

# Notice of Availability/Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Public Hearings before the City of El Monte Planning Commission

**Hablamos Español – favor de hablar con Jeni Colon (626) 258-8626**

In accordance with Section 15072 of the State of California Environmental Quality Act Guidelines, this notice is to inform agencies and the public that the City of El Monte may consider adoption of a Mitigated Negative Declaration (MND) for the proposed project below.

- Project Title:** Esperanza Village  
Initial Plan Review (IPR) No. 07-22, General Plan Amendment (GPA) No. 04-22, Zone Change (ZC) No. 05-22, Specific Plan Amendment (SP) No. 06-22, Code Amendment No. 802, Design Review Nos. 06-22 & 08-22, and Tentative Tract Map (TTM No. 83843)
- Project Location:** The project site is located on the Los Angeles County-owned 13.79-acre MacLaren Hall property at 4024 Durfee Avenue in the City of El Monte (APN Nos. 8549-004-900 and 8549-005-900 [LOTS 5, 6, 7, 8, and 9])
- Project Description:** The proposed project involves 1) a General Plan Amendment, Zone Change, Tentative Tract Map, and Esperanza Village Specific Plan for the entire 13.79-acre MacLaren Hall property and 2) the development of residential, non-residential mixed-use, and Los Angeles County-related uses on 8.19 acres of the 13.79-acre MacLaren Hall property.
- Four (4) four (4)-story residential buildings totaling 406,135 square feet (340 residential units). Buildings 1 and 2 would each be 86,500 square feet with 85 residential units affordable to low- and extremely low-income persons/families, including transitional age youths. Each building would have two (2) courtyards and two (2) rooftop decks. The rooftop decks would front Gilman Road. Building 1 would have a 34,800-square foot podium parking area on the first level with 104 parking stalls. Building 2 would have a 35,260-square foot podium parking area on the first level with 110 parking stalls. Buildings 3 and 4 would have 86 and 84 residential units, respectively, affordable to low- and extremely low-income seniors. A courtyard would be situated between the two (2) buildings. Building 4 would have two (2) rooftop decks that would front Durfee Avenue. Podium parking for Building 3 would be connected to Building 4 and would total 44,440 square feet in size and 96 parking stalls.
  - One (1) two (2)-story 36,000-square foot non-residential mixed-use building with community-serving medical uses (a vocational training school, medical clinic, and senior health center).
  - One (1) 20,000 to 40,000 square-foot building with community-serving and Los Angeles County-related uses. The building would be up to three (3) stories tall. Uses for the Los Angeles County-related building are conceptual. A podium parking area with approximately 68 parking stalls may be provided.
  - A 4,650-square foot common open space area and 1,850-square foot public open space area would be provided between Buildings 3/4 and Building 5.
  - Surface parking areas would provide a total of 215 parking spaces (138 parking spaces for the residential and mixed-use development and 77 parking spaces at the surface parking lot for the Los Angeles County-related development).
  - Off-site improvements may include diagonal parking along Kerrwood Street and Gilman Road rights-of-way adjacent to the MacLaren Hall property, water improvements on the east side of Durfee Avenue, undergrounding of overhead utility lines on Durfee Avenue and Gilman Road adjacent to the MacLaren Hall property, sewer improvements on Farris Road between Durfee Avenue and Cogswell Road, enhanced pedestrian crossing on Gilman Road at Twin Lakes

Elementary School and other potential traffic calming measures, and a trail/path along the southerly end of Twin Lakes Elementary School.

Access to the residential and non-residential mixed-use development would be provided by two (2) driveways on Gilman Road and two (2) driveways on Durfee Avenue. Access to the Los Angeles County-related development would be provided by two (2) driveways on Kerrwood Street and one (1) driveway on Durfee Avenue.

