Permit Nos. 13-14, 15-15 and Modification No. 13-14 - 4127-4143 Rowland Avenue

On January 19, 2016, the City Council adopted Resolution No. 9630 to allow construction of a 71-unit residential development on a 3.09 acre property in the R-4 (High-Density Multi-Family Residential) zone. The applicant is requesting a post-deadline two (2) year time-extension to January 19, 2021. The request is made pursuant to Chapters 17.20 and 17.24 of the EMMC (El Monte Municipal Code).

Motion: by Commissioner Gonzalez to approve Time Extension Request for **Time Extension for Conditional Use Permit Nos. 13-14, 15-15 and Modification No. 13-14** with a new expiration date of January 19, 2021, seconded by Commissioner Wong. Motion carried 5-0.

14. Director's Report – Community & Economic Development Director Donovanik announced that it was time for the reorganization of the Planning Commission. Chair Peralta nominated Commissioner Wong to be the new Planning Commission Chairperson. Motion carried 5-0. Chair Peralta nominated Commissioner Gonzalez to be the Planning Commission Vice-

Chairperson. Motion passed 5-0. Chair Peralta nominated Commissioner Cruz to be the Chairperson of the Modification Committee with Commissioner Nuno as the alternate. Motion passed 5-0.

Community & Economic Development Director Donavanik confirmed the Planning Commission Academy attendance of Commissioners Wong, Gonzalez, and Cruz.

15. City Attorney's Report – None.

16. Commissioner Comments – Commissioner Gonzalez acknowledged that there were cub scouts in the audience who were learning about civic engagement and had earlier visited the El Monte City Police Station. He also thanked Chair Peralta for his service on the Planning Commission the past year.

Commissioner Nuño stated it was good to be back for the New Year.

Commissioner Wong wished everyone a Happy New Year and echoed Commissioner Gonzalez's words about outgoing Chair Peralta. Outgoing Chair Peralta thanked the Planning Commission.

17. Adjournment

Meeting adjourned at 7:57 p.m.

Respectfully submitted,

Planning Commission Chairperson
Cesar Peralta

Planning Commission Secretary
Jason Mikaelian, AICP



**CITY OF EL MONTE
MODIFICATION
COMMITTEE**

CHAIRPERSON

ROBERTO ESTRADA CRUZ

CITY PLANNER

JASON MIKAELIAN

CHIEF BUILDING OFFICIAL

TODD MORRIS

MODIFICATION COMMITTEE AGENDA

RESULTS

CITY OF EL MONTE
MODIFICATION COMMITTEE

TUESDAY, JANUARY 21, 2020
5:00 P.M.

CITY HALL WEST – CONFERENCE ROOM A
11333 VALLEY BOULEVARD

OPENING OF MEETING

1. **Call Meeting to Order - 5:11 PM**
2. **Flag Salute - Jason C. Mikaelian, AICP, City Planner**
3. **Roll Call**

Committee Members:

Roberto Estrada Cruz, Planning Commissioner
Jason C. Mikaelian, AICP, City Planner
Todd Morris, Building Official

Other Staff:

Sandra Elias, Assistant Planner
Adrian Perez, Planning Division

4. **Public Comments**

Citizens wishing to address the Modification Committee on land use and development matters may do so at this time. Note that the Committee cannot respond to or take any action on the item.

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Limit your comments to three (3) minutes. State your name and address the record.

None.

PUBLIC HEARING**5. Modification No. 37-19**

Address: 10527 Hickson Street/ APN: 8576-025-020

Request: The Applicant is requesting a modification to reduce the required second story side yard setback from 5'-0" to 2'-0" from the first floor for the construction of a new, two-story, 2,100 square foot Single Family Residence. The subject site is located in the R-1A (One-family Dwelling) zoning district. This request is made pursuant to Chapter 17.20 (Modification/Variance) of the El Monte Municipal Code (EMMC).

CEQA Determination: Article 19. Categorical Exemptions – Section 15303 (New Construction or Conversion of Small Structures) in accordance with the requirements of the California Environmental Quality (CEQA) Act of 1970 and the CEQA Guidelines, as amended.

Recommendation: Approve subject to conditions

Case Planner: Adrian Perez, Administrative Assistant

Motion by City Planner Mikaelian to approve Modification No. 37-19, seconded by Chair Cruz. Motion carried 3-0. Approved with the following conditions:

1. Comply with all current Building Code requirements.
2. Attach a copy of the final decision letter with the conditions of approval to be submitted with the building plans.
3. The applicant shall not deviate from the approved plans. Any future additions to the dwelling shall comply with all provisions of the EMMC.

6. Modification No. 33-19

Address: 4453 Cedar Avenue / APN: 8570-011-035

Request: The Applicant is proposing to legalize an approximately 396 sq. ft. patio cover located at the rear of an existing single-family residence. Modification No. 33-19 is requested to modify the rear yard setback from the required 20'-0" to 5'-0" to legalize the patio cover. The subject site is located in the R-1B (One-family Dwelling) zoning district. This request is made pursuant to Chapter 17.20 of the El Monte Municipal Code (EMMC).

CEQA Determination: Article 19. Categorical Exemptions – Section 15303 (New Construction or Conversion of Small Structures) in accordance with the requirements

of the California Environmental Quality (CEQA) Act of 1970 and the CEQA Guidelines, as amended.

