



**PLANNING COMMISSION
MEETING AGENDA**

TUESDAY, JUNE 4, 2024 AT 6:30 PM

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

PLANNING COMMISSION MEMBERS

**ALICIA MORALES, CHAIR
ARMANDO MEDINA, VICE CHAIR
VICTOR CUEVAS, PLANNING COMMISSIONER
NATALIA LOMELI, PLANNING COMMISSIONER
JOELLANN VALDEZ, PLANNING COMMISSIONER**

CITY STAFF

**JOSEPH PALOMBI, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
MARIA CELESTE ALCANTAR, MANAGEMENT ANALYST**

NOTICES

This Planning Commission Meeting will be held in person and will meet at **City Hall – City Council Chambers, 1600 West Beverly Boulevard, Montebello, California**. The meeting will be live streamed and can be watched on the City's website and YouTube Channel via the following link: <https://www.montebelloca.gov>, and may also be viewed on Spectrum Public Access Channel 3 for all Spectrum cable subscribers.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act (ADA) any person with a disability who requires special accommodations in order to participate in a meeting should contact **Maria Celeste Alcantar, Management Analyst at (323) 887-1486** Monday-Thursday from 7:30 a.m.-5:30 p.m. Please call 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II 1203). If you require translation services, please contact us 24 hours before this meeting.

PUBLIC COMMENTS:

In-Person: For those interested in participating during the Public Comment period(s) or public testimony period for Public Hearings of the Planning Commission meetings, you may address the Planning Commission in person the day of the meeting. Speakers will be required to complete a speaker card provided at the door and submit it to **Maria Celeste Alcantar, Management Analyst** prior to each Public Comment announcement period. Staff will number and call each speaker card in the order received.

Via Email: The public may also submit emailed comments via the following email address: **pcpubliccomment@montebelloca.gov** up until the day of the meeting, **Tuesday, June, 04, 2024 by 6:00 p.m.** These comments will be submitted to all members of the Planning Commission and will not be read aloud, but will be entered into the record of the proceedings to the extent they relate to matters listed on the posted agenda or otherwise address matters/issues within the subject matter jurisdiction of the Planning Commission. Any requests to provide public comment which is submitted after the deadlines indicated above will not be submitted to the Planning Commission, with the exception of non-agenda written item comments which will be held over for the next regularly scheduled meeting.

RULES OF DECORUM:

Pursuant to Section 54957.95 of the Government Code, the presiding member of the legislative body conducting a meeting, or their designee, is authorized to remove, or cause the removal of, an individual for disrupting the meeting. Any such removal will be preceded by a warning to the disruptive individual by the presiding member of the legislative body or their designee that the individual's behavior is disrupting the meeting and that the individual's failure to promptly cease their disruptive behavior may result in their removal.

AGENDA MATERIALS: The agenda and agenda packet related to items on this agenda are available for public inspection at City's website at: [Agendas, Minutes, and Videos](#).

IN CONSIDERATION OF OTHERS, PLEASE TURN OFF, OR MUTE, ALL CELL PHONES AND PAGERS
THANK YOU FOR YOUR COOPERATION

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

CORRECTIONS TO THE AGENDA

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

MINUTES

1. MAY 07, 2024, REGULAR PLANNING COMMISSION MEETING

RECOMMENDATION: Approval of the Minutes from the Planning Commission Meeting held on March 19, 2024.

PUBLIC HEARING

2. Site Plan Review ("SPR") (Case No. PC-2024-0001-SPR) to allow the addition of a 20,000 square foot concrete tilt up building addition to an existing 34,980 square foot tilt up warehouse pursuant to Montebello Municipal Code Chapter 17.74 et seq. (Site Plan Review), on an existing lot located at 2122 Flotilla Street.

RECOMMENDATION: It is recommended that the Planning Commission conduct a public hearing and take the following action:

1. Adopt Resolution No. 06-24 Approving the Site Plan Review ("SPR") No. PC-2024-0001-SPR with conditions to allow the addition of a 20,000 square foot concrete tilt up building addition to an existing 34,980 square feet existing warehouse (the "Project") for the property located at 2122 Flotilla Street (the "Project Site") with conditions pursuant to Montebello Municipal Code ("MMC") Chapter 17.74 - Site Plan Review; and
2. DETERMINE AND FIND that the project (ENV No. 01-24-CE) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section (15332) - Class 32 (In-Fill Development) as it meets the conditions set forth under class 32 (In-Fill Development Projects).

