



**CITY OF SOUTH EL MONTE
COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Commission
NOTICE OF PUBLIC HEARING**

Conditional Use Permit (CUP 24-04) Variance (VAR 24-01)

To allow for the development of two (2) new commercial buildings and a variance to deviate from the maximum height and area allowed for a pole sign located at 1127 Santa Anita Avenue

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of South El Monte will hold a public hearing to consider a Conditional Use Permit application No. 24-04 and Variance application 24-01 which would allow for the construction of two (2) new commercial buildings measuring approximately 14,000 square feet and a pole sign to exceed the maximum height and area standards, located at 1127 Santa Anita Avenue, South El Monte, CA.

Said public hearing will be held before the Planning Commission 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 **669-444-9171** and using access code **842 590 60808** or by logging on to: <https://us02web.zoom.us/j/84259060808> on **Tuesday, August 20, 2024 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 5:00 pm August 19, 2024, at the address provided below or emailed to rreyes@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 rreyes@soelmonte.org.

DATED THIS 8th DAY OF August 2024

Gerardo Marquez
Planning Manager