Recommendation: Approve subject to conditions

Case Planner: Sandra Elias, Assistant Planner

Motion by Building Official Morris to approve Modification No. 33-19, seconded by City Planner Mikaelian. Motion carried 3-0. Approved with the following conditions:

1. The project shall substantially conform to the site plan, floor plan and elevation plans on file with the City’s Planning Division and as presented to the Modification Committee on January 21, 2020 and as amended herein.
2. Plans shall comply with all City Department/Divisions regulations and guidelines including Building, Engineering, Planning and the Los Angeles County Fire Department.
3. The approval of Modification No. 33-19 is valid for one (1) year from the date of approval. During this time period, the applicant is responsible for obtaining the required City permit(s) for the proposed project.
4. A copy of the final decision letter with the conditions of approval to be submitted with the building plans.
5. The reversion of the unpermitted garage conversion to its original intended use (for the storage of vehicles) and the unpermitted portion of patio (located behind the garage) to be demolished are subject to the issuance of all required permits. The portion of the patio to be demolished is approximately 220 sq. ft.
6. Rear and front yard setbacks shall have properly maintained landscape areas. The applicant shall provide details and specifications on the Site Plan for all proposed landscaping/planting materials.
7. The rear patio shall be finished with building/finish materials that complement the existing residence.

Meeting adjourned at 5:32 PM.

NEXT SCHEDULED MODIFICATION COMMITTEE MEETING

Tuesday, February 11, 2020 at 5:00 P.M.

City Hall West – Conference Room A



**CITY OF EL MONTE
MODIFICATION
COMMITTEE**

CHAIRPERSON

ROBERTO ESTRADA CRUZ

CITY PLANNER

JASON MIKAELIAN

CHIEF BUILDING OFFICIAL

TODD MORRIS

MODIFICATION COMMITTEE AGENDA

RESULTS

CITY OF EL MONTE
MODIFICATION COMMITTEE

TUESDAY, FEBRUARY 25, 2020
5:00 P.M.

CITY HALL WEST – CONFERENCE ROOM A
11333 VALLEY BOULEVARD

OPENING OF MEETING

- 1. Call Meeting to Order**
Meeting called to order at 5:30 P.M.
- 2. Flag Salute**
Commissioner Alfredo Nuno
- 3. Roll Call**

Committee Members:

Roberto Estrada Cruz, Planning Commissioner
Nancy Lee, Senior Planner
Todd Morris, Building Official

Other Staff:

Marlene Vega, Planning Aide

- 4. Public Comments**

Citizens wishing to address the Modification Committee on land use and development matters may do so at this time. Note that the Committee cannot respond to or take any action on the item.

Citizens wishing to speak on an agenda item will be given the opportunity to speak after the item is presented by staff.

Limit your comments to three (3) minutes. State your name and address the record.

None.

Phone: (626) 258-8626
www.elmonteca.gov
planning@elmonteca.gov

PUBLIC HEARING**5. Modification No. 36-19**

Address: 2737 Cogswell Rd / APN: 8106-023-011

Request: The Applicant is requesting approval to construct a 1,322 square foot living space addition and a 2-car garage to an existing 1,524 square foot single-family residence for a total living area of approximately 2,846 square feet. Modification No. 36-19 is requested to modify the required side yard setback of ten (10) feet to five (5) feet. The subject site is 8,507 square feet in size and is located in the R-3 (Multi-Family Dwelling) zone. The Modification request is made pursuant to Chapter 17.20 (Modification–Variance) of the El Monte Municipal Code (EMMC).

CEQA Determination: Article 19. Categorical Exemptions – Section 15303 (New Construction or Conversion of Small Structures) in accordance with the requirements of the California Environmental Quality (CEQA) Act of 1970 and the CEQA Guidelines, as amended.

Recommendation: Approve subject to conditions

Case Planner: Marlene Vega, Planning Aide

Motion by Commissioner Nuno to approve Revision to Modification No. 36-19, seconded by Committee Member Morris. Motion carried 3-0. Approved with the following conditions:

1. The project shall strictly conform to the plans on file with the City Planning Division and as presented to the Modification Committee on February 25, 2020 and as amended herein.
2. The project shall be in complete compliance with all Building and Safety Division and Fire Department standards.
3. The finish materials of the addition shall match/complement the existing house.
4. The Applicant shall submit updated landscape and irrigation plans from a Landscape Architect that comply with Chapter 17.10 (Landscape Requirements) and 17.11 (Water Efficiency) to the satisfaction of the Planning Division. An irrigation audit or supplemental information may be required pending Staff's review of installation.
5. Existing deteriorated front yard fencing shall be removed and replaced, subject to review & approval of Planning Division. **(Added by the Modification Committee on February 25, 2020)**

6. Excess paving within the front yard shall be removed and replaced with landscaping subject to review & approval of the Planning Division. **(Added by the Modification Committee on February 25, 2020)**
7. Carports or portable shade structures are not permitted. **(Added by the Modification Committee on February 25, 2020)**

NEXT SCHEDULED MODIFICATION COMMITTEE MEETING

Tuesday, March 10, 2020 at 5:00 P.M.

City Hall West – Conference Room A

TO: CITY PLANNING COMMISSION

FROM: BETTY DONAVANIK
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

BY: BETTY DONAVANIK
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

APPLICATION: GENERAL PLAN CONFORMITY REPORT (GPC) NO. 01-20
PURSUANT TO CALIFORNIA GOVERNMENT CODE
SECTION 65402

LOCATION: 3701 SANTA ANITA AVENUE

APPLICANT: CITY OF EL MONTE
11333 VALLEY BOULEVARD
EL MONTE, CA 91731

PROPERTY OWNER: BRADLEY STERN
2930 KANSAS AVENUE
SANTA MONICA, CA 90404

ENVIRONMENTAL DETERMINATION: ARTICLE 12. SPECIAL SITUATIONS – SECTION 15183
(PROJECTS CONSISTENT WITH A COMMUNITY PLAN,
GENERAL PLAN, OR ZONING) IN ACCORDANCE WITH
THE REQUIREMENTS OF THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA) OF 1970 AND
THE CEQA GUIDELINES, AS AMENDED.