3. Modification of existing Conditional Use Permit ("CUP") No. 16-19 (Case No. CUP-16-19-M2) to increase the square footage of the current cannabis cultivation operations from 21,290 square feet to 25,820 square feet for the property located at 7107 and 7117 Telegraph Road (APN: 6354-024-032 & 037) consisting of indoor cannabis Cultivation, Distribution, and Non-Store Front delivery to the adjacent 4,530 square foot office space located at 7109 Telegraph Road (APN: 6354-024-033)("Project Site") within an existing commercial building.

RECOMMENDATION: It is recommended that the Planning Commission conduct a public hearing and ADOPT the Planning Commission Resolution:

1. ADOPT Resolution No. 5-24 approving a Modification to existing Conditional Use Permit 16-19 (Case No. CUP-16-19-M2), subject to certain findings and conditions to add additional square footage to an existing cannabis site for the property located at 7109 Telegraph Road ("Project Site"); and

2. DETERMINE AND FIND that the project (ENV No. 3-24-CE) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section (15301) – Class 1 (Existing Facilities) as it meets the conditions set forth under class 1 (Existing Facilities Projects).

4. **Modification to Conditional Use Permit ("CUP") No. 10-06 to upgrade the California Department of Alcoholic Beverage Control (ABC) license from a type 41 license (On-Sale Beer & Wine – Eating Place) to a type 47 license (On-Sale General – Eating Place) for an existing restaurant located at 1923 W. Whittier Blvd.**

RECOMMENDATION: It is recommended that the Planning Commission conduct a public hearing and take the following action:

1. ADOPT Resolution No. 8-24 conditionally approving the upgrade of the ABC license type from a type 41 license (On-Sale Beer & Wine – Eating Place) to a type 47 license (On-Sale General – Eating Place) for the property located at 1923 W. Whittier Blvd and make related findings that the proposed project is consistent with the Montebello General Plan; and
2. DETERMINE AND FIND that the project (ENV No. 7-24) is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 related to Class 1 "Existing Facilities" as it consists of the operation and licensing of a private structure involving negligible or no expansion of the existing or former use.

5. **Planning Commission Resolution for Site Plan Review ("SPR") Zone Variance ("ZV") and Tentative Tract Map ("TTM") (Case No. PC-2024-0002-SPR/ZV/TTM) to establish a development diagram for 16 new single family lots to allow 15 single family residential units, including zone variances for reduced lot sizes, front setback, and lot coverage. The Planning Commission will also consider adopting a resolution recommending the City Council approve Tentative Tract Map (TTM No. 084478) for the subdivision to subdivide one legal lot to result in the creation of 16 legal lots including a common parcel for streets, utilities, and a private park pursuant to Montebello Municipal Code Chapter 17.74 et seq. (Site Plan Review) Chapter 17.72 et seq. (Variances) and Chapter 16.12 et seq. (Tentative Maps), on an existing lot located at 301 Jacmar Drive.**

RECOMMENDATION: It is recommended that the Planning Commission conduct a public hearing and take the following action:

1. Adopt Resolution No. 07-24 Approving the Site Plan Review ("SPR") Zone Variance ("ZV") No. PC-2024-0002-SPR/ZV/TTM to allow the demolition of an existing residence and construct 15 new homes on an existing single-family lot and three zone variances for reduced lot sized, lot coverage and setbacks pursuant to Montebello Municipal Code ("MMC") Chapter 17.74 - Site Plan Review Chapter 17.72 - (Variances)
2. Recommending Approval to the City Council for a Tentative Tract Map ("TTM") (TTM No. 084478) with conditions to allow the subdivision of an existing single-family residence into 16 parcels. (the "Project") for the property located at 301 Jacmar (the "Project Site") with conditions pursuant to Montebello Municipal Code ("MMC") Chapter 16.12 - (Tentative Maps); and
3. DETERMINE AND FIND that the project (ENV No. 02-24-CE) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section (15332) - Class 32 (In-Fill Development) as it meets the conditions set forth under class 32 (In-Fill Development Projects).

PLANNING COMMISSION ORALS

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

ADJOURNMENT

The City of Montebello Planning Commission will adjourn to the next Regular Meeting on **June 18, 2024 at 6:30 p.m.** at City Hall Council Chambers located at 1600 W. Beverly Boulevard, Montebello, CA 90640.

I, **Maria Celeste Alcantar, Management Analyst** for the City of Montebello hereby certify that a copy of this agenda has been posted on or before **Thursday, May 30, 2024, at 6:30 p.m.**

A handwritten signature in black ink that reads "Maria Celeste Alcantar". The signature is written in a cursive, flowing style.

Maria Celeste Alcantar, Management Analyst