



**PLANNING COMMISSION
MEETING AGENDA**

TUESDAY, AUGUST 6, 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
JOELLAANN 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 the **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, August 06, 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 Planning Commission on any items listed on the Agenda, including items not listed on the Agenda (Non-Agenda Items) that are within the Planning Commission's 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 Planning Commission 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. [Approval of the Minutes from the Planning Commission Meeting held on June 18, 2024.](#)
2. [Approval of the Minutes from the Planning Commission meeting held on July 16, 2024.](#)

PUBLIC HEARING

3. [Conditional Use Permit \("CUP"\) Case No. PC-2024-0011-CUP to allow the operation of a martial arts gym \(Los Angeles Muay Thai\) at an existing vacant tenant space located at 1808 W. Whittier Boulevard \("Project Site"\) and Notice of Exemption under CEQA § 15301 \(Existing Facilities\).](#)

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

1. ADOPT Resolution No. 09-24 approving CUP No. PC-2024-0011-CUP to allow the operation of a martial arts gym (Los Angeles Muay Thai) at an existing vacant tenant space at 1808 W. Whittier Blvd; and
2. Determine, that based on the whole of the administrative record, the project (ENV No. 09-24) is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines, Section 15301 (Existing Facilities), Class 1, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

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 **August 20, 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, August 1, 2024 at 5:30 p.m.**

A handwritten signature in black ink, reading "Maria Celeste Alcantar". The script is cursive and fluid, with the first letters of each name being capitalized and prominent.

Maria Celeste Alcantar, Management Analyst



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, JUNE 18, 2024 AT 6:30 PM

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

CALL TO ORDER – Chair Morales called the meeting to order at 6:36 p.m.

ROLL CALL – Chair Morales, Vice-Chair Medina, Commissioner Cuevas, Commissioner Lomeli and Commissioner Valdez.

PLEDGE OF ALLEGIANCE – Chair Morales.

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 June 4, 2024.**

Commissioner Lomeli motioned to approve the meeting minutes and was Seconded by Commissioner Cuevas. Director Joseph Palombi took roll, and the item was approved 5-0.

CONTINUED PUBLIC HEARING

2. **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.

Director Palombi re-introduced the continued item regarding Site Plan Review ("SRP"), Zone Variance ("ZV") and Vesting Tentative Tract Map (Case No. PC-2024-0002-SPR/ZV/TTM) from the June 4, 2024, at the request of the Planning Commission. The Planning Commission did receive a transmittal from city staff on June 17, 2024, with information obtained from the applicant to address concerns that were raised during the previous Planning Commission meeting. The public comment period was opened at 6:40 PM. Director Palombi stated that new speakers would be allowed to speak on the matter for three (3) minutes and those from the previous meeting would also have an opportunity to speak but for an allotted time of one (1) minute. During the public comment period, there were ten (10) speakers, with 6 in support of the project and 4 in opposition. Additionally, staff received one (1) public comment in support. The public comment period was closed at 7:01 PM.

The Planning Commission engaged in further discussion among its members, which included comments from Commissioner Valdez. Commissioner Valdez motioned to deny the Site Plan Review ("SRP"), Zone Variance ("ZV"), and Vesting Tentative Tract Map (Case No. PC-2024-0002-SPR/ZV/TTM). However, the motion failed due to the lack of a second. Vice-Chair Medina proposed a counter motion to approve the Site Plan Review ("SRP"), Zone Variance ("ZV"), and Vesting Tentative Tract Map (Case No. PC-2024-0002-SPR/ZV/TTM), contingent upon the inclusion of specified conditions. These conditions included establishing an HOA and incorporating language into its bylaws to address parking concerns, relocating any animals found on the property, and conducting a one-year review, in addition to the original resolution's existing conditions. He recommended that the vesting tentative tract map be presented to the City Council for final approval. The motion failed due to a lack of second motion.

The record shall reflect that no action was taken regarding Site Plan Review ("SRP"), Zone Variance ("ZV"), and Vesting Tentative Tract Map (Case No. PC-2024-0002-SPR/ZV/TTM). The item was continued to the regularly scheduled Planning Commission meeting to be held on Tuesday, July 16, 2024, as requested by the Planning Commission. The Planning Commission directed staff to work with the Applicant to explore alternatives for the proposed project. City Staff was directed to make all documents available to the public at least 72 hours in advance of the July 16, 2024, Planning Commission meeting and to provide supporting data confirming that there are no endangered species on the property.

MOTIONED: Chair Morales

SECONDED: Commissioner Lomeli

APPROVED: 5-0-0-0

AYES: Chair Morales, Vice-Chair Medina, Commissioner Cuevas, Commissioner Lomeli and Commissioner Valdez

NOES: None.

ABSTAIN: None.

ABSENT: None.

PLANNING COMMISSION ORALS

ADJOURNMENT

The meeting was adjourned at 8:35 p.m. to the next regularly scheduled meeting that will be held on July 16, 2024.

Joseph Palombi, Planning Commission Secretary



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, JULY 16, 2024 AT 6:30 PM

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

CALL TO ORDER – Chair Morales called the meeting to order at 6:31 p.m.

ROLL CALL – Chair Morales, Vice-Chair Medina, Commissioner Cuevas, Commissioner Lomeli and Commissioner Valdez.

PLEDGE OF ALLEGIANCE – Chair Morales.

CORRECTIONS TO THE AGENDA – None.

PUBLIC COMMENTS

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. 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.

CONTINUED PUBLIC HEARING

- 1. 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.**

Director Palombi re-introduced the continued item regarding Site Plan Review ("SRP"), Zone Variance ("ZV") and Vesting Tentative Tract Map (Case No. PC-2024-0002-SPR/ZV/TTM). Per direction from the Planning Commission at the previous meeting held on June 18, 2024, Planning staff were advised to work with the applicant to explore potential alternatives to the proposed project. Additionally, the Planning Commission directed staff to obtain additional documentation related to the potential for endangered species at the project site and lastly, requesting all documents presented to the Planning Commission be available on the City's website, the following staff report details the Commission's request. Director Palombi announced that on July 02, 2024, City Staff received a formal letter from the applicant's representative, the Somos Law Group, which was provided to the Planning Commission on July 10, 2024.

