



## CITY OF SOUTH EL MONTE

1415 SANTA ANITA AVENUE  
SOUTH EL MONTE, CALIFORNIA 91733  
(626) 579-6540



### NOTICE OF AVAILABILITY AND INTENT TO ADOPT NEGATIVE DECLARATION FOR THE CITY OF SOUTH EL MONTE COMPREHENSIVE ZONING CODE UPDATE

**TO: Agencies, Organizations, and Interested Parties**

**DATE: January 22, 2024**

**Project Title:** SOUTH EL MONTE COMPREHENSIVE ZONING CODE UPDATE

**Project Location:** City of South El Monte, CA

**Lead Agency:** City of South El Monte,  
1415 Santa Anita Avenue,  
South El Monte, CA 91733

**Project Description:** The City of South El Monte is the Lead Agency under the California Environmental Quality Act (CEQA) and has prepared a Negative Declaration for a project involving updates to the City of South El Monte Zoning Code. The proposed Comprehensive Zoning Code Update establishes Housing Element Goals, Objective Development Standards, and the implementation of pro-housing policies and programs. Specifically, this project is intended to accelerate housing production and reduce housing costs through faster permitting and introducing certainty in local design and development standards. The main objective of this project will be an updated zoning code of the City of South El Monte that is fully consistent with the latest General Plan, State and Federal law, streamlined to be more housing-friendly, and consistent with the California Department of Housing and Community Development's pro-housing goals.

#### **Review and Response Period:**

The Public Review of the initial study and Negative Declaration is being circulated for a 30-day review period beginning **January 22, 2024, to February 22, 2024**, pursuant to Section 15105 (b) of the CEQA Guidelines. Copies of the Initial Study and Negative Declaration are available for public review at the following locations:

- South El Monte City Hall, 1415 Santa Anita Avenue, South El Monte, CA 91733
- South El Monte Community Center, 1530 Central Ave, South El Monte, CA 91733
- City of South El Monte website at:  
<https://www.cityofsouthelmonte.org/DocumentCenter/View/4852/Negative-Declaration--Initial-Study-for-South-El-Monte-Comprehensive-Zoning-Code-Update-pdf?bidId=>

**Submittal of Written Comments:**

The Lead Agency solicits comments regarding the content and specificity of the Negative Declaration from all interested parties, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. The City of South El Monte requests that written comments be provided at the earliest possible date, but no later than 5:00 p.m. on February 22, 2024. Please send written/typed comments (including a name, telephone number, and contact information) to the following:

Community Development Department, City of South El Monte  
ATTN: Gerardo Marquez, Planning Manager  
1415 Santa Anita Avenue, South El Monte, CA 91733  
Phone: 626-579-6540 E-mail: gmarquez@soelmonte.org

**Planning Commission Meeting Date:**

Negative Declaration will be presented at the next Planning Commission Meeting before the South El Monte Planning Commission. The meeting will take place at the following:

Date: February 20, 2024

Time: 6 PM

Place: South El Monte City Hall,  
1415 Santa Anita Avenue,  
South El Monte, CA 91733

Please call or email me if you have any questions.

Regards,



Gerardo Marquez,  
Planning Manager