



**PLANNING COMMISSION
MEETING AGENDA**

TUESDAY, SEPTEMBER 3, 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
VIVIANA ESPARZA, PLANNING MANAGER
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** 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, September 03, 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

1. **Brown Act Refresher during the Planning Commission Meeting scheduled for September 17, 2024**

MINUTES

2. **Approval of the Minutes from the Planning Commission meeting held on August 6, 2024.**

PUBLIC HEARING

3. **Conditional Use Permit (“CUP”) (Case No. PC-2024-0010-CUP) to allow the demolition of an existing restaurant for the construction and continued use of a new 1,440 square foot Starbucks with a drive through and a 150 square foot outdoor patio area for customers with related amenities and associated site improvements pursuant to Montebello Municipal Code Chapter 17.70 et seq. (Conditional Use Permits), on an existing lot for the property located at 201 W Whittier Blvd.**

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

1. Adopt Resolution No. 10-24 Approving the Conditional Use Permit (“CUP”) No. PC-2024-0010-CUP with conditions to allow the construction of a new 1,440 square foot Starbucks with a drive through (the “Project”) for the property located at 201 W Whittier Boulevard (the “Project Site”) with conditions pursuant to Montebello Municipal Code (“MMC”) Chapter 17.70 – Conditional Use Permit; and
2. DETERMINE AND FIND that the project (ENV No. 08-24-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 **September, 17, 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 29, 2024 at 5:30 p.m.**

Maria Celeste Alcantar

Maria Celeste Alcantar, Management Analyst



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, AUGUST 6, 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 6:29 p.m.

ROLL CALL – Chair Morales, 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 18, 2024.**
2. **Approval of the Minutes from the Planning Commission meeting held on July 16, 2024.**

Commissioner Cuevas motioned to approve the meeting minutes and was Seconded by Commissioner Lomeli. Director Joseph Palombi took roll, and the item was approved 4-0.

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).

Director Palombi introduced the item. Assistant Planner Daniel Ruiz provided a presentation regarding the Conditional Use Permit (“CUP”) (Case No. PC-2024-0011-CUP) to the Planning Commission. The Public Hearing was opened at 6:39 p.m. Upon Mr. Ruiz’s presentation, the applicants, David and Erica Huerta spoke regarding the project. There were no requests for public comment. The Public Hearing was closed at 6:45 p.m. Commissioner Lomeli motioned to approve the Resolution recommending the approval of Conditional Use Permit (“CUP”) (Case No. PC-2024-0011-CUP). Commissioner Lomeli’s motion was Seconded by Valdez. Director Palombi took roll and the item was approved 4-0.

MOTIONED: Commissioner Lomeli

SECONDED: Commissioner Valdez

APPROVED: 4-0-0-1

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

NOES: None.

ABSTAIN: None.

ABSENT: Vice-Chair Medina

PLANNING COMMISSION ORALS

ADJOURNMENT

The meeting was adjourned at 6:51 p.m. to the next regularly scheduled meeting that will be held on August 20, 2024.

Joseph Palombi, Planning Commission Secretary



ITEM # 3

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

TO: Members of the Planning Commission

FROM: Joseph Palombi, Planning & Community Development Director

BY: Emilie Fernandez, Assistant Planner

SUBJECT: **Conditional Use Permit (“CUP”) (Case No. PC-2024-0010-CUP) to allow the demolition of an existing restaurant for the construction and continued use of a new 1,440 square foot Starbucks with a drive through and a 150 square foot outdoor patio area for customers with related amenities and associated site improvements pursuant to Montebello Municipal Code Chapter 17.70 et seq. (Conditional Use Permits), on an existing lot for the property located at 201 W Whittier Blvd.**

DATE: September 3, 2024

RECOMMENDATION(S):

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

1. Adopt Resolution No. 10-24 Approving the Conditional Use Permit (“CUP”) No. PC-2024-0010-CUP with conditions to allow the construction of a new 1,440 square foot Starbucks with a drive through (the “Project”) for the property located at 201 W Whittier Boulevard (the “Project Site”) with conditions pursuant to Montebello Municipal Code (“MMC”) Chapter 17.70 – Conditional Use Permit; and
2. DETERMINE AND FIND that the project (ENV No. 08-24-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).

BACKGROUND:

On May 23, 2024, Indira Ibrahimbegovic on behalf of Greenberg Farrow (the “Applicant”) filed a Master Land Use Application on behalf of TTLM Origins, LLC (“Property Owner”) requesting Conditional Use Permit Review to allow a 1,440 square foot drive through at 201 W Whittier Blvd.

On June 05, 2024, staff issued a deemed complete letter to the Applicant pursuant to California Government Code Section 65943 et seq.

PROJECT /APPLICANT INFORMATION

Project Location: 201 West Whittier Blvd.
Project Applicant: Indira Ibrahimbegovic on behalf of Greenberg Farrow
Property Owner: TTLM Origins LLC
General Plan Designation: Downtown
Zoning: C-2: General Commercial at the time of filing; current zoning is Downtown Montebello Specific Plan
Existing Use on Property: Mr. Pepe’s Mexican Grill, INC (to be demolished)

PROJECT DESCRIPTION

The Applicant seeks Conditional Use Permit approval to allow the demolition of an existing restaurant and for the construction and continued use of a new 1,440 square foot Starbucks with a drive through and a 150 square foot outdoor patio area for customers. The building is placed along Whittier Boulevard public sidewalk having a walk-up window on the North of the property accessible from the sidewalk. No vehicular access is proposed off Whittier Blvd. In addition, the Project proposes outdoor covered patio and seating on the East at the corner of Whittier Blvd and 2nd Street. All cars will both enter and exit the project site off 2nd Street. There will be one two-way driveway 26 feet in length that will be designated for accessing the parking lot and entrance to the driveway. Additionally, there will be one exit-only driveway 12 feet in length used only for cars exiting the drive through. The applicant is required to have four parking spaces and is providing 8 parking spaces. The drive-through holds ten cars and there will be 3,089 square feet designated for landscaping including trees, shrubs and ground covers. The elevations of this property can be viewed below as Attachment A.

Attachment A: Elevations





ENVIRONMENTAL:

In accordance with the California Environmental Quality Act ("CEQA"), the proposed Project, Case No. PC-2024-0010-CUP/ENV 08-24-CE, is considered a "project," per the (CEQA) definition of a "project." The Project is exempt from further CEQA review under a Class 32 Categorial Exemption per CEQA Guidelines Section 15332 (In-Fill Development Projects), and none of the limitations set forth in CEQA Guidelines Section 15300.2 apply.

In order to qualify under an exemption pursuant to a Class 32 Categorial Exemption under CEQA Guidelines Section 15332 (In Fill Development Projects), the following environmental findings must be made:

A. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The proposed Project conforms to the Montebello General Plan, Land Use Element in that the General Plan Land Use designation for the site is downtown, and the zoning designation is C-2 (General Commercial).

B. The proposed development occurs within the city limits on a project site of no more than five (5) acres substantially surrounded by urban uses.

The proposed development shall occur on a 11,777-square-foot (0.27 acres) lot located on the corner of W Whittier Blvd. and 2nd Street within city limits and thus, is less than the maximum five acres specified in Section 15332(b) for this exemption. The site is surrounded by existing developed properties.

C. The project has no value as habitat for endangered, rare or threatened species.

The proposed Project is currently developed with an existing restaurant. The subject property is surrounded by additional commercial uses and is consistent with the land use designation.

D. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The proposed Project shall not have any significant effects relating to traffic, noise, air quality, or water quality as the site is currently developed with an existing restaurant.

E. The site can be adequately served by all required utilities and public services.

The Project has been reviewed by City staff and it has been determined that it can be adequately served by all required utilities and public services.

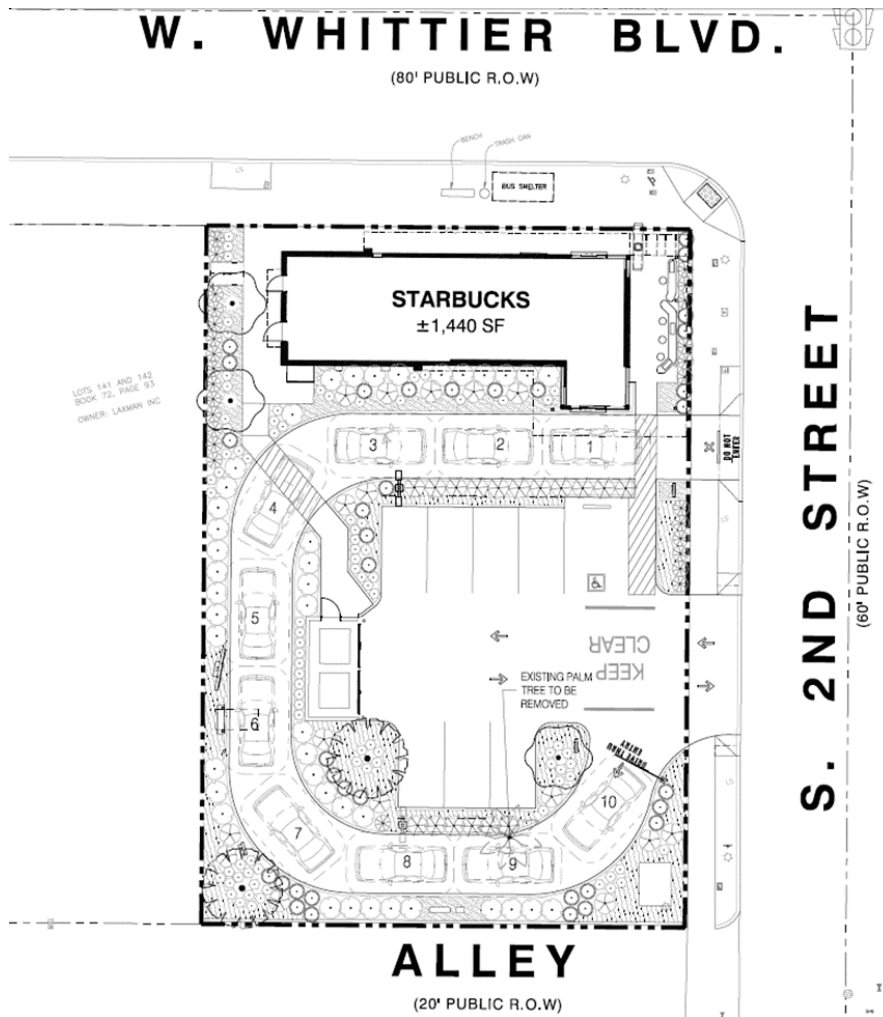
ANALYSIS:

Project Site

The Project Site is located on the corner of Whittier Blvd and 2nd Street with a zoning designation of C-2 General Commercial. The Project Site is comprised of a total lot area of approximately 11,777 square feet (0.27 acres). The Project Site is currently developed with a 1,256 square foot restaurant, Mr. Pepe, that is proposed to be demolished in conjunction of this project. The Project Site is surrounded by C-2 General Commercial to the north, east and west. The surrounding land uses include, a liquor store, a motel and Chevrolet of Montebello dealership. Just south of the site is an alley that connects the Project to Multiple Family Residential units. The addition of this drive-through Starbucks will not have any adverse effects on the surrounding land use. The following table list the zoning designations of the surrounding land uses:

Direction	Zone	Land Use
North	C-2	General Commercial

South	R-3	Multiple-Family Residential
East	C-2	General Commercial
West	C-2	General Commercial



GENERAL PLAN

The Project conforms to the following goals and policies of the Montebello General Plan.

General Plan Goal to Encourage urban infill and compact development P2.7a states a goal "Promote infill development on vacant and underutilized sites, particularly on corridors and in the Downtown area."

General Plan Goal to Direct Growth and Redevelopment to the Downtown Area

P3.2a states a goal “Montebello’s downtown is remarkably walkable, with many other buildings still standing and the traditional street grid lately in place. Montebello will reimagine this valuable asset as a regional destination. The City of Montebello places one of its highest priorities on the reinvigoration of downtown, whose strategic location, walkable blocks, and historic buildings will once again make downtown a vibrant destination and center of commerce, culture, shopping and the arts.”

General Plan Goal in to Direct Growth and Redevelopment in the Downtown Area

P3.2c states the goal to “Integrate better design in public spaces to create enjoyable places to stay and contribute to the economic viability of the downtown area”.

The proposed Project conforms to the City of Montebello General Plan Land Use Element as the proposed use will allow the Montebello community to benefit from the addition of this drive-through establishment. The current Project Site and all the surrounding land uses are compatible in zoning and promote the health of Downtown Montebello. The walk-up window and seating area seeks to promote community members to walk around the downtown and promote a safe, walkable and bikeable streets that incorporates exercise into daily activities. This Project aligns with the General Plan as this update seeks to encourage productive growth and reinvestment of downtown and corridors into walkable, transit-oriented, and pedestrian-friendly. With the current use, this property is not being utilized completely and the Project Site can encourage a walkable corridor, growing the community.

