



**NOTICE OF PUBLIC HEARING  
CITY OF MONTEBELLO PLANNING COMMISSION**

**Conditional Use Permit/Planned Sign Program/  
Initial Study-Mitigated Negative Declaration**

**Location:** 988 Via San Clemente, Montebello, CA 90640

**Case No.:** PC-2022-0008-CUP-PSP/ENV No. 09-22-MND

**Applicant:** Topgolf USA MB LLC.

**Project Description:** Topgolf USA MB LLC (the “Applicant”) proposes to modernize and relocate the existing driving range at the Montebello Golf Course (the “Driving Range Relocation Project” or “Proposed Project”). The Proposed Project would, among other things, allow the continued use and maintenance of a technologically advanced multi-faceted enhanced golf driving range with related amenities such as restaurants/bars, event space, and an entertainment complex. The Driving Range Relocation Project would feature an approximately 68,000 square foot, three-level building, with commercial/retail uses including restaurants, bars, entertainment and event space with climate-controlled golf hitting bays and an outfield with electronic targets for an inclusive, high-tech golf experience. The Proposed Project also includes a request to allow the on-site sale of beer, wine, and liquor as well as a request to establish a planned sign program. The Applicant seeks approval of a proposed Conditional Use Permit and Planned Sign Program for the Driving Range Relocation Project at 988 Via San Clemente within the City of Montebello (see Exhibit A).

**Zone:** R-1 Zone, Single-Family Residential

**General Plan Designation:** Parks and Open Space

**Environmental:** Pursuant to the provisions of the California Environmental Quality Act (CEQA), Section 15070, the City has prepared an Initial Study/Mitigated Negative Declaration (“IS/MND”) and determined that the project will not have a significant effect on the environment. In accordance with CEQA Guidelines Section 15073, the IS-MND was posted for the 20-day public review period beginning December 12, 2019 through January 2, 2020.

**NOTICE IS HEREBY GIVEN** that the City of Montebello (“City”) Planning Commission (“Planning Commission”) will hold a public hearing to consider the above listed entitlements. The meeting is scheduled to be held on:

**Date:** Tuesday, March 15, 2022

**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 public comments, Tuesday March 15, 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 [pcpubliccomment@cityofmontebello.com](mailto:pcpubliccomment@cityofmontebello.com) where the public can submit written public comments up until the day of the meeting, Tuesday, March 15, 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 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:** Monica Mercado-Rodriguez

**Phone:** 323.887.1200 Ext. 494/**Email:** [mmercado-rodriquez@cityofmontebello.com](mailto:mmercado-rodriquez@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)

**Date of Publication:** February 23, 2022

# Exhibit A

## Project Location Map