Chair Morales noted that since this is the third meeting on the continued item, the Planning Commission decided to limit all those who submitted public comment cards to one (1) minute each. The comment period was opened at 6:39 PM, starting with the applicant and owner, William Molinari, who addressed the Planning Commission. During the hearing, there were fifteen (15) speakers: five (5) in support of the project and ten (10) in opposition. Additionally, staff received one (1) public comment/petition in opposition to the proposed project. This information was provided to the Planning Commission during the meeting. The comment period was closed at 7:06 PM. The Planning Commission entertained a discussion among its members, during which Chair Morales motioned to deny Site Plan Review ("SRP"), Zone Variance ("ZV"), and Vesting Tentative Tract Map (Case No. PC-2024-0002-SPR/ZV/TTM) and was Seconded by Commissioner Valdez. Director Palombi took role, and the motion was approved by a vote of 2-1-2.

MOTIONED: Chair Morales

SECONDED: Commissioner Valdez

APPROVED: 2-1-2-0

AYES: Chair Morales and Commissioner Valdez

NOES: Vice-Chair Medina

ABSTAIN: Commissioner Cuevas and Commissioner Lomeli

ABSENT: None.

CONSENT ITEM(S)

1. **COMPLIANCE REVIEW FOR CONDITIONAL USE PERMIT ("CUP") NO. PC-2022-0011-CUP FOR THE SALE OF ALCOHOL (TYPE 41 LICENSE – ON-SALE BEER AND WINE - EATING PLACE) WITHIN AN EXISTING BONA FIDE RESTAURANT (SIZZLER'S) LOCATED AT 1908 WEST BEVERLY BOULEVARD ("PROJECT SITE").**

Director Palombi introduced the item. Assistant Planner, Mr. Daniel Ruiz provided a presentation regarding Compliance Review for Conditional Use Permit No. PC-2022-0011-CUP. Commissioner Lomeli motioned to Receive and File the Compliance Review for Conditional Use Permit No. PC-2022-0011-CUP and was Seconded by Vice Chair Medina. Director Palombi took roll and the item was approved 5-0.

PLANNING COMMISSION ORALS

Commissioner Cuevas expressed gratitude for the cordiality demonstrated by the commissioners, especially regarding a project that appeared to divide opinions. He acknowledged the open and respectful exchange of opinions and positions on the project and reiterated his appreciation for everyone's contributions. Chair Morales concurred with Commissioner Cuevas, emphasizing the importance of maintaining a respectful and collaborative environment.

Additionally, Director Palombi addressed Vice-Chair Medina's request for a Brown Act refresher, stating that it is on his radar. Director Palombi stated that he will collaborate with the City Attorney's office to arrange this training for one of the upcoming Planning Commission meetings.

ADJOURNMENT

The meeting was adjourned at 7:46 p.m. to the next regularly scheduled meeting that will be held on August 06, 2024.



ITEM # 3

**CITY OF MONTEBELLO
PLANNING COMMISSION AGENDA STAFF REPORT**

TO: Members of the Planning Commission

FROM: Joseph Palombi, Planning & Community Development Director

BY: Daniel Ruiz, Assistant Planner

SUBJECT: Conditional Use Permit (“CUP”) Case No. PC-2024-0011-CUP to allow the operation of a martial arts gym (Los Angeles Muay Thai) at an existing vacant tenant space located at 1808 W. Whittier Boulevard (“Project Site”) and Notice of Exemption under CEQA § 15301 (Existing Facilities).

DATE: August 6, 2024

RECOMMENDATION(S):

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

1. ADOPT Resolution No. 09-24 approving CUP No. PC-2024-0011-CUP to allow the operation of a martial arts gym (Los Angeles Muay Thai) at an existing vacant tenant space at 1808 W. Whittier Blvd; and
2. Determine, that based on the whole of the administrative record, the project (ENV No. 09-24) is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines, Section 15301 (Existing Facilities), Class 1, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

BACKGROUND:

On July 2, 2024, Los Angeles Muay Thai, LLC (“Applicant”) filed an application (PC-2024-0011-CUP) for a conditional use permit to allow the operation of a martial arts gym within an existing vacant tenant space at the Project Site.

On July 3, 2024, the application was Deemed Complete.

PROJECT /APPLICANT INFORMATION

Project Location: 1808 W. Whittier Blvd
Project Applicant: Los Angeles Muay Thai, LLC
Property Owner: LaTourette Family Trust
General Plan Designation: Corridor
Zoning: C-2 (General Commercial)
Existing Use on Property: Vacant commercial tenant space

PROJECT SITE

The surrounding zoning and land uses are listed as follows:

Direction	Zone	General Plan Land Use Designation
North	R-1	Neighborhood
South	C-2	Corridor
East	C-2	Corridor
West	C-2	Corridor

PROJECT DESCRIPTION

The proposed project is located at 1808 W. Whittier Boulevard within a vacant commercial tenant space in the City's C-2 zone. The Project Site is bounded by an alley way adjacent to single family residentially zoned properties to the north, as well as by commercially zoned properties to the east, south, and west. The lot area of the Project Site consists of approximately 6,508 square feet while the vacant commercial space consists of approximately 5,983 square feet. The parking lot adjacent to the Project Site on 1800 W. Whittier Boulevard will be used to serve the proposed martial arts gym use, which requires a total of 15 parking spaces based on a total of 1 parking spot required for every 400 square feet of gross floor area. This is the standard parking requirement for "Health Clubs" in the City of Montebello. The adjacent parking lot provides ample parking space to meet the required parking. As part of the proposal, the Applicant is not proposing any significant alterations or improvements. There are minor tenant improvements associated with the proposed project that include the removal of an interior wall to make room for a boxing ring, as well as adding a shower stall and a stretching/recovery room within the existing space. "Attachment B" shows the proposed site plan and floor area set up for the project site.

The proposed CUP would allow the operation of a martial arts gym which will provide Muay Thai and other martial arts style training to groups and individuals, with classes for both kids and adults. The proposed hours of operation range from 6:00 am to 9:00 pm.

