CITY OF MONTEBELLO

PLANNING COMMISSION
MEETING AGENDA

MINUTES

TUESDAY, FEBRUARY 1, 2022 AT 6:30 P.M.

VIA ZOOM

CALL TO ORDER – Chair Briseno called the meeting to order at 6:34 p.m.

ROLL CALL – Members present were Chair Briseno, Vice-Chair Ramirez, Commissioner Aliksanian, Commissioner Cuevas, and Commissioner Lomeli.

STAFF PRESENT – Director of Planning and Community Development Joseph Palombi, Planning Manager Monica Mercado-Rodriguez, Planning Commission Legal Counsel Gloria Ramirez, Assistant Planners Michael Donovan and Daniel Ruiz, and Administrative Secretary Samantha Nevarez.

PLEDGE OF ALLEGIANCE – Commissioner Lomeli

CORRECTION TO THE AGENDA – PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR – None

STATEMENT OF PUBLIC ORAL COMMUNICATIONS – None

STAFF COMMUNICATIONS – None

MINUTES

1. **APPROVAL OF MINUTES – JANUARY 18, 2022**

Motion to approve the meeting minutes motioned by Commissioner Lomeli and Seconded by Commissioner Cuevas. Director Palombi took roll and the item was approved 5-0.

PUBLIC HEARING(S)

2. **PLANNED SIGN PROGRAM ("PSP") NO. PC-2022-0002-PSP TO ESTABLISH DESIGN GUIDELINES AND REGULATIONS FOR PERMANENT AND TEMPORARY SIGNAGE FOR THE APPROVED METRO HEIGHTS (FORMERLY KNOWN "MONTEBELLO HILLS SPECIFIC PLAN") PHASE A PLANNING AREAS 1, 2, AND PART OF 3 ("PROJECT SITE") AND NOTICE OF EXEMPTION UNDER CEQA § 15311 (ACCESSORY STRUCTURES).**

The Public Hearing regarding PC-2022-0002-PSP was opened at 6:38 p.m. Assistant Planner, Mr. Daniel Ruiz provided a presentation for the Planned Sign Program to the Planning Commission. Upon Mr. Ruiz's presentation; Jason Certilman of Toll Brothers provided a presentation for Phase A of the Metro Heights at Montebello Hills Project on behalf of the Applicant. Mr. Certilman concluded his presentation and answered questions from the Planning Commissioners. The Public Hearing was closed at 7:15 p.m. Motion to approve PSP No. PC-2022-0002-PSP was motioned by Vice-Chair Ramirez with the added condition to add graffiti removal as a condition of approval. The Motion was seconded by Commissioner Lomeli. Director Palombi took roll and the item was approved 5-0. Upon completion of Item No. 2 Commissioner Cuevas requested to leave the meeting at 7:18 p.m. to attend to an urgent matter.

MOTIONED: Vice-Chair Ramirez
SECONDED: Commissioner Lomeli
Approved: 5-0-0-0
Ayes: Chair Briseno, Vice-Chair Ramirez, Commissioner Aliksanian, Commissioner Cuevas and Commissioner Lomeli
NOES: None
ABSTAIN: None
ABSENT: None

3. **LOT LINE ADJUSTMENT ("LLA") NO. PC-2022-0001-LLA TO ADJUST THE BOUNDARY LINES FOR THE RECREATION CENTER BUILDING LOCATED WITHIN PHASE A (PLANNING AREA 3) OF THE APPROVED METRO HEIGHTS DEVELOPMENT ("PROJECT SITE") AND NOTICE OF EXEMPTION UNDER CEQA § 15182(C) (RESIDENTIAL PROJECTS IMPLEMENTING SPECIFIC PLANS).**

The Public Hearing regarding PC-2022-0001-LLA was opened at 7:17 p.m. Assistant Planner, Mr. Daniel Ruiz provided a presentation for the Lot Line Adjustment to the Planning Commission. Upon Mr. Ruiz's presentation, Scott Wilson on behalf Toll Brothers provided a brief presentation and the Public Hearing was closed at 7:30 p.m. Motion to approve Lot Line Adjustment No. PC-2022-0001-LLA was motioned by Vice-Chair Ramirez and Seconded by Commissioner Lomeli. Director Palombi took roll and the item was approved 4-0.