REQUIRED FINDINGS MONTEBELLO MUNICIPAL CODE (MMC)

CONDITIONAL USE PERMIT (MMC 17.70)

Pursuant to Chapter 17.70 (Conditional Use Permits), and Appendix A of the MMC, the approval of a CUP is required for a drive-in establishment proposed in the C-2 (General Commercial) that is located within one hundred feet of a lot line of any lot classifies as any R- 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. Describe how the site for the proposed use is adequate in size and shape;

The property shape is a rectangle with no odd angles that allows efficient use of the site. The proposed building is 1,440 square feet in area providing sufficient space for the drive-through lane and parking amount meeting the code requirements. According to the off-street parking requirements, this property would fall under “Take out” food business with no seating provided. This use is required to have 1 parking for every 400 square feet of gross area of the building. Based on the proposed square footage of the structure, the Starbucks is required to have four parking spaces. The Applicant is proposing 8 parking spaces. The proposed design

meets all setbacks and height requirements. The unit does not exceed the allowed floor area ratio, and the parking requirements are also met. The use is consistent with zoning, the General Plan and existing operations. A Conditional Use Permit is required due to the Project being in a commercial zone and being within one hundred square feet of a lot line classifies of any residential zone according to Appendix A-Index of primary uses in the Montebello Municipal code.

B. Describe how 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 site layout proposes two curb cuts along 2nd Street. Access to drive-through is combined with access/egress to/from parking area while exit from drive-through is a separate curb cut. Site improvements will be constructed in materials and with methods adequate to the proposed use. The proposed Project Site is consistent with the general plan and reflects the goals that were set in place when designating certain zoning areas for commercial uses. This area is zoned for general commercial uses.

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

The proposed layout is well planned to avoid adverse effects on adjacent properties. Two sides of the property are bounded by the streets. On the westerly side, Project is adjacent to a motel. Starbucks order equipment is equipped with automatic volume controls adjusting sound at the order point to max 15 decibels over ambient sound. The south side is bounded by the alley with residences and a screen wall is proposed to minimize the impact of the proposed use to these residences. The proposed addition will not have any significant adverse impact on the surrounding properties as the existing lot is currently developed with a restaurant.

D. Describe how the proposed use is consistent with the objectives of the community redevelopment project area in which the site is located including the general purpose and intent of the Zoning Code and how it will be consistent with the General Plan;

The proposed layout meets development standards per the zoning code such as setback, parking requirements, landscape requirements, etc. The building is placed along the Whittier Blvd. public sidewalk having a walk-up window accessible from the sidewalk creating a pedestrian friendly area which is in line with the General Plan. No vehicular access is proposed off Whittier Blvd. In addition, the project proposes outdoor covered patio at the corner of Whittier Blvd. and 2nd Street adding to project interaction with public realm.

SUMMARY:

REPORTS RECEIVED

The application for Case No. PC-2024-0010-CUP was forwarded to the Fire Department, Building Department, Police Department, Recreation and Community Services Department, and Public Works Department for review, comments, and conditions. The Public Works Department provided comments regarding site layout and vehicle circulation. These comments were forwarded to the Applicant resulting in revisions to the original site plan to address the City's comments. The comments/conditions received by all responding departments are included under Attachment B, Resolution 10-24.

PUBLIC NOTIFICATION

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

- On August 22, 2024, the Public Hearing Notice was mailed to property owners within the 300-foot radius from the exterior boundaries of the Project Site.
- On August 22, 2024, the Public Hearing Notice was published in the Daily Journal (Whittier Daily News).

ATTACHMENT(S)

1. Attachment A- Architectural Plans
2. Attachment B - Resolution 10-24
3. Attachment C - CEQA NOE 201 W Whittier
4. Attachment D - Public Hearing Notification

LEGAL DESCRIPTION:

The land referred to herein below is situated in the City of Montebello in the County of Los Angeles, State of California, and is described as follows:

Lots 139 and 140 in the Town of Newmark, in the City of Montebello, County of Los Angeles, State of California, as per map recorded in Book 72, Pages 93 and 94 of Miscellaneous Records, in the Office of the County Recorder of said county.

NOTES:

- Any underground utilities shown have been depicted from field survey information, as-built drawings and/or utility markings, as provided by the client. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are designated as accurately as possible from the information available. This site was designated by standard RF methods.
- Basis of bearings is the centerline of West Whittier Boulevard, monumented at the intersection with the centerline of South 3rd Street with a PK nail with shiner tagged "LS 5411", and at the intersection with the centerline of South 2nd Street with a PK nail with shiner tagged "LS 5411", as shown hereon, measured to bear S75°42'15"E, a distance of 330.20 feet.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMette published September 26, 2023, referencing Flood Insurance Rate Map, Map Number 06037C1663F effective date September 26, 2008 indicates this survey area is located in Zone X (Area of minimal flood hazard).
- This survey does not constitute a title search to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, the surveyor relied upon a Preliminary Report for Title Insurance, prepared by Fidelity National Title Company, Order No. 987-30094830-350, with an effective date of October 21, 2022. The lender has been notified of any documents depicted on this survey that were not referenced within the Preliminary Report for Title Insurance.
- The linear units used in this drawing are U.S. Survey Feet.
- BENCHMARK: PK nail in asphalt, as shown. Elevation: 212.66' (NAVD 88).
- The improvements shown hereon are as of the date of field work, October 3, 2023.
- No zoning information was provided by the client at the time of survey.
Parking Provided: 18 regular spaces, 1 handicap space.
For additional zoning information please contact the City of Montebello Planning Division at (323) 887-1478.
- This property contains a calculated area of 11,700 square feet (0.269 acres) more or less.
- The record perimeter of the boundary does result in a mathematical closure.
- There are improvements along portions of the boundary as shown hereon. Ownership and/or maintenance responsibilities of said improvements was not determined by this survey.
- Access is obtained directly from a 20' alley south of the surveyed parcel, South 2nd Street, and West Whittier Boulevard. The right of way lines of said street and the boundary lines of subject property are coterminous and contain no gaps, gorges or overlaps.
- Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- This ALTA/NSPS Land Title Survey was prepared for the exclusive use of persons/parties listed in certification. Said statement does not extend to any unnamed person/parties without an express statement by the surveyor naming said person/parties.
- The subject property is commonly known as Mr. Pepe's #3 Burgers - Not Posted Address: 201 West Whittier Boulevard
- There is no observable evidence of earth moving work, building construction or building additions within recent months.
- There are no changes in street right of way lines either completed or proposed, per documents provided by title company.
- There is no observable evidence of recent street or sidewalk construction or repairs.
- Encroachment Statement: No apparent encroachments at the time of survey.

SCHEDULE B2 EXCEPTIONS:

Item No.

- △ Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: in Book 3271, Page 264 Deeds
-IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.

- △ The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.

Redevelopment Agency: City of Montebello
Recording Date: June 29, 1982
Recording No: as Instrument No. 1982-656022 Official Records

and Recording Date: July 08, 1982
and Recording No: as Instrument No. 1982-689852 Official Records
-IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.

Items not listed above are determined non-survey related items and are not plotted hereon.

SURVEYOR'S CERTIFICATION:

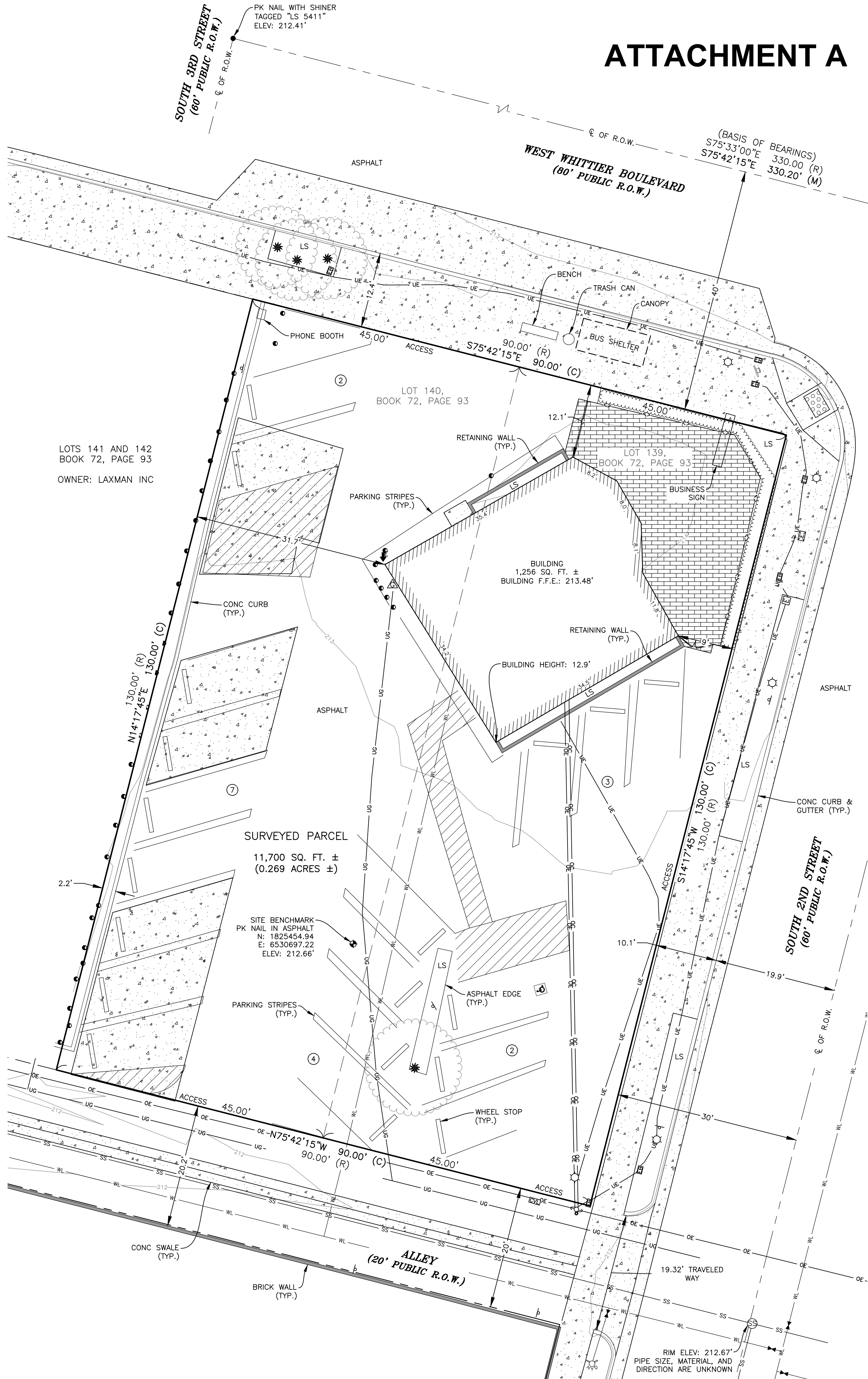
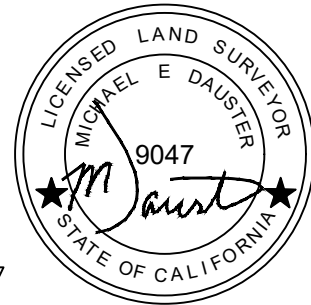
To: TTLM ORIGINS LLC, a California limited liability company; Suzanne Kennedy; and Fidelity National Title Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11a, 11b, 13, 16, 17, 19 and 20a of Table A thereof. The field work was completed on October 3, 2023.

Date of Plat or Map: October 9, 2023.

The undersigned further states that the plat was surveyed and drawn to the normal standard of practice of surveyors in the State of California under his direct responsibility and supervision and accurately shows the described tract of land thereof. This certification is neither a warranty nor guarantee, either expressed or implied.