ENVIRONMENTAL:

The proposed CUP (Case No. PC-2024-0011-CUP) is considered a "project," per the CEQA definition of a "project." The project is categorically exempt per CEQA Section 15301 (Existing Facilities), Class 1, because this classification consists of the operation,

repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination such as interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The proposed CUP for a martial arts gym will not expand the existing footprint of the structure at the site and the proposed improvements to the site include minor interior changes such as removing an interior wall to make room for a boxing ring, adding a shower stall, and adding a stretching/recovery room within the existing space.

ANALYSIS:

GENERAL PLAN CONSISTENCY

The City's General Plan Land Use category for the Project Site is the City's "Corridor" land use category. The following General Plan Goals and Policies are applicable to the martial arts gym proposed at the Project Site:

General Plan "Our Prosperous Community" Element policy 2.2 (P2.2) is to "promote corridor development."

General Plan "Our Well Planned Community" Element policy 3.3 (P3.3) is to "revitalize established neighborhoods and corridors."

General Plan "Our Well Planned Community" Element action 3.3b (A3.3b) is to "protect adjoining properties from the potential adverse impacts associated with non-residential uses on corridors adjacent to residential areas with proper mitigation measures that address scale, massing, traffic, noise, appearance, lighting, and drainage."

General Plan "Our Healthy Community" Element policy 5.1 (P5.1) is to "create and enhance equitable access to spaces that will foster positive interactions and encourage healthy lifestyles."

General Plan "Our Healthy Community" Element action 5.1b (A5.1b) is to "ensure that parks, recreation facilities, and other community services are equitably distributed and accessible throughout the community."

General Plan "Our Healthy Community" Element action 5.2a (A5.2a) is to "use recreation programming and community health education to encourage and promote physical activity, healthy eating, and other healthy lifestyle habits."

The proposed project conforms to City of Montebello General Plan policies P2.2, P3.3, and P5.1 related to the City promoting corridor development, revitalizing established neighborhoods and corridors, and creating access to spaces which will encourage healthy lifestyles and foster positive interactions. The project site is located on Whittier Boulevard, one of the City's main corridors, and is situated near residential uses in the adjacent neighborhoods. Based on the City's business license history, the site on which the project is proposed has been mostly vacant since 2004. Approving the operation of

a martial arts gym at the site will allow for the vacant building to be better utilized while simultaneously allowing Los Angeles Muay Thai to provide a space for positive, healthy interactions for the local community. Additionally, by going through the CUP process, the City will have mitigation measures in place to protect the nearby residential uses from any adverse impacts associated with the proposed project consistent with General Plan action A3.3B. General Plan actions A5.1b and A5.2a also relate in that the operation of a martial arts gym at the site will increase the availability of recreation facilities in the area while encouraging and promoting physical activities and other healthy lifestyle habits. Overall, the operation of the Los Angeles Muay Thai martial arts gym proposed as a part of this project will allow for an improved quality of recreational opportunities to be provided to local Montebello residents and community members consistent with the City's General Plan goals, objectives, and policies.

CONDITIONAL USE PERMIT

Pursuant to Chapter 17.70 (Conditional Use Permits), and Appendix A of the MMC, the approval of a CUP is required for physical fitness parlors or gymnasiums proposed in the C-2 (General Commercial) Zone. Section 17.70.010 of the MMC specifies that the purpose of conditional use permits is to "allow proper integration of uses into the community which may only be suitable in specific locations, or only if such uses are designed and constructed in a particular manner on the site, and under certain conditions."

Pursuant to Section 17.70.070 of the MMC, before any CUP shall be granted, the following findings must be made:

A. That the site for the proposed use is adequate in size and shape;

The project proposal does not propose any structural changes to the vacant commercial tenant space within which it would be located. The 5,983 square feet provided by the commercial space provides ample space for the proposed use as a martial arts gym. Some of the specific equipment that the applicant plans to have on site includes floor mats, a boxing ring, punching bags, and a free weights area. Based on the proposed floor plan, the site is adequate in size and shape for the proposed use. Additionally, the parking lot adjacent to the Project Site provides sufficient parking to meet the required parking based on the type of use.

B. That the site has sufficient access to streets and highways, and is adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;

The Project Site is adjacent to and has sufficient access to Whittier Boulevard, which is one of the major streets within the City of Montebello. Vehicles can enter and exit through Whittier Boulevard as well as through the alley towards the rear of the property. The amount of traffic generated by the proposed use is not expected to be significant and will be comparable to the traffic generated by the existing businesses in the area.

C. That the proposed use will not have an adverse effect upon adjacent or abutting properties;

The proposed use is in the C-2 (General Commercial) Zone and is mostly bordered by other commercial uses, which will limit the possibility of the proposed use having an adverse effect on adjacent or abutting properties. There are single family residential zoned properties to the north of the project site, but they are separated from the project site by an alley. According to the General Plan, Montebello's corridors are intended to be "distinctive with varying context and diverse building types" including having affordable commercial space for local entrepreneurs. The proposed use is consistent with the intent of the General Plan for the site, and it is unlikely that the proposed use will have an adverse effect upon any of the adjacent or abutting properties. Additionally, the proposed use may also have a positive effect upon the surrounding residential communities by providing residents with additional services in the area that they did not have access to before.

D. That the proposed use is consistent with the objectives of the community redevelopment project area in which the site is located. Put another way, the finding must be made that the proposed use will meet the general purpose and intent of the Zoning Code and will be consistent with the purpose and intent of the General Plan and any applicable specific plan.

As highlighted in the General Plan Consistency section above, the proposed use of a martial arts gym is in conformance with the General Plan's goals, policies, and objectives. The proposed project conforms to City of Montebello General Plan policies P2.2, P3.3, and P5.1 related to the City promoting corridor development, revitalizing established neighborhoods and corridors, and creating access to spaces which will encourage healthy lifestyles and foster positive interactions. General Plan actions A5.1b and A5.2a also relate in that the operation of a martial arts gym at the site will increase the availability of recreation facilities in the area while encouraging and promoting physical activities and other healthy lifestyle habits. Regarding the Montebello Municipal Code (MMC), if approved, the project proposal will go through the plan check process which will ensure that the general purpose and intent of the zoning code, building code, fire code, and other applicable portions of the MMC will be met.