RECOMMENDATION: RECOMMEND THAT THE CITY COUNCIL FIND THAT THE
PROJECT IS CONSISTENT WITH CEQA SECTION 15183
(PROJECTS CONSISTENT WITH A COMMUNITY PLAN,
GENERAL PLAN, OR ZONING) AND APPROVE GENERAL
PLAN CONFORMITY REPORT NO. GPC 01-20 FOR THE
PROPERTY ACQUISITION OF 3701 SANTA ANITA
AVENUE

SUBJECT PROPERTY:

Location:	3701 Santa Anita Avenue is bounded by Valley Boulevard to the north, Main Street to the south, and Santa Anita Avenue to the east.
General Plan:	Downtown Core
Zone:	SP-4 Downtown Main Street Transit Oriented District Specific Plan – Monte Vista Sub-district
Property Size:	16,140 Square Feet (0.37 Acre)
Existing Improvements:	Vacant Building (Dental Office closed in 2014)

SURROUNDING PROPERTIES:

	General Plan:	Zoning:	Land Use:
North:	Downtown Main Street Specific Plan	SP-4	Downtown Core
South:	Gateway Specific Plan	SP-1	Transit-Oriented District
East:	Main Street Specific Plan	SP-4	Downtown Core
West:	N/A	N/A	Valley Boulevard/Main Street Intersection

AERIAL PHOTO:



ZONING:



BACKGROUND

According to Building Division documents, the building located at 3701 Santa Anita Avenue (the "Site") was constructed in 1967 and was used as a restaurant. Subsequent building permits indicate that the building was converted to a dental office in 1977 and was used continuously as a dental office until it was closed in 2014. The building has remained vacant and unimproved since 2014. In 2019, there was minor structural damage caused by a fire due to homeless activity at the Site.

Santa Anita Avenue/Valley Boulevard is a major intersection within the City of El Monte (the "City") as both streets are designated as Major Arterials in the 2011 Vision El Monte General Plan Circulation Element. Major Arterials are defined as streets that carry traffic from one part of the City to another and connect to the highway system. Major Arterials carry the highest volumes of traffic at the highest speeds. Per the Circulation Element, the roadway standards for a Major Arterial call for a right-of-way width of 100 feet for a four (4) lane roadway. Currently, the segment of Valley Boulevard fronting the Site does not comply with the Circulation Element for a Major Arterial as the existing right-of-way width ranges from approximately 80 to 85 feet.

The City has been in discussions with the property owner, Bradley Stern on the acquisition of the Site for future street improvements along Valley Boulevard and a potential open space area for bicycle facilities. The Site has been vacant for six (6) years and is a nuisance property. The acquisition of the Site for street improvements would enhance the Valley Boulevard/Santa Anita Avenue intersection as it serves as an entry point into the Downtown District. The northwest intersection of Valley Boulevard/Santa Anita Avenue is currently enhanced with Veterans Memorial Mini Park. The Park enables community access to the Emerald Necklace Bike Path; part of the Emerald Necklace Trail along the two (2) major arterial roads. The City's acquisition of the Site would allow for street improvements and a potential open space area for bicycle facilities for users of the Emerald Necklace Trail.

FINDING OF GENERAL PLAN CONFORMITY

In accordance with California Government Code Section 65402, a local agency (the City of El Monte) shall not acquire real property for street, park or other public purposes, until such acquisition has been submitted to and reported upon by the planning agency having jurisdiction (the Planning Commission), as to conformity with the City's adopted general plan. Therefore, in order for the City to acquire the Site for street, park or other public improvements, it is necessary for the Planning Commission to find that the acquisition is in conformance with the 2011 Vision El Monte General Plan. Specifically, Planning Commission Resolution No. 3566 finds that the proposed City acquisition of the Site for street improvements and public open space is in conformance with the following General Plan Community Design Element and Circulation Element policies:

CD-2.9 Enhanced Intersections. Provide appropriate landscaping coverage and other design enhancements at major intersections (e.g., Valley Boulevard and Santa Anita Avenue) to denote critical intersections or entry points into districts.

C-2.1 Balance the Roadway System and Land Uses. Provide a safe and efficient street system to support the City's mobility goals for all transportation modes and the General Plan goals.

C-2.5 Context-Sensitive Street Standards. Design and operate streets and intersections to be sensitive to adjacent land uses and districts and to all roadway users, including transit, bicycles, and pedestrians, where appropriate.

The City's acquisition of the Site would allow for future street improvements along Valley Boulevard in compliance with the General Plan Circulation Element's standards for a Major Arterial roadway and to enhance the intersection into the Downtown District. Additionally, the City's acquisition of the Site would allow for future open space improvements for bicycle facilities.

SITE ACQUISITION AND FUTURE IMPROVEMENTS

The City Council will take action on a Purchase and Sale Agreement with the Property Owner to acquire the Site at a future date.

The General Plan Conformity Report and CEQA action is for the City's acquisition of the Site only. Prior to any street or open space improvements, the project shall be assigned a Capital Improvement Project (CIP) number and shall undergo a separate project-specific review process, including environmental analysis in compliance with CEQA.

ENVIRONMENTAL

In accordance with the requirements of the California Environmental Quality Act (CEQA) of 1970, and the CEQA Guidelines, as amended, the City's acquisition of the Site for street improvements is consistent with CEQA Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). The City's acquisition of the Site for future street improvements of Valley Boulevard is in conformance with the 2011 Vision El Monte General Plan Circulation Element for a Major Arterial roadway in which an Environmental Impact Report (State Clearing House #2008071012) was certified in June 2011. The future Capital Improvement Project will undergo a separate project-specific CEQA analysis.

