



## NOTICE OF PUBLIC HEARING CITY OF MONTEBELLO PLANNING COMMISSION

### Planned Sign Program Categorical Exemption (Section §15311 – Class 11 “Accessory Structures”)

**Location:** Montebello Hills Specific Plan – Phase A (Planning Areas 1, 2, and Part of 3) located within the City of Montebello, generally bounded by Montebello Boulevard, Lincoln Avenue, and San Gabriel Boulevard.

**Case No.:** PC-2022-0002-PSP & ENV No. 3-22-CE

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

**Project Description:** Metro Heights Montebello, LLC (“Applicant”) proposes a Planned Sign Program to establish design guidelines and regulations for permanent and temporary signage for the approved Phase A Planning Areas 1, 2, and Part of 3.

**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 is categorically exempt under the California Environmental Quality Act (CEQA) Section 15311 – Class 11 (Accessory Structures) because this section exempts the construction or replacement of minor accessory structures such as the on-premise signs and temporary uses included within this proposal.

**NOTICE IS HEREBY GIVEN** that the City of Montebello (“City”) Planning Commission (“Planning Commission”) will hold a public hearing to consider the Planned Sign Program application for the design guidelines and regulations proposed for the Metro Heights Development, Phase A. 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](mailto: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](mailto:druiz2@cityofmontebello.com)

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

**City Website:** [www.cityofmontebello.com](http://www.cityofmontebello.com)  
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