

**NOTICE OF COMMUNITY MEETING AND
AVAILABILITY OF ENVIRONMENTAL DOCUMENT (DRAFT MITIGATED NEGATIVE DECLARATION)
CITY OF EL MONTE PLANNING DIVISION**

TO: All Interested Parties
FROM: City of El Monte Planning Division

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

PROJECT DESCRIPTION: This project involves the expansion of an existing industrial use currently located wholly within the City of South El Monte. Lawrence Equipment is seeking to expand its South El Monte facility to encompass six parcels in the City of El Monte. Three of these parcels, with frontage along Durfee Avenue, are currently zoned MMU (Mixed/Multi Use), and two other parcels with frontage along Chosen Street, and one other non-contiguous parcel at the south east corner of Maxson and Chosen. are currently zoned R2 (Residential). A new office/warehouse building is proposed at the corner of Durfee and Chosen, encompassing the three MMU zoned parcels and two of the R2 zoned parcels. The separate R2 parcel, located at southeast corner of Maxson and Chosen, is proposed for overflow surface parking for the expansion.

PROPERTY LOCATION: The proposed project will require the approval of the demolition of four residential units (two single-family units and a duplex with a total floor area of 4,300 square feet), an existing commercial building occupied by a restaurant (897 square feet), a building that is being used as an employee gym, and two other buildings that are currently being used by Lawrence Equipment (these three buildings have a total floor area of 11,069 square feet). In addition, an existing Billboard within the project site will be removed. The new improvements will require the approval of permits to construct a new 31,409 square-foot warehouse and office building well as an off-site 12,299 square-foot surface parking lot that will provide 37 overflow parking spaces.

12236, 12228, 12202, 12240, and 12246 Chosen Street; 2107, 2109, 2115, and 2061 Durfee Avenue

APPLICATIONS: General Plan Amendment No. 01-13, Zone Change No. 01-13, Conditional Use Permit No. 16-13, and Design Review No. 08-13

COMMUNITY MEETING AND REVIEW OF ENVIRONMENTAL DOCUMENT: The community meeting is being held to give residents the opportunity to provide comments and input regarding the project and to give comments on the Draft Mitigated Negative Declaration (MND). Copies of the MND are available at the front counter of the Planning Division at El Monte City Hall West; 11333 Valley Boulevard; El Monte, CA 91731, and at the Norwood Library at 4550 N. Peck Rd. beginning June 4, 2014.

APPLICANT AND PROPERTY OWNER: Applicant: David Hidalgo Architects
316 S First Avenue
Arcadia, CA 91006

Owner: North Durfee Property
2030 N Peck Road
South El Monte, CA 91733
Contact: Jose Jacquez

PUBLIC REVIEW PERIOD: Comments on the Initial Study and Mitigated Negative Declaration may be received in writing between June 4 and June 25, 2014 and orally at the community meeting on Thursday, June 19, 2014.

PLACE OF COMMUNITY MEETING: Date: Thursday, June 19, 2014
Time: 6:30 p.m.
Place: El Monte City Hall
City Hall West – Conference Room A
11333 Valley Boulevard, El Monte, California

Written Comments

Written comments shall be sent to:

Jennifer Davis, Planner
El Monte City Hall West
11333 Valley Boulevard
El Monte, CA 91731

Comments may also be sent by email to jdavis@elmonteca.gov. For further information regarding this application please contact the Planning Division at (626) 258-8626 Monday through Thursday, except legal holidays, between the hours of 8:00 a.m. and 5:30 p.m.

Published and
Mailed on:

Wednesday, June 4, 2014

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