RECOMMENDATION

Pursuant to California Government Code Section 64502, it is recommended that the Planning Commission adopt Resolution No. 3566 recommending that the City Council find that the Project is consistent with CEQA Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and approve General Plan Conformity Report No. GPC 01-20 for the property acquisition of 3701 Santa Anita Avenue.

ATTACHMENT

1. Resolution No. 3566

RESOLUTION NO. 3566

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FINDING THE PROPOSED SITE ACQUISITION OF 3701 SANTA ANITA AVENUE, IN THE CITY OF EL MONTE, TO BE IN CONFORMANCE WITH THE GENERAL PLAN AND CONSISTENT WITH SECTION 15183 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, pursuant to California Government Code Section 65402, before a local agency can acquire real property for street, park or other public purposes, the legislative planning body shall determine if the proposed real property acquisition conforms with the city's General Plan;

WHEREAS, the real property located at 3701 Santa Anita Avenue / APN Nos. 8575-023-001 and 8575-023-002 (the "Site") is located at the intersection of Santa Anita Avenue/Valley Boulevard and is a major intersection within the City of El Monte (the "City") as both streets are designated as Major Arterials in the 2011 Vision El Monte General Plan Circulation Element;

WHEREAS, Major Arterials are defined by the 2011 Vision El Monte General Plan Circulation Element as streets that carry traffic from one part of the City to another and connect to the highway system. Major Arterials carry the highest volumes of traffic at the highest speeds;

WHEREAS, Per the Circulation Element, the roadway standards for a Major Arterial call for a right-of-way width of 100 feet for a four (4) lane roadway. Currently, the segment of Valley Boulevard fronting the Site does not comply with the Circulation Element for a Major Arterial as the existing right-of-way width ranges from approximately 80 to 85 feet;

WHEREAS, the City has been in discussions with the property owner, Bradley Stern on the acquisition of the Site for future street improvements along Valley Boulevard and a potential open space area for bicycle facilities;

WHEREAS, the City Council will take action on a Purchase and Sale Agreement with the Property Owner to acquire the Site at a future date; and

WHEREAS, the General Plan Conformity Report and CEQA action is for the City's acquisition of the Site only. Prior to any street or open space improvements, the project shall be assigned a Capital Improvement Project (CIP) number and shall undergo a separate project-specific review process, including environmental analysis in compliance with CEQA.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL MONTE, CALIFORNIA DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. The facts set forth in the recitals above are true and correct and incorporated herein by reference.

SECTION 2. The City's acquisition of 3701 Santa Anita Avenue for future street improvements along Valley Boulevard in compliance with the 2011 Vision El Monte General Plan Circulation Element's standards for a Major Arterial roadway and future open space improvements for bicycle facilities, is hereby found to be in conformance with the City's General Plan. This finding is made pursuant to the requirements of Government Code Section 65402 and is based upon the following:

- A. The proposed real property acquisition is in conformance with the following General Plan Community Design Element and Circulation Element policies:
 1. **CD-2.9 Enhanced Intersections.** Provide appropriate landscaping coverage and other design enhancements at major intersections (e.g., Valley Boulevard and Santa Anita) to denote critical intersections or entry points into districts.
 2. **C-2.1 Balance the Roadway System and Land Uses.** Provide a safe and efficient street system to support the City's mobility goals for all transportation modes and the General Plan goals.
 3. **C-2.5 Context-Sensitive Street Standards.** Design and operate streets and intersections to be sensitive to adjacent land uses and districts and to all roadway users, including transit, bicycles, and pedestrians, where appropriate.

The City's acquisition of the Site would allow for future street improvements along Valley Boulevard in compliance with the General Plan Circulation Element's standards for a Major Arterial roadway and to enhance the intersection into the Downtown District. Additionally, the City's acquisition of the Site would allow for future open space improvements for bicycle facilities.

SECTION 3. In accordance with the requirements of the California Environmental Quality Act (CEQA) of 1970, and the CEQA Guidelines, as amended, the City's acquisition of the Site for street improvements is consistent with CEQA Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). The City's acquisition of the Site for future street improvements of Valley Boulevard is in conformance with the 2011 Vision El Monte General Plan Circulation Element for a Major Arterial roadway in which an Environmental Impact Report (State Clearing House #2008071012) was certified in June 2011. The future Capital Improvement Project will undergo a separate project-specific CEQA analysis.

SECTION 4. The Secretary of the Planning Commission of the City of El Monte shall certify to the adoption of this Resolution and shall cause a copy of the same to be forwarded to the City Council for its consideration.

Amy Wong, Chairperson

ATTEST:

Jason C. Mikaelian, Secretary
El Monte City Planning Commission

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES) SS:

CITY OF EL MONTE)

I, Jason C. Mikaelian, Secretary of the Planning Commission of the City of El Monte, do hereby certify that the above and foregoing is a full, true, and correct copy of Resolution No. 3566 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on March 10, 2020, by the following votes to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Jason C. Mikaelian, Secretary
El Monte City Planning Commission

TO: CITY PLANNING COMMISSION

FROM: BETTY DONAVANIK
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

BY: BETTY DONAVANIK
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

APPLICATION: GENERAL PLAN CONFORMITY REPORT (GPC) NO. 02-20
PURSUANT TO CALIFORNIA GOVERNMENT CODE
SECTIONS 37361 AND 65402