The following entitlements are being requested:

- General Plan Amendment to change the General Plan land use designation from Public Facilities (PF) to Specific Plan (SP) for the entire MacLaren Hall property (13.79 acres).
- Zone Change to change the zoning of the MacLaren Hall property from PF to Specific Plan (SP) for the entire MacLaren Hall property (13.79 acres). With the proposed zone change, the MacLaren Hall property would be within the proposed Esperanza Village Specific Plan (SP-5) Zoning District.
- Specific Plan Amendment to establish development standards and design guidelines for the proposed development area (8.19 acres).
- Code Amendment to codify the Specific Plan development standards for the entire MacLaren Hall property (13.79 acres) in the City's Zoning Code.
- Design Review for the construction of four (4) new four-story residential buildings and one (1) new two-story 36,000-square foot mixed-use building.
- Tentative Tract Map to consolidate two (2) parcels (six lots) and create eight (8) new parcels on the entire MacLaren Hall property.

These changes include a 5.6-acre portion of the property that has been approved by the County of Los Angeles for development as a community park. The proposed changes relevant to the community park are essentially nomenclature changes and would make no substantive changes to the previously proposed and approved park use. The community park project is not considered to be part of the proposed project for purposes of the IS/MND but is a cumulative project to the proposed project analyzed in the IS/MND.

**Applicant:** Prima Development  
12401 Woodruff Avenue, Suite 10  
Downey, CA 90241

**Lead Agency:** City of El Monte

**Environmental Documentation:** An Initial Study (IS) prepared for the project, in accordance with the California Environmental Quality Act (CEQA), determined that there would be less-than-significant impacts to the environment because mitigation measures will be incorporated into the project. Therefore, a Mitigated Negative Declaration (MND) has been prepared. Mitigation measures are provided to lessen potential impacts related to air quality; migratory wildlife; archaeological, paleontological, and tribal resources; hazardous materials; noise and traffic (emergency access). The Planning Commission shall consider adopting the MND as part of their consideration of the project at a public hearing.

The IS/MND and supporting technical studies are available for public review at the Planning Division's public counter at El Monte City Hall West and on the City's website at:

<http://ci.el-monte.ca.us/499/Current-Projects>

**Public Review Period:** Comments on the IS/MND may be received in writing between August 23, 2022 and September 15, 2022. Written comments relating to the IS/MND must be received no

later than September 15, 2022. Please submit your written comments via email, via postal mail, or in person delivery to:

City of El Monte Planning Division  
El Monte City Hall West  
11333 Valley Boulevard  
El Monte, CA 91731  
Attn: Teresa Li, AICP, Contract Planner  
[tli@elmonteca.gov](mailto:tli@elmonteca.gov)

**Public Hearing:** The Planning Commission will hold a study session at a public hearing to receive testimony, orally and in writing, on the project. Written comments must be received by 3:00 p.m. on the meeting date. The public hearing is scheduled for:

Date: Tuesday, September 13, 2022

Time: 7:00 p.m.

Place: El Monte City Hall

City Hall East – Council Chambers

11333 Valley Boulevard, El Monte, California

**Future Meetings:** The Planning Commission and City Council will hold additional public hearings in the future. The Planning Commission will be the recommending body and the City Council will be the final decision maker. The Planning Commission meeting to consider the adoption of the MND is scheduled for:

Date: Tuesday, October 11, 2022

Time: 7:00 p.m.

Place: El Monte City Hall

City Hall East – Council Chambers

11333 Valley Boulevard, El Monte, California

Persons wishing to comment on the proposed application may do so orally or in writing at the public hearings or in writing prior to the meeting date. If you challenge the decision of the City Planning Commission, 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 hearings.

For further information regarding this application, please contact Teresa Li, AICP, Contract Planner, at the Planning Division at (626) 580-2057 or through email at [tli@elmonteca.gov](mailto:tli@elmonteca.gov) Mondays through Thursdays, except legal holidays, between the hours of 7:00 a.m. and 5:30 p.m.

**Published Date:** August 22, 2022                      City of El Monte Planning Commission  
Jason C. Mikaelian, AICP, Planning Commission Secretary