



CITY OF SOUTH EL MONTE
COMMUNITY DEVELOPMENT DEPARTMENT

Planning Commission
NOTICE OF PUBLIC HEARING

**A Specific Plan No. 21-05, Subdivision No. 21-16,
Zone Change No. 21-17, and General Plan Amendment No. 21-18
for Properties Located at 2540 Rosemead Boulevard, 2559-2603
Chico Avenue, and APN 8102-037-022**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of South El Monte will hold a public hearing to consider the adoption of a mitigated negative declaration prepared in compliance with the California Environmental Quality Act; the approval of a Specific Plan ("SP") No. 21-05, Subdivision No. 21-16, Zone Change ("ZC") No. 21-17, and General Plan Amendment ("GPA") No. 21-18 to allow for the construction of 207 residential homes (169 single-family and 38 multi-family units), establish the Starlite Specific Plan, to combine four lots into two parcels and establish 207 condominium units, amend the City's Zoning Map to change the existing zoning from Commercial-Manufacturing "C-M" to Starlite Specific Plan, and to amend the General Plan to change the land use category from Commercial-Manufacturing to Medium Density Residential at the above referenced properties.

Said public hearing will be held before the Planning Commission of the City of South El Monte remotely by dialing **669-900-6833** and using access code **886 3307 9092** or by logging on to: <https://us02web.zoom.us/j/87633079092> on **TUESDAY, February 15, 2022 at 6:00 p.m.**, at which time proponents and opponents of the proposed interim rules and requirements will be heard. Additional information on this item, including Staff Reports, and other pertinent documents are available for review with the Planning Division.

Any interested party or their representative may appear at the meeting and comment on the project. Written comments may also be mailed, delivered to the City no later than 5:00pm February 15, 2022 at the address provided below or emailed to customer-care@soelmonte.org. If you challenge the matter in Court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City at, or prior to, the public hearing. The file can be viewed at City Hall, 1415 Santa Anita Avenue, Monday through Thursday from 7:00 am to 5:30 pm except for major holidays. Digital copies can be requested via email at customer-care@soelmonte.org.

DATED THIS 3RD DAY OF FEBRUARY, 2022



Colby Cataldi
Community Development Director