LOCATION: 12159 CHERRYLEE DRIVE

APPLICANT: CITY OF EL MONTE
11333 VALLEY BOULEVARD
EL MONTE, CA 91731

PROPERTY OWNER: XUE CHEN
713 DUARTE ROAD
ARCADIA, CA 91007

ENVIRONMENTAL DETERMINATION: ARTICLE 12. SPECIAL SITUATIONS – SECTION 15183
(PROJECTS CONSISTENT WITH A COMMUNITY PLAN,
GENERAL PLAN, OR ZONING) IN ACCORDANCE WITH
THE REQUIREMENTS OF THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA) OF 1970 AND
THE CEQA GUIDELINES, AS AMENDED

RECOMMENDATION: RECOMMEND THAT THE CITY COUNCIL FIND THAT THE
PROJECT IS CONSISTENT WITH CEQA SECTION 15183
(PROJECTS CONSISTENT WITH A COMMUNITY PLAN,
GENERAL PLAN, OR ZONING) AND APPROVE GENERAL
PLAN CONFORMITY REPORT NO. GPC 02-20 FOR THE
PROPERTY ACQUISITION OF 12159 CHERRYLEE DRIVE

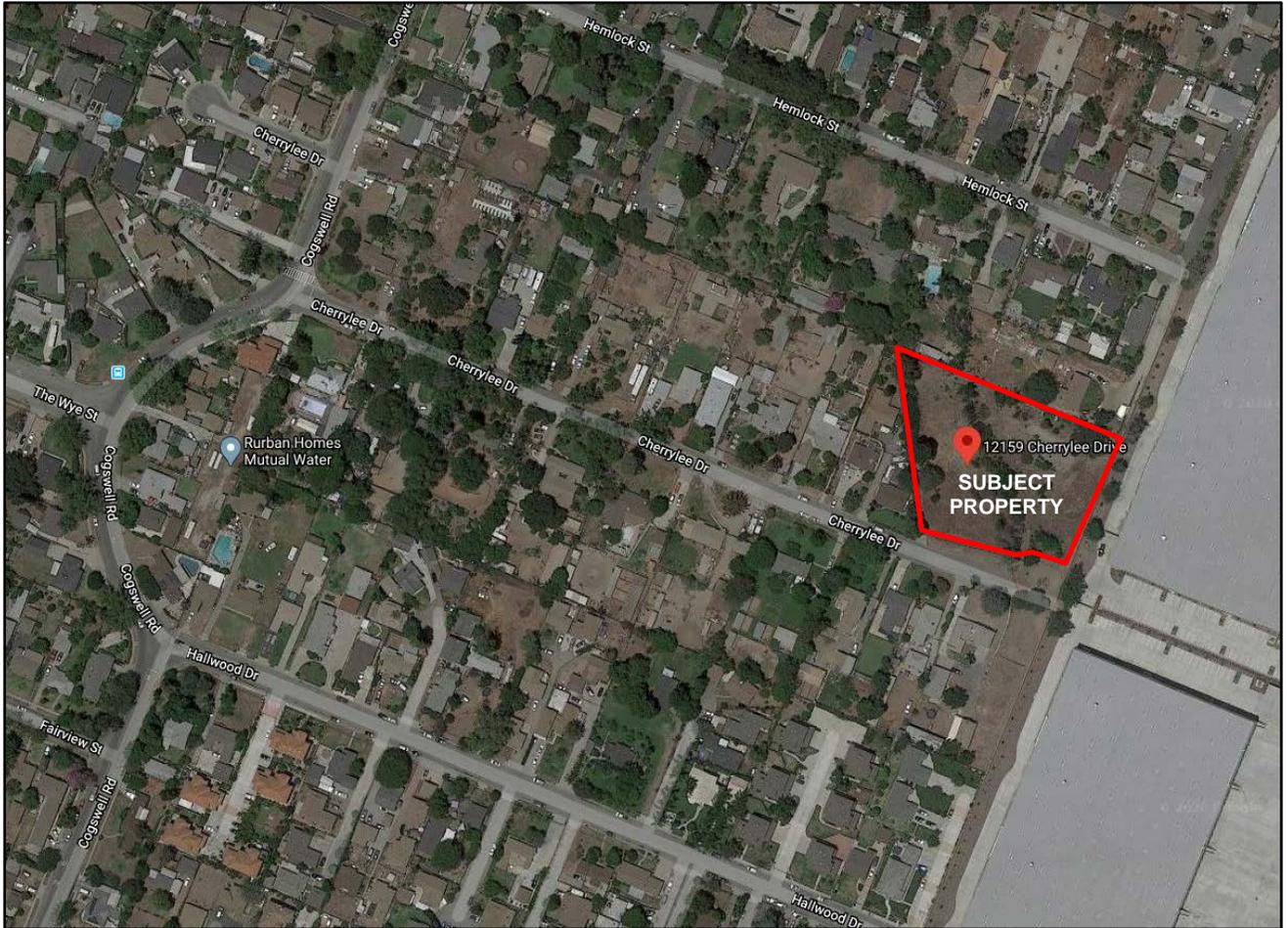
SUBJECT PROPERTY:

Location:	12159 Cherrylee Drive is located on the north side of the cul-de-sac of Cherrylee Drive
General Plan:	Low Density Residential
Zone:	R1-C (One-family Dwelling) Rurban Homesteads Overlay District
Property Size:	71,874 square feet (1.65 acres)
Existing Improvements:	Vacant Lot

SURROUNDING PROPERTIES:

