



MONTEBELLO PLANNING COMMISSION
MEETING AGENDA

MINUTES

TUESDAY, JUNE 21, 2022 AT 6:30 P.M.

**CITY HALL COUNCIL CHAMBERS
1600 W. BEVERLY BOULEVARD
MONTEBELLO, CA 90640**

CALL TO ORDER – Commissioner Franco called the meeting to order at 6:40 p.m.

ROLL CALL – Commissioner Cuevas, Commissioner Franco & Commissioner Lomeli

PLEDGE OF ALLEGIANCE – Commissioner Cuevas

CORRECTIONS TO THE AGENDA – PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR – None.

PUBLIC COMMENTS

Speakers wishing to address the Planning Commission on an item that is not on the agenda will be called upon in the order that their speaker card was received. Those persons not accommodated during this period will have an opportunity to speak under “Oral Communications – Continued” after all scheduled matters have been discussed.

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 Planning 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 Planning Commission.

STAFF COMMUNICATIONS – None.

PLANNING COMMISSION REORGANIZATION

Nominations for Planning Commissioner Chairperson were opened up by Director Palombi. Commissioner Cuevas motioned to appoint Commissioner Franco as the Chair and was seconded by Commissioner Lomeli. Commissioner Franco accepted the Chair nomination. Director Palombi took roll and the item was approved 3-0. The same process will be used to select the Vice-Chair and will be continued to the next regularly scheduled Planning Commission meeting.

MINUTES**1. APPROVAL OF MINUTES – MAY 3, 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 2-1.

PUBLIC HEARING(S)**2. VESTING TENTATIVE PARCEL MAP ("VTPM") NO. PC-2022-0010-VTPM TO ALLOW THE CESAR CHAVEZ FOUNDATION TO CONSOLIDATE FIVE (5) EXISTING PARCELS (.78 ACRES) INTO ONE (1) PARCEL TO ALLOW THE DEVELOPMENT OF A PREVIOUSLY APPROVED SIXTY-THREE (63) UNIT MULTIPLE-FAMILY AFFORDABLE HOUSING DEVELOPMENT AT 112-132 S. 6TH STREET ("PROJECT SITE").**

The Public Hearing regarding Case No. PC-2022-0010-VTPM was opened at 6:46 p.m. Director Palombi introduced the item followed by a presentation from Monica Mercado-Rodriguez, Planning Manager, . There was one (1) written comment from Courtney Welch of the California Renters Legal Advocacy and Education Fund in support of the project.

The Public Hearing was closed at 6:51 p.m. Motion to approve PC-2022-0010-VTPM motioned by Commissioner Lomeli and Seconded by Commissioner Cuevas. Director Palombi took roll and the motion passed 3-0.

MOTIONED: Lomeli

SECONDED: Cuevas

AYES: Commissioner Cuevas, Commissioner Lomeli and Chair Franco

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Aliksanian

3. CONDITIONAL USE PERMIT ("CUP") NO. PC-2022-0011-CUP TO ALLOW THE ON-SALE DISPENSING OF BEER AND WINE AT AN EXISTING RESTAURANT (SIZZLER) LOCATED AT 1908 WEST BEVERLY BOULEVARD ("PROJECT SITE").

The Public Hearing regarding Case No. PC-2022-0011-CUP was opened at 6:55 p.m. Director Palombi introduced the item. Assistant Planner, Michael Donovan provided a presentation on Case No. PC-2022-0011-CUP to the Planning Commission. There were three (3) public comment cards submitted from residents opposing the item. Subsequent to the Public Comment period, the consultant Ms. Krista Garritano addressed the Planning Commission on behalf of the Applicant. The Public Hearing was closed at 7:16 p.m. The Planning Commission entertained discussion from its members. This discussion included comments from Commissioner Cuevas and Commissioner Lomeli who expressed a need to understand

the struggles of local businesses that have experienced significant challenges related to the pandemic. Subsequent to the Planning Commission action on this matter, a petition was submitted in opposition to the project was submitted by residents. Motion to approve PC-2022-0011-CUP with the conditions of a quarterly compliance review motioned by Commissioner Cuevas and Seconded by Commissioner Lomeli. Director Palombi took roll and the motion passed 3-0.

MOTIONED: Cuevas

SECONDED: Lomeli

AYES: Commissioner Cuevas, Commissioner Lomeli and Chair Franco

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Aliksanian

CONSENT ITEM(S)

4. TENTATIVE PARCEL MAP ("TPM") NO. TPM 01-20 REQUEST TO EXTEND THE EXPIRATION DATE FOR ONE (1) ADDITIONAL YEAR.

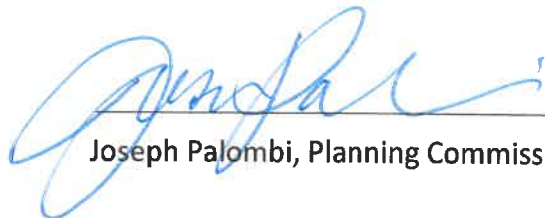
Director Palombi introduced the item. Assistant Planner, Michael Donovan provided an update on TPM No. 01-20. The Applicant is requesting to extend the timeframe to have the final map recorded for an additional year, if the item is approved the new deadline to have the documents recorded will be on June 16, 2023. Motion to approve TPM No. TPM-01-20 motioned by Commissioner Lomeli and Seconded by Commissioner Cuevas. Director Palombi took roll and the item was approved 3-0.

PLANNING COMMISSIONER ORALS

1. Commissioner, Edward Franco
2. Commissioner, Victor Cuevas
3. Commissioner, Natalia Lomeli

ADJOURNMENT

Meeting adjourned at 7:40 p.m. to the next regularly scheduled Planning Commission meeting on July 5, 2022.



Joseph Palombi, Planning Commission Secretary