MOTIONED: Vice-Chair Ramirez
SECONDED: Commissioner Lomeli
Approved: 4-0-0-0
Ayes: Chair Briseno, Vice-Chair Ramirez, Commissioner Aliksanian and Commissioner Lomeli
NOES: None
ABSTAIN: None
ABSENT: Commissioner Cuevas

4. **COMPLIANCE REVIEW FOR CONDITIONAL USE PERMIT NO. 07-20 ("CUP 07-20") for the sale of a full-line of alcohol (Type 47 License – On-sale General Eating Place) within an existing restaurant (701 Bar and Restaurant) located at 620-624 West Whittier Boulevard.**

   The item regarding the Compliance Review for CUP No. 07-20 commenced at 7:31 p.m. Assistant Planner, Michael Donovan provided a presentation for the Compliance Review for CUP No. 07-20 to the Planning Commission. Motion to receive and file CUP No. 07-20 motioned by Vice-Chair Ramirez and Seconded by Commissioner Lomeli. Director Palombi took roll and the item was approved 4-0.

   MOTIONED: Vice-Chair Ramirez
   SECONDED: Commissioner Lomeli
   Approved: 4-0-0-0
   Ayes: Chair Briseno, Vice-Chair Ramirez, Commissioner Aliksanian and Commissioner Lomeli
   NOES: None
   ABSTAIN: None
   ABSENT: Commissioner Cuevas

5. **COMPLIANCE REVIEW FOR CONDITIONAL USE PERMIT NO. 24-19 ("CUP 24-19") FOR THE SALE OF BEER AND WINE (TYPE 20 – OFF-SALE BEER AND WINE) AT A CONVENIENCE STORE OPERATED BY 7-ELEVEN, INC. AND LOCATED AT 2900 WEST BEVERLY, SUITES A & B.**

   The item regarding the Compliance Review for CUP No. 24-19 commenced at 7:38 p.m. Assistant Planner, Michael Donovan provided a presentation for the Compliance Review for CUP No. 24-19 to the Planning Commission. Motion to receive and file CUP No. 24-19 was motioned by Commissioner Aliksanian and Seconded by Vice-Chair Ramirez. Director Palombi took roll and the item was approved 4-0.

   MOTIONED: Commissioner Aliksanian
   SECONDED: Vice-Chair Ramirez
   Approved: 4-0-0-0
   Ayes: Chair Briseno, Vice-Chair Ramirez, Commissioner Aliksanian and Commissioner Lomeli
   NOES: None
   ABSTAIN: None
   ABSENT: Commissioner Cuevas

   CONSENT ITEM

6. **CONSIDER A RESOLUTION FINDING THAT THE PROPOSED LEASE BETWEEN THE CITY OF MONTEBELLO AND TOPGOLF USA MB, LLC, TO USE A PORTION OF THE MONTEBELLO GOLF COURSE TO BE CONSISTENT WITH THE MONTEBELLO GENERAL PLAN PURSUANT TO GOVERNMENT CODE SECTION 65402**

   Before continuing to Item No. 6 City Attorney, Gloria V. Ramirez stated Vice-Chair Ramirez would recuse herself for this item. Director Palombi provided a brief summary on Item No. 6 for the General Plan Conformance Findings for the proposed lease between the City of Montebello and Topgolf USA MB, LLC. Director Palombi answered questions and comments presented by the Commissioners. Upon presentation of the item, a motion to adopt Resolution No. 02-22 was motioned by Commissioner Aliksanian and Seconded by Commissioner Lomeli. Director Palombi took roll and the item was approved 2-1.

MOTIONED: Commissioner Aliksanian
SECONDED: Commissioner Lomeli
Approved: 2-1-0-0
Ayes: Commissioner Aliksanian and Commissioner Lomeli
NOES: Chair Briseno
ABSTAIN: None
ABSENT: Vice-Chair Ramirez and Commissioner Cuevas

PLANNING COMMISSIONER ORALS

Chair, Alexandra Briseno
Vice Chair, Marlene Ramirez
Commissioner, Berj Aliksanian
Commissioner, Victor Cuevas
Commissioner, Natalia Lomeli

ADJOURNMENT

Meeting adjourned at 8:23 p.m. to the next regularly scheduled Planning Commission meeting on February 15, 2022 at 6:30 p.m.

Joseph Palombi, Planning Commission Secretary