	General Plan:	Zoning:	Land Use:
North:	Low Density Residential	R1-C Rurban Homesteads Overlay District	Single-family Residential
South:	Low Density Residential	R1-C Rurban Homesteads Overlay District	Single-family Residential
East:	City of Arcadia Jurisdiction	City of Arcadia Jurisdiction	Logistics Development
West:	Low Density Residential	R1-C Rurban Homesteads Overlay District	Single-family Residential

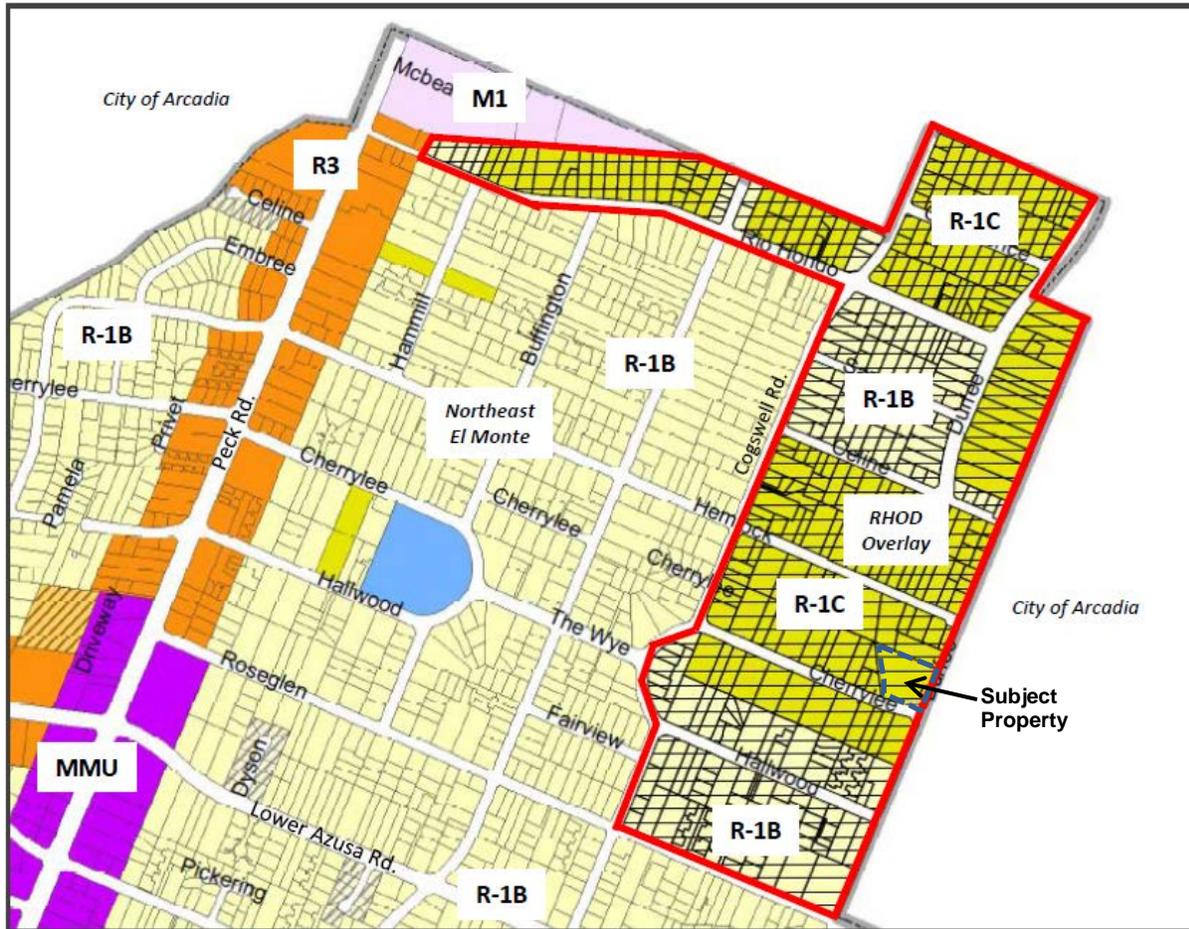
AERIAL PHOTO:



ZONING:



RURBAN HOMESTEADS OVERLAY DISTRICT AREA:



BACKGROUND

The subject property located at 12159 Cherrylee Drive (the “Site”) is located in the Norwood/Cherrylee neighborhood. The 2011 Vision El Monte General Plan Community Design Element describes the Norwood/Cherrylee neighborhood as a mix of single-family homes anchored by Lambert Park and contains the Rural Homesteads and Wye Street, built during the 1920s as part of an experimental federal housing program. With its rural ambience, the area is distinguished by its equestrian and agricultural heritage.

The Site is 1.65 acres in size and is zoned R1-C (One-family Dwelling) within the Rural Homesteads Overlay District (RHOD). The RHOD is located in the northeast portion of the City and was first established in 2008. The RHOD was established to ensure that new residential development is compatible with the existing built environmental and surrounding neighborhood in regards to lot size, height and architectural design.

Over the past several years, there has been new development interest in the RHOD. As a result, the City Council adopted a Moratorium on June 21, 2016 for the RHOD

prohibiting certain development applications including new two-story dwellings, second-story additions, new subdivisions, and new dwellings that would result in more than one (1) dwelling on a property. During the Moratorium, City staff worked with an Advisory Committee consisting of residents in the RHOD area, and conducted community workshops and study sessions with the Planning Commission, to develop regulations to preserve the district's rural character, and promote a low-density, rural residential lifestyle.

