

**CITY OF EL MONTE CITY COUNCIL
AMENDED NOTICE OF INTENT TO ADOPT AN
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

**Hablamos Español - Favor de hablar con
Sandra Elias (626) 258-8626**

TO: All Interested Parties

FROM: City of El Monte Planning Division

APPLICATION: 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

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).

GOVERNMENT CODE SECTION 65962.5 The Project site is not included in a list of hazardous materials sites.

REQUEST: **Project** - The Project Applicant has met with City Staff and nearby residents, and has subsequently modified the KB Home Orchard Street and Cypress Avenue Project (i.e., the "Modified Project") in response to their comments. The Modified Project is described, as follows: The Project Applicant proposes to demolish 159,100 square feet of existing industrial space and construct 103 townhomes with attached two-car garages on a 5.24-acre site. Two-story townhomes are proposed along Orchard Street, while the remaining townhomes would be three stories in height. A total of 269 off-street parking spaces are provided (206 spaces within two-car garages and 63 open stalls).

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";
- Vesting Tentative Tract Map (VTTM No. 82797) to consolidate all parcels and subdivide for 103 condominium units;
- Conditional Use Permit (CUP No. 20-19) for construction of three (3) or more dwelling units;
- Variance (VAR No. 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 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

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**PROPERTY
OWNER:**

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

**ENVIRONMENTAL
DOCUMENTATION:**

An Initial Study (IS) 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. Mitigation measures are provided to lessen potential impacts related to biological resources, cultural and tribal resources, geology/soils, hazards and hazardous materials, and noise. The IS/MND and supporting documentation shall be available for public review as of September 18, 2020, and publication and public circulation of the IS/MND will be effectuated by the City in accordance with Public Resources Code Sections 21091–21092.6 of the California Environmental Quality Act (CEQA) and State CEQA Guidelines Sections 15072-15073 and 15105, as applicable, prior to MND adoption.

**PUBLIC REVIEW AND
COMMENT PERIOD:**

The Initial Study and Mitigated Negative Declaration and supporting materials are available for review at:

- City of El Monte Website at: <https://www.ci.el-monte.ca.us/499/Current-Projects>
- Planning Division Public Counter at El Monte City Hall West, 11333 Valley Boulevard, El Monte, California
- Requested via e-mail at nlee@elmonteca.gov

This Notice of Intent amends the previous Notice of Intent (which was for a 20-day public review period) to extend the public review period to 30 days. The 30-day public review period for the Initial Study and Mitigated Negative Declaration will begin September 18, 2020 and end October 19, 2020. Your responses are requested by October 19, 2020 at 5:30 PM Please send written comments (in person, via U.S. mail, or via e-mail) to:

City of El Monte - Planning Division
El Monte City Hall West
11333 Valley Boulevard
El Monte, CA 91731
Attn: Nancy Lee, Senior Planner
E-mail: nlee@elmonteca.gov
Phone: (626) 580-2096

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 Planning Commission public hearing is scheduled for:

Date: Tuesday, September 22, 2020
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 the meeting 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>; or
3. Call-in Conference (669) 900-9128; Meeting ID 923 3580 9126 and then press #. Press # again when prompted for participant ID.

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Members of the public wishing to make public comment may do so via the following ways:

1. Call-in Conference (669) 900-9128; Meeting ID 923 3580 9126 and 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 September 22, 2020.

The staff report on this matter will be available on or about September 18, 2020 on the City of El Monte website, which may be accessed at <http://elmonteca.gov/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 PM, the day of the meeting. Public Comments of no more than three (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 AM and 5:30 PM.

Circulated as of:

September 18, 2020