



NOTICE OF PUBLIC HEARING CITY OF MONTEBELLO PLANNING COMMISSION

Lot Line Adjustment Projects Pursuant to a Specific Plan Exemption (Section §15182(c) – “Residential Projects Implementing Specific Plans”)

Location: Montebello Hills Specific Plan – Planning Area 3 – Recreation Center Building

Case No.: PC-2022-0001-LLA & ENV No. 1-22-CE

Applicant: Jason Certilman on behalf of Metro Heights Montebello, LLC.

Project Description: Metro Heights Montebello, LLC (“Applicant”) proposes a Lot Line Adjustment to adjust the boundary lines for the Recreation Center approved as part of Phase A of the project.

Zone: Montebello Hills Specific Plan

General Plan Designation: Low Density Residential (LDR) and High Density Residential (HDR)

Environmental: The proposal is considered a “Project” and exempt from the California Environmental Quality Act (“CEQA”) pursuant to California Government Code Section 65457(a) and CEQA Guidelines Section 15182, which expressly exempt residential projects undertaken to implement, and that are consistent with, an approved specific plan for which an Environmental Impact Report (EIR) was certified after January 1, 1980, and California Public Resources Code Section 21083.3(a) and (b). None of the events specified in Section 21166 of the California Public Resources Code have occurred.

NOTICE IS HEREBY GIVEN that the City of Montebello (“City”) Planning Commission (“Planning Commission”) will hold a public hearing to consider the Lot Line Adjustment application for the alteration of the lot lines surrounding Metro Height’s Recreation Center located within Planning Area 3 of the Montebello Hills Specific Plan. The meeting is scheduled on:

Date: Tuesday, February 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. 493 until the day of the meeting prior to the start of each Public Comments period, Tuesday, February 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, February 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 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: Daniel Ruiz, Assistant Planner

Phone: 323.887.1200 Ext. 484 / **Email:** druiz2@cityofmontebello.com

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

City Website: www.cityofmontebello.com

Date of Publication: January 20, 2022