



**PLANNING COMMISSION
MEETING AGENDA**

TUESDAY, OCTOBER 18, 2022 AT 6:30 PM

**CITY HALL COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA**

PLANNING COMMISSION MEMBERS

**PRISCILLA DEL RIO, PLANNING COMMISSIONER
NATALIA LOMELI, PLANNING COMMISSIONER
VICTOR CUEVAS, PLANNING COMMISSIONER
BERJ ALIKSANIAN, PLANNING COMMISSIONER
VACANT, PLANNING COMMISSIONER**

CITY STAFF

**JOSEPH PALOMBI, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
MONICA MERCADO-RODRIGUEZ, PLANNING MANAGER
GLORIA V. RAMIREZ, DEPUTY CITY ATTORNEY
SAMANTHA NEVAREZ, SENIOR ADMINISTRATIVE ASSISTANT**

NOTICES

COVID-19 NOTICE: The City Council rescinded the Declaration of the Local Emergency and the continuation of teleconferencing open meetings pursuant to AB 361 by adopting Resolution No. 22-21 on Wednesday, April 13, 2022. This Planning Commission Meeting will be held in person and will meet at **City Hall – City Council Chambers, 1600 West Beverly Boulevard, Montebello, California**. The meeting will be live streamed and can be watched on the City's website at: <https://cityofmontebello.com/government/live-streaming.html>.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act (ADA) any person with a disability who requires special accommodations in order to participate in a meeting should contact Senior Administrative Assistant, Samantha Nevarez at (323) 887-1200 Ext: 493 Monday-Thursday from 7:30 a.m.-5:30 p.m. Please call 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II 1203). If you require translation services, please contact us 24 hours before this meeting.

PUBLIC COMMENTS:

In-Person: For those interested in participating during the Public Comment period(s) or public testimony period for Public Hearings of the Planning Commission meetings, you may address the Planning Commission in person the day of the meeting. Speakers will be required to complete a speaker card provided at the door and submit it to the Senior Administrative Assistant, Samantha Nevarez prior to each Public Comment announcement period. Staff will number and call each speaker card in the order received.

Via Email: The public may also submit emailed comments via the following email address: pcpubliccomment@cityofmontebello.com up until the day of the meeting, Tuesday, October 18, 2022 by 6:30 p.m. These comments will be submitted to all members of the Planning Commission and will not be read aloud, but will be entered into the record of the proceedings to the extent they relate to matters listed on the posted agenda or otherwise address matters/issues within the subject matter jurisdiction of the Planning Commission. Any requests to provide public comment which is submitted after the deadlines indicated above will not be submitted to the Planning Commission, with the exception of non-agenda written item comments which will be held over for the next regularly scheduled meeting.

AGENDA MATERIALS: The agenda and agenda packet related to items on this agenda are available for public inspection at City's website at: <https://cityofmontebello.hosted2.civiclive.com>. The agenda cover sheets may also be emailed upon request.

IN CONSIDERATION OF OTHERS, PLEASE TURN OFF, OR MUTE, ALL CELL PHONES AND PAGERS
THANK YOU FOR YOUR COOPERATION

OPENING CEREMONIES

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

CORRECTIONS TO THE AGENDA

PRESENTATIONS

PUBLIC COMMENTS (30 MINUTES)

At this time, the general public may address the Commission/Committee on any items listed on the Agenda, including items not listed on the Agenda (Non-Agenda Items) that are within subject matter jurisdiction. Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per person. State Law prohibits the City Council from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Chairperson.

STAFF COMMUNICATIONS

MINUTES

1. **August 16, 2022**

RECOMMENDATION: Approval of the Minutes from the Planning Commission held on August 16, 2022.

PUBLIC HEARING

2. **Development Agreement (“DA”) Nos. 02-22, 03-22, and 04-22 to relocate in place five existing double-faced static outdoor advertising signs with an enhanced outdoor advertising sign with digital display faces for the property located at 1720 Bluff Road (DA No. 02-22), 1633 Washington Blvd. (DA No. 03-22), and 1915 W. Whittier Blvd. (DA No. 04-22)**

RECOMMENDATION: It is recommended that the Planning Commission take the following action:

1. Adopt Resolution No. 10-22 recommending the City Council approve the Development Agreement between the City of Montebello and Clear Channel Outdoor, LLC for the property located at 1720 S. Bluff Road (Attachment A);
2. Adopt Resolution No. 11-22 recommending the City Council approve the Development Agreement between the City of Montebello and Clear Channel Outdoor, LLC for the property located at 1633 Washington Blvd. (Attachment B); and
3. Adopt Resolution No. 12-22 recommending the City Council approve the Development Agreement between the City of Montebello and Clear Channel Outdoor, LLC for the property located at 1915 W. Whittier Blvd. (Attachment C).

3. **Case No. PC-2022-0006-CUP-PMP for a Conditional Use Permit (“CUP”) and a Parking Management Plan (“PMP”) to allow the conversion of an existing office building to a medical office/clinic (dialysis clinic) as well as to propose tandem parking in conjunction with the proposed dialysis clinic at the property located at 2120 West Beverly Boulevard (“Project Site”).**

RECOMMENDATION: It is recommended that the Planning Commission (“Planning Commission”) of the City of Montebello (“City”) conduct a public hearing and take the following action:

1. ADOPT the Resolution approving Case No. PC-2022-0006-CUP-PMP with conditions to allow a medical office/clinic (dialysis clinic) and approve a parking management plan to allow tandem parking at the Project Site, and
2. ADOPT California Environmental Quality Act (CEQA) Exemption §15301 (Existing Facilities) (for ENV No. 06-22-CE).

PLANNING COMMISSION ORALS

Planning Commission member announcements; requests for future agenda items; conference/meetings reports.

ADJOURNMENT

The City of Montebello Planning Commission will adjourn to the next Regular Meeting on November 1, 2022 at 6:30 p.m. at City Hall Council Chambers located at 1600 W. Beverly Boulevard, Montebello, CA 90640.

I, Samantha Nevarez, Senior Administrative Assistant for the City of Montebello hereby certify that a copy of this agenda has been posted on or before Thursday, October 13, 2022 by 5:30 p.m.

Samantha Nevarez

Samantha Nevarez, Senior Administrative Assistant