



CITY OF SOUTH EL MONTE
COMMUNITY DEVELOPMENT DEPARTMENT

City Council
NOTICE OF PUBLIC HEARING

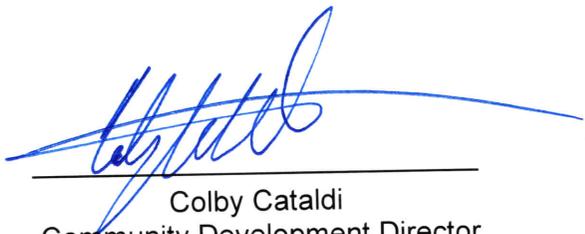
**A Specific Plan No. 21-05, Zone Change No. 21-17, and General
Plan Amendment No. 21-18 for Properties Located at 2540
Rosemead Boulevard, 2559-2603 Chico Avenue, and APN 8102-
037-022**

NOTICE IS HEREBY GIVEN that the City Council 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, General Plan Amendment ("GPA") No. 21-18, and Zone Change ("ZC") No. 21-17 to allow for the construction of 207 residential homes (169 single-family and 38 multi-family units), establish and 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 Multi-Family Residential "R-3", and to amend the General Plan to change the land use category from Commercial-Manufacturing to Medium Density Residential at the above referenced properties along with updating the Circulation Element to remove the connection of Rosemead Boulevard and Chico Avenue with Fern Street.

Said public hearing will be held before the City Council of the City of South El Monte in the Council Chambers, located at 1415 Santa Anita Avenue, South El Monte, CA, and remotely by dialing **669-900-6833** and using access code **865 8171 1880 #** or by logging on to: <https://us02web.zoom.us/j/86581711880> on **TUESDAY, April 12, 2022 at 6:00 p.m.**, at which time proponents and opponents of the proposed entitlements will be heard. Additional information on this item, including Staff Reports, and other pertinent documents are available for review with the City Clerk.

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 April 12, 2022 at the address provided below or emailed to dschwartz@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.

DATED THIS 31TH DAY OF MARCH, 2022



Colby Cataldi
Community Development Director