



**NOTICE OF PUBLIC HEARING
CITY OF MONTEBELLO CITY COUNCIL
Development Agreement Amendment
1345 N. Montebello Boulevard**

NOTICE IS HEREBY GIVEN that the City of Montebello City Council will hold a public hearing regarding the proposed Amended and Restated Statutory Development Agreement (No. 3567) between M&M Realty Partners and the City of Montebello.

PUBLIC HEARING INFORMATION:

Date: Wednesday, June 23, 2021

Time: 6:30 p.m.

Place: City Hall Council Chambers, 1600 W. Beverly Blvd., Montebello, CA 90640

Project Description: An application to approve the proposed Amended and Restated Statutory Development Agreement (No. 3567) between M&M Realty Partners and the City of Montebello for the property located at 1345 N. Montebello Boulevard, City of Montebello, CA, to allow the entire existing warehouse structure (former Costco building) and portions of the immediately surrounding parking areas to be used as a “last-mile delivery facility” (such as Amazon), and reserving the remainder of the property (comprised of approximately 3.63 acres) for a future mixed-use retail and/or residential development with parking facilities, subject to future discretionary land use approvals by the City and subject to and contingent upon satisfying the requirements of the California Environmental Quality Act.

Applicant: M & M Realty Partners

Project Site: 1345 N. Montebello Boulevard

Case No.: DA 01-21

Zone: C-2 (General Commercial); Planned Development Overlay

General Plan Designation: General Commercial

Environmental: Approval of the proposed Amended and Restated Statutory Development Agreement is a discretionary action of the City and a “project” for purposes of the California Environmental Act (CEQA); provided that the proposed action is categorically exempt from CEQA as a “Class 1 exemption” pursuant to Section §15301 (Existing Facilities) of the CEQA Guidelines, as the proposal would allow the minor alternation of an existing private structure, facilities, mechanical equipment, or topographical features, and involves negligible expansion of the land uses currently permitted on the property.

GENERAL INFORMATION: Members of the public may participate in a live broadcast of the City Council meeting via the City website. The meeting broadcast can be found at the following link: <https://www.cityofmontebello.com/government/live-streaming.html>

As authorized by the Governor’s Executive Order No. N-29-20 and N-35-20, those interested in making public comments, may call on Wednesday, June 23, 2021 between **7:30 a.m. – 3:30 p.m.** at (323) 887-1359. Staff will complete speaker cards and the public will be called during the City Council meeting – Closed Session begins at 5:30 p.m. and Regular Session begins at 6:30 p.m. The exact call back time is not predictable due to the nature of the City Council 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 the following email address where the public can submit public comments from **7:30 a.m. – 3:30 p.m.** on Wednesday, June 23, 2021: ccpubliccomment@cityofmontebello.com. These comments will be read out loud and submitted for the record.

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

Phone: 323.887.1200

Email: jpalombi@cityofmontebello.com

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

City Website: www.cityofmontebello.com.

Published: June 10, 2021