



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, JUNE 20, 2023 AT 6:30 PM

**CITY HALL COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA**

CALL TO ORDER – Commissioner Lomeli called the meeting to order at 6:27 p.m.

ROLL CALL – Commissioner Lomeli, Commissioner Medina, and Commissioner Morales. The record shall reflect that Chair Cuevas was absent from this meeting.

PLEDGE OF ALLEGIANCE – Commissioner Lomeli

CORRECTIONS TO THE AGENDA – None

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 Change (“ZC”), Site Plan Review (“SPR”), and Tentative Parcel Map (“TPM”) (Case No. PC-2022- 0003-ZC-SPR-TPM) to amend the zoning designation from C-R (Commercial Restricted) to C-R-HOO (Commercial Restricted with the Housing Opportunity Overlay or “HOO” zoning designation), to allow the construction of sixteen (16) residential dwelling units at the properties located at 608, 612, and 616 Hart Place (the “Project Site”), and to merge the three (3) parcels into one (1) parcel totaling approximately 19,000 square feet.**

Director Palombi introduced the item. The Public Hearing was opened at 6:29 p.m. Assistant Planner, Daniel Ruiz provided a presentation regarding Case No. PC-2022-0003-ZC-SPR-TPM to the Planning Commission. Upon Mr. Ruiz's presentation; the applicant Feng Xiao provided some background information on the project before the Commission and addressed the concerns presented by the Commission. There were four (4) requests for public comment. Staff received comments from Mr. Barney Santos and Mrs. Evelyn Santos the owners of BLVD MRKT regarding sound proofing the property, overflow parking concerns and commended the applicant on their project. Mrs. Santos requested some information regarding privacy concerns between their residential property and the proposed project site. Staff also received two (2) additional public comments from San Giorgio, LLC and offered their support of project and thanked the Planning Commission for their time and effort. The Public Hearing was closed at 7:05 p.m. Motion to approve PC-2022-0003-ZC-SPR-TPM motioned by Commissioner Medina and Seconded by Commissioner Lomeli. Director Palombi took roll and the item was approved 4-0.

MOTIONED: Commissioner Medina

SECONDED: Commissioner Lomeli

APPROVED: 4-0-0-1

AYES: Commissioner Lomeli, Commissioner Medina, Commissioner Morales and Commissioner Valdez

NOES: None.

ABSTAIN: None.

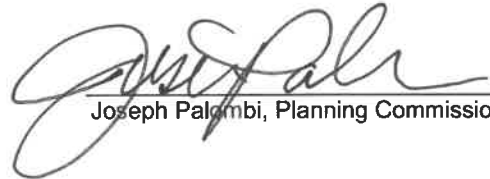
ABSENT: Chair Cuevas

PLANNING COMMISSION ORALS

Commissioner Lomeli welcomed Ms. Joella Valdez to the Planning Commission.

ADJOURNMENT

The City of Montebello Planning Commission adjourned at 7:09 p.m. to the next regularly scheduled meeting on July 4, 2023 at 6:30 p.m.



Joseph Palombi, Planning Commission Secretary