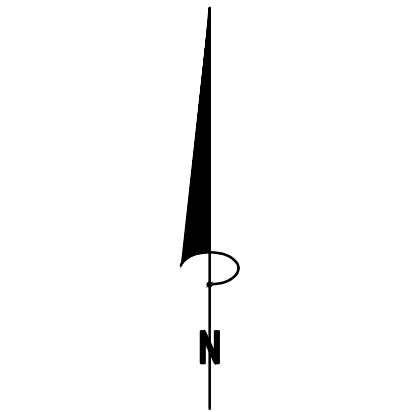
Michael E. Dauster
California Professional Land Surveyor No. 9047
Email: ALTA@clarkis.com



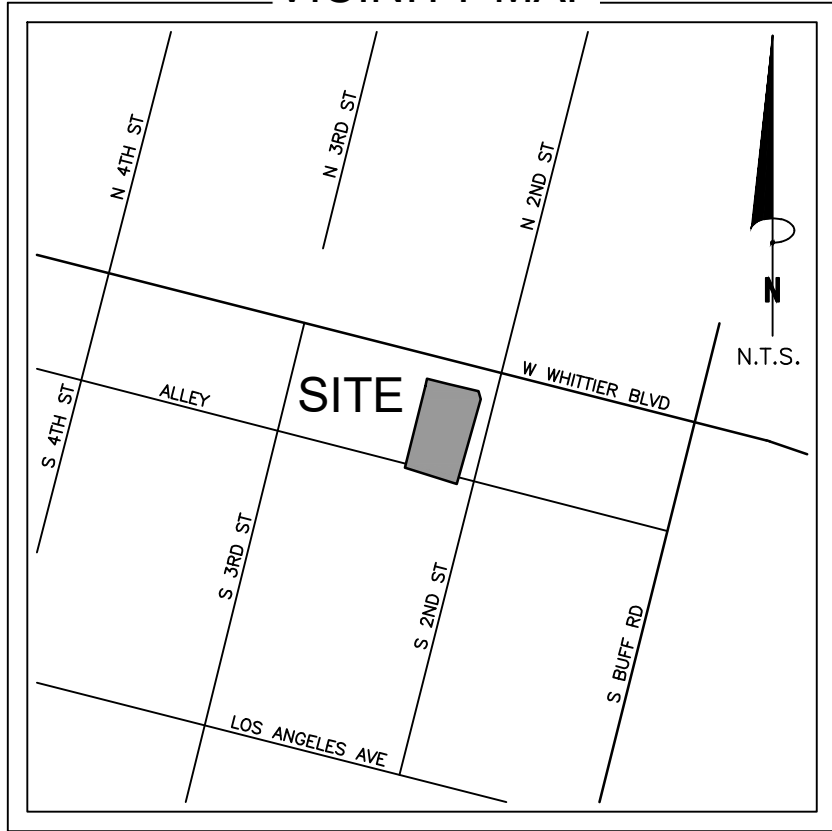
ATTACHMENT A

REFERENCES:

MAP OF THE TOWN OF NEWMARK
BOOK 72 PAGE 93
CORNER RECORD PWFB 1125
DOCUMENT NUMBER 1008
CORNER RECORD PWFB 1125
DOCUMENT NUMBER 1010
CORNER RECORD PWFB 1125
DOCUMENT NUMBER 1149
CORNER RECORD PWFB 1125
DOCUMENT NUMBER 1151



VICINITY MAP



LEGEND

- (TYP.) SITE BENCHMARK
- (TYP.) FOUND MONUMENT
- (TYP.) TYPICAL
- (TYP.) FINISHED FLOOR ELEVATION
- (C) CALCULATED BEARING AND/OR DISTANCE.
- (M) MEASURED BEARING AND/OR DISTANCE.
- (R) RECORD BEARING AND/OR DISTANCE.
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER VAULT
- LIGHT POLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC CABINET
- ELECTRIC MARKER
- UTILITY POLE W/ TRANSFORMER
- COMMUNICATION VAULT
- GAS METER
- HANDICAP PARKING
- REGULAR PARKING SPACES
- WALK BUTTON PEDESTAL
- PALM TREE WITH DRIP LINE
- LANDSCAPED AREA
- BOLLARD
- SIGN
- FENCE GATE
- SS SANITARY LINE (UNDERGROUND)
- WL WATER LINE (UNDERGROUND)
- UG GAS LINE (UNDERGROUND)
- UE ELECTRIC LINE (UNDERGROUND)
- OE ELECTRIC LINE (OVERHEAD)
- OC COMMUNICATION LINE (OVERHEAD)
- IRON FENCE
- SS SHRUB LINE
- TRUNCATED DOMES
- CONCRETE AREA
- BRICK AREA

Site coordinated by:



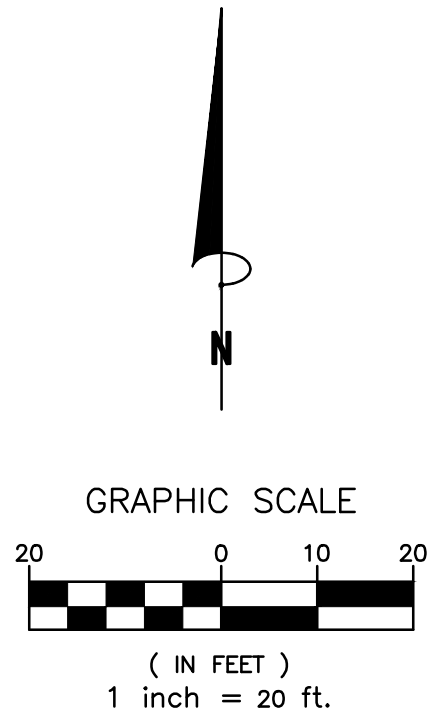
LANDMARK
SURVEYING & ENGINEERING

Revisions	
No.	Description

SITE NAME:
Starbucks Whittier &
2nd (Montebello)

ALTA/NSPS LAND TITLE SURVEY
LOTS 139 AND 140,
AS DEPICTED IN BOOK 72, PAGE 93,
CITY OF MONTEBELLO, LOS ANGELES COUNTY, CALIFORNIA.
Project No. 231738
Drawn By: FSN
Checked By: MED
Date: 10/09/2023
Sheet 1 of 2

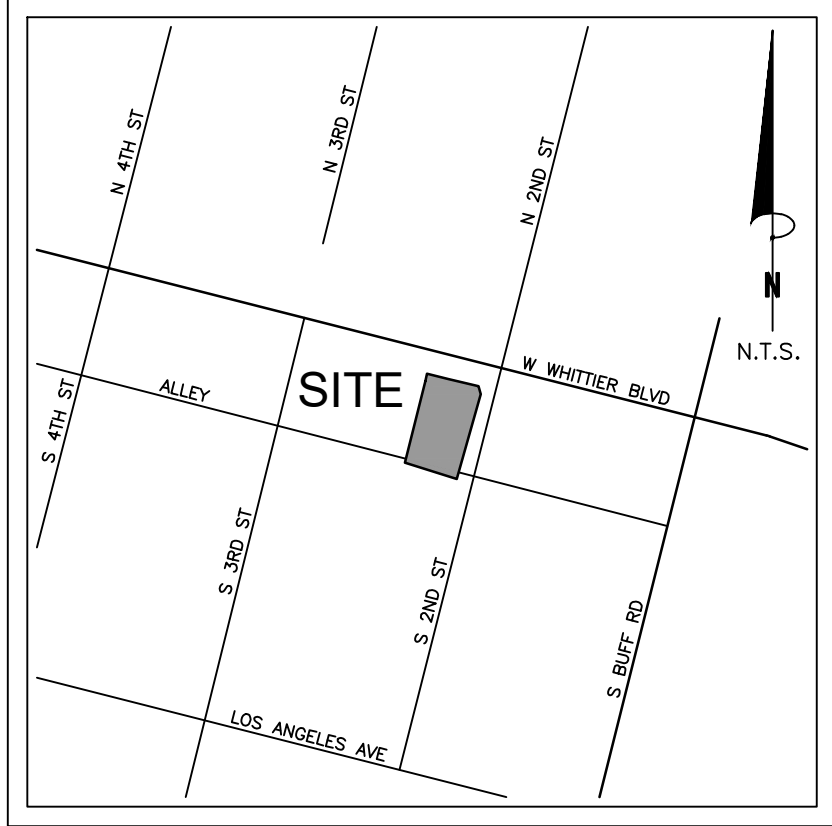
Page 15 of 44



REFERENCES:

MAP OF THE TOWN OF NEWMARK
BOOK 72 PAGE 93
CORNER RECORD PWFB 1125
DOCUMENT NUMBER 1008
CORNER RECORD PWFB 1125
DOCUMENT NUMBER 1010
CORNER RECORD PWFB 1125
DOCUMENT NUMBER 1149
CORNER RECORD PWFB 1125
DOCUMENT NUMBER 1151

VICINITY MAP



LEGEND

- SITE BENCHMARK
- FOUND MONUMENT
- (TYP.) TYPICAL
- F.F.E. FINISHED FLOOR ELEVATION
- (C) CALCULATED BEARING AND/OR DISTANCE.
- (M) MEASURED BEARING AND/OR DISTANCE.
- (R) RECORD BEARING AND/OR DISTANCE.
- ☐ SANITARY MANHOLE
- ☒ FIRE HYDRANT
- ☒ WATER VALVE
- ☒ WATER VAULT
- ☒ LIGHT POLE
- ☒ ELECTRIC BOX
- ☒ ELECTRIC PEDESTAL
- ☒ ELECTRIC CABINET
- ☒ ELECTRIC MARKER
- ☒ UTILITY POLE W/ TRANSFORMER
- ☒ COMMUNICATION VAULT
- ☒ GAS METER
- ☒ HANDICAP PARKING
- ☒ REGULAR PARKING SPACES
- ☒ WALK BUTTON PEDESTAL
- ☒ PALM TREE WITH DRIP LINE
- ☒ LANDSCAPED AREA
- BOLLARD
- ☒ SIGN
- ☒ FENCE GATE
- SS — SANITARY LINE (UNDERGROUND)
- WL — WATER LINE (UNDERGROUND)
- UG — GAS LINE (UNDERGROUND)
- UE — ELECTRIC LINE (UNDERGROUND)
- OE — ELECTRIC LINE (OVERHEAD)
- OC — COMMUNICATION LINE (OVERHEAD)
- IRON FENCE
- ~ SHRUB LINE
- ☐ TRUNCATED DOMES
- ☐ CONCRETE AREA
- ☐ BRICK AREA

Site coordinated by:

Clark

177 S. Tiffany Dr. Pueblo West, Co. 81007 719.633.8533
www.clarkids.com

ALTANSPS LAND TITLE SURVEY

LOTS 139 AND 140,
AS DESCRIBED IN BOOK 72, PAGE 93,
CITY OF MONTEBELLO, LOS ANGELES COUNTY, CALIFORNIA.

SITE NAME:
Starbucks Whittier &
2nd (Montebello)

Revisions		By	Date
No.	Description		

Project No. 231738

Drawn By: FSN
Checked By: MED

Date: 10/09/2023
Sheet 2 of 2

WHITTIER BLVD.

PK NAIL WITH SHINER
TAGGED "LS 5411"
ELEV: 213.77



DEMOLITION KEY NOTES:

- D1 EXISTING TO BE REMOVED
- D2 EXISTING TO REMAIN; PROTECT IN PLACE PER PLAN

LEGEND

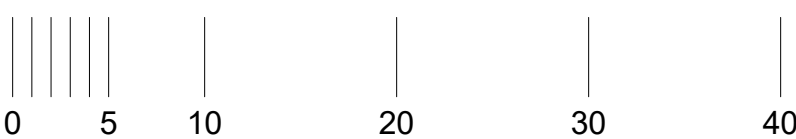
--- PROPERTY LINE



Know what's below.
Call before you dig.



SCALE: 1"=10'-0"





PROJECT INFORMATION

APN 6349-002-024

ZONING CLASSIFICATION

JURISDICTION CITY OF MONTEBELLO, CA
EXISTING ZONE C-2 (GENERAL COMMERCIAL)
PROPOSING ZONE C-2 (GENERAL COMMERCIAL)

SITE AREA

TOTAL NET SITE AREA: ±0.269 AC (± 11,700 SF)

BUILDING INFORMATION

STARBUCKS BLDG. AREA ±1,440 SF
OUTDOOR SEATING AREA MAX. 10 SEATS - ± 150 SF

PARKING SUMMARY

	RATIO REQUIRED	SPACES REQUIRED	SPACES PROVIDED
STARBUCKS	1SP/400 SF + 1SP/3 SEATS	7	
STANDARD			7
ACCESSIBLE			1
TOTAL		7	8

DRIVE THRU QUEUE: 10 CARS

PROJECT NOTES

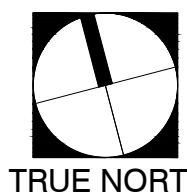
- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING SUBMITTAL PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY LANDMARK SURVEYING & ENGINEERING DATED 10/09/2023, AND AN AERIAL.

