



NOTICE OF PUBLIC HEARING

CITY OF MONTEBELLO PLANNING COMMISSION

Tentative Parcel Map 72108

125 - 137 North Montebello Boulevard and

815 West Cleveland Avenue

Project Description: The applicant, Thomas Corley, has submitted a Tentative Parcel Map application to subdivide an existing commercial lot into two lots. The site is currently developed as a mixed-use project (Montebello Downtown Plaza). The property is located within the C-2 SP (General Commercial - Specific Plan Overlay) zoning district.

Zone: C-2 (General Commercial)

General Plan Designation: Commercial Boulevard

Environmental: This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Division 6, Chapter 3, Class 15 §15315 (Minor Land Divisions). This exemption applies to the division of property in urbanized areas zoned for commercial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a large parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. In this case, the request involves no expansion to the existing assembly use (banquet hall) located within an existing commercial building.

NOTICE IS HEREBY GIVEN that the City of Montebello Planning Commission will hold a public hearing on the proposed application. The meeting is scheduled on:

Date: Tuesday, July 2, 2013
Time: 6:00 p.m.
Place: City Hall Council Chambers
1600 W. Beverly Blvd.
Montebello, CA 90640

Any party interested in speaking may appear at the public hearing and comment on the project. Written comments may also be mailed or delivered to the Planning Commission at the Planning Division office address identified below. 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, or to schedule an appointment, please contact:

Contact Person: Lovell Williams
Phone: 323.887.1480 **Fax:** 323.887.1488
Email: lwilliams@cityofmontebello.com
Mailing Address: Planning Division, 1600 W. Beverly Blvd, Montebello, CA 90640
City Website: www.cityofmontebello.com

This notice is sent to all property owners within 300 ft. of this site and is posted at a minimum of 3 public locations within the City (including City Hall and the subject site). This notice is also posted online at: <http://tiny.cc/montebello-PCnotices>

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Location Map