



NOTICE OF PUBLIC HEARING CITY OF MONTEBELLO CITY COUNCIL

General Plan Amendment (GPA01-16); Zone Change (ZC01-16); Density Overlay; Variance (VAR01-16); Planned Development (PD05-16); and Tentative Tract Map 74167 (TTM01-16)

909 West Oakwood Street

Project Description: The applicant, Arnulfo Ruiz, has submitted applications for a General Plan Amendment (GPA01-16) changing the Land Use Designation from Low Density Residential to High Density Residential; a Zone Change (ZC01-16) application to change the zone of the subject property from R-1 (Single Family Residential) to R-3-PD-DO (Multiple-Family Residential, Planned Development, Density Overlay); a Density Overlay to increase the density to 27 units per acre; Variance (VAR01-16) to reduce the planned development minimum site area for a residential development from half acre to one-third acre; a Planned Development (PD05-16) application to allow the development of eight (8) townhouse units; and a Tentative Tract Map 74167 (TTM01-16) to create eight (8) air parcels for condominium purposes.

Zone: R-1

General Plan Designation: Low Density Residential

Environmental: The proposal is considered a "Project" and a Mitigated Negative Declaration has been prepared and posted.

NOTICE IS HEREBY GIVEN that the City of Montebello City Council will hold a public hearing on the said application. The meeting is scheduled on:

Date: Wednesday, May 10, 2017
Time: 6:30 p.m.
Place: City Hall Council Chambers
1600 W. Beverly Blvd.
Montebello, CA 90640

Any party interested in speaking may appear at the public hearing and comment on the project. Written comments may also be mailed or delivered to the City of Montebello City Council at the City Clerk Office address identified below. 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: City Clerk
Phone: 323.887.1200 **Fax:** 323.887.1488
Email: LGuzman@cityofmontebello.com
Address: City of Montebello, City Hall, Planning Division, 1600 W. Beverly Blvd, Montebello, CA 90640
City Website: www.cityofmontebello.com