REPORTS RECEIVED

On July 3, 2024, the application for Case No. PC-2024-0011-CUP was routed to the Building Division as well as to the Public Works, Fire, Police, and Recreation & Community Services Departments for review, comments, and conditions. The comments and conditions of approval that were provided are included in the resolution found within "Attachment A."

SUMMARY:

PUBLIC NOTIFICATION

PLANNING COMMISSION AGENDA REPORT - MEETING OF AUGUST 6, 2024

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Pursuant to MMC Section 17.78 (Public Hearings, Notices, and Appeals), the following noticing was performed:

- On July 25, 2024, the Public Hearing Notice was published in the Daily Journal (Whittier Daily News); and
- On July 22, 2024, the Public Hearing Notice was mailed to all property owners within a 300-foot radius from the exterior boundaries of the project site.

ATTACHMENT(S)

1. Attachment A - Resolution 09-24
2. Attachment B - Site and Floor Plan
3. Attachment C - CEQA NOE
4. Attachment D - Public Hearing Notice

ATTACHMENT A

CITY OF MONTEBELLO PLANNING COMMISSION

RESOLUTION NO. 09-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CASE NO. PC-2024-0011-CUP) WITH CONDITIONS TO ALLOW THE OPERATION OF A MARTIAL ARTS GYM (LOS ANGELES MUAY THAI) FOR THE PROPERTY LOCATED AT 1808 W. WHITTIER BOULEVARD AND ADOPTING A NOTICE OF EXEMPTION UNDER CEQA § 15301 (EXISTING FACILITIES)

WHEREAS, the City of Montebello ("City") received an application on July 2, 2024, on behalf of Los Angeles Muay Thai, LLC ("Applicant") for a Conditional Use Permit ("CUP") (Case No. PC-2024-0011-CUP) to allow the operation of a martial arts gym (Los Angeles Muay Thai) at 1808 W. Whittier Blvd ("Project Site"); and

WHEREAS, the approval of a CUP for a physical fitness parlor or gymnasium in the C-2 (General Commercial) zone is required per Montebello Municipal Code ("MMC") Appendix A (Index of Primary Uses); and

WHEREAS, pursuant to Section 21067 of the Public Resources Code, and Section 15367 of the State California Environmental Quality Act ("CEQA") Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City of Montebello is the lead agency for the proposed Project; and

WHEREAS, the CUP (Case No. PC-2024-0011-CUP) is considered a "project," as per the CEQA definition of a "project"; and

WHEREAS, the project is categorically exempt per CEQA §15301, Class 1 (Existing Facilities); and

WHEREAS, a duly noticed public hearing has been held, at which the Planning Commission received and considered staff presentations, recommendations, public testimony, and all other substantial evidence presented at the public hearing and included in the record for this matter; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, the Planning Commission of the City of Montebello hereby finds, declares, and resolves as follows:

SECTION 1. RECITALS. The foregoing recitals are true and correct and are hereby incorporated as substantive findings in this Resolution.

SECTION 2. FINDINGS.

A. Per MMC 17.70.070, before any CUP is granted, the following findings must be made:

1. *That the site for the proposed use is adequate in size and shape;*

The project proposal does not propose any structural changes to the vacant commercial tenant space within which it would be located. The 5,983 square feet provided by the commercial space provides ample space for the proposed use as a martial arts gym. Some of the specific equipment that the applicant plans to have on site includes floor mats, a boxing ring, punching bags, and a free weights area. Based on the proposed floor plan, the site is adequate in size and shape for the proposed use. Additionally, the parking lot adjacent to the Project Site provides sufficient parking to meet the required parking based on the type of use.

2. *That the site has sufficient access to streets and highways, and is adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;*

The Project Site is adjacent to and has sufficient access to Whittier Boulevard, which is one of the major streets within the City of Montebello. Vehicles can enter and exit through Whittier Boulevard as well as through the alley towards the rear of the property. The amount of traffic generated by the proposed use is not expected to be significant and will be comparable to the traffic generated by the existing businesses in the area.

3. *That the proposed use will not have an adverse effect upon adjacent or abutting properties;*

The proposed use is in the C-2 (General Commercial) Zone and is mostly bordered by other commercial uses, which will limit the possibility of the proposed use having an adverse effect on adjacent or abutting properties. There are single family residential zoned properties to the north of the project site, but they are separated from the Project Site by an alley. According to the General Plan, Montebello's corridors are intended to be "distinctive with varying context and diverse building

types” including having affordable commercial space for local entrepreneurs. The proposed use is consistent with the intent of the General Plan for the site, and it is unlikely that the proposed use will have an adverse effect upon any of the adjacent or abutting properties. Additionally, the proposed use may also have a positive effect upon the surrounding residential communities by providing residents with additional services in the area that they did not have access to before.

4. *That the proposed use is consistent with the objectives of the community redevelopment project area in which the site is located. Put another way, the finding must be made that the proposed use will meet the general purpose and intent of the Zoning Code and will be consistent with the purpose and intent of the General Plan and any applicable specific plan.*

As highlighted in the General Plan Consistency section found within the related staff report, the proposed use of a martial arts gym is in conformance with the General Plan’s goals, policies, and objectives. The proposed project conforms to City of Montebello General Plan policies P2.2, P3.3, and P5.1 related to the City promoting corridor development, revitalizing established neighborhoods and corridors, and creating access to spaces which will encourage healthy lifestyles and foster positive interactions. General Plan actions A5.1b and A5.2a also relate in that the operation of a martial arts gym at the site will increase the availability of recreation facilities in the area while encouraging and promoting physical activities and other healthy lifestyle habits. Regarding the Montebello Municipal Code (MMC), if approved, the project proposal will go through the plan check process which will ensure that the general purpose and intent of the zoning code, building code, fire code, and other applicable portions of the MMC will be met.

SECTION 3. CEQA. The Planning Commission hereby determines that, based on the whole of the administrative record, the Project (ENV No. 09-24) is exempt from CEQA pursuant to CEQA Guidelines, Section 15301 (Existing Facilities), Class 1 and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. A Class 1 exemption under CEQA § 15301 applies to projects which consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination such as interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The proposed CUP for a martial arts gym will not expand the existing footprint of the structure at the site and the proposed improvements to the site include minor interior changes such as removing an interior wall to make room for a boxing ring,

adding a shower stall, and adding a stretching/recovery room within the existing space.

