



**PLANNING COMMISSION
MEETING AGENDA**

TUESDAY, NOVEMBER 7, 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, November 7, 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. **September 19, 2023 - Minutes**

RECOMMENDATION: Approval of the Minutes from the Planning Commission meeting held on September 19, 2023.

2. **September 26, 2023 - Minutes**

RECOMMENDATION: Approval of the Minutes from the Special Planning Commission meeting held on September 26, 2023.

3. **October 17, 2023 - Minutes**

RECOMMENDATION: Approval of Minutes from the Planning Commission meeting held on October 17, 2023.

PUBLIC HEARING

4. **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), for the property 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.

5. **Site Plan Review ("SPR") (Case No. PC-2023-0015-SPR) to allow the demolition of an existing single-family residential dwelling unit including an existing detached garage and allow the construction of three (3) attached two-story residential dwelling units (ranging from 1,772 square feet to 1,888 square feet) and**

two (2) detached single-story Accessory Dwelling Units (ADUs) each comprised of 945 square feet pursuant to Montebello Municipal Code Chapter 17.74 et seq. (Site Plan Review), for the property located at 141 South Spruce Street.

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

1. ADOPT Resolution No. 15-23 Approving the Site Plan Review (“SPR”) No. PC-2023-0015-SPR with conditions to allow the demolition of an existing single-family residential dwelling unit including an existing detached garage and allow the construction of three (3) attached two-story residential dwelling units (ranging from 1,772 square feet to 1,888 square feet) and two (2) detached single-story Accessory Dwelling Units (ADUs) each comprised of 945 square feet (the “Project”) for the property located at 141 South Spruce Street (the “Project Site”) with conditions pursuant to Montebello Municipal Code (“MMC”) Chapter 17.74 - Site Plan Review; and

2. DETERMINE AND FIND that the project (ENV No. 14-23-CE) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section (15332) - Class 32 (In-Fill Development) as it meets the conditions set forth under class 32 (In-Fill Development Projects).

6. **Modification of Conditional Use Permit (“CUP”) No. 14-03 (Case No. PC-2023-0009-CUP-M1) to upgrade the Department of Alcoholic Beverage Control (ABC) Licensing from Type 41 (On-sale beer and wine) to Type 47 (On-sale General) to allow a full line of alcohol for on-site consumption located at 1813 W. Whittier Boulevard (collectively “the property”).**

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

1. ADOPT Resolution No. 18-23 approving a modification to Conditional Use Permit No. 14-03 (Case No. PC-2023-0009-CUP-M1), subject to certain findings and conditions to change the ABC licensing from Type 41 to Type 47 for the property located at 1813 W. Whittier Blvd. (“Mr. Tempo restaurant”); and

2. DETERMINE AND FIND that the project (ENV No. 3-23-CE) is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section (15301) related to Class 1 “Existing Facilities” as it involves negligible or no expansion of the existing or former use.

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 21, 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, November 2, 2023 at 5:30 p.m.

Alexis Huerta

Alexis Huerta, Senior Administrative Assistant