On April 11, 2018, the Planning Commission recommended City Council approval of Code Amendment No. 758 amending Title 17 (Zoning) of the El Monte Municipal Code (EMMC) Regarding Zoning and Land Use Requirements for the Rurban Homesteads Overlay District. On May 15, 2018, the City Council adopted Ordinance No. 2928 approving Code Amendment No. 758. The Code Amendment codified EMMC Chapter 17.37 Rurban Homesteads Overlay District. Pursuant to Chapter 17.37, the Rurban Homesteads Overlay District is established to preserve rural character, promote a low-density, rural residential lifestyle, and ensure continued availability of lots that allow animal keeping agricultural cultivation and retain the area's homestead heritage. It is the intent of the Rurban Homesteads Overlay District to protect areas for low-density, rural development by retaining large lots in a configuration that enables animal raising and keeping and to ensure that new residential development and alterations and additions to existing residences are compatible with the scale, mass and character of the rural neighborhood.

The development regulations for the RHOD require that each lot shall have a lot area of not less than 10,000 square feet and that every lot shall abut a public street for a distance of at least 60 feet. The maximum allowable height for a dwelling unit 25 feet and one and one half (1.5) stories. Furthermore, Flag Lots and Planned Residential Developments shall be prohibited.

According to the development standards of the EMMC, the 71,874 square foot Site has the potential to be subdivided into three (3) residential lots. Additionally, with the new State-mandated Accessory Dwelling Unit (ADU) laws, each lot can potentially develop one (1) main single-family dwelling unit, one (1) attached Junior ADU, and one (1) detached ADU, for a total of three (3) dwelling units per lot.

The Property Owner, Xue Chen has owned the property since 2014. The impetus behind the Moratorium and the amended RHOD regulations has limited the Property Owner's development opportunities for the site.

The City has been in discussions with the Property Owner on the acquisition of the Site for the preservation of the area's historical rural character. The Site has been vacant for six (6) years and the residential dwelling on the Site was demolished to prevent vagrancy. The City's acquisition of the Site for potential equestrian and agricultural improvements would preserve the purpose and intent of the RHOD.

FINDING OF GENERAL PLAN CONFORMITY

According to the General Plan Cultural Resources Element, during the Depression, El Monte was chosen as the location of a unique federally funded program, an experimental subsistence program called Rurban Homesteads. The government purchased a walnut farm east of Peck road and subdivided it into 100 single-acre lots. Each lot offered a home with enough land to produce vegetables and raise livestock. The project was successful and repeated across the country. Some of the original Rurban Homesteads and the layout of the visionary development are still visible along the Wye and Cherrylee Drive in the northeast quadrant of the City.

In accordance with California Government Code Section 37361, a legislative body (the City of El Monte) may acquire property for the preservation or development of a historical landmark. The legislative body may also acquire property for development for recreational purposes and for development of facilities in connection therewith. The legislative body may provide for places, buildings, structures, works of art, and other objects, having a special character or special historical or aesthetic interest or value, special conditions or regulations for their protection, enhancement, perpetuation or use, which may include *appropriate and reasonable control of the use of neighboring private property* within public view. As stated in the General Plan Housing Element, the RHOD area is still used for equestrian purposes and visitors can occasionally see horseback riders. Many streets in the northern section, including Cherrylee Drive are not improved with sidewalks, reflecting the more rural nature and history of the neighborhood.

Additionally, pursuant to California Government Code Section 65402, a local agency (the City of El Monte) shall not acquire real property for street, park or other public purposes, until such acquisition has been submitted to and reported upon by the planning agency having jurisdiction (the Planning Commission), as to conformity with the City's adopted general plan. Therefore, in order for the City to acquire the Site for equestrian and/or agricultural public purposes, it is necessary for the Planning Commission to find that the acquisition is in conformance with the 2011 Vision El Monte General Plan. Specifically, Planning Commission Resolution No. 3567 finds that the proposed City acquisition of the Site for equestrian and/or agricultural open space is in conformance with the General Plan Cultural Resources Element. The Rurban Homesteads/Wye Street is designated as a Local Historic Resource and Urban Fabric/Landscape Features in the Cultural Resources Element.

Urban Fabric/Traces. *El Monte has a rich agricultural past evident in structures, street patterns, and other forms.*

- 1. Rurban Homesteads, a depression-era federal demonstration project with subsistence farming;*
- 2. Pumpkin Fields, representing the bounty of the agricultural industry; and*
- 3. Original period architecture*

CR-2.2 Historic Overlay Zones. *Assess the feasibility of creating historic overlay zones, as relevant, that contain elements of potential historic significance such as*

the Valley Mall, El Monte Theatre, Wye Street/Rurban Homestead area, and Medina Court.

To further the General Plan goals and policies stated above, the Cultural Resources Element states that, "...1920s homes and their original subsistence lots built during the Depression could be purchased and restored as a contemporary subsistence garden and linked to healthy eating and self reliance".

The City's acquisition of the Site would further the General Plan's goals and policies to preserve the historical area of the Rurban Homesteads Overlay District.

SITE ACQUISITION AND FUTURE IMPROVEMENTS

The City Council will take action on a Purchase and Sale Agreement with the Property Owner to acquire the Site at a future date.

The General Plan Conformity Report and CEQA action is for the City's acquisition of the Site only. Prior to any equestrian and/or agricultural open space improvements, the project shall be assigned a Capital Improvement Project (CIP) number and shall undergo a separate project-specific review process, including public outreach and community meetings, and environmental analysis in compliance with CEQA.

ENVIRONMENTAL

In accordance with the requirements of the California Environmental Quality Act (CEQA) of 1970, and the CEQA Guidelines, as amended, the City's acquisition of the Site for historic preservation of the RHOD is consistent with CEQA Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). The City's acquisition of the Site for preservation of a Local Historic Resource is in conformance with the 2011 Vision El Monte General Plan Cultural Resources Element in which an Environmental Impact Report (State Clearing House #2008071012) was certified in June 2011. The future Capital Improvement Project will undergo a separate project-specific CEQA analysis.

