



**NOTICE OF PUBLIC HEARING  
CITY OF MONTEBELLO PLANNING COMMISSION**

**Project:** Housing Element Update (2016-2021)/Housing Opportunity Overlay Zone

**Case Number:** 2016-2021 Housing Element Update/Zone Code Amendment (“ZCA”) No. 01-20

**Project Location:** Citywide - the Housing Element Update applies to the land area included within the City’s corporate boundaries and the unincorporated areas designated in its sphere of influence. The related Housing Opportunity Overlay Zone is comprised of Site Nos. 1 through 5 described in Exhibit A.

**Project Description:** The Planning Commission of the City of Montebello will conduct a Public Hearing regarding recommendations to the City Council for the 2016-2021 Housing Element Update and related Housing Opportunity Overlay Zone. The proposed update to the City’s Housing Element, as described below, will apply citywide.

The proposed Housing Element Update and related Housing Opportunity Overlay Zone is intended to establish goals and policies to conserve, rehabilitate, and provide housing to meet the existing and future needs of the community. The proposed Housing Element Update is consistent with State law and has been reviewed and approved by the California Department of Housing and Community Development.

**NOTICE IS HEREBY GIVEN** that the City of Montebello Planning Commission will conduct a public hearing regarding the Housing Element Update (2016-2021) and related Housing Opportunity Overlay Zone on the following date, time, and place:

**Date:** Tuesday, April 21, 2020  
**Time:** 6:30 p.m.  
**Place:** Montebello City Hall, City Council Chambers  
1600 West Beverly Boulevard, Montebello, CA 90640

**NOTICE IS FURTHER GIVEN** that in accordance with the California Environmental Quality Act (CEQA), an Addendum to the Negative Declaration (SCH No. 2014011084) prepared for the Housing Element (2014-2021) dated January 16, 2014, was prepared in accordance with CEQA Guidelines § 15164.

As authorized by the Governor’s Executive Order No. N- 29-20, those interested in making public comments, may call on Tuesday, April 21, 2020 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 [pccpubliccomment@cityofmontebello.com](mailto:pccpubliccomment@cityofmontebello.com) where the public can submit public comments from 4:30 p.m. – 5:30 p.m. on Tuesday, April 21, 2020. These questions will be read out loud and submitted for the record. The email address for Planning Commission meetings can be located on the City’s webpage under <https://www.cityofmontebello.com/planning-commission-meeting.html>.

Written comments may also be mailed or delivered to the City of Montebello 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 please contact:

**Contact Person:** Joseph Palombi, Director, Planning and Community Development Department  
**Phone:** (323) 887-1200 | **Email:** [jpalmobi@cityofmontebello.com](mailto:jpalmobi@cityofmontebello.com)  
**Address:** City of Montebello, Planning Division, 1600 W. Beverly Blvd, Montebello, CA 90640  
**City Website:** [www.cityofmontebello.com](http://www.cityofmontebello.com)

**EXHIBIT A**

**HOUSING ELEMENT UPDATE – HOUSING OPPORTUNITY OVERLAY ZONE**

<b>SITE</b>	<b>ADDRESS</b>	<b>PARCEL NO.</b>	<b>ZONING</b>	<b>TOTAL LOT AREA</b>
1	101 E. Whittier Blvd.	6348-001-014	C2	16,716 square feet (0.38 Acres)
1	111 E. Whittier Blvd.	6348-001-015	C2	12,192 square feet (0.28 Acres)
2	113 N. Garfield Ave.	6343-014-031	C2	30,224 square feet (0.69 Acres)
3	501 S. Montebello Blvd.	6350-022-020	R3/M-1	92,227 square feet (2.12 Acres)
4	140 E Whittier Blvd.	6347-012-009	R3	102,823 square feet (2.36 Acres)
5	244 George Hensel Drive	6350-011-901	R3	160,546 square feet (3.69 Acres)
5	236 George Hensel Drive	6350-011-900	R3	33,039 square feet (0.76 Acres)
5	1100 W. Olympic Blvd.	6350-011-021	C2	9,339 square feet (0.21 Acres)
5	1112 W. Olympic Blvd.	6350-011-023	R3	44,503 square feet (1.02 Acres)