

**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

**LOCATION:** Citywide

**APPLICATION:** General Plan Amendment (GPA) Nos. 01-21, 02-21, & 03-21

**REQUEST:** The Planning Division is requesting that the Planning Commission recommend GPA Nos. 01-21, 02-21, and 03-21 to be considered for approval by the City Council for the 2021-2029 Housing Element Update and other related updates. GPA No. 01-21 is for the comprehensive update to the General Plan's Housing Element; GPA No. 02-21 is for the focused update to the General Plan's Public Health and Safety Element; and GPA No. 03-21 is for miscellaneous updates to the General Plan's Community Design, Land Use (including the Land Use Plan and Map), Circulation, and Economic Development Elements. These requests are made pursuant to Section 17.26 of the El Monte Municipal Code (EMMC).

**PROJECT DESCRIPTION:** The City of El Monte is mandated by California State Law to prepare a Housing Element update for State certification. This update covers the housing planning period between 2021 and 2029, often referred to as the 6th Cycle. The City's existing Housing Element was adopted in 2013 and has expired as of October 2021. The State Department of Housing and Community Development (HUD) has provided a Regional Housing Needs Allocation (RHNA) to the Southern California Association of Governments (SCAG) and the City of El Monte has been assigned a RHNA of 8,502 units by SCAG for the upcoming 2021-2029 housing cycle across various income levels (1,797 units for very low income, 853 units for lower income, 1,233 units for moderate income, and 4,619 units for above moderate income). The updated Housing Element will provide the capacity to accommodate the RHNA for the planning period with the necessary goals and policies to ensure adequate housing development opportunities for the City during the housing cycle (no development or construction of housing is proposed). In addition, a companion task to the Housing Element Update provides a focused update to the General Plan relating to the Public Health and Safety Element to comply with State legislation.

An electronic version of the public review draft documents are available on the City's website at: <http://www.elmonteca.gov/Government/EconomicDevelopment/Planning.aspx>

A hard copy of the public review draft is available for review at the following locations during regular business hours:

<b>City Hall West</b>	<b>El Monte Library</b>	<b>Norwood Library</b>
Planning Division	3224 Tyler Avenue	4550 Peck Road
11333 Valley Boulevard	El Monte, CA	El Monte, CA
El Monte, CA	12 p.m. to 8 p.m.	12 p.m. to 8 p.m.
7 a.m. to 5:30 p.m.	(only Tues)	(only Tues)
(Mon thru Thurs)	10 a.m. to 6 p.m.	10 a.m. to 6 p.m.

**APPLICANT:** City of El Monte (Planning Division)

**ENVIRONMENTAL DOCUMENTATION:** There are no new significant environmental impacts or previously identified significant impacts made more severe by project modifications, new circumstances, or new information associated with the Project. Therefore, the City determined that an Addendum to the City of El Monte General Plan and Zoning Code Update Final Environmental Impact Report is the appropriate California Environmental Quality Act (CEQA) document to address project modifications in accordance with CEQA Guidelines Section 15164. CEQA Guidelines Section 15164(c) provides that an addendum need not be circulated for public review.

**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 public hearing is scheduled as follows:

Date: Tuesday, December 21, 2021

Time: 7:00 p.m.

Place: El Monte City Hall East – Council Chambers  
11333 Valley Boulevard, El Monte, California

**Members of the public wishing to observe the meeting may do so in one of the following ways:**

- (1) Attend the meeting in person at the City’s Council Chambers. All COVID-19 safety precautions (e.g.- wearing a mask and social distancing) shall be followed at all times.
- (2) Turn your TV to Channel 3.
- (3) Visit the City’s website at <http://www.elmonteca.gov/378/Council-Meeting-Videos>.

**Members of the public wishing to make public comment may do so in one of the following ways:**

- (1) E-mail/Telephone – All interested parties can submit comments in advance to the Planning Division’s general e-mail address: [planning@elmonteca.gov](mailto:planning@elmonteca.gov) or by calling (626) 258-8626. All comments must be received by the Planning Division no later than 3:00 pm on December 21, 2021.

The staff report on this matter will be available on or about December 16, 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 [tbu@elmonteca.gov](mailto:tbu@elmonteca.gov).

**Americans With Disabilities 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 City Clerk’s Office by calling (626) 580-2016. 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 orally or in writing at the public hearing or in writing prior to the meeting date and must be received by 3:00 pm the day of the meeting. Written comments shall be sent to Tony Bu; El Monte City Hall West; 11333 Valley Boulevard; El Monte, CA 91731 or at [tbu@elmonteca.gov](mailto:tbu@elmonteca.gov). 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 hearing. For further information regarding this application please contact Tony Bu at (626) 580-2152. Monday through Thursday, except legal holidays, between the hours of 7:00 a.m. and 5:30 p.m.

Published On: Thursday, December 9, 2021

City of El Monte Planning Commission  
Jason C. Mikaelian, AICP, Planning Commission Secretary