DRAWING ISSUE/REVISION RECORD

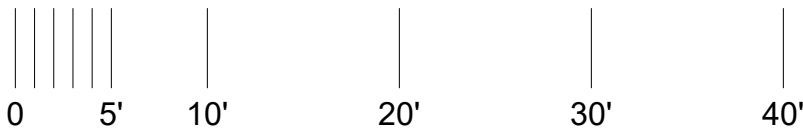
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11.18.2022	PREP SP-EX	JN
01.22.2023	PREP SP-1_SCHEME	II
02.02.2023	PREP SP-2	II
07.07.2023	PREP SP-3	II
11.01.2023	PREP SP-4	JN
11.16.2023	PREP SP-5	AG
04.12.2024	PREP SP-6	AG
05.23.2024	REV SP-6	AG
06.11.2024	PREP SP-7	AG

GREENBERG FARROW CONTACTS

PROJECT MANAGER I. IBRAHIMBEGOVIC

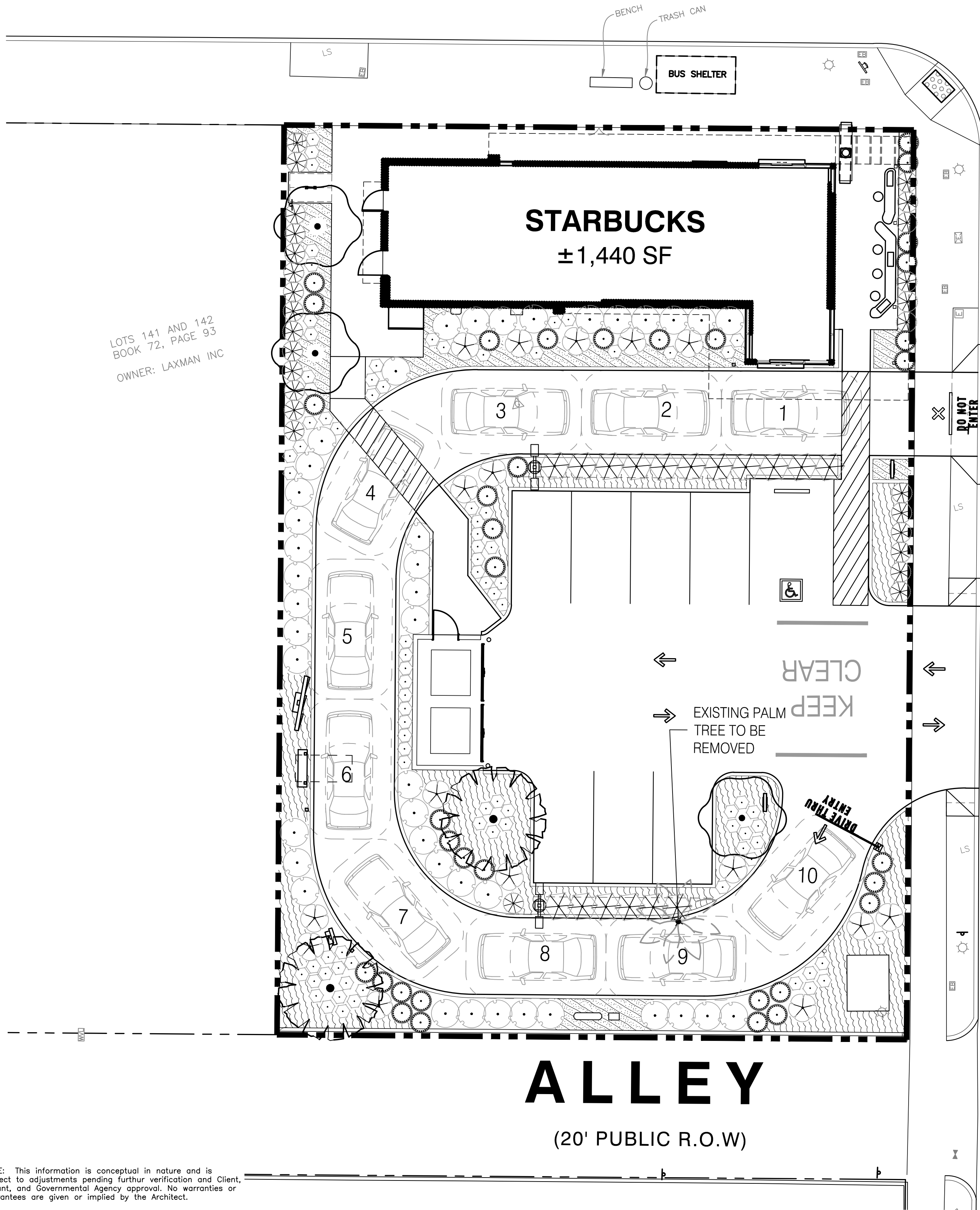


SCALE: 1"=10'-0"



W. WHITTIER BLVD.

(80' PUBLIC R.O.W)



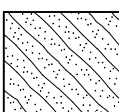
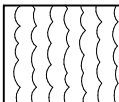
LOTS 141 AND 142
BOOK 72, PAGE 93
OWNER: LAXMAN INC

(BASIS OF BEARINGS)
S75°33'00"E 330.00 (R)
S75°42'15"E 330.20 (M)

S. 2ND STREET

(60' PUBLIC R.O.W)

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT.	WUCOLS IV	
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24"box	L	
	Tristania conferta	Brisbane Box	24"box	L	
	Washingtonia robusta	Mexican Fan Palm	To Be Removed	To be Removed	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT.	WUCOLS	
	Agave parryi	Parry's Agave	5 gal	L	
	Chondropetalum tectorum	Small Cape Rush	5 gal	L	
	Hesperaloe parviflora	Red Yucca	5 gal	L	
	Muhlenbergia x 'Pink Flamingo'	Pink Flamingo Muhly	5 gal	L	
	Olea europaea 'Montra'	Little Ollie® Olive	5 gal	L	
	Salvia rosmarinus	Rosemary	5 gal	L	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	ROOT	WUCOLS	SPACING
	Myoporum insulare 'Prostrate'	Ground Cover Boobialla	flat	L	18" o.c.
	Salvia x 'Cherry Queen'	Cherry Queen Sage	flat	L	18" o.c.

PROJECT INFORMATION

APN 6349-002-024

ZONING CLASSIFICATION

JURISDICTION CITY OF MONTEBELLO, CA
EXISTING ZONE C-2 (GENERAL COMMERCIAL)
PROPOSING ZONE C-2 (GENERAL COMMERCIAL)

SITE AREA

TOTAL NET SITE AREA: ±0.269 AC (± 11,700 SF)

BUILDING INFORMATION

STARBUCKS BLDG. AREA ±1,440 SF
OUTDOOR SEATING AREA MAX. 10 SEATS - ± 150 SF

LANDSCAPE SUMMARY

CITY OF MONTEBELLO LANDSCAPE REQUIREMENTS :
- NOT AVAILABLE - ADDITIONAL LANDSCAPE INFORMATION TO BE ACQUIRED AND
CONFIRMED FROM CITY PLANNER.

TOTAL TREE(S) PROPOSED: 6
TOTAL TREE(S) PROVIDED WITHIN SUBJECT AREA: 6

TOTAL LANDSCAPE AREA : ±3,124 SF
LANDSCAPE COVERAGE (±3,124 SF/±0.269 AC): 26.6%

ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM. ALL
LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL OF THE CITY.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN
GUIDELINES, CODES AND REGULATIONS.

WHERE TREES ARE WITHIN 5' OF WALKWAYS AND / OR PAVING SURFACES, ROOT
BARRIERS SHALL BE INSTALLED.

ON-SITE AND PARKWAY LANDSCAPE SHALL BE MAINTAINED BY BUSINESS OWNERS.

PROJECT NOTES

- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING SUBMITTAL PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY
LANDMARK SURVEYING & ENGINEERING DATED 10/09/2023, AND AN AERIAL.

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
11.18.2022	PREP SP-EX	JN
01.22.2023	PREP SP-1 SCHEME	II
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07.07.2023	PREP SP-3	II
11.01.2023	PREP SP-4	JN
11.16.2023	PREP SP-5	AG
04.12.2024	PREP SP-6	AG
05.23.2024	REV SP-6	AG
06.11.2024	PREP SP-7	AG

GREENBERG FARROW CONTACTS

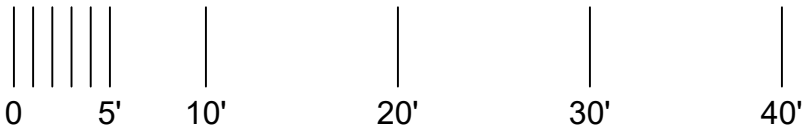
PROJECT MANAGER I. IBRAHIMBEGOVIC

NOTE: This information is conceptual in nature and is
subject to adjustments pending further verification and Client,
Tenant, and Governmental Agency approval. No warranties or
guarantees are given or implied by the Architect.

GF 4695 MacArthur Court
Suite 1450
Newport Beach, CA 92660
T: 949 296 0450



SCALE: 1"=10'-0"