SECTION 4. APPROVALS. The Planning Commission hereby approves the CUP (Case No. PC-2024-0011-CUP) to allow the operation of a martial arts gym at the Project Site subject to the conditions set forth in Section 5 of this Resolution.

SECTION 5. CONDITIONS. The Planning Commission finds that the foregoing conditions of approval are necessary and appropriate.

A. Standard Conditions

1. The Applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers, and employees from any claim, action, or proceeding brought against the City, its elected and appointed officials, agents, officers, or employees arising out of, or which are related to the Applicant's project or application (collectively referred to as "proceedings"). The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities, and expenses incurred or awarded in connection with the proceedings whether incurred by the Applicant, the City and/or the parties initiating or bringing such proceedings. This indemnity provision shall include the Applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth herein. The City shall have the right to choose its own legal counsel to represent the City's interest in the proceedings.
2. The utilization of the subject site shall conform to the allowed use, except as provided for herein and by subsequent revisions found by the Director of Planning and Community Development ("Director") Department ("Planning Department") to be in substantial compliance with these provisions.
3. The development of the subject site shall be consistent with all provisions of the MMC, Conditional Use Permit No. PC-2024-0011-CUP/ENV No. 09-24, and the specifications of the City's Planning Division ("Planning Division" or "Planning Department").
4. Within thirty (30) days of the Planning Division transmittal of the Acceptance Form, the Applicant shall sign and return a copy of the Acceptance Form, agreeing to the conditions of approval and acknowledging that failure to comply with such conditions shall constitute grounds for potential revocation of the

- permit approval. Failure to return the Acceptance Form within thirty (30) days shall constitute grounds for terminating the permit.
5. The Director, at any time, can call for a review of the approved conditions of approval at a duly noticed public hearing before the Planning Commission. These condition(s) may be modified, or new condition(s) added to reduce any impacts of the use. The Planning Commission may revoke the CUP (Case No. PC-2024-0011-CUP/ENV No. 09-24) if sufficient cause is given.
 6. The Applicant or successor in interest shall meet the applicable code requirements and all other City department regulations.
 7. Any construction shall only occur between the hours of 7:00 a.m. and 8:00 p.m. Monday thru Friday, and 9:00 a.m. to 6:00 p.m. on Saturdays, Sundays, and legal holidays, except in the case of an emergency where such action is immediately required to prevent injuries to persons or damage to property, as determined by the Building Official.
 8. In the event the Applicant violates or fails to comply with any conditions of approval of this permit, no further permits, licenses, approvals, or certificate of occupancy shall be issued until such violation(s) has been fully remedied.
 9. The Applicant, Owner, Management and/or successor of the use shall bear full cost of all monitoring and inspection activities to be conducted by City staff or its designated consultant representative(s) as necessary to ensure compliance with the conditions of this Resolution.
 10. The operation shall always be conducted in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking, and other actions. Site project management ("Management") shall patrol the business premises and the surrounding vicinity, including the public rights-of-way to the property, during all hours of operation. Management shall ensure that no littering, loitering, or consumption of alcohol occurs in and around the project site.
 11. The site and surrounding area shall be maintained in a litter and graffiti free manner. Any graffiti that occurs on the site shall be removed within 24 hours at Applicant, Site Owner ("Site Owner"), and/or Operator's own expense.

12. The noise levels generated by the operation of such establishment shall not exceed sixty-five (65) dBA between the hours of seven (7) a.m. to ten (10) p.m., and not exceed sixty (60) dBA between the hours of ten (10) p.m. to seven (7) a.m., so as to mitigate the impact of adjoining properties zoned or used for residential purposes. The measurement of noise levels shall be taken at the location of the shared property line.
13. The external lighting of the parking area shall be kept at an intensity of between one (1) and two (2) foot candles, so as to provide adequate lighting for patrons while not disturbing surrounding residential or commercial areas. Light sources shall be screened from adjacent properties and from the sky.
14. No signs shall be installed on the site until a sign permit has been approved by the Planning Department and Building & Safety Division in conformance with the provisions set forth in Chapter 17.62 ("Signs") of the MMC.
15. The premises shall be kept clean, and the Applicant, Operator, and/or Management of the establishment shall ensure that no trash or litter originating from the site is deposited onto neighboring properties or onto the public right-of-way.
16. Any outstanding violations of the MMC shall be remedied prior to the issuance of a Certificate of Occupancy, as applicable. The Applicant, Operator, Site Owner, and/or Management shall be responsible for remedying outstanding code enforcement issues. When corrective action requires the issuance of a building permit, the building permit must be issued within 12 months of the effective date of this approval. Corrective action that does not require a building permit shall be remedied within one month of the effective date of this approval. The Director may grant an extension to these time frames, but such extensions shall not extend more than one (1) year from the date of this approval.
17. All outdoor utilities, machinery and equipment, including roof-mounted equipment, shall be completely screened from public right-of-way, in a manner that is compatible with the structure. The method of screening shall be subject to the review and approval of the Planning Department prior to the issuance of building permits.
18. The approval of the entitlement shall expire if the rights granted are not exercised within one (1) year from the conditional use permit's effective date. Exercise of right shall mean issuance of a building permit to commence

construction or similar activities demonstrating the intent to proceed with the project, as determined by the Director.

19. This approval shall not supersede the approval of any other affected agencies. The applicant shall comply with Federal, State, and local requirements.
20. In addition to the conditions enumerated above, any other condition may be imposed by City staff and/or the Planning Commission for the protection of the public health, safety, and welfare.

B. Building Division Conditions

1. The development and utilization of the site shall comply with all the provisions of the current Building, Plumbing, Mechanical, Electrical, Energy, CALGreen, Fire Codes, City Ordinances, as well as additional requirements from the Montebello Building and Safety Division.
2. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
3. Plans prepared in compliance with the code in effect shall be submitted to the Building Division for review prior to permit issuance.
4. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
5. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
6. Gymnasiums without spectator seating shall be classified as Assembly Group A-3 Occupancy.
7. The architectural plans shall identify the previous use or occupancy and document the conditions of the existing building. The designer shall determine the areas where repair or replacement are needed and whether a change of occupancy is involved. The plans shall also include an analysis of means of egress and justify compliance with Chapter 10 of the Building Code.
8. Fire-resistance rating requirements for exterior walls based on fire separation distance of 0 to 5 feet shall comply with Table 705.5 of the Building Code.

