



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

**TUESDAY, JANUARY 16, 2024 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 6:30 p.m.

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

1. Director Palombi stated that the introduction from the City Manager would be postponed to the next Planning Commission meeting due to a scheduling conflict.

PUBLIC HEARING

2. **MODIFICATION OF CONDITIONAL USE PERMIT (“CUP”) NO. 2-64 (CASE NO. PC-2023-0014-CUP-M1) FOR MONTEBELLO PLYMOUTH CONGREGATIONAL CHURCH (THE “APPLICANT”) TO ESTABLISH A SURFACE PARKING LOT AT AN EXISTING VACANT LOT LOCATED AT 141 S.10TH STREET (THE “VACANT LOT”) PROVIDING SUPPLEMENTAL PARKING FOR THE EXISTING CHURCH LOCATED AT 149 S. 10TH STREET (THE “CHURCH”), AND TO ESTABLISH INGRESS/EGRESS FROM THE CHURCH TO THE PUBLIC RIGHT-OF-WAY, AND CONSTRUCT A DRIVEWAY TO ACCESS THE NEW SURFACE PARKING LOT; THE**

APPLICANT ALSO REQUESTS OTHER MINOR IMPROVEMENTS SUCH AS REPLACING NON-CONFORMING ACCESSIBLE PARKING AND RAMPS ON THE VACANT LOT AND THE CHURCH SITE (COLLECTIVELY REFERRED TO AS THE "PROJECT SITE").

Director Palombi introduced the item. Assistant Planner, Ms. Grace Hayashi provided a presentation regarding Case No. PC-2023-0014-CUP-M1 to the Planning Commission. The Public Hearing was opened at 6:39 p.m. Upon Ms. Hayashi's presentation, the applicant Wesley Okamoto spoke in support of the item and provided more information regarding the project. The Pastor of the Church, Reverend Mitchell Young, spoke regarding the parsonage. The Public Hearing was closed at 6:42 p.m. Commissioner Lomeli motioned to approve Case No. PC-2023-0014-CUP-M1 and was Seconded by Commissioner Medina. Director Palombi took roll and the item was approved 4-0.

MOTIONED: Commissioner Lomeli

SECONDED: Commissioner Medina

APPROVED: 4-0-0-1

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Morales

3. CONDITIONAL USE PERMIT ("CUP") CASE NO. PC-2023-0003-CUP TO DEMOLISH AN EXISTING CAR WASH LOCATED AT 113 N. GARFIELD AVENUE ("PROJECT SITE") AND CONSTRUCT A NEW TWO-STORY EXPRESS CAR WASH AND CAR POLISHER AT THE PROJECT SITE.

Director Palombi introduced the item. Assistant Planner, Mr. Daniel Ruiz provided a presentation regarding Case No. PC-2023-0003-CUP to the Planning Commission. The Public Hearing was opened at 6:54 p.m. Upon Mr. Daniel Ruiz's presentation, the Applicant's representative Michael Paulos addressed the Planning Commission to provide background on the project. The Public Hearing was closed at 6:57 p.m. The Public Hearing was re-opened at 7:10 p.m to allow the applicant's representative to address the concerns raised by the Planning Commission. The Public Hearing was closed at 7:14 p.m. Commissioner Lomeli motioned to approve Case No. PC-2023-0003-CUP and was Seconded by Chair Cuevas. Commissioner Lomeli amended her motion to include the condition of a one-year compliance review and was Seconded by Chair Cuevas. 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 Valdez

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Morales

4. SITE PLAN REVIEW ("SPR") (CASE NO. PC-2023-0017-SPR) TO ALLOW THE INSTALLATION OF A NEW 7,150 SQUARE FOOT PRE-MANUFACTURED METAL WAREHOUSE FOR GENERAL STORAGE OF FURNITURE AND AUTO PARTS FOR FORD OF MONTEBELLO PURSUANT TO MONTEBELLO MUNICIPAL CODE CHAPTER 17.74 ET SEQ. (SITE PLAN REVIEW), ON AN EXISTING LOT LOCATED AT 652 SOUTH MAPLE AVENUE.

Director Palombi introduced the item. Assistant Planner, Ms. Emilie Fernandez provided a presentation regarding Case No. PC-2023-0017-SPR to the Planning Commission. The Public Hearing was opened at 7:21 p.m. Upon Ms. Fernandez's presentation, Robert Plant addressed the Planning Commission on behalf of the applicant to provide background on the project. The Public Hearing was closed at 7:23 p.m. Commissioner Medina motioned to approve Case No. PC-2023-0017-SPR and was Seconded by Commissioner Lomeli. Director Palombi took roll and the motion was approved 4-0.

MOTIONED: Commissioner Medina

SECONDED: Commissioner Lomeli

APPROVED: 4-0-0-1

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

NOES: None

ABSTAIN: None

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ABSENT: Commissioner Morales

PLANNING COMMISSION ORALS

Chair Cuevas thanked staff for their contributions and assistance. Director Palombi announced that Planning Manager Monica Mercado-Rodriguez is no longer with the City of Montebello.

ADJOURNMENT

The meeting was adjourned at 7:25 p.m. to the next regularly scheduled meeting that will be held on February 6, 2024.



Joseph Palombi, Planning Commission Secretary