



**PLANNING COMMISSION
MEETING AGENDA**

TUESDAY, JUNE 20, 2023 AT 6:30 PM

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

PLANNING COMMISSION MEMBERS

VICTOR CUEVAS, CHAIR

ALICIA MORALES, PLANNING COMMISSIONER

NATALIA LOMELI, PLANNING COMMISSIONER

JOELLA VALDEZ, PLANNING COMMISSIONER

ARMANDO MEDINA, PLANNING COMMISSIONER

CITY STAFF

JOSEPH PALOMBI, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

MONICA MERCADO-RODRIGUEZ, PLANNING MANAGER

NVAIR G. DEUKMEJIAN, DEPUTY CITY ATTORNEY

SAMANTHA NEVAREZ, MANAGEMENT ANALYST

NOTICES

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 and YouTube Channel via the following link: <https://www.montebelloca.gov>, and may also be viewed on Spectrum Public Access Channel 3 for all Spectrum cable subscribers.

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 Samantha Nevarez, Management Analyst 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 Samantha Nevarez, Management Analyst 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@montebelloca.gov up until the day of the meeting, Tuesday, June 20, 2023 at 6:00 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: [Agendas, Minutes, and Videos](#),

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

CORRECTIONS TO THE AGENDA

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 Commission/ Committee 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

PUBLIC HEARING

1. **Zone Change ("ZC"), Site Plan Review ("SPR"), and Tentative Parcel Map ("TPM") (Case No. PC-2022-0003-ZC-SPR-TPM) to amend the zoning designation from C-R (Commercial Restricted) to C-R-HOO (Commercial Restricted with the Housing Opportunity Overlay or "HOO" zoning designation), to allow the construction of sixteen (16) residential dwelling units at the properties located at 608, 612, and 616 Hart Place (the "Project Site"), and to merge the three (3) parcels into one (1) parcel totaling approximately 19,000 square feet.**

RECOMMENDATION: It is recommended that the Planning Commission conduct a public hearing and take the following action:

1. ADOPT Resolution No. 05-23 recommending that the City Council approve a zone change from C-R to C-R-HOO and approve Development Agreement No. 01-22 and Density Bonus Agreement between the City of Montebello and San Giorgio, LLC, and making the related findings that the proposed project is consistent with the Montebello General Plan; and
2. ADOPT Resolution No. 04-23 approving Site Plan Review (SPR) and Tentative Parcel Map (TPM) (Case No. PC-2022-0003-ZC-SPR-TPM) with conditions requiring the Zone Change and Tentative Parcel Map to be finalized prior to the construction of the sixteen units on the Project Site; and
3. DETERMINE AND FIND that the project (ENV No. 13-22-CE) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 related to "In-Fill Development Projects" that are consistent with the City's general plan policies and zoning regulations and pursuant to CEQA Guidelines Section 15061(b)(3) related to CEQA only applying to projects which have the potential for causing a significant effect on the environment.

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 July 4, 2023 at 6:30 p.m. at City Hall Council Chambers located at 1600 W. Beverly Boulevard, Montebello, CA 90640.

I, Samantha Nevarez, Management Analyst for the City of Montebello, hereby certify that a copy of this agenda has been

posted on or before Thursday, June 15, 2023 at 5:30 p.m.

A handwritten signature in black ink, appearing to read 'S. Nevarez', with a stylized, looping flourish at the end.

Samantha Nevarez, Management Analyst