



NOTICE OF PUBLIC HEARING CITY OF MONTEBELLO PLANNING COMMISSION

Conditional Use Permit Categorical Exemption (Section §15301 – Class 1 “Existing Facilities”)

Location: 2313 Whittier Boulevard

Case No.: PC-2021-0012-CUP & ENV No. 116-21-CE

Applicant: David and Erika Huerta; Martial Arts Gym

Project Description: A Conditional Use Permit application to allow the operation of a martial arts gym at an existing tenant space located at 2313 Whittier Boulevard pursuant to Montebello Municipal Code Section 17.70.080.

Zone: C-2 (General Commercial)

General Plan Designation: General Commercial

Environmental: The proposal is considered a “Project” and is categorically exempt under the California Environmental Quality Act (CEQA) Section 15301 – Class 1 (Existing Facilities) because it involves negligible or no expansion of the existing or former use.

NOTICE IS HEREBY GIVEN that the City of Montebello Planning Commission will hold a public hearing on the Conditional Use Permit application for the operation of a martial arts gym. The meeting is scheduled on:

Date: Tuesday, November 16, 2021
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 each Public Comments period, Tuesday, November 16, 2021.** 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 from staff during the entire meeting – 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, **Wednesday, November 16, 2021 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: 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

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