



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, MARCH 5, 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 Medina, Commissioner Morales, and Commissioner Valdez. The record shall reflect that Commissioner Lomeli 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.

PUBLIC HEARING

- 1. RESOLUTION NO. 02-24 RECOMMENDING CITY COUNCIL TO ADOPT AN ORDINANCE AMENDING CHAPTER 17.37 “HEAVY TRUCKING USES” AND CHAPTER 17.49 “BROWNFIELD OVERLAY DISTRICT” OF THE MONTEBELLO MUNICIPAL CODE TO CLARIFY, SIMPLIFY AND SPECIFY THE CONDITIONS AND REQUIREMENTS FOR ZONING COMPLIANCE OF HEAVY TRUCKING OPERATORS IN THE CITY OF MONTEBELLO AND IN THE BROWNFIELD OVERLAY DISTRICT AND FINDING THAT THE CODE AMENDMENT IS STATUTORILY EXEMPT UNDER CEQA SECTION NOS. 15301 (EXISTING FACILITIES) AND 15061(B)(3) (COMMON SENSE EXEMPTION).**

Director Palombi introduced the item. Director Palombi provided a presentation regarding Resolution No. 02-24 to

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the Planning Commission. Deputy City Attorney Nvair G. Deukmejian provided additional information and clarification on the item. The Public Hearing was opened at 6:37 p.m. There were two (2) requests for public comment. Staff received the first comment in support of the item from Bobby Nassir, a representative of the property owners in the Brownfield area. Director Palombi informed the Planning Commission of a comment letter received via email regarding the item. The second comment received in support of the item was from Matt Wickersham, an attorney representing the property owner at 1501 Chapin Road within the Brownfield Overlay District. The Public Hearing was closed at 6:41 p.m. Commissioner Medina motioned to approve Resolution No. 02-24 recommending City Council to adopt an ordinance amending Chapter 17.37 "Heavy Trucking Uses" and Chapter 17.49 "Brownfield Overlay District" of the Montebello Municipal Code to clarify, simplify and specify the conditions and requirements for zoning compliance of heavy trucking operators in the City of Montebello and in the Brownfield Overlay District and was Seconded by Commissioner Morales. Senior Administrative Assistant Alexis Huerta took roll and the item was approved 4-0.

MOTIONED: Commissioner Medina

SECONDED: Commissioner Morales

APPROVED: 4-0-0-1

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Lomeli

2. RESOLUTION NO. 01-24 RECOMMENDING CITY COUNCIL CERTIFY AN ENVIRONMENTAL IMPACT REPORT ("EIR") AND ADOPT FINDINGS OF FACT, A STATEMENT OF OVERRIDING CONSIDERATIONS, AND A MITIGATION MONITORING AND REPORTING PROGRAM ("MMRP"); APPROVAL OF THE MONTEBELLO 2040 GENERAL PLAN UPDATE; DOWNTOWN MONTEBELLO SPECIFIC PLAN AND ZONE CHANGE; AND MONTEBELLO BICYCLE MASTER PLAN.

Director Palombi introduced the item. Kaizer Rangwala of Rangwala & Associates provided a presentation to the Planning Commission regarding the General Plan and the Downtown Montebello Specific Plan. Following Mr. Rangwala's presentation, Greg Martin from Rincon Consultants provided a presentation regarding the Final Environmental Impact Report. After Mr. Martin's presentation, Michael Sahimi of Kittelson and Associates provided a presentation regarding the Bicycle Master Plan. The Public Hearing was opened at 7:36 p.m. Chair Cuevas stated that the Planning Commission received two comments via email related to the Bike Master Plan. Director Palombi addressed these comments to the Planning Commission and stated that the Public Works Department would be responsible for implementation related to bike lanes. The second comment related to the legalization of bicycles on sidewalks, which Director Palombi mentioned would be included as a recommendation in the Bicycle Master Plan. The Public Hearing was closed at 7:38 p.m. Commissioner Morales motioned to approve Resolution No. 01-24 recommending City Council certify an Environmental Impact Report ("EIR") and adopt Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program ("MMRP"); approval of the Montebello 2040 General Plan Update; Downtown Montebello Specific Plan and Zone Change; and Montebello Bicycle Master Plan and was Seconded by Commissioner Medina. Senior Administrative Assistant Alexis Huerta took roll and the item was approved 4-0.

MOTIONED: Commissioner Morales

SECONDED: Commissioner Medina

APPROVED: 4-0-0-1

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Lomeli

PLANNING COMMISSION ORALS

Chair Cuevas requested that the Planning Commission reorganization be placed on the next Planning Commission agenda.

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ADJOURNMENT

The meeting was adjourned at 7:48 p.m. to the next regularly scheduled meeting that will be held on March 19, 2024.



Joseph Palombi, Planning Commission Secretary