9. The maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 5 feet shall comply with Table 705.8 of the Building Code.
10. Additions, alterations, repairs and changes of use or occupancy in all buildings and structures shall comply with the provisions for new buildings and structures except as otherwise provided in the California Existing Building Code in effect.
11. An analysis for determining the minimum quantity of plumbing fixtures shall be provided as required by Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
12. A separate application and plan review is required for Plumbing plans.
13. Mechanical equipment shall be provided to meet Minimum Ventilation Rates per California Mechanical Code (CMC) Table 402.1, and Minimum Exhaust Rates per CMC Table 403.7 for sports area or gym. Calculations meeting the California Energy Code shall also be provided.
14. A separate application and plan review is required for Mechanical plans.
15. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided should new mechanical equipment be installed on the existing roof.
16. Separate application and plan review is required for Electrical plans should new lighting be installed or there is a need to upgrade the power supply.
17. Project shall comply with the CalGreen Non-Residential mandatory requirements.
18. All State of California disability access regulations for accessibility shall be complied with.
19. At least one of each type of exercise machine and equipment shall comply with Section 11B-1004 of the Building Code.
20. The new shower along with the locker area shall meet the accessibility requirements per Section 11B-213 and 11B-222 of the Building Code respectively.
21. Summary of Accessibility Upgrades for Commercial Projects shall be completed, and the completed form shall be copied on the plans. The form can be found at the following link:

<https://www.dropbox.com/s/4xkjyn5fhggpotk/Accessibility%20Upgrade%20Summary%20Form.pdf?dl=0>

22. As a part of the accessible path of travel upgrade requirements, the existing entrance, toilet facility, and/or drinking fountain may be required to be altered to meet the current accessibility standards per Section 11B-202.4 of the Building Code. The required upgrade may also include grading or altering the grades of the existing surface parking area to provide a compliant accessible parking space with an accessible route connecting to the accessible entrance.

C. Fire Department Conditions

1. Fire extinguishers per 2022 Edition California Fire Code.
2. Emergency lighting at entrances & exit doors.
3. Sign above all doors “This door is to remain unlocked during business hours”
4. All furnishings and decorative materials shall meet the requirements of 2022 Edition California Fire Code.
5. Additional requirements may be added during the plan check process.

PASSED AND ADOPTED this 6th day of August, 2024 by the Planning Commission.

Chair Morales:	() AYE () NOE () ABSENT () ABSTAIN
Commissioner Cuevas:	() AYE () NOE () ABSENT () ABSTAIN
Commissioner Lomeli:	() AYE () NOE () ABSENT () ABSTAIN
Commissioner Medina:	() AYE () NOE () ABSENT () ABSTAIN
Commissioner Valdez:	() AYE () NOE () ABSENT () ABSTAIN

Alicia Morales, Chair

ATTEST:

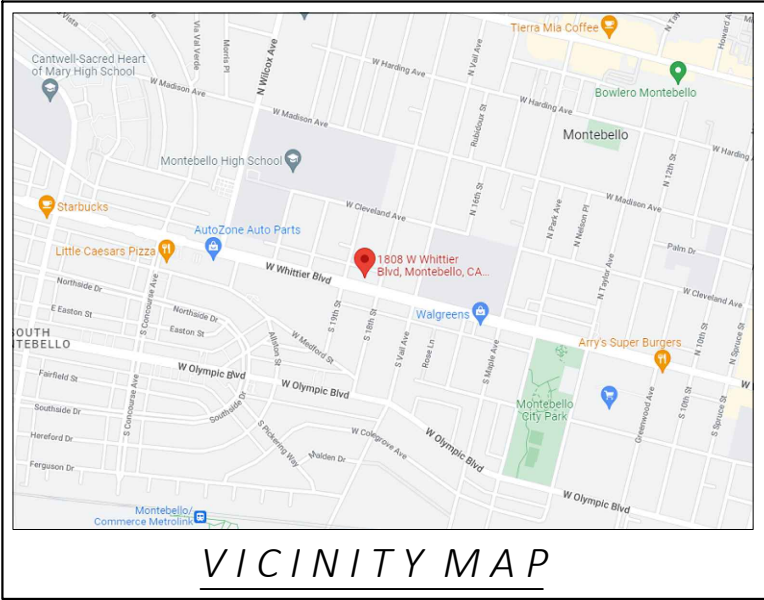
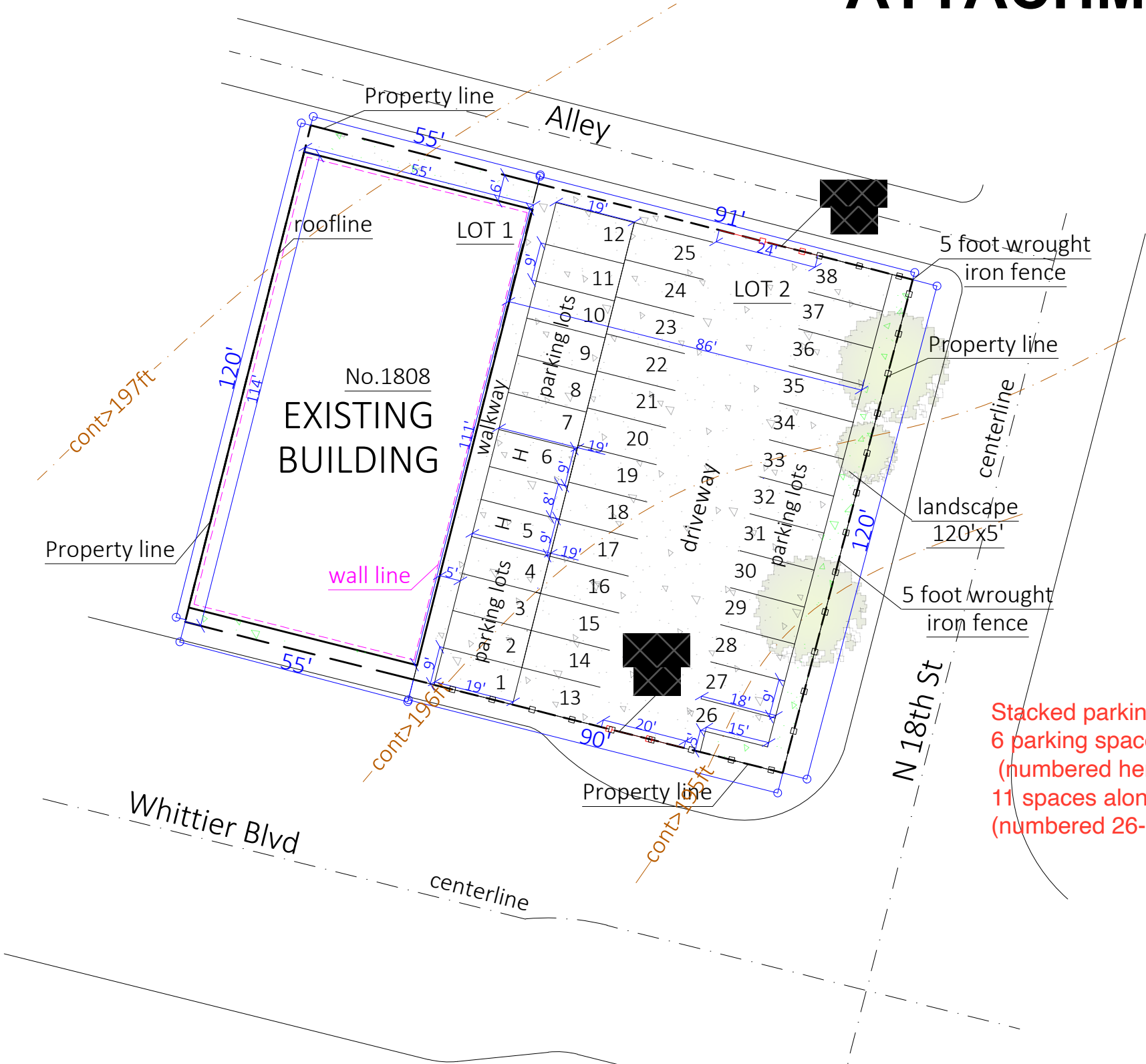
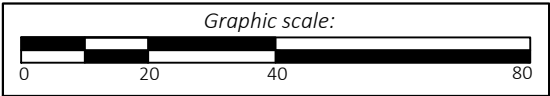
Joseph A. Palombi, Director
Planning & Community Development Department

