

**CITY OF EL MONTE PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

**Hablamos Español favor de hablar con
Jeni Colon (626) 580-2088**

TO: All Interested Parties

FROM: City of El Monte Planning Division

APPLICATIONS: General Plan Amendment No. 03-19, Zone Change No. 01-19, Vesting Tentative Tract Map No. 082797, Conditional Use Permit No. 20-19, Variance No. 03-19, and Modifications Nos. 28-19, 29-19, 30-19, and 36-19.

PROPERTY LOCATION: 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: The applicant proposes to demolish 159,100 square feet of existing industrial property and construct a residential community consisting of 84 detached condominium units (Modified Project 2) with attached two-car garages on a 5.69-acre site. Two (2)-story residential units are proposed along Orchard Street and the remainder of the residential units are proposed at three (3)-stories in height. 205 off-street parking spaces are provided (168 spaces within two-car garages and 37 open stalls) throughout the site.

Requested Entitlements:

- General Plan Amendment (GPA No. 03-19) to change the site's General Plan Land Use designation from "Industrial Business Park" (11312 Orchard Street and 3630 and 3640 Cypress Avenue) and "Medium Density Residential" (3700 Cypress Avenue) to "High Density Residential";
- Zone Change (ZC No. 01-19) to change the zoning designation from "M-2" (11312 Orchard Street and 3630 and 3640 Cypress Avenue) and "R-3" (3700 Cypress Avenue) to "R-4";
- Vested Tentative Tract Map (VTTM No. 082797) to consolidate all parcels and subdivide for 84 residential condominium units;
- Conditional Use Permit (CUP No. 20-19) for the construction of three (3) or more dwelling units;
- Variance (VAR 03-19) to deviate from common and private open space requirements; and
- Modifications (MOD) as follows:
 - MOD No. 28-19 to modify off-street parking requirements;
 - MOD No. 29-19 to modify the front yard setback and distance between building requirements;
 - MOD No. 30-19 to modify the maximum allowable wall height throughout the development; and
 - MOD No. 36-19 to modify the lot size to exceed the maximum allowable FAR.

APPLICANT: KB Home Greater Los Angeles, Inc.
David Lelie, LEED AP
25152 Springfield Court, Suite 250
Valencia, California 91355

PROPERTY OWNER: PI Properties No. 66, LLC.
610 N. Santa Anita Ave.
Arcadia, CA 91006

ENVIRONMENTAL DOCUMENTATION: The Project's Initial Study (IS) determined that there would be less than significant environmental impacts because mitigation measures would be incorporated into the Project. A Mitigated Negative Declaration (MND) was prepared that provides mitigation measures to lessen potential impacts below significant levels related to biological resources, cultural and tribal resources, geology/soils, hazards and hazardous materials, and noise.

The IS/MND and supporting documentation for a 103-unit attached townhome project (Modified Project 1) were made available for public review on September 18, 2020, and publication and public circulation of the IS/MND was effectuated by the City in accordance with Public Resources Code Sections 21091–21092.6 of the California Environmental Quality Act (CEQA) and Sections 15072-15073 and 15105 of the CEQA Guidelines, as applicable, prior to adoption of the MND.

Since Modified Project 1 IS/MND's release, the Project was considered and denied by the Planning Commission (Resolution No. 3581) on September 22, 2020 and referred back to the Planning Commission for additional review after an appeal hearing by City Council on November 17, 2020.

The current Project (Modified Project 2) proposes 84 detached residential condominiums units instead of townhouses (decreasing the total number from 103 units to 84 units). A comparative analysis has been undertaken to analyze whether Modified Project 2 would result in any new or greater impacts, as compared to those identified in the September 2020 IS/MND for Modified Project 1.

Modified Project 2 would overall lessen environmental impacts, as compared to Modified Project 1 given approximately 18 percent fewer units are proposed. Further, Modified Project 2 would not result in any new or greater impacts, as compared to those identified in the IS/MND for Modified Project 1. The Planning Commission will consider recommending City Council approval of the IS/MND in light of the comparative analysis.

PLACE OF HEARING: Pursuant to state law, the Planning Commission will hold a public hearing to receive testimony, orally and in writing, on the proposed Project. The Planning Commission will make a recommendation to the City Council, with the City Council making the final decision at a future noticed public hearing. The public hearing is scheduled for:

Date: Tuesday, March 23, 2021
Time: 7:00 PM
Place: El Monte City Hall East – City Council Chambers
11333 Valley Boulevard
El Monte, CA 91731

Members of the public wishing to observe/participate may do so in one of the following ways:

- (1) Turn your TV to Channel 3.
- (2) City's website at <http://www.elmonteca.gov/378/Council-Meeting-Videos>.
- (3) Call-in Conference Line at (669) 900-9128; Meeting ID 940 1408 9589, then press #, press # again when prompted for participant ID.

Attendance of this meeting can only be done remotely.

Members of the public wishing to provide questions/comments during the meeting by doing the following:

- (1) Call-in Conference Line at (669) 900-9128; Meeting ID 940 1408 9589, then press #, press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.
- (2) E-mail – All interested parties can submit questions/comments in advance to the Planning Division's general e-mail address: planning@elmonteca.gov. All questions/comments must be received by the Planning Division no later than 3:00 pm on March 23, 2021.

The staff report on this matter will be available on or about March 18, 2021 on the City of El Monte website, which may be accessed at <https://www.ci.el-monte.ca.us/AgendaCenter/Planning-Commission-2> or by e-mailing nlee@elmonteca.gov.

Americans with Disability Act

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the Planning Division by calling (626) 258-8626. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Persons wishing to comment on the environmental documentation or proposed application may do so in writing prior to the meeting date and must be received by 3:00 p.m., the day of the meeting. Public Comments of no more than 3-minutes may be read into the record. Written comments shall be sent to Nancy Lee; El Monte City Hall West; 11333 Valley Boulevard; El Monte, CA 91731 or at nlee@elmonteca.gov. If you challenge the decision of the Planning Commission and/or City Council, 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 Nancy Lee at (626) 580-2096 Monday through Thursday, except legal holidays, between the hours of 7:00 a.m. and 5:30 p.m.

Published and Mailed on: Thursday, March 11, 2021

City of El Monte Planning Commission
Adrian Perez, Planning Commission Secretary

Location Map

3630, 3640, 3700 Cypress Ave and 11312 Orchard Street

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