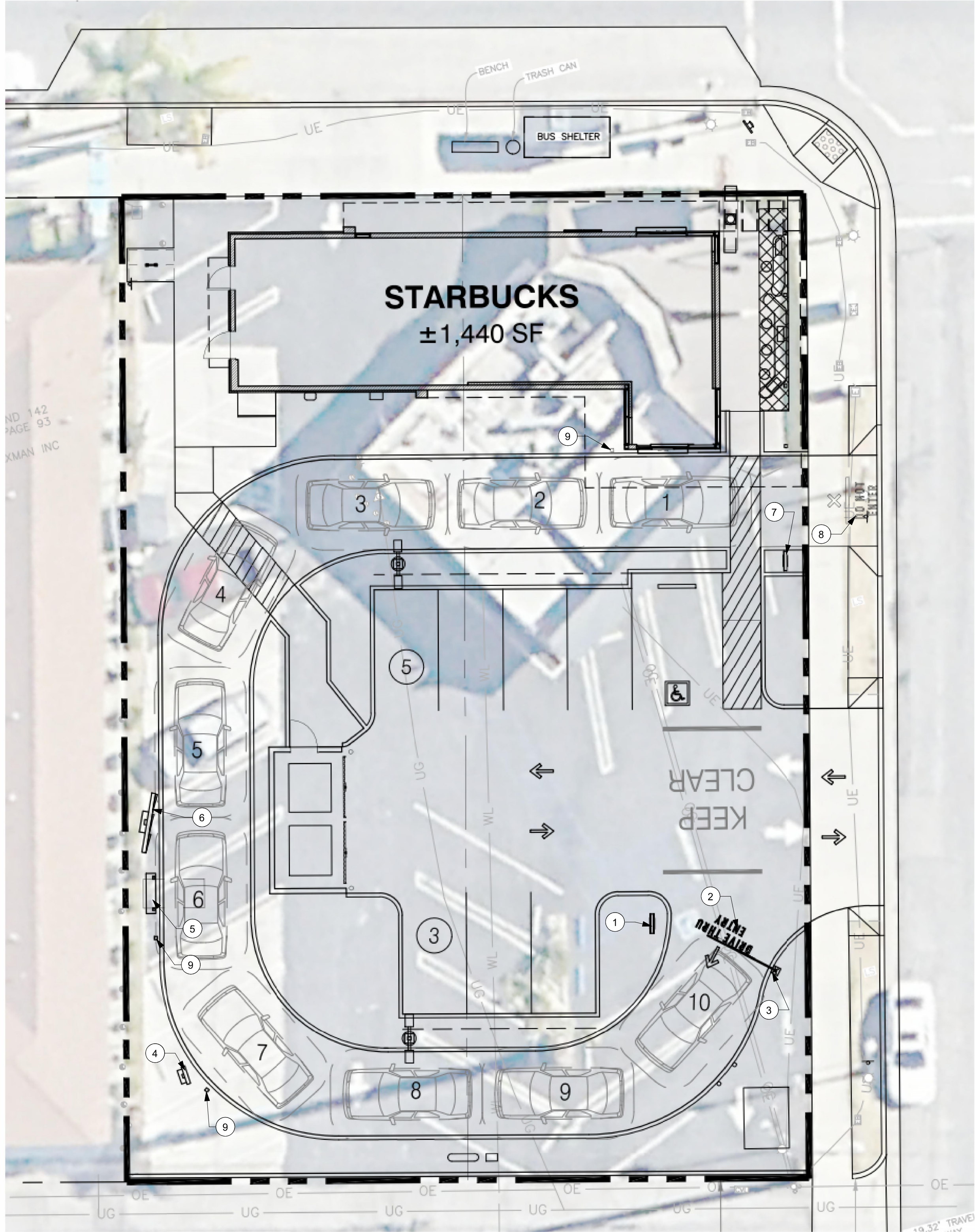


STARBUCKS
WHITTIER BLVD & 2ND STREET
MONTEBELLO, CA

20221221.0

LANDSCAPE CONCEPTUAL PLAN
LCP-1

06.11.2024



1 PROPOSED DRIVE THRU EQUIPMENT LAYOUT
Scale: 1" = 10'-0"



1



2



3



4



5



6



7



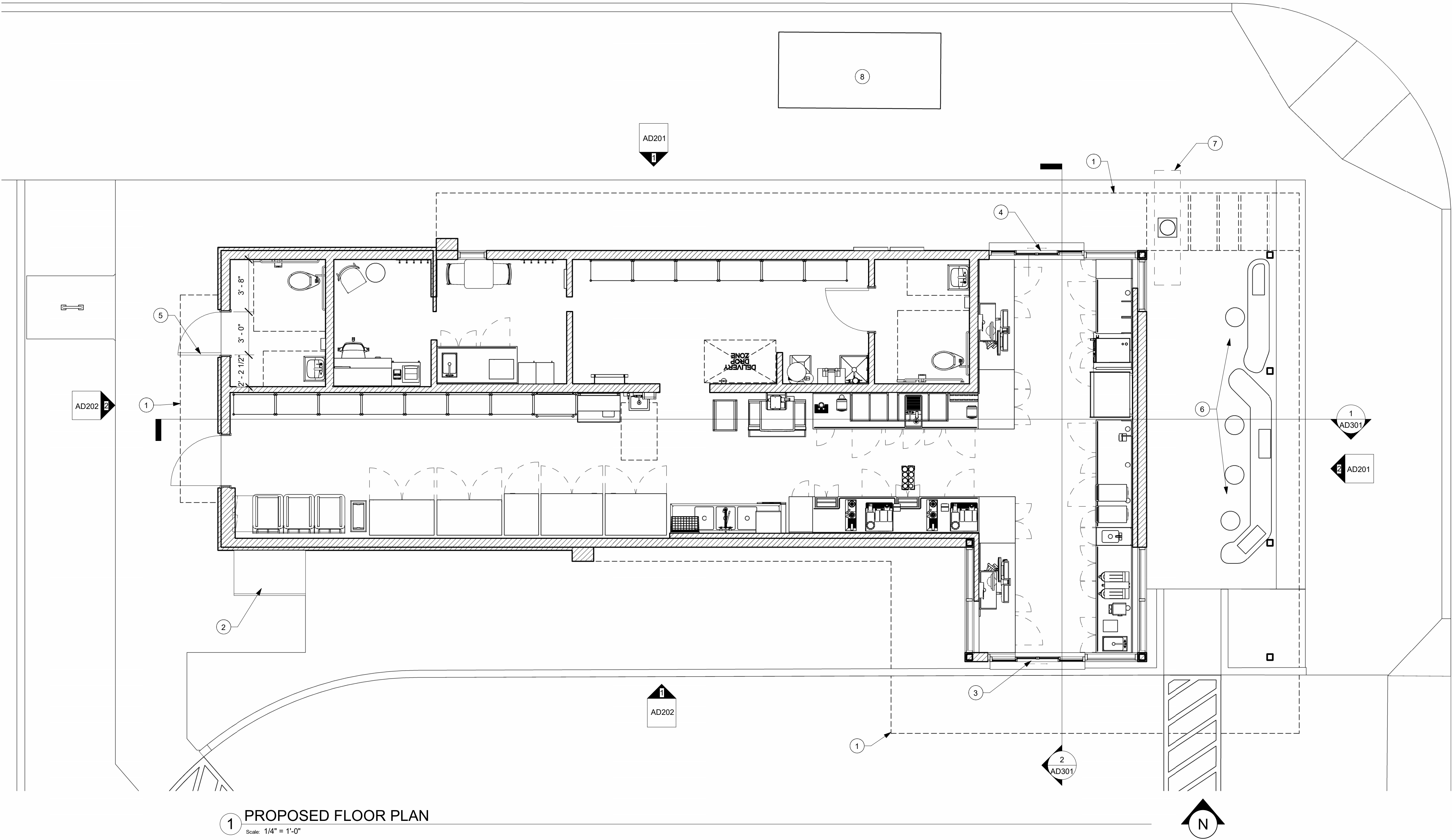
8



9

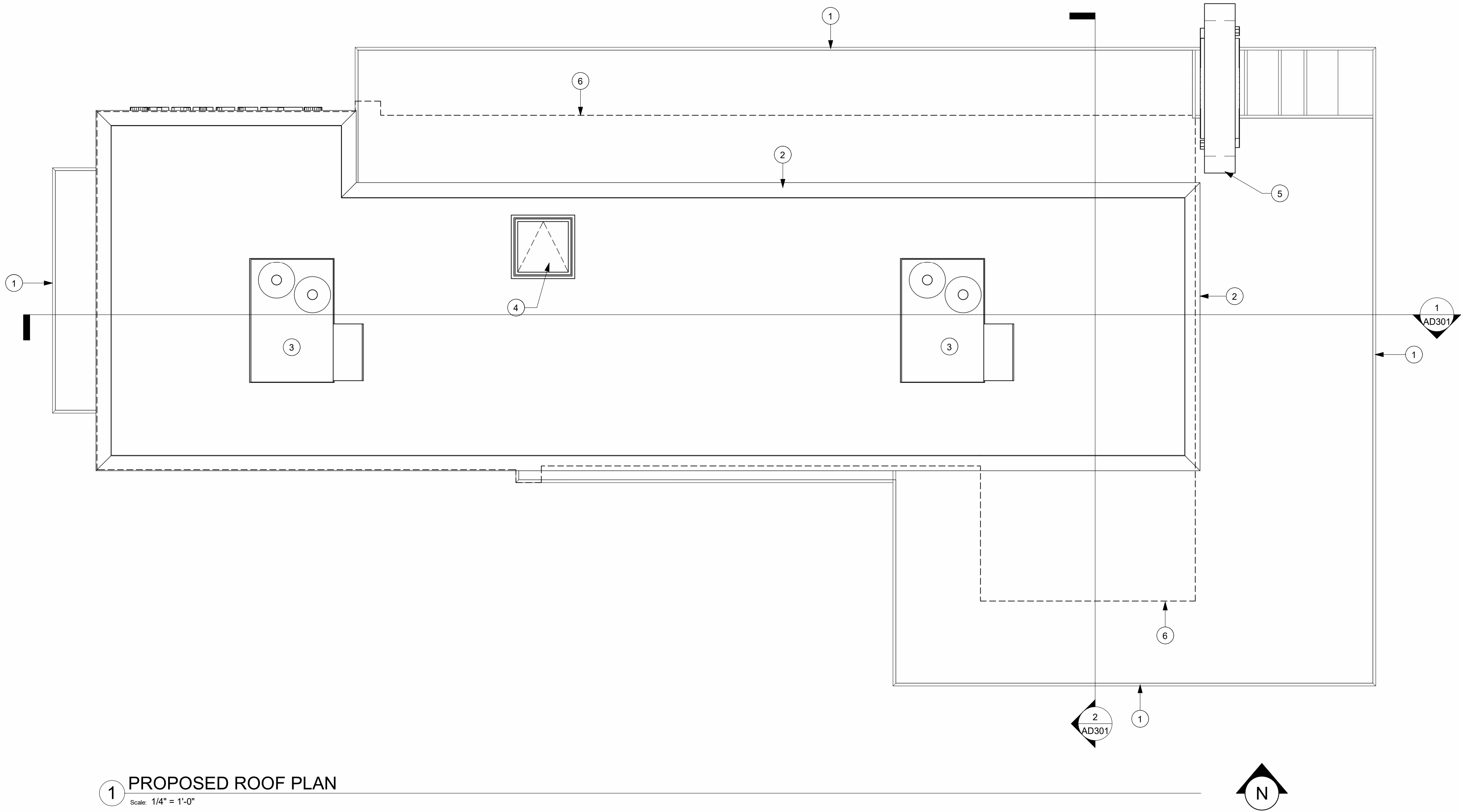
KEYED NOTES

- 1 LINE OF CANOPY ABOVE
- 2 ELECTRICAL SWITCHGEAR
- 3 DRIVE THRU WINDOW
- 4 ORDER / PICK-UP WINDOW
- 5 EXTERIOR CUSTOMER RESTROOM
- 6 OUTDOOR SEATING
- 7 (E) MONUMENT SIGN
- 8 (E) BUS STOP



KEYED NOTES

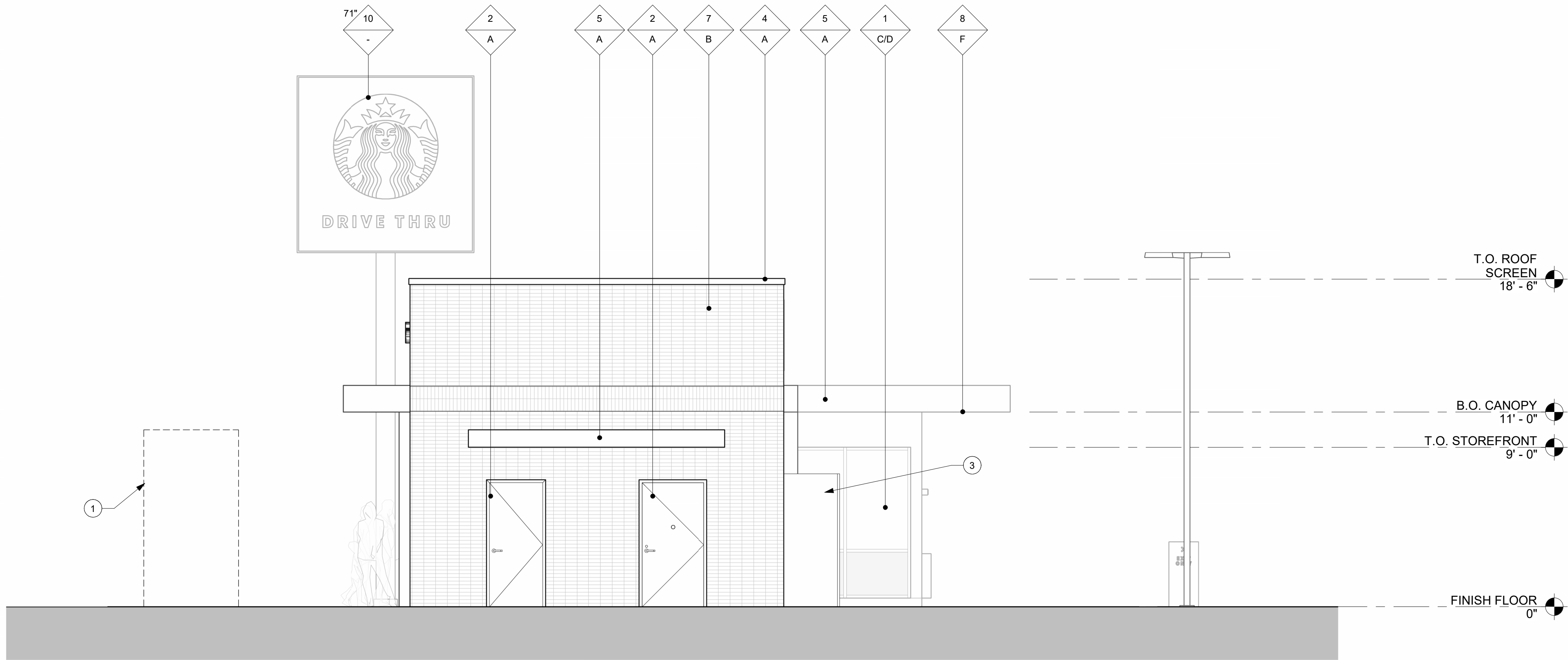
- 1 METAL CANOPY
- 2 ROOF SCREEN
- 3 MECHANICAL RTUs
- 4 ROOF HATCH
- 5 (E) MONUMENT SIGN
- 6 BUILDING LINE BELOW



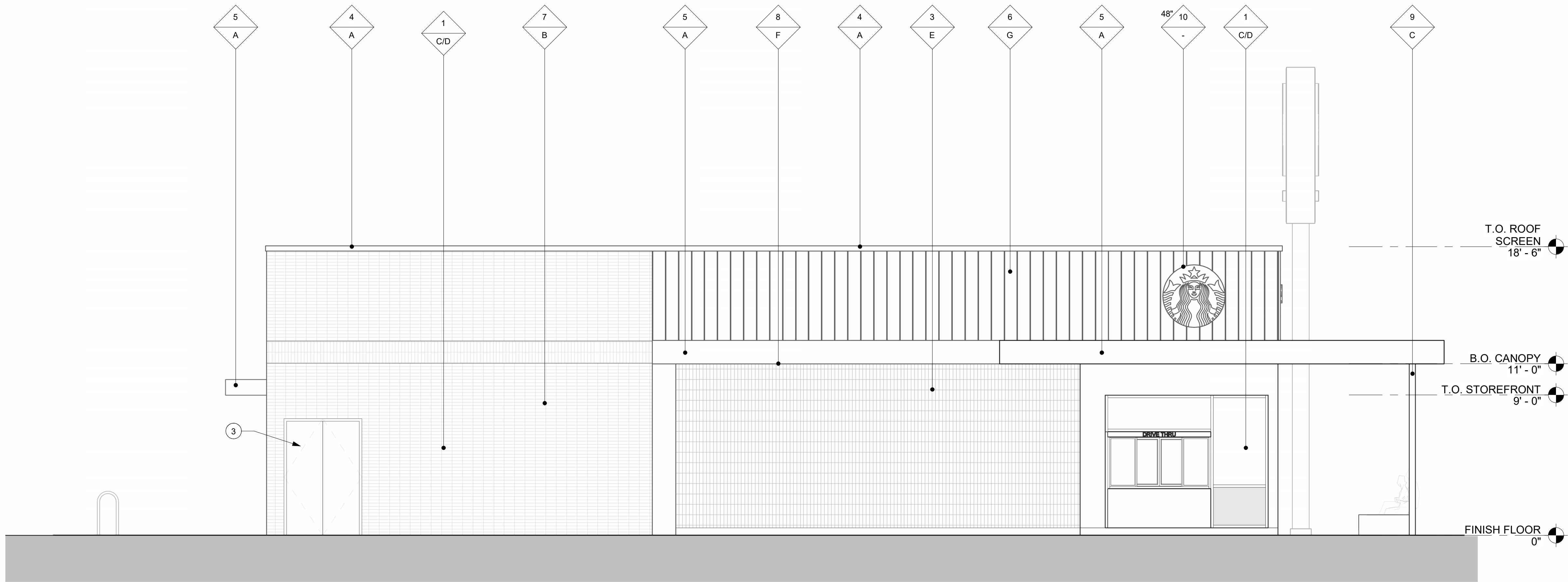


- 1 (E) BUS STOP
- 2 DECORATIVE ART PANEL
- 3 SWITCHGEAR

FINISH SCHEDULE	
FINISH MATERIAL	
1	ALUMINUM STOREFRONT DOORS / WINDOWS SYSTEMS
2	HOLLOW METAL DOOR AND FRAME
3	ACCENT TILE
4	METAL COPING AT TOP OF PARAPET
5	CANOPY
6	STANDING SEAM WALL PANEL
7	BRICK VENEER
8	WOOD SOFFIT
9	COLUMN
10	SIGNAGE (UNDER SEPARATE PERMIT)
FINISH COLOR	
A	COLOR TO MATCH - RAL7016 ANTHRACITE GRAY
B	EL DORADO STONE - TUNDRA BRICK: IRONSIDE
C	FINISH TO MATCH - MT0028 FLAT BLACK
D	CLEAR INSULATED GLASS
E	ZIA TILE - ZIA CERAMICS: KELP FOREST 2"x 8" - GLOSSY FINISH
F	ACOYA - EXTERIOR CLADDING: WATSON 1C, T&G - NICKEL GAP
G	METAL TECH GLOBAL - TO MATCH RAL 7016 ANTHRACITE GRAY