SITE PLAN
1808 Whittier Blvd
Montebello, CA 90640
Parcel 1 ID: 6344-020-002
Lot 1 area: 0.15 Acres
Parcel 2 ID: 6344-020-001
Lot 2 area: 0.24 Acres
Plot Size: 11"x17"

ATTACHMENT B

N

scale 1"=30'

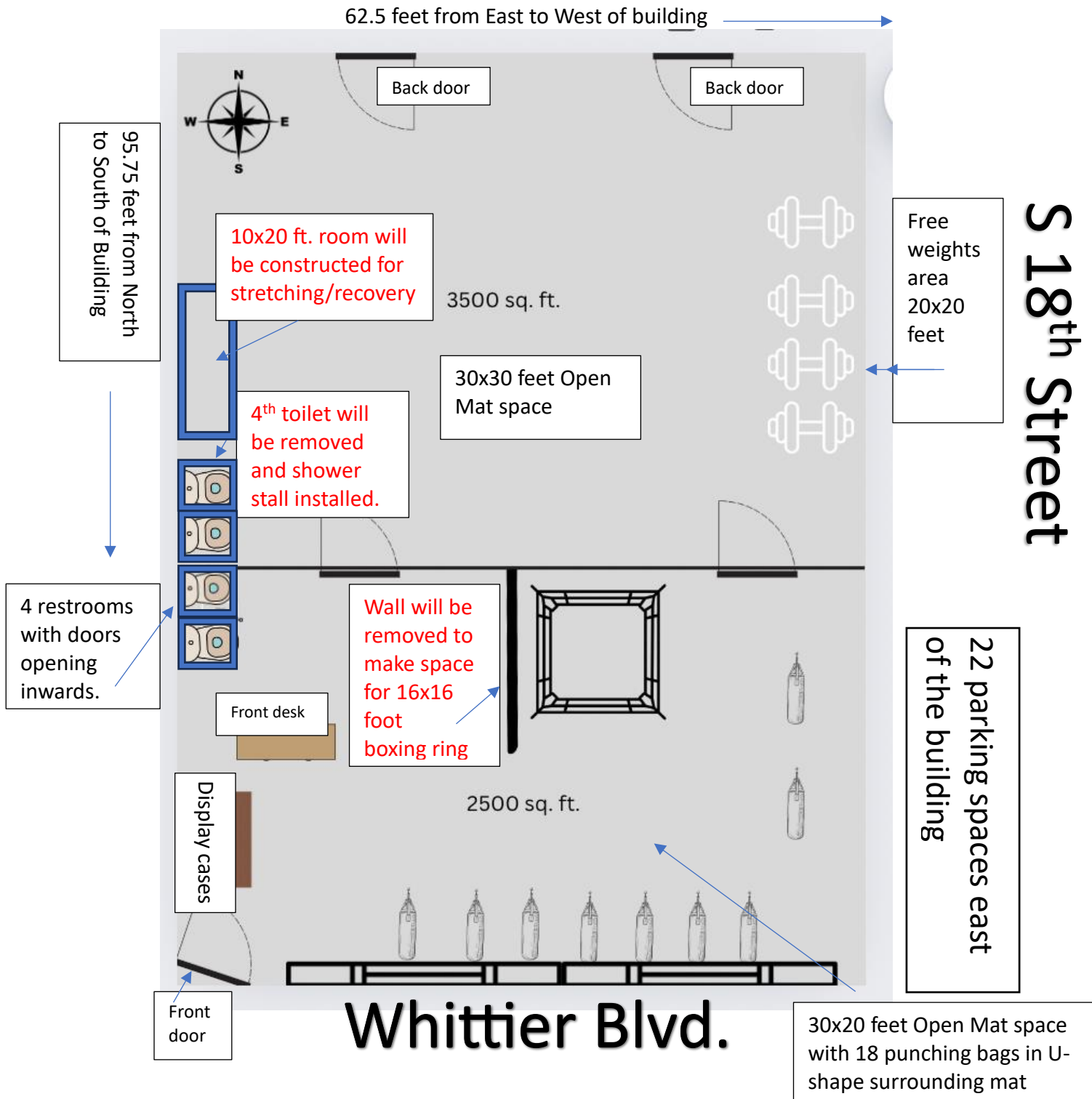


Calculating Building and Lot Coverage Percentages
Lot area: 17,400 coverage (gross floor area): 5,983 sq.ft.
Building Coverage Percentage: 6,124 sq.ft / 17,400 sq.ft = 0.35195 = 35.2%
Total Lot Coverage: 16,543 sq.ft.
Lot Coverage Percentage: 16,543 sq.ft / 17,400 sq.ft = 0.95074 = 95.1%
*Total landscape areas: 650 sq.ft

1808 W. Whittier Blvd. Montebello

Total Area=5983 sq. ft.

Proposed construction/demolition in red ink



To:

County of Los Angeles
Registrar-Recorder/County Clerk
12400 Imperial Highway
Norwalk, CA 90650

From:

City of Montebello
Planning & Community Development Department
1600 W. Beverly Blvd.
Montebello, CA 90640

Lead Agency: City of Montebello Planning and Community Development Department

Project Title: CUP to Operate Martial Arts Gym at 1808 W. Whittier Boulevard

Project Location: 1808 W. Whittier Boulevard

Case Number(s): PC-2024-0011-CUP & ENV No. 09-24

Description of Nature, Purpose, and Beneficiaries of Project: Conditional Use Permit (“CUP”) No. PC-2024-0011-CUP to allow the operation of a Muay Thai martial arts gym (Los Angeles Muay Thai) at an existing vacant commercial space located at 1808 W. Whittier Boulevard (“Project Site”). The Applicant proposes to make minor tenant improvements to the interior of the subject property in connection with the proposed use. This request does not include any improvements that would alter the footprint of the existing structure.

Name of the Public Agency Approving the Project: City of Montebello

Name of Person or Agency Carrying Out the Project: Los Angeles Muay Thai, LLC

Exempt Status (*check one*)

- ☐ Ministerial (Sec. 21080(b)(1); 15268(b)(3))
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Class 1- CEQA Guidelines Section 15301 (Existing Facilities)
- ☐ Statutory Exemptions. State code number:

Justification for Project Exemption:

The Project is categorically exempt per §15301 - Class 1 (Existing Facilities) of the CEQA Guidelines and none of the exceptions under § 15300.2 apply. CEQA Guidelines §15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed CUP for a martial arts gym will not expand the existing footprint of the structure at the site and the proposed improvements to the site include minor interior changes.

Lead Agency Contact Person: Joseph Palombi, Director of Planning & Community Development

Area Code/Telephone/Extension: (323) 887-1200 ext. 1478

If filed by applicant, attach certified document issued by the Planning and Community Development Department stating that the Department has found the project to be exempt.

Signature: _____ **Date:** _____ **Title:** _____

☒ Signed by Lead Agency

☐ Signed by Applicant



**NOTICE OF PUBLIC HEARING
CITY OF MONTEBELLO PLANNING COMMISSION**

