



NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

Planned Development District, Parking Management Plan, Site Plan Review, Development Agreement,

Location: Project A: 116, 128 & 136 N. Poplar; Project B: 129 & 133 N. Poplar, Montebello, CA (APNs: 6347-012-008, 6347-011-019, 6347-011-013, 6346-020-012 & 6346-020-013)

Case Nos.: PC-2021-0008-PD_PMP-SPR/DA No. 04-21/ENV. No. 108-21-MND

Applicant: Mark Magna; Magna & Magna, Inc.

Project Description: The project consist of two elements, referred to as Project A and Project B. Project A involves the construction of 140 apartment units (including 30 units affordable units) within a 73,807 square foot development area that consists of three parcels that occupy frontage along the east side of Poplar Avenue. In addition, two subterranean parking levels containing a total of 298 parking spaces will be provided, of which 132 spaces will be tandem. The building will have a total floor area of approximately 170,161 square feet and will have a height of 47 feet as measured from the street frontage. The project will have a Floor Area Ratio (FAR) of approximately 2.31 to 1.0, a lot coverage of 57%, and a density of approximately 83 units per acre. Access to the new apartment building will be provided via two 20-foot-wide driveways located at the northwestern and southwestern corners of the site. These driveways will provide access to the subterranean parking levels from Poplar Avenue. The project will include a total of 31,360 square feet of open space and a total of 14,578 square feet of private open space. The project will also include various amenities such a 1,040 square foot gym, barbeque areas, a water feature and swimming pool, and a 1,100 square foot children's play area.

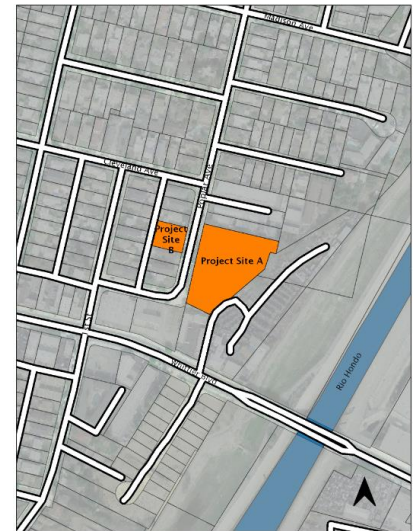
Project B will be constructed within a 12,500 square foot development area that consists of two parcels that occupy frontage along the west side of Poplar Avenue. The proposed apartment building will consist of three floors and will include 16 units (including two affordable units). The building will have a total floor area of approximately 23,859 square feet and will have a height of 34 feet and six inches. The building will have a Floor Area Ratio (FAR) of approximately 2.0 to 1.0, a lot coverage of 73 percent, and a density of approximately 56 units per acre. Access to the site will be via a 22-foot-wide driveway along the west side of Poplar Avenue. A total of 3,650 square feet of open space will be provided. Private open space will consist of 1,650 square feet of balcony space with each private balcony approximately 100-110 square feet in size. Public open space will consist of a 2,000 square feet roof deck with patio furniture.

The project includes the following discretionary reviews: Planned Development District, Site Plan Review, Parking Management Plan and Development Agreement.

Zone: Project A: Existing: Multiple-Family Residential (R-3); Proposed: Multiple-Family Residential (R-3) - "PD"; and Project B: Existing: Multiple-Family Residential (R-3); Proposed: Multiple-Family Residential (R-3) "PD"

General Plan Designation: Project A: Existing: High Density Residential; Proposed: High Density Residential; and Project B: Existing: Medium Density Residential; Proposed: Medium Density Residential

Environmental: A Mitigated Negative Declaration has been prepared and posted. The 20-day public review period for the Initial Study and Mitigated Negative Declaration begins November 9, 2021 and ends December 8, 2021. The Mitigated Negative Declaration can be reviewed by appointment at the City of Montebello, 1600 W. Beverly Blvd, due to COVID-19 guidelines. Appointments can be made by calling (323) 887-1200 ext. 478. Additionally, the documents may be downloaded at: <https://cityofmontebello.com/ceqa-documents.html>



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

Date: January 18, 2022
Time: 6:30 p.m.
Place: City Hall Council Chambers
1600 West Beverly Boulevard
Montebello, CA 90640

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, January 18, 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 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, **Tuesday, 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. 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: Monica Mercado-Rodriguez
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Email: mmercado-rodriguez@cityofmontebello.com
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