



NOTICE OF PUBLIC HEARING CITY OF MONTEBELLO PLANNING COMMISSION

Planned Development District/Parking Management Plan/Site Plan Review/Development Agreement Public Resources Code (Section § 21155.1)

Location: 116, 128, 136, and 129-133 North Poplar Avenue

Case No.: PC-2021-0008-PD-PMP-SPR and DA 04-21 & ENV No. 04-22-CE

Applicant: Magna & Magna, Inc.

Project Description: The proposed project will consist of two sites, Project Site A (116, 128, and 136 N Poplar Avenue) and Project Site B (129-133 N Poplar Avenue). Project Site A will involve the construction of 140 apartment units (including 30 units affordable to lower-income households) within an approximately 73,807 square foot (1.69 acres) development area and Project Site B will involve the construction of 16 apartment units (including 2 units affordable to lower-income households) within an approximately 12,500 square foot (0.28 acres) development area. The proposed development is seeking entitlements for a Planned Development District, Site Plan Review, and a Parking Management Plan, and will also include a Development Agreement.

General Plan Designation: Multiple-Family Residential

Environmental: The proposal is considered a "Project" and is categorically exempt under the California Environmental Quality Act (CEQA) per the California Resources Code (PRC) Section 21155.1 under the Sustainable Communities Project Exemption (SCPE).

NOTICE IS HEREBY GIVEN that the City of Montebello ("City") Planning Commission ("Planning Commission") will hold a public hearing to consider whether to recommend approval of the above listed entitlements to the City of Montebello City Council. The meeting is scheduled to be held on:

Date: Tuesday, March 1, 2022

Time: 6:30 p.m.

Place: 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>

All interested persons have the right to participate pursuant to Assembly Bill 361. For those interested in making public comments, you may address the Planning Commission by calling into the Planning and Community Development Department office at (323) 887-1200 Ext. 494 until the day of the meeting prior to the start of public comments, Tuesday March 1, 2022. Staff will complete the speaker cards for telephonic comments and the public will be called in the order received during the Public Hearing, concluding telephone comments. The exact call back time is not predictable due to the nature of the Planning Commission agenda, and as a result you must be available to receive a live call until the end of the hearing on this matter Regular session begins at 6:30 p.m. In addition, the City has created an email address pccpubliccomment@cityofmontebello.com where the public can submit written public comments up until the day of the meeting, Tuesday, March 1, 2022 between 7:30 a.m. – 6:30 p.m. These comments 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 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: Michael Donovan

Phone: 323.887.1200 Ext. 480/**Email:** mdonovan@cityofmontebello.com

Address: City of Montebello, City Hall, Planning Division, 1600 W. Beverly Blvd, Montebello, CA 90640

City Website: www.cityofmontebello.com

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