2 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"

KEYED NOTES

- 1 (E) BUS STOP
- 2 DECORATIVE ART PANEL
- 3 SWITCHGEAR

FINISH SCHEDULE

FINISH MATERIAL

1	ALUMINUM STOREFRONT DOORS / WINDOWS SYSTEMS
2	HOLLOW METAL DOOR AND FRAME
3	ACCENT TILE
4	METAL COPING AT TOP OF PARAPET
5	CANOPY
6	STANDING SEAM WALL PANEL
7	BRICK VENEER
8	WOOD SOFFIT
9	COLUMN
10	SIGNAGE (UNDER SEPARATE PERMIT)

FINISH COLOR

A	COLOR TO MATCH - RAL7016 ANTHRACITE GRAY
B	EL DORADO STONE - TUNDRA BRICK: IRONSIDE
C	FINISH TO MATCH - MT0028 FLAT BLACK
D	CLEAR INSULATED GLASS
E	ZIA TILE - ZIA CERAMICS: KELP FOREST 2"x 8" - GLOSSY FINISH
F	ACOYA - EXTERIOR CLADDING: WATSON 1C, T&G - NICKEL GAP
G	METAL TECH GLOBAL - TO MATCH RAL 7016 ANTHRACITE GRAY



2 PROPOSED COLOR EAST ELEVATION
Scale: 1/4" = 1'-0"



1 PROPOSED COLOR NORTH ELEVATION
Scale: 1/4" = 1'-0"

KEYED NOTES

- 1 (E) BUS STOP
- 2 DECORATIVE ART PANEL
- 3 SWITCHGEAR

FINISH SCHEDULE

FINISH MATERIAL	
1	ALUMINUM STOREFRONT DOORS / WINDOWS SYSTEMS
2	HOLLOW METAL DOOR AND FRAME
3	ACCENT TILE
4	METAL COPING AT TOP OF PARAPET
5	CANOPY
6	STANDING SEAM WALL PANEL
7	BRICK VENEER
8	WOOD SOFFIT
9	COLUMN
10	SIGNAGE (UNDER SEPARATE PERMIT)
FINISH COLOR	
A	COLOR TO MATCH - RAL7016 ANTHRACITE GRAY
B	EL DORADO STONE - TUNDRA BRICK: IRONSIDE
C	FINISH TO MATCH - MT0028 FLAT BLACK
D	CLEAR INSULATED GLASS
E	ZIA TILE - ZIA CERAMICS: KELP FOREST 2"x 8" - GLOSSY FINISH
F	ACOYA - EXTERIOR CLADDING: WATSON 1C, T&G - NICKEL GAP
G	METAL TECH GLOBAL - TO MATCH RAL 7016 ANTHRACITE GRAY



2 PROPOSED COLOR WEST ELEVATION
Scale: 1/4" = 1'-0"



1 PROPOSED COLOR SOUTH ELEVATION
Scale: 1/4" = 1'-0"

KEYED NOTES

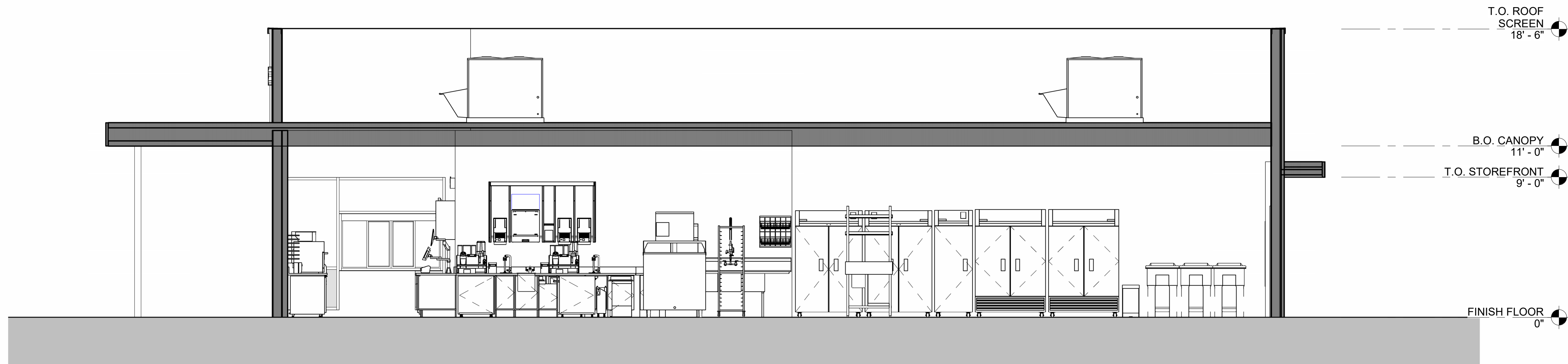
- 1 (E) BUS STOP
- 2 DECORATIVE ART PANEL
- 3 SWITCHGEAR

FINISH SCHEDULE

FINISH MATERIAL	
1	ALUMINUM STOREFRONT DOORS / WINDOWS SYSTEMS
2	HOLLOW METAL DOOR AND FRAME
3	ACCENT TILE
4	METAL COPING AT TOP OF PARAPET
5	CANOPY
6	STANDING SEAM WALL PANEL
7	BRICK VENEER
8	WOOD SOFFIT
9	COLUMN
10	SIGNAGE (UNDER SEPARATE PERMIT)
FINISH COLOR	
A	COLOR TO MATCH - RAL7016 ANTHRACITE GRAY
B	EL DORADO STONE - TUNDRA BRICK: IRONSIDE
C	FINISH TO MATCH - MT0028 FLAT BLACK
D	CLEAR INSULATED GLASS
E	ZIA TILE - ZIA CERAMICS: KELP FOREST 2"x 8" - GLOSSY FINISH
F	ACOYA - EXTERIOR CLADDING: WATSON 1C, T&G - NICKEL GAP
G	METAL TECH GLOBAL - TO MATCH RAL 7016 ANTHRACITE GRAY



2 PROPOSED BUILDING SECTION (WEST-EAST)
Scale: 1/4" = 1'-0"



1 PROPOSED BUILDING SECTION (NORTH - SOUTH)
Scale: 1/4" = 1'-0"

NOTE:
COLOR SHOWN ON THESE ELEVATIONS ARE FOR ILLUSTRATION
PURPOSES ONLY. FOR ACTUAL COLORS, REFER TO
MANUFACTURER'S SAMPLES



