



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

**TUESDAY, NOVEMBER 7, 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 6:32 p.m.

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

MINUTES

1. **Approval of the Minutes from the Planning Commission Meeting held on September 19, 2023.**
2. **Approval of the Minutes from the Planning Commission Meeting held on September 26, 2023.**
3. **Approval of the Minutes from the Planning Commission Meeting held on October 17, 2023.**

Motion to approve the meeting minutes was motioned by Commissioner Lomeli and seconded by Commissioner Medina. Director Palombi took roll and the items were approved 4-0.

PUBLIC HEARING

4. **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), FOR THE PROPERTY 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 6:38 p.m. Upon Ms. Emilie Fernandez's presentation, the applicant's representative John Blake with Blake Sign Company, Inc. spoke in support of the item and provided more information regarding the installation of the sign. Sergio, a representative from the LED company that provides the equipment for the sign, elaborated on the illumination of the sign. The Public Hearing was closed at 6:44 p.m. Commissioner Lomeli motioned to approve Case No. PC-2023-0013-ZV and was Seconded by Chair Cuevas. Director Palombi stated for the record that Commissioner Morales joined the meeting prior to the discussion of the item. Director Palombi took roll and the item was approved 4-0.

MOTIONED: Commissioner Lomeli

SECONDED: Chair Cuevas

APPROVED: 4-0-0-1

AYES: Chair Cuevas, Commissioner Lomeli, Commissioner Medina, and Commissioner Morales

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Valdez

5. **SITE PLAN REVIEW ("SPR") (CASE NO. PC-2023-0015-SPR) TO ALLOW THE DEMOLITION OF AN EXISTING SINGLE FAMILY RESIDENTIAL DWELLING UNIT INCLUDING AN EXISTING DETACHED GARAGE AND ALLOW THE CONSTRUCTION OF THREE (3) ATTACHED TWO-STORY RESIDENTIAL DWELLING UNITS (RANGING FROM 1,772 SQUARE FEET TO 1,888 SQUARE FEET) AND TWO (2) DETACHED SINGLE-STORY ACCESSORY DWELLING UNITS (ADUS) EACH COMPRISED OF 945 SQUARE FEET PURSUANT TO MONTEBELLO MUNICIPAL CODE CHAPTER 17.74 ET SEQ. (SITE PLAN REVIEW), FOR THE PROPERTY LOCATED AT 141 SOUTH SPRUCE STREET.**

Director Palombi introduced the item. Assistant Planner, Ms. Emilie Fernandez provided a presentation regarding Case No. PC-2023-0015-SPR to the Planning Commission. The Public Hearing was opened at 6:56 p.m. Upon Ms. Emilie Fernandez's presentation, the Applicant Daniel Reynoso addressed the Planning Commission to provide background on the project. The Public Hearing was closed at 7:01 p.m. Commissioner Lomeli motioned to approve Case No. PC-2023-0015-SPR and was Seconded by Commissioner Morales. Director Palombi took roll and the item was approved 4-0.

MOTIONED: Commissioner Lomeli

SECONDED: Commissioner Morales

APPROVED: 4-0-0-1

AYES: Chair Cuevas, Commissioner Lomeli, Commissioner Medina, and Commissioner Morales

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Valdez

6. **MODIFICATION OF CONDITIONAL USE PERMIT ("CUP") NO. 14-03 (CASE NO. PC-2023-0009-CUP-M1) TO UPGRADE THE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSING FROM TYPE 41 (ON-SALE BEER AND WINE) TO TYPE 47 (ON-SALE GENERAL) TO ALLOW A FULL LINE OF ALCOHOL FOR ON-SITE CONSUMPTION LOCATED AT 1813 W. WHITTIER BOULEVARD (COLLECTIVELY "THE PROPERTY").**

Director Palombi introduced the item. Assistant Planner, Ms. Grace Hayashi provided a presentation regarding Case No. PC-2023-0009-CUP-M1 to the Planning Commission. The Public Hearing was opened at 7:10 p.m. Upon Ms. Hayashi's presentation, Bryan Strong addressed the Planning Commission on behalf of the applicant to provide background on the project. The Public Hearing was closed at 7:15 p.m. Commissioner Medina motioned to approve Case No. PC-2023-0009-CUP-M1 and was Seconded by Commissioner Lomeli. Director Palombi took roll and the motion was approved 4-0.

November 07, 2023: Planning Commission Meeting Minutes

MOTIONED: Commissioner Medina

SECONDED: Commissioner Lomeli

APPROVED: 4-0-0-1

AYES: Chair Cuevas, Commissioner Lomeli, Commissioner Medina, and Commissioner Morales

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Valdez

PLANNING COMMISSION ORALS

None.

ADJOURNMENT

The meeting was adjourned at 7:17 p.m. to the next regularly scheduled meeting that will be held on November 21, 2023.



Joseph Palombi, Planning Commission Secretary