



CITY OF MONTEBELLO

SPECIAL PLANNING COMMISSION MEETING AGENDA

MINUTES

**TUESDAY, SEPTEMBER 26, 2023 AT
4:00 PM**

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

CALL TO ORDER – Commissioner Lomeli called the meeting to order at 4:03 p.m.

ROLL CALL – Commissioner Lomeli, Commissioner Medina, Commissioner Morales and Commissioner Valdez. The record shall reflect that Chair Cuevas is absent.

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 – None.

MINUTES

1. **August 1, 2023 Minutes**

2. **August 15, 2023 Minutes**

Commissioner Lomeli motioned to approve the meeting minutes of August 1, 2023 and August 15, 2023 and was Seconded by Commissioner Medina.

MOTIONED: Commissioner Lomeli

SECONDED: Commissioner Medina

APPROVED: 3-0-0-2

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

NOES: None.

ABSTAIN: None.

ABSENT: Chair Cuevas and Commissioner Valdez.

PUBLIC HEARING

3. **LOT LINE ADJUSTMENT ("LLA") (CASE NO. PC-2023-0005-LLA) TO ADJUST THE EXISTING PROPERTY BOUNDARY LINES LOCATED AT 2302 W. WHITTIER BLVD (COLLECTIVELY "THE PROPERTY").**

Director Palombi introduced the item. Assistant Planner Ms. Grace Hayashi provided a presentation regarding Case No. PC-2023-0005-LLA to the Planning Commission. The Public Hearing was opened at 4:12 p.m. Upon Ms. Hayashi's presentation, Daniel Freedman spoke on behalf of the Applicant. The property owner spoke following Mr. Freedman in response to a question brought for by Commissioner Valdez. The Public Hearing was closed at 4:17 p.m. Commissioner Morales motioned to approve Case No. PC-2023-0005-LLA and was Seconded by Commissioner Lomeli. Director Palombi took roll and the item was approved 4-0.

MOTIONED: Commissioner Morales

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.

4. **CONDITIONAL USE PERMIT ("CUP") (CASE NO. PC-2023-0010-CUP-ZV) TO ALLOW PERMANENT COSMETICS AT AN EXISTING BEAUTY SALON AND A ZONE VARIANCE TO PERMIT THE PROPOSED USE WITHIN 1,000 FEET OF SENSITIVE USES, PURSUANT TO MONTEBELLO MUNICIPAL CODE CHAPTER 17.70 AND 17.72, ON AN EXISTING LOT AT 806 W BEVERLY BLVD WITHIN THE CITY OF MONTEBELLO.**

Director Palombi introduced the item. Assistant Planner Ms. Emilie Fernandez provided a presentation regarding Case No. PC-2023-0010-CUP-ZV to the Planning Commission. The Public Hearing was opened at 4:22 p.m. Upon Ms. Fernandez's presentation, Allia spoke on behalf of the Applicant. Mr. Palombi answered questions from Commissioners. The Public Hearing was closed at 4:24 p.m. Commissioner Morales motioned to approve Case No. PC-2023-0010-CUP-ZV and was Seconded by Commissioner Lomeli. Director Palombi took roll and the item was approved 4-0.

MOTIONED: Commissioner Morales

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.

CONSENT ITEM(S)

PUBLIC COMMENT

Barney Santos spoke regarding noise levels at 520 Whittier Blvd. "BLVD Market." Planning Manager Mrs. Mercado-Rodriguez and Director Palombi provided a response. Assistant Planner Mr. Daniel Ruiz spoke regarding Resolution No. 18-20 regarding noise conditions. City Attorney Nvair Ozonian provided clarification regarding conditions.

5. **COMPLIANCE REVIEW FOR CONDITIONAL USE PERMIT ("CUP") NO. PC-2022-0011-CUP FOR THE SALE OF ALCOHOL (TYPE 41 LICENSE – ON-SALE BEER AND WINE - EATING PLACE) WITHIN AN EXISTING BONA FIDE RESTAURANT (SIZZLER'S) LOCATED AT 1908 WEST BEVERLY BOULEVARD ("PROJECT SITE").**

Director Palombi introduced the item. Assistant Planner, Mr. Daniel Ruiz provided a presentation regarding Compliance Review for Conditional Use Permit No. PC-2022-0011-CUP. Commissioner Lomeli motioned to Receive and File the Compliance Review for Conditional Use Permit No. PC-2022-0011-CUP and was Seconded by Commissioner Medina. Director Palombi took roll and the item was approved 4-0.

6. **COMPLIANCE REVIEW FOR CONDITIONAL USE PERMIT ("CUP") CASE NO. PC-2020-0014-CUP FOR THE SALE OF A FULL-LINE OF ALCOHOL (TYPE 41 LICENSE – ON-SALE BEER AND WINE - EATING PLACE) WITHIN AN EXISTING FOOD INCUBATOR (BLVD MRKT) LOCATED AT 520 WEST WHITTIER BOULEVARD ("PROJECT SITE").**

Assistant Planner, Mr. Daniel Ruiz provided a presentation regarding Compliance Review for Conditional Use Permit No. PC-2020-0014-CUP. Commissioner Lomeli motioned to Receive and File the Compliance Review for Conditional Use Permit ("CUP") No. PC-2020-0014-CUP and was Seconded by Commissioner Medina. Director Palombi took roll and the item was approved 4-0.

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

Assistant Planner, Ms. Grace Hayashi provided a presentation regarding Compliance Review for Conditional Use Permit No. 24-19. Commissioner Lomeli motioned to Receive and File the Compliance Review for Conditional Use Permit No. 24-19 and was Seconded by Commissioner Medina. Director Palombi took roll and the item was approved 4-0.

PLANNING COMMISSION ORALS

Planning Commission member announcements; requests for future agenda items; conference/meetings reports.

ADJOURNMENT

The meeting was adjourned at 4:42 p.m. to the next regularly scheduled meeting that will be held on October 3, 2023.


Joseph Palombi, Planning Commission Secretary