1 PERSPECTIVE VIEW 1



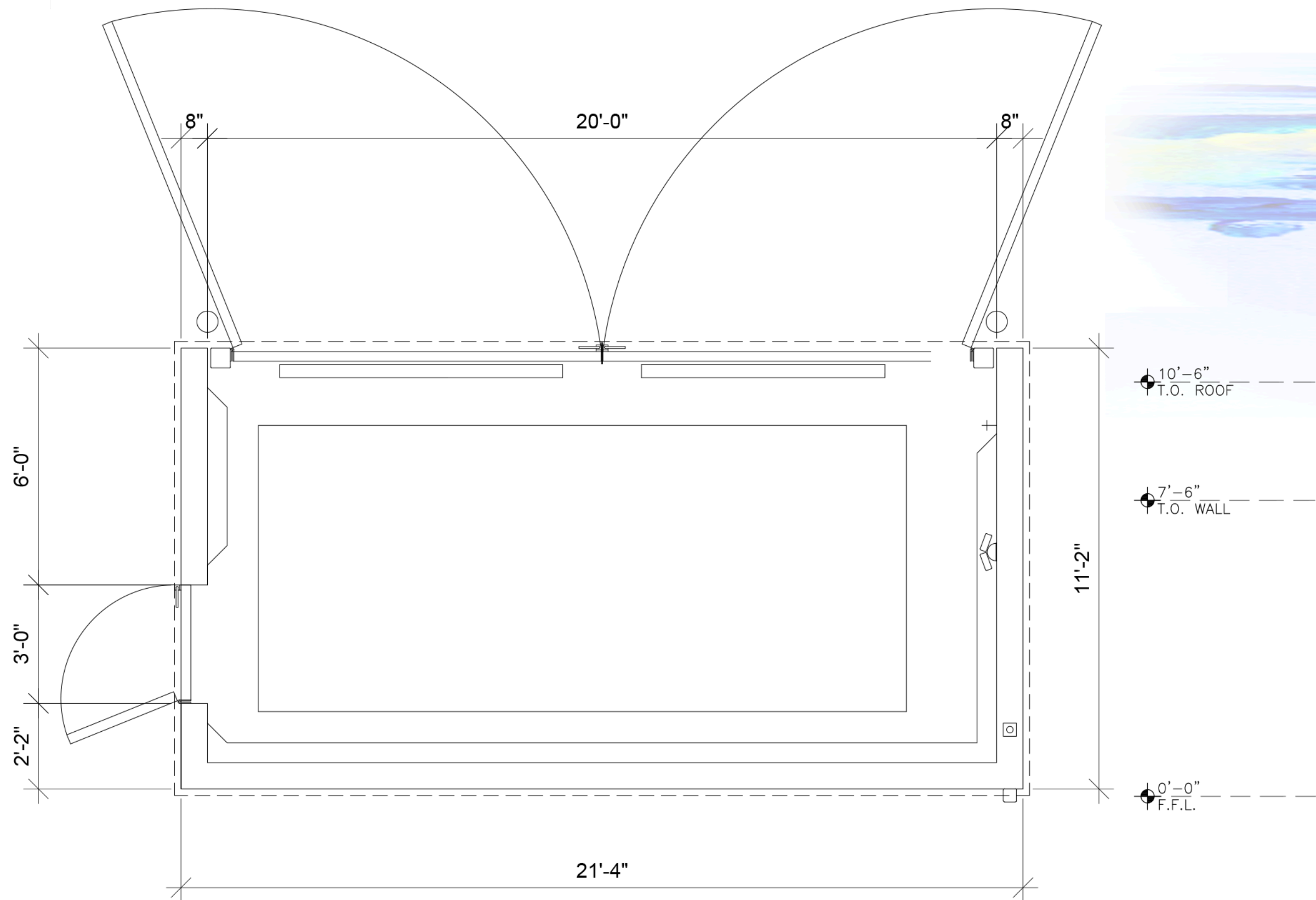
2 PERSPECTIVE VIEW 2



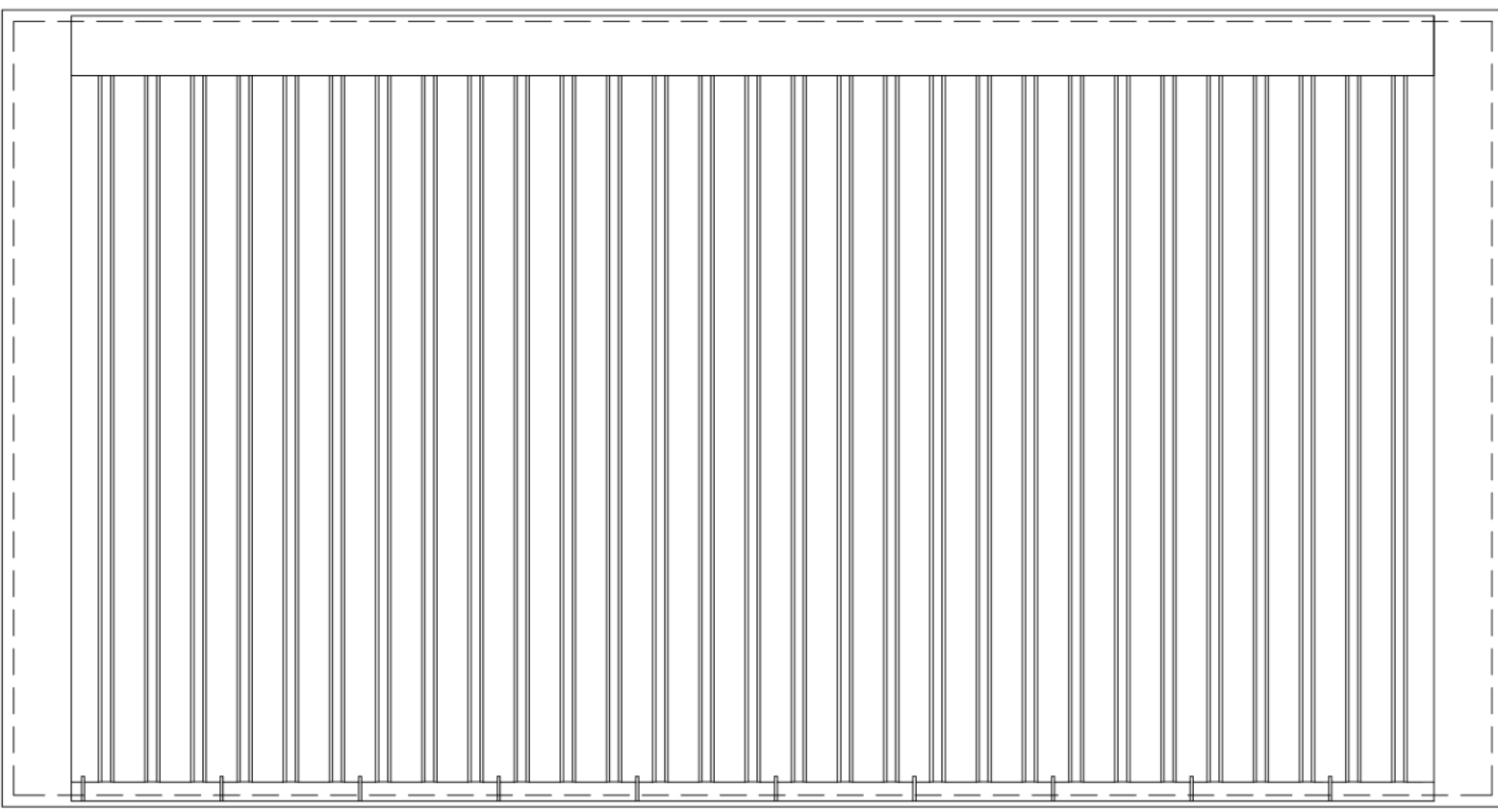
3 PERSPECTIVE VIEW 3



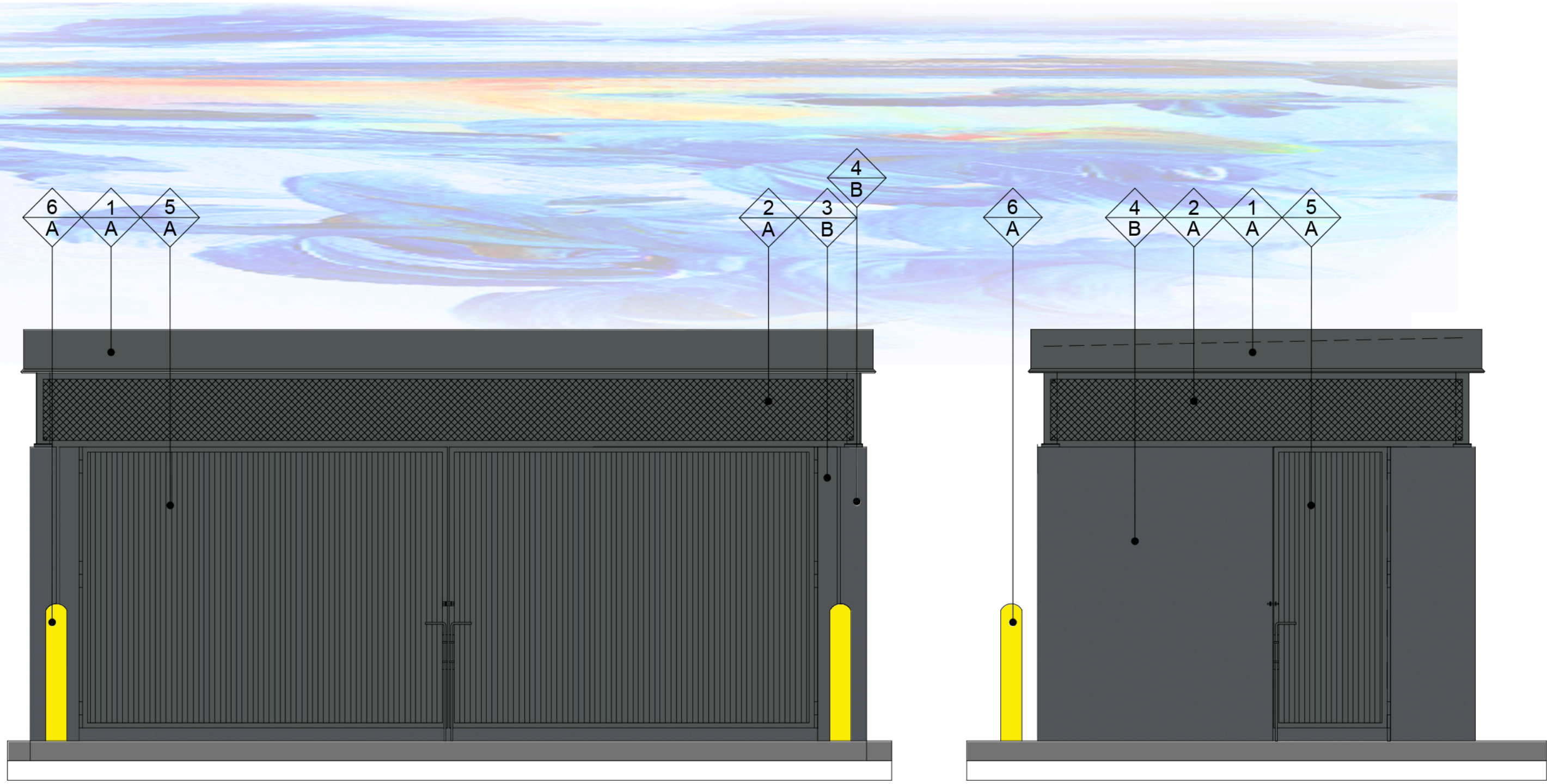
4 PERSPECTIVE VIEW 4



1 FLOOR PLAN
SCALE: 3/8" = 1'-0"

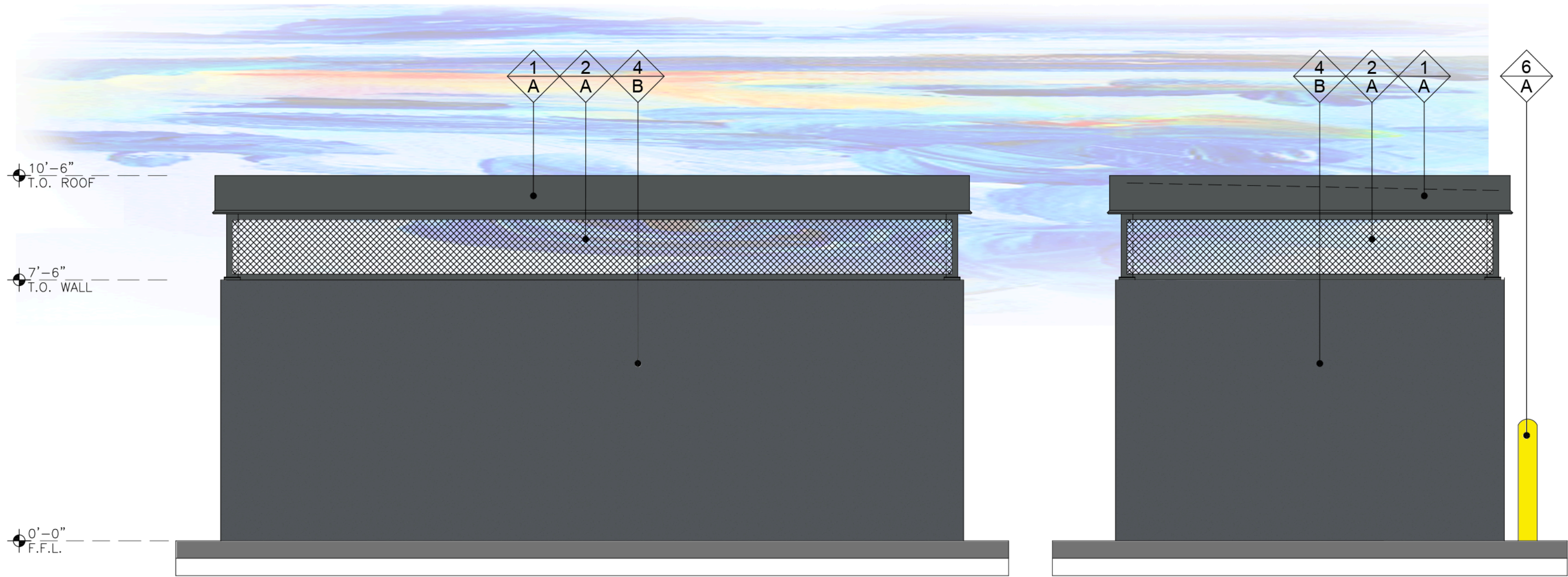


4 ROOF PLAN
SCALE: 3/8" = 1'-0"



2 EAST ELEVATION
SCALE: 3/8" = 1'-0"

3 NORTH ELEVATION
SCALE: 3/8" = 1'-0"



5 WEST ELEVATION
SCALE: 3/8" = 1'-0"

6 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

FINISH SCHEDULE	
▲	FINISH MATERIAL
1	METAL ROOF
2	PERFORATED METAL PANEL-McNICHOLS #16951420M2
3	STEEL POST
4	CMU BLOCK WALL WITH CEMENT PLASTER
5	CORRUGATED METAL DOOR
6	BOLLARD
▼	FINISH COLOR
A	PAINT TO MATCH RAL7016 ANTHRACITE GRAY
B	TO MATCH RAL7016 ANTHRACITE GRAY
Note: Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.	

ATTACHMENT B

CITY OF MONTEBELLO PLANNING COMMISSION

RESOLUTION NO. 10-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO APPROVING CONDITIONAL USE PERMIT (PC-2024-0010-CUP) WITH CONDITIONS TO PERMIT A NEW 1,440 SQUARE FOOT STARBUCKS WITH DRIVE-THROUGH AND A 150 SQUARE FOOT OUTDOOR PATIO AREA LOCATED AT 201 W WHITTIER AND ADOPTING A NOTICE OF EXEMPTION UNDER CEQA 15332- CLASS 32 (IN-FILL DEVELOPMENT)

WHEREAS, a Conditional Use Permit (CUP) application has been received and accepted; and

WHEREAS, the Conditional Use Permit would allow the construction of a 1,440 square foot Starbucks drive through ("Project") for Indira Ibrahimbegovic, representative for Greenberg Farrow ("Applicant") on behalf of TTLM Origins LLC ("Property Owner") at the property located at 201 W Whittier Boulevard ("Project Site") pursuant to Montebello Municipal Code (MMC) Chapter 17.70 - Conditional Use Permit; and

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

WHEREAS, the Site Plan Review for Case No. PC-2024-0010-CUP / ENV No. 08-24-CE is considered a "project", as per CEQA's definition of a "project"; and

WHEREAS, the Project is Categorically Exempt per CEQA §15332, Class 32 (In Fill Development) and meets the conditions set forth under Class 32 (In Fill Development Projects); 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 matters presented at the public hearing and included in the record for this matter, and all other legal prerequisites to the adoption of this Resolution have occurred; 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 resolves that:

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

SECTION 2. FINDINGS

A. GENERAL PLAN. The Planning Commission of the City of Montebello finds that the proposed Project is consistent with the General Plan.

Per the Montebello General Plan, the Project conforms to:

- 1. General Plan Goal to Encourage urban infill and compact development P2.7a** states a goal “Promote infill development on vacant and underutilized sites, particularly on corridors and in the Downtown area.”
- 2. General Plan Goal to Direct Growth and Redevelopment to the Downtown Area P3.2a** states a goal “Montebello’s downtown is remarkably walkable, with many other buildings still standing and the traditional street grid lately in place. Montebello will reimagine this valuable asset as a regional destination. The City of Montebello places one of its highest priorities on the reinvigoration of downtown, whose strategic location, walkable blocks, and historic buildings will once again make downtown a vibrant destination and center of commerce, culture, shopping and the arts.”
- 3. General Plan Goal in to Direct Growth and Redevelopment in the Downtown Area P3.2c** states the goal to “Integrate better design in public spaces to create enjoyable places to stay and contribute to the economic viability of the downtown area”.

