



NOTICE OF PUBLIC HEARING CITY OF MONTEBELLO PLANNING COMMISSION

Planned Development District and Site Plan Review Addendum to Mitigated Negative Declaration

Location: 112-132 South 6th Street and 501-525 East Whittier Boulevard

Case Nos.: PC-2021-002-PD-SPR-PMP / ENV-102-21-IS

Applicant: Steve Hernandez and Cesar Toledo, Cesar Chavez Foundation

Project Description: The Planning Commission of the City of Montebello ("City") will conduct a Public Hearing and provide recommendations to the City Council regarding a request to amend a previously approved Planned Development District and approval of a Site Plan Review and Parking Management Plan to allow the construction, use, and maintenance of a proposed mixed-use development project consisting of: Phase I) a proposed 3-to 4-story residential building with approximately 63 affordable housing units, ranging from 1-bedroom to 3-bedroom units, with parking and related amenities at 112-132 South 6th Street; and Phase II) a proposed mixed-use development project with approximately 69 residential units, approximately 10,100 square feet of commercial/retail uses, and related parking at 501-525 East Whittier Boulevard.

Zone: R-3 Multiple-Family Residential / C-2 General Commercial/ Planned Development District

General Plan Designation: Medium Density Residential / General Commercial

Environmental: Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration was approved by the City Council on June 22, 2016, finding that the project will not have a significant effect on the environment. Pursuant to CEQA Guidelines Section 15162(b), an addendum to an adopted negative declaration should be prepared where none of the conditions described in CEQA Guidelines Section 15162(a) apply which would otherwise call for preparation of a subsequent environmental impact report. The proposed amendment to the previously approved Planned Development District does not call for substantial changes and/or significant effects described in Section 15162(a), therefore, only an addendum to the previously approved Mitigated Negative Declaration has been prepared for consideration under this project.

NOTICE IS HEREBY GIVEN that the City of Montebello Planning Commission will hold a public hearing regarding the Planned Development District and Site Plan Review, and Addendum to Mitigated Negative Declaration for Phases I and II as described above. The meeting/public hearing is scheduled to be held on:

Date: Tuesday, October 19, 2021

Time: 6:30 p.m.

Place: Via Videoconference, Montebello City Hall, Council Chambers
1600 West Beverly Boulevard, Montebello, CA 90640

Members of the public may participate in a live audio broadcast of the Planning Commission meeting via a designated telephonic dial-in line. Dial-in details for the Planning Commission meeting will be contained in the meeting agenda, posted to the City webpage. The meeting agenda can be found at the following link:

<https://www.cityofmontebello.com/planning-commission-meeting.html>

As authorized by Assembly Bill 361, those interested in making public comments, may call on Tuesday, October 19, 2021 between 9:00 a.m. – 3:00 p.m. at (323) 887-1200 ext. 493. Staff will complete public comment cards in the order received. The public will be called during the Planning Commission meeting that begins at 6:30 p.m. The exact call back time is not predictable due to the nature of the Planning Commission agenda. As a result, you must be available until the end of the meeting to receive a live call from staff during the meeting. In addition, the City has created an email address pcpubliccomment@cityofmontebello.com where the public can submit public comments up to 3:00 p.m. on Tuesday, October 19, 2021. Comments will be read out loud and submitted for the record.

Written comments may also be mailed or delivered to the City of Montebello Planning Commission at the Planning Division office address identified below on or before the meeting date. 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 of Montebello at, or prior to, the public hearing. For more information about the project and the related environmental documentation please contact:

Contact Person: Jessica Serrano, Planning Manager, Planning and Community Development Department

Phone: (323) 480-8017 / **Email:** jserrano@cityofmontebello.com

Address: Montebello City Hall, Planning Division, 1600 West Beverly Boulevard, Montebello, CA 90640

City Website: www.cityofmontebello.com

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