



## NOTICE OF PUBLIC HEARING CITY OF MONTEBELLO PLANNING COMMISSION

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

**Location:** 477 Washington Boulevard

**Case No.:** PC-2021-0010-CUP & ENV No. 113-21-CE

**Applicant:** Andres Lepe and Susana Lopez; Mariscos La Zota Estilo Sinaloa Restaurant

**Project Description:** A Conditional Use Permit application to allow the on-sale dispensing and consumption of beer, wine, and distilled spirits at an existing restaurant (Mariscos La Zota Estilo Sinaloa) located at 477 Washington Boulevard pursuant to Montebello Municipal Code Section 17.61.070 and 17.70.080.

**Zone:** C-2 (General Commercial)

**General Plan Designation:** Boulevard 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 sale of alcohol. 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](mailto: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](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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