



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

**TUESDAY, OCTOBER 17, 2023 AT 6:30
PM**

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

CALL TO ORDER – Chair Cuevas called the meeting to order at 6:29 p.m.

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

PLEDGE OF ALLEGIANCE – Chair Cuevas

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.

PUBLIC HEARING

- 1. ZONE VARIANCE (“ZV”) (CASE NO. PC-2023-0004-ZV) TO DEVIATE FROM THE FENCE HEIGHT REQUIREMENTS CONTAINED IN MONTEBELLO MUNICIPAL CODE SECTION 17.10.130 LOCATED AT 1741 APPIAN WAY.**

Director Palombi introduced the item. Assistant Planner, Ms. Grace Hayashi provided a presentation regarding Case No. PC-2023-0004-ZV to the Planning Commission. The Public Hearing was opened at 6:47 p.m. Upon Ms. Grace Hayashi's presentation, the applicant Brian Oshima spoke in support of the item and provided more information regarding the project. The homeowner of 1741 Appian Way, Tracy Kitagawa, spoke in support of the

project after. Following this William Villalobos, a member of the neighborhood, spoke against the project. Francisco Villalobos, a member of the neighborhood spoke regarding his concerns about the project. The project's architect Brian Oshima, responded to the concerns. The Public Hearing was closed at 7:00pm. Chair Cuevas motioned to approve Case No. PC-2023-0004-ZV and was Seconded by Commissioner Medina with the conditions that the current design and look is maintained. Director Palombi took roll and the item was approved 3-0.

MOTIONED: Chair Cuevas

SECONDED: Commissioner Medina

APPROVED: 3-0-0-2

AYES: Chair Cuevas, Commissioner Medina and Commissioner Valdez

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Morales and Commissioner Lomeli.

2. **GENERAL PLAN AMENDMENT ("GPA"), ZONE CHANGE ("ZC"), AND LOT LINE ADJUSTMENT ("LLA") CASE NO. PC-2023-0012-GPA-ZC-LLA TO RECONFIGURE TWO LOTS LOCATED AT 437 N. SPRUCE STREET ("PROJECT SITE") AND TO AMEND THE GENERAL PLAN AND ZONING DESIGNATION OF THE NEWLY CONFIGURED LOTS FROM BOULEVARD COMMERCIAL (GENERAL PLAN DESIGNATION) AND NEIGHBORHOOD COMMERCIAL (ZONING DESIGNATION) TO BOULEVARD COMMERCIAL AND NEIGHBORHOOD COMMERCIAL FOR THE PROPOSED "LOT A" AS WELL AS LOW DENSITY RESIDENTIAL AND SINGLE FAMILY RESIDENTIAL FOR THE PROPOSED "LOT B". NO NEW CONSTRUCTION IS PROPOSED IN CONJUNCTION WITH THIS PROJECT.**

Director Palombi introduced the item. Assistant Planner, Mr. Daniel Ruiz provided a presentation regarding Case No. PC-2023-0012-GPA-ZC-LLA to the Planning Commission. The Public Hearing was opened at 7:25 p.m. Upon Mr. Ruiz's presentation, the Applicant Steven Rounds addressed the Planning Commission to provide background on the project. The Public Hearing was closed at 7:27 p.m. Commissioner Medina motioned to approve Case No. PC-2023-0012-GPA-ZC-LLA and was Seconded by Commissioner Valdez. Director Palombi took roll and the item was approved 3-0.

MOTIONED: Commissioner Medina

SECONDED: Commissioner Valdez

APPROVED: 3-0-0-2

AYES: Chair Cuevas, Commissioner Medina and Commissioner Valdez

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Morales and Commissioner Lomeli.

3. **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), ON AN EXISTING LOT LOCATED AT 900 W LINCOLN AVE. WITHIN THE CITY OF MONTEBELLO.**

Director Palombi introduced the item. Assistant Planner, Ms. Emilie Fernandez provided a presentation regarding Case No. PC-2023-0013-ZV to the Planning Commission. The Public Hearing was opened at 7:35 p.m. Upon Ms. Fernandez's presentation, the Applicant John from the Blake Sign Company addressed the Planning Commission to provide background on the project. Susie Gabriel from the Holy Cross Armenian Church spoke regarding the project. The Public Hearing was closed at 7:44pm. Commissioner Medina motioned to continue Case No. PC-2023-0013-ZV to the next regularly scheduled meeting of the Planning Commission on November 7, 2023 and was seconded by Commissioner Valdez. Director Palombi took roll and the motion was approved 3-0.

MOTIONED: Commissioner Medina

SECONDED: Commissioner Valdez

APPROVED: 3-0-0-2

AYES: Chair Cuevas, Commissioner Medina and Commissioner Valdez

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Morales and Commissioner Lomeli.

4. GENERAL PLAN AMENDMENT ("GPA") (CASE NO. PC-2023-0016-GPA) TO ADOPT TRANSPORTATION GUIDELINES FOR VEHICLE MILES TRAVELED RELATED TO LAND DEVELOPMENT, LAND USE PLANNING AND TRANSPORTATION PROJECTS.

Director Palombi introduced the item. Planning Manager, Mrs. Monica Mercado-Rodriguez provided a presentation regarding Case No. PC-2023-0016-GPA to the Planning Commission. Commissioner Valdez motioned to adopt General Plan Amendment Case No. PC-2023-0016-GPA and was seconded by Commissioner Medina. Director Palombi took roll and the item was approved 3-0.

MOTIONED: Commissioner Valdez

SECONDED: Commissioner Medina

APPROVED: 3-0-0-2

AYES: Chair Cuevas, Commissioner Medina and Commissioner Valdez

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Morales and Commissioner Lomeli.

CONSENT ITEM(S)

5. COMPLIANCE REVIEW FOR CONDITIONAL USE PERMIT ("CUP") NO. PC-2021-0009-CUP FOR THE SALE OF ALCOHOL (TYPE 41 LICENSE – ON-SALE BEER AND WINE - EATING PLACE) WITHIN AN EXISTING BONA FIDE RESTAURANT (PLAYAS GUAYABITOS) LOCATED AT 1418 WEST BEVERLY BOULEVARD ("PROJECT SITE").

Director Palombi introduced the item. Assistant Planner, Ms. Emilie Fernandez provided a presentation regarding compliance review for Conditional Use Permit ("CUP") No. PC-2021-0009-CUP. Commissioner Valdez motioned to receive and file the Compliance Review Report for Conditional Use Permit PC-2021-0009-CUP and was seconded by Chair Cuevas. Director Palombi took roll and the item was approved 3-0.

PLANNING COMMISSION ORALS

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

ADJOURNMENT

The meeting was adjourned at 8:10 p.m. to the next regularly scheduled meeting that will be held on November 7, 2023.


Joseph Palombi, Planning Commission Secretary