RECOMMENDATION

Pursuant to California Government Code Sections 37361 and 64502, it is recommended that the Planning Commission adopt Resolution No. 3567 recommending that the City Council find that the Project is consistent with CEQA Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and approve General Plan Conformity Report No. GPC 02-20 for the property acquisition of 12159 Cherrylee Drive.

ATTACHMENT

1. Resolution No. 3567

RESOLUTION NO. 3567

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FINDING THE PROPOSED SITE ACQUISITION OF 12159 CHERRYLEE DRIVE, IN THE CITY OF EL MONTE, TO BE IN CONFORMANCE WITH THE GENERAL PLAN AND CONSISTENT WITH SECTION 15183 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, pursuant to California Government Code Section 37361, a legislative body may acquire property for the preservation or development of a historical landmark. The legislative body may also acquire property for development for recreational purposes and for development of facilities in connection therewith. The legislative body may provide for places, buildings, structures, works of art, and other objects, having a special character or special historical or aesthetic interest or value, special conditions or regulations for their protection, enhancement, perpetuation or use, which may include *appropriate and reasonable control of the use of neighboring private property* within public view;

WHEREAS, pursuant to California Government Code Section 65402, before a local agency can acquire real property for street, park or other public purposes, the legislative planning body shall determine if the proposed real property acquisition conforms with the city's General Plan; and

WHEREAS, the real property located at 12159 Cherrylee Drive / APN No. 8541-019-051 (the "Site") is located within the Rurban Homesteads Overlay District (RHOD);

WHEREAS, the RHOD was established to preserve rural character, promote a low-density, rural residential lifestyle, and ensure continued availability of lots that allow animal keeping agricultural cultivation and retain the area's homestead heritage. It is the intent of the Rurban Homesteads Overlay District to protect areas for low-density, rural development by retaining large lots in a configuration that enables animal raising and keeping and to ensure that new residential development and alterations and additions to existing residences are compatible with the scale, mass and character of the rural neighborhood;

WHEREAS, the Rurban Homesteads/Wye Street is designated as a Local Historic Resource and Urban Fabric/Landscape Features in the General Plan Cultural Resources Element;

WHEREAS, the City has been in discussions with the property owner, Xue Chen on the acquisition of the Site for potential equestrian and agricultural improvements on the property to preserve the purpose and intent of the RHOD;

WHEREAS, the City Council will take action on a Purchase and Sale Agreement with the Property Owner to acquire the Site at a future date; and

WHEREAS, the General Plan Conformity Report and CEQA action is for the City's acquisition of the Site only. Prior to any equestrian and/or agricultural open space improvements, the project shall be assigned a Capital Improvement Project (CIP) number and shall undergo a separate project-specific review process, including public outreach and community meetings, and environmental analysis in compliance with CEQA.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL MONTE, CALIFORNIA DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. The facts set forth in the recitals above are true and correct and incorporated herein by reference.

SECTION 2. The City's acquisition of 12159 Cherrylee Drive for future equestrian and/or agricultural improvements is in compliance with the 2011 Vision El Monte General Plan Cultural Resources Element. This finding is made pursuant to the requirements of Government Code Section 65402 and is based upon the following:

A. The proposed real property acquisition is in conformance with the following General Plan Cultural Resources Element:

The Rurban Homesteads/Wye Street is designated as a Local Historic Resource and Urban Fabric/Landscape Features in the Cultural Resources Element.

I. Urban Fabric/Traces. *El Monte has a rich agricultural past evident in structures, street patterns, and other forms.*

1. *Rurban Homesteads, a depression-era federal demonstration project with subsistence farming;*
2. *Pumpkin Fields, representing the bounty of the agricultural industry; and*
3. *Original period architecture*

II. CR-2.2 Historic Overlay Zones. *Assess the feasibility of creating historic overlay zones, as relevant, that contain elements of potential historic significance such as the Valley Mall, El Monte Theatre, Wye Street/Rurban Homestead area, and Medina Court.*

To further the General Plan goals and policies stated above, the Cultural Resources Element states that, "...1920s homes and their original subsistence lots built during the Depression could be purchased and restored as a contemporary subsistence garden and linked to healthy eating and self reliance".

The City's acquisition of the Site would further the General Plan's goals and policies to preserve the historical area of the Rurban Homesteads Overlay District.

SECTION 3. In accordance with the requirements of the California Environmental Quality Act (CEQA) of 1970, and the CEQA Guidelines, as amended, the City's acquisition of the Site for historic preservation of the RHOD is consistent with CEQA Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). The City's acquisition of the Site for preservation of a Local Historic Resource is in conformance with the 2011 Vision El Monte General Plan Cultural Resources Element in which an Environmental Impact Report (State Clearing House #2008071012) was certified in June 2011. The future Capital Improvement Project will undergo a separate project-specific CEQA analysis.

SECTION 4. The Secretary of the Planning Commission of the City of El Monte shall certify to the adoption of this Resolution and shall cause a copy of the same to be forwarded to the City Council for its consideration.

Amy Wong, Chairperson

ATTEST:

Jason C. Mikaelian, Secretary
El Monte City Planning Commission

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES) SS:

CITY OF EL MONTE)

I, Jason C. Mikaelian, Secretary of the Planning Commission of the City of El Monte, do hereby certify that the above and foregoing is a full, true, and correct copy of Resolution No. 3567 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on March 10, 2020, by the following votes to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Jason C. Mikaelian, Secretary
El Monte City Planning Commission