



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

**Planning Commission
NOTICE OF PUBLIC HEARING**

**General Plan Amendment (GPA 23-03), Zone Change (ZC 23-01),
Conditional Use Permit (CUP 23-07), Tentative Parcel Map (TPM 23-01)
To allow for the development of a 10.7-acre public city park and a 221,815
square foot industrial building located at 825 Lexington-Gallatin Rd**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of South El Monte will open a public hearing on **Tuesday, February 24, 2026 at 6:00 p.m.**, or as soon thereafter as the matter may be heard, at the **Council Chambers, 1415 Santa Anita Avenue, South El Monte, CA**, to consider the certification of an Environmental Impact Report and adoption of a Statement of Overriding Considerations in compliance with the California Environmental Quality Act; the approval of General Plan Amendment No. 23-03, Zone Change No. 23-01, Tentative Parcel Map No. 23-01, and Conditional Use Permit No. 23-07 which would establish the subdivision of a single 21-acre parcel into two separate lots of approximately 10.7-acres and 10.5-acres, amend the City's Zoning Map to change the existing zoning from Commercial "C" to Manufacturing "M", amend the City's General Plan to change the land use category from Commercial to Commercial-Manufacturing "C-M", and to allow for the development of a 10.7-acre public city park and a 221,815 square-foot industrial building on a 10.5-acre lot at 825 Lexington-Gallatin Road, South El Monte, CA.

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 February 23, 2026 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 29th DAY OF January, 2026

Gerardo Marquez
Director of Community Development & Public Works