



NOTICE OF PUBLIC HEARING CITY OF MONTEBELLO PLANNING COMMISSION

Conditional Use Permit Categorical Exemption (Section §15303 – Class 3 “New Construction or Conversion of Small Structures”)

Location: 601 South Vail Avenue, Montebello, CA 90640

Case No.: PC-2021-0011-CUP/ENV No. 116-21-CE

Applicant: Ben Steckler on behalf of Fiedler Group

Project Description: Ben Steckler (the “Applicant”) submitted a request to allow the construction of a Compressed Natural Gas (CNG) fueling station. The Applicant seeks approval of a proposed Conditional Use Permit for the proposed CNG fueling station to be located at 601 South Vail Avenue.

Zone: M-2 Zone, Heavy Manufacturing

General Plan Designation: Industrial

Environmental: Pursuant to the provisions of the California Environmental Quality Act (CEQA), Section 15303, the project is considered a Class 3 (New Construction or Conversion of Small Structures) categorical exemption. Class 3 consists of the construction and location of limited numbers of new, small facilities or structures and the installation of small new equipment and facilities in small structures. The proposed project consists of the installation of a small new structure, specifically the installation of a 1,589 square foot fueling canopy, and the installation of small new equipment for the fueling canopy to establish an alternative refueling station at an existing Chevron Terminal facility.

NOTICE IS HEREBY GIVEN that the City of Montebello (“City”) Planning Commission (“Planning Commission”) will hold a public hearing to consider the Conditional Use Permit application described above. The meeting is scheduled on:

Date: Tuesday, May 3, 2022

Time: 6:30 p.m.

Place: Montebello 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. 493 until the day of the meeting prior to the start of each Public Comments period, Tuesday, May 3, 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 until the end of the hearing on this matter. 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, May 3, 2022 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 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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