



**PLANNING COMMISSION
MEETING AGENDA**

TUESDAY, SEPTEMBER 19, 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

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, ASSOCIATE ATTORNEY

ALEXIS HUERTA, SENIOR ADMINISTRATIVE ASSISTANT

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 Alexis Huerta at (323) 887-1200 ext. 324, 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 Alexis Huerta, Senior Administrative Assistant, 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, September 19, 2023 by 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/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

MINUTES

1. **August 1, 2023 Minutes**

RECOMMENDATION: Approval of the Minutes from the Planning Commission meeting held on August 1, 2023.

2. **August 15, 2023 Minutes**

RECOMMENDATION: Approval of the Minutes of the Planning Commission meeting held on August 15, 2023.

PUBLIC HEARING

3. **Lot Line Adjustment (“LLA”) (Case No. PC-2023-0005-LLA) to adjust the existing property boundary lines located at 2302 W. Whittier Blvd (collectively “the property”).**

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

1. ADOPT Resolution No. 11-23 approving a Lot Line Adjustment (Case No. PC-2023-0005-LLA), subject to certain findings and conditions to adjust the existing property boundary for the property located at 2302 W. Whittier Blvd. (“Project Site”); and

2. DETERMINE AND FIND that the project (ENV No. 10-23-CE) is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 related to Class 15 “Minor Land Divisions”.

4. **Conditional Use Permit (“CUP”) (Case No. PC-2023-0010-CUP-ZV) to allow permanent cosmetics at an existing beauty salon and a Zone Variance to permit the proposed use within 1,000 feet of sensitive uses, pursuant to Montebello Municipal Code Chapter 17.70 and 17.72, on an existing lot at 806 W Beverly Blvd within the City of Montebello.**

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

1. ADOPT Resolution No. 13-23 Approving Conditional Use Permit (“CUP”) and Zone Variance (“ZV”) No. PC-2023-0010-CUP-ZV with conditions to allow semi-permanent makeup within an existing business as an ancillary use to the existing beauty salon (“Project”) Sola Salon Los Angeles LLC for Scott Ditsworth (“Applicant”) at the

property located at 806 W. Beverly Blvd ("Project Site") pursuant to Montebello Municipal Code (MMC) Chapter 17.70 – Conditional Use Permits and Chapter 17.72 – Variances; and

2. DETERMINE AND FIND that the project (ENV No. 09-23-CE) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section (15301) - Class 1 (Existing Facilities) because it involves negligible or no expansion of the existing or former use.

CONSENT ITEM(S)

5. **Compliance Review for Conditional Use Permit ("CUP") No. PC-2022-0011-CUP for the sale of alcohol (Type 41 License – On-sale Beer and Wine - Eating Place) within an existing bona fide restaurant (Sizzler's) located at 1908 West Beverly Boulevard ("Project Site").**

RECOMMENDATION: It is recommended that the Planning Commission of the City of Montebello ("Planning Commission") review, receive and file this report, attachments, and/or any other supportive evidence to confirm:

1. That Sizzler USA Restaurant Inc. (the "Applicant") has demonstrated compliance with the conditions of approval contained in Resolution No. 09-22/Conditional Use Permit No. PC-2022-0011-CUP (Attachment "A") for the property located at 1908 West Beverly Boulevard.

6. **Compliance Review for Conditional Use Permit ("CUP") Case No. PC-2020-0014-CUP for the sale of a full-line of alcohol (Type 41 License – On-sale Beer and Wine - Eating Place) within an existing food incubator (BLVD MRKT) located at 520 West Whittier Boulevard ("Project Site").**

RECOMMENDATION: It is recommended that the Planning Commission review, receive and file this report, attachments, and/or any other supportive evidence to confirm:

1. That BLVD Foods, LLC (the "Applicant") has demonstrated compliance with the conditions of approval contained in Resolution No. 18-20/Conditional Use Permit No. PC-2020-0014-CUP (Attachment "A") for the property located at 520 West Whittier Boulevard.

7. **Compliance Review for Conditional Use Permit ("CUP") No. 24-19 for the sale of beer and wine (Type 20 – Off-sale Beer & Wine) at a convenience store operated by 7-Eleven, Inc. and located at 2900 West Beverly Boulevard, Suites A-B.**

RECOMMENDATION: It is recommended that the Planning Commission of the City of Montebello ("Planning Commission") review, receive and file this report, attachments, and/or any other supportive evidence to confirm:

1. That 7-Eleven, Inc. (the "Applicant") has demonstrated compliance with the conditions of approval contained in Resolution No. 20-24/Conditional Use Permit 24-19 (Attachment "A").

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 Tuesday, October 3, 2023 at 6:30 p.m. at City Hall Council Chambers located at 1600 W. Beverly Boulevard, Montebello, CA 90640.

I, Alexis Huerta, Senior Administrative Assistant for the City of Montebello hereby certify that a copy of this agenda has been posted on or before Thursday, September 14, 2023 at 5:30 p.m.



Alexis Huerta, Senior Administrative Assistant