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**PLANNING COMMISSION  
MEETING AGENDA**

**TUESDAY, AUGUST 1, 2023 AT 6:30 PM**

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

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**PLANNING COMMISSION MEMBERS**

**VICTOR CUEVAS, CHAIR**

**ALICIA MORALES, PLANNING COMMISSIONER**

**NATALIA LOMELI, PLANNING COMMISSIONER**

**JOELLANN 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) 887-1493 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 staff 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](mailto:pcpubliccomment@montebelloca.gov) up until the day of the meeting, Tuesday, August 1, 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.

**RULES OF DECORUM:**

Pursuant to Section 54957.95 of the Government Code, the presiding member of the legislative body conducting a meeting, or their designee, is authorized to remove, or cause the removal of, an individual for disrupting the meeting. Any such removal will be preceded by a warning to the disruptive individual by the presiding member of the legislative body or their designee that the individual's behavior is disrupting the meeting and that the individual's failure to promptly cease their disruptive behavior may result in their removal.

**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 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 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. **TENTATIVE PARCEL MAP ("TPM") FOR A PARCEL MAP WAIVER (CASE NO. PC-2023-0002- TPM) TO COMBINE TWO LOTS INTO ONE FOR THE PROPERTIES LOCATED AT 443 AND 439 MONTEBELLO WAY (COLLECTIVELY "THE PROPERTIES").**

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

1. ADOPT the Resolution No. 09-23 approving Tentative Parcel Map (TPM) for a Parcel Map Waiver (Case No. PC-2023-0002-TPM), subject to certain findings and conditions to combine two lots into one for the properties located at 443 and 439 Montebello Way ("Project Site"); and
  2. DETERMINE AND FIND that the project (ENV No. 04-23-CE) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) related to the "Common Sense Exemption".
2. **Text Code Amendment ("TCA") (Case No. PC-2023-0006-TCA) amending Chapter 17.62 Signs of the Montebello Municipal Code (MMC) to include regulations related to conversions of off-premises signs. The Applicant seeks to enter into two (2) Amended and Restated Development Agreements between the City of Montebello and Clear Channel Outdoor, LLC. replacing Development Agreement No. 02-22 (Agreement No. 4032) and Development Agreement No. 03-22 (Agreement No. 4033) for the relocation and replacement existing lawfully permitted dual-face 12' x 25' static off-premises outdoor advertising signs located at 1633 Washington Boulevard and 1720 Bluff Road in the City of Montebello with a new 12'x 25' dual-faced digital off-premises outdoor advertising sign at each respective location.**

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

1. Adopt Resolution No. 08-23 recommending adoption of an ordinance of the City Council approving a Text Code Amendment amending Chapter 17.62 Signs of the Montebello Municipal Code (MMC) to include regulations related to conversions of off-premises signs and amend Appendix A- Index of Primary Uses to align with Chapter 17.62 (Attachment A, Exhibit A); and

2. Adopt Resolution No. 06-23 recommending adoption of an ordinance of the City Council approving the Amended and Restated 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. 07-23 recommending adoption of an ordinance of the City Council approving the Amended and Restated Development Agreement between the City of Montebello and Clear Channel Outdoor, LLC for the property located at 1720 S. Bluff Road (Attachment C); and
4. DETERMINE AND FIND that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to the "Common Sense" exemption set forth under Section 15061(b)(3), which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA Guidelines Section 15303 related to construction and location of limited numbers of new, small facilities or structures, and the conversion of existing small structures 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 August 15, 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, July 27, 2023 by 5:30 p.m.