The proposed Project conforms to the City of Montebello General Plan Land Use Element as the proposed use will allow the Montebello community to benefit from the addition of this drive through establishment. The current Project Site and all the surrounding land uses are compatible in zoning and promote the health of Downtown Montebello. The walk-up window and seating area seeks to promote community members to walk around the downtown and promote a safe, walkable and bikeable streets that incorporates exercise into daily activities. This Project aligns with the General Plan as this update seeks to encourage productive growth and reinvestment of downtown and corridors into walkable, transit-oriented, and pedestrian-friendly. With the current use, this property is not being utilized completely and the Project Site can encourage a walkable corridor, growing the community.

B. CONDITIONAL USE PERMIT. Pursuant to Section 17.74.070 of the MMC, before any Conditional Use Permit shall be granted, all of the following findings must be made:

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

The property shape is a rectangle with no odd angles that allows efficient use of the site. The proposed building is 1,440 square feet in area providing sufficient space for the drive-through lane and parking amount meeting the code requirements. According to the off-street parking requirements, this property would fall under "Take out" food business with no seating provided. This use is required to have 1 parking for every 400 square feet of gross area of the building. Based on the proposed square footage of the structure, the Starbucks is required to have four parking spaces. The Applicant is proposing 8 parking spaces. The proposed design meets all setbacks and height requirements. The unit does not exceed the allowed floor area ratio, and the parking requirements are also met. The use is consistent with zoning, the General Plan and existing operations. A Conditional Use Permit is required due to the project being in a commercial zone and being within one hundred square feet of a lot line classifies of any residential zone according to Appendix A-Index of primary uses in the Montebello Municipal code.

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 site layout proposes two curb cuts along 2nd Street. Access to drive-through is combined with access/egress to/from parking area while exit from drive through is a separate curb cut. Site improvements will be constructed in materials and with methods adequate to the proposed use. The proposed project site is consistent with the general plan and reflects the goals that were set in place when designating certain zoning areas for commercial uses. This area is zoned for general commercial uses.

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

The proposed layout is well planned to avoid adverse effects on adjacent properties. Two sides of the property are bounded by the streets. On the westerly side, project is adjacent to a motel. Starbucks order equipment

is equipped with automatic volume controls adjusting sound at the order point to max 15 decibels over ambient sound. The south side is bounded by the alley with residences and a screen wall is proposed to minimize the impact of the proposed use to these residences. The proposed addition will not have any significant adverse impact on the surrounding properties as the existing lot is currently developed with a restaurant.

4. Describe how the proposed use is consistent with the objectives of the community redevelopment project area in which the site is located will meet including the general purpose and intent of the Zoning Code and how it will be consistent with the General Plan;

The proposed layout meets development standards per the zoning code such as setback, parking requirements, landscape requirements, etc. The building is placed along the Whittier Blvd. public sidewalk having a walk-up window accessible from the sidewalk creating a pedestrian friendly area which is in line with the General Plan. No vehicular access is proposed off Whittier Blvd. In addition, the project proposes outdoor covered patio at the corner of Whittier Blvd. and 2nd Street adding to project interaction with public realm.

SECTION 3. CEQA. In accordance with the California Environmental Quality Act (“CEQA”), the proposed Project, Case No. PC-2024-0010-CUP/ENV 08-24-CE, is considered a “project,” per the (CEQA) definition of a “project.” The Project is exempt from further CEQA review under a Class 32 Categorial Exemption per CEQA Guidelines Section 15332 (In-Fill Development Projects), and none of the limitations set forth in CEQA Guidelines Section 15300.2 apply..

In order to qualify under an exemption pursuant to a Class 32 Categorial Exemption under CEQA Guidelines Section 15332 (In Fill Development Projects), the following environmental findings must be made:

- a. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The proposed Project conforms to the Montebello General Plan, Land Use Element in that the General Plan Land Use designation for the site is Downtown, and the zoning designation is C-2 (General Commercial).

- b. The proposed development occurs within the city limits on a project site of no more than five (5) acres substantially surrounded by urban uses.*

The proposed development shall occur on a 11,777-square-foot (0.27 acres) lot located on the corner of W Whittier Blvd. and 2nd Street within city limits and thus, is less than the maximum five acres specified in Section 15332(b) for this exemption. The site is surrounded by existing developed properties.

- c. The project has no value as habitat for endangered, rare or threatened species.*

The proposed Project is currently developed with an existing restaurant. The subject property is surrounded by additional commercial uses and is consistent with the land use designation.

- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

The proposed Project shall not have any significant effects relating to traffic, noise, air quality, or water quality as the site is currently developed with an existing restaurant.

- e. The site can be adequately served by all required utilities and public services.*

The Project has been reviewed by City staff and it has been determined that it can be adequately served by all required utilities and public services.

SECTION 4. APPROVALS. The Planning Commission hereby approves Conditional Use Permit (“CUP”) Case No. PC-2024-0010-CUP with conditions, to permit the addition of a 1,440 square foot Starbucks drive-through establishment for Indira Ibrahimbegovic as a representative for Greenberg Farrow on behalf of TTLM Origins LLC at the property located at 201 W Whittier Boulevard pursuant to MMC Chapter 17.70 – Conditional Use Permit.

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

A. Planning Division 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 development and 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") to be in substantial compliance with these provisions.
3. The development and utilization of the subject site shall be consistent with all of the provisions of the MMC and CUP (Case No. PC-2024-0010-CUP) and the specifications of the Planning Division.
4. Within thirty (30) days of the City 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. 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) have been fully remedied.
6. 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 17.62.100](#) ("Signs- Commercial zones") of the MMC and the provisions set forth in the SPR.
7. The approval of the entitlement shall expire if the rights granted are not exercised within one (1) year from the CUP'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.

8. 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 (Case No. PC-2024-0010-CUP).
9. The Applicant or successor in interest shall meet the applicable code requirements and all other City Department regulations.
10. All applicable conditions of approval from previous entitlements on the property shall remain in full force and effect, unless otherwise specifically noted in this Resolution.
11. The property owner will bear the full costs of all monitoring and inspection activities to be conducted by City staff, or its designated representative(s), as necessary to ensure compliance with the conditions of this Resolution.
12. Any change, expansion, intensification and/or modification to the proposed plans use, or mode of operations shall be subject to the review and approval by the Director who may take action or call for review by the Planning Commission at a noticed public hearing.
13. This approval shall not supersede the approval of any other responsible agencies. The Applicant shall comply with all Federal, State and local laws.
14. The approval of this CUP (Case No. PC-2024-0010-CUP) can be extended up to and not to exceed an additional two (2) years with a written request by the property owner thirty (30) days prior to the expiration date stating the reason and need for an extension and upon review and approval by the Director.
15. The development and utilization of the site shall comply with all the provisions of all of the current Building, Plumbing, Mechanical, Electrical Codes, and City Ordinances, as well as additional requirements from the Montebello Building and Safety Division.
16. The development and utilization of the site shall be subject to the review and approval of the Building Department. Additional Montebello Building Department requirements may be required prior to issuing building permits.
17. The development and utilization of the site shall comply with all the provisions of all of the California Fire Code, International Fire Code, and National Fire Protection Association standards as well as additional requirements from the

Montebello Fire Department.

18. **Modification to Plans.** Subsequent modification to this approval, which do not intensify the use, including but not limited to reorientation of structures, alteration of parking and circulation design, minor changes to the Conditions of Approval, interpretations of the Conditions of Approval relative to intent, necessity of, and timing, may be approved by the Director within a 25% deviation, unless the Director requires a Substantial Conformance or revised Permit application in accordance with the City Development Code.
19. The Applicant shall contact the Planning Division to arrange a Planning Inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
20. The Applicant shall submit detailed landscape and irrigation plans prepared by a licensed Landscape Architect, which meet the requirements set forth in MMC shall be required as a part of the project Plan Check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
21. A copy of the approved Resolution shall be attached to the construction plans for any site improvement at the submittal of plans for plan check.
22. It is the responsibility of the property owner to have all graffiti on the site removed within twenty-four (24) hours of its appearance, or be subject to citation from the City Code Enforcement Division.
24. All improvements to the subject property shall be in compliance with all City Ordinances.
25. The hours of construction shall be 7:00 a.m. to 8:00 p.m., Monday through Friday, and weekends and holidays 9:00 a.m. to 6:00 p.m. as restricted by the MMC Section 9.08.050.
26. The street shall be swept at the end of the day if visible soil material is carried onto adjacent public paved roads.
27. Any parking space that fronts a building wall or fence with no separation between the front end of the parking space and the wall or fence, shall be provided with a concrete wheel stop or curb barrier not less than two (2) feet from such wall or fence property line. Such wheel stop or curb barrier shall be securely installed and maintained.
28. The landscape plan shall conform to the MMC requirements. Shrubs shall not be less than three (3) feet in height when planted and cover not less than

thirty (30) percent of the landscaped area. All landscaping shall cover the designated planting areas from the outset.

29. A trash enclosure shall be constructed of decorative masonry block or masonry block with decorative finish, such as stucco, and view-obscuring doors that are compatible with the main residence, subject to the final review and approval of the Planning Department. The applicant shall reflect this requirement on the plans submitted for plan check.
30. All existing and proposed utilities (Gas, Electricity, Communications, etc.) shall be placed underground. The applicant shall reflect this requirement on plans submitted for "Plan Check".
31. All outdoor utilities or machinery located outside the exterior walls, including roof-mounted equipment, shall be completely screened from view from any public right-of-way or adjacent residential use by either view obscuring landscaping or architectural features of the main building (i.e. parapet walls, façade extension, etc.), subject to the final review and approval of the Planning Department.
32. Any inevitable exposed wires shall be neatly bolted and painted to match the building color.
33. The exterior of all structures and walls shall be a neutral color scheme and shall be consistent with the provisions of the Color Ordinance of the City of Montebello, subject to the review and approval of the Planning Department.
34. Any substantial change or modification to the proposed site plan shall be subject to review and approval by the Planning Commission.
35. Before Issuance of a building permit, the applicant shall comply with the requirements related to the Arts in Public Places Ordinance No. 2465

B. Building Division Conditions

- B1. 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.
- B2. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior permit issuance.
- B3. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.

- B4. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- B5. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B6. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
- a) Observation of cleared areas and benches prepared to receive fill;
 - b) Observation of the removal of all unsuitable soils and other materials;
 - c) The approval of soils to be used as fill material;
 - d) Inspection of compaction and placement of fill;
 - e) The testing of compacted fills; and
 - f) The inspection of review of drainage devices.
- B7. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by other soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the City, a new Preliminary Soils and/or Geotechnical Investigation.
- B8. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
- B9. Stormwater Planning Program LID Plan Checklist (MS4-1 FORM) completed by Engineer of Record shall be copied on the first sheet of Building Plans and on the first sheet of Grading Plans. The form can be found at the following link <https://www.dropbox.com/scl/fi/xligonam5j4jro5oklnw4/MS4-Permit-LID-Determination-Form.pdf?rlkey=zc7tu632u2staheexj6vqvxxvg&dl=0>
- B10. All State of California disability access regulations for accessibility shall be complied with.
- B11. Approval is required from the Los Angeles County Health Department for food handling and/or storage.
- B12. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.

- B13. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
- B14. Separate application and plan review is required for Electrical plans.
- B15. Separate application and plan review is required for Mechanical plans.
- B16. Separate application and plan review is required for Plumbing plans.
- B17. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
- B18. Project shall comply with the CalGreen Non-Residential mandatory requirements.
- B19. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.
- B20. Demolition permit is required for any existing buildings which are to be demolished.
- B21. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
- B22. Separate permit is required for Fire Sprinklers.

C. Fire Department

1. The Project to comply with 2022 Edition California Fire Code. No additional conditions or requirements.

D. Public Works Department

The following conditions and public improvements will be required to be performed and completed in an acceptable manner to the City in accordance with all applicable rules and laws. Federal, State, County and local laws and regulations for project implementation must be adhere to throughout the duration of the project. The Public

Works Department may require other information or may impose additional conditions and requirements as deemed necessary to protect public health and safety.

1. General:

- 1) Comply with the City's ordinance pertaining to construction debris recycling. Contact the Building & Safety Department to obtain a Construction & Demolition Debris Diversion Program form. The Construction & Demolition Debris Diversion Program is also applicable with respect to the grading process.
- 2) All stormwater from property must be directed to the street via curb drains/ parkway drains beneath the sidewalk.
- 3) Engineer to show the location of the sewer mainline, nearest manholes, lateral serving the project and configuration of the onsite sewer including diameter and material of the onsite sewer.
- 4) Engineer to show the location of the water mainline, water meters servicing the development and any newly proposed water meter locations.
- 5) Remove all unused driveway approaches.
- 6) Relocate existing street light, and street sign on S. 2nd street per city engineer's desire.
- 7) Remove and reconstruct new sidewalks, curbs, and gutters along the entire property frontage.
- 8) All public works improvements must comply with the standards and specifications of the city of Montebello or Los Angeles County.
- 9) The Engineering Division issues all encroachment/excavation permits in the public right-of-way. Permits are issued to valid State of California licensed contractors to perform the necessary work.
- 10) Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which established regulations, set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.
- 11) Provide preliminary title report within 90 days.
- 12) All USA/Dig Alert paint markings must be removed