**Conditional Use Permit
Categorical Exemption (Section §15301 – Class 1 “Existing Facilities”)**

Location: 1808 W. Whittier Blvd, Montebello, CA 90640

Case No.: PC-2024-0011-CUP/ENV No. 09-24

Applicant: Los Angeles Muay Thai

Project Description: The Applicant seeks approval of a Conditional Use Permit to allow the operation of a Muay Thai martial arts gym at an existing vacant commercial space located at 1808 W. Whittier Blvd. The Applicant proposes to make minor tenant improvements to the interior of the subject property in connection with the proposed use. This request does not include any improvements that would alter the footprint of the existing structure.

Zone: C-2 (General Commercial)

General Plan Designation: Corridor

Environmental: The proposal is considered a “Project” and is categorically exempt under the California Environmental Quality Act (CEQA) Section 15301 – Class 1 (Existing Facilities) because it involves negligible or no expansion of the existing or former use.

NOTICE IS HEREBY GIVEN that the City of Montebello (“City”) Planning Commission (“Planning Commission”) will hold a public hearing to consider the CUP application described above. The meeting is scheduled to be held on:

Date: Tuesday, August 6, 2024

Time: 6:30 p.m.

Place: City Hall Council Chambers

1600 West Beverly Boulevard, Montebello, CA, 90640

For those interested in participating in-person during the Public Comment period(s) or public testimony period for Public Hearings of the Planning Commission, you may address the Planning Commission in person the day of the meeting. Speakers will be required to fill out a speaker card provided at the door and turn it into the Administrative Secretary prior to each Public Comment announcement period. Staff will number and call each speaker card in the order received.

The public may also submit emailed comments via the City’s email address: pcpubliccomment@montebellocity.gov where the public can submit written public comments up until the day of the meeting, **Tuesday, August 6, 2024 between 7:30 a.m. – 6:00 p.m.** These comments will be read out loud and submitted for the record. Additional Information related to the Planning Commission meetings can be located on the City’s webpage: <https://www.montebellocity.gov/cms/One.aspx?portalId=58756&pageId=61848>.

Written comments may also be mailed or delivered to the Planning Commission at the Planning Division office address identified below on or before the meeting date. If you challenge the matter in court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City of Montebello at, or prior to, the public hearing.

For more information about the project and the related environmental documentation please contact:

Contact Person: Daniel Ruiz, Assistant Planner

Phone: 323.887.1200 Ext. 1484 / **Email:** druiz@montebellocity.gov

Address: City of Montebello, City Hall, Planning Division, 1600 W. Beverly Blvd, Montebello, CA 90640

City Website: www.montebellocity.gov

Date of Publication: July 25, 2024