



**PLANNING COMMISSION
MEETING AGENDA**

TUESDAY, OCTOBER 17, 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) 887-1324 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, October 17, 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

PUBLIC HEARING

1. **Zone Variance ("ZV") (Case No. PC-2023-0004-ZV) to deviate from the fence height requirements contained in Montebello Municipal Code Section 17.10.130 located at 1741 Appian Way.**

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

1. ADOPT the Resolution No. 16-23 approving Zone Variance (ZV) Case No. PC-2023-0004-ZV), subject to certain findings and conditions to deviate from the R-1 development standards to allow for a deviation of the fence height requirements ranging from approximately 2-feet to 5-feet in excess of the six-foot limitation located at 1741 Appian Way ("Project Site"); and
 2. DETERMINE AND FIND that the project (ENV No. 03-23-CE) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(e) related to "New Construction or Conversion of Small Structures", a Class 3 Categorical Exemption
2. **General Plan Amendment ("GPA"), Zone Change ("ZC"), and Lot Line Adjustment ("LLA") Case No. PC-2023-0012-GPA-ZC-LLA to reconfigure two lots located at 437 N. Spruce Street ("Project Site") and to amend the General Plan and Zoning designation of the newly configured lots from Boulevard Commercial (General Plan Designation) and Neighborhood Commercial (Zoning designation) to Boulevard Commercial and Neighborhood Commercial for the proposed "Lot A" as well as Low Density Residential and Single Family Residential for the proposed "Lot B". No new construction is proposed in conjunction with this project.**

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

1. ADOPT the attached Resolution recommending the City Council approve a General Plan Amendment (GPA) from Boulevard Commercial to Boulevard Commercial (proposed Lot A) and Low Density Residential (proposed Lot B) as well to approve a Zone Change (ZC) from C-1 (Neighborhood Commercial) to C-1 (proposed Lot A) and R-1 (Single Family Residential) (proposed Lot B) to allow the existing commercial and residential developments at the Project Site to be properly designated, and make related findings that the proposed project is consistent with the Montebello General Plan; and
2. ADOPT the attached Resolution approving Lot Line Adjustment (LLA) Case No. PC-2023-0012-GPA-ZC-LLA with conditions to adjust the boundary lines of the existing two lots at the Project Site; and

3. DETERMINE AND FIND that the project (ENV No. 11-23-CE) is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 – Minor Land Divisions.

3. **Zone Variance (“ZV”) (Case No. PC-2023-0013-ZV) to allow the installation of a new internally illuminated pylon sign with an electric LED message board pursuant to Montebello Municipal Code Chapter 17.72 (Variances), on an existing lot located at 900 W Lincoln Ave. within the City of Montebello.**

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

1. ADOPT Resolution No. 14-23 Approving Zone Variance (“ZV”) No. PC-2023-0013-ZV with conditions to allow a new internally illuminated pylon sign with an electronic LED message board with a new concrete footing and pole at an existing church (“Project”) Blake Sign Company, Inc. (“Applicant”) at the property located at 900 W. Lincoln Ave (“Project Site”) pursuant to Montebello Municipal Code (“MMC”) Chapter 17.72 – Variances; and

2. DETERMINE AND FIND that the project (ENV No. 12-23-CE) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section (15311) - Class 11 (Accessory Structures) consists of the construction, or replacement of minor structures accessory to (appurtenant to) existing commercial and/or institutional facilities, including on-premise signs.

4. **General Plan Amendment (“GPA”) (Case No. PC-2023-0016-GPA) to adopt Transportation Guidelines for Vehicle Miles Traveled related to land development, land use planning and transportation projects.**

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

1. ADOPT the attached Resolution recommending City Council approval of threshold of significance and screening criteria for purposes of analyzing transportation impacts under the California Environmental Quality Act (CEQA) related to Vehicle Miles Traveled (VMT) as required by Senate Bill 743 (SB 743), and make related findings that the proposed project is consistent with the Montebello General Plan; and

2. DETERMINE AND FIND that the proposed amendment to establish a threshold of significance and screening criteria based on VMTs to comply with SB 743 is not a project within the meaning of the California Environmental Quality Act (CEQA) Guidelines Section 15378 and is therefore not subject to CEQA.

CONSENT ITEM(S)

5. **Compliance Review for Conditional Use Permit (“CUP”) No. PC-2021-0009-CUP for the sale of alcohol (Type 41 License – On-sale Beer and Wine - Eating Place) within an existing bona fide restaurant (Playas Guayabitos) located at 1418 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 Playas Guayabitos Restaurant Inc. (the “Applicant”) has demonstrated compliance with the conditions of approval contained in Resolution No. 12-21/Conditional Use Permit No. PC-2021-0009-CUP (Attachment “A”) for the property located at 1418 West Beverly Boulevard.

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, November 7, 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, October 12, 2023 at 5:30 p.m.

Alexis Huerta

Alexis Huerta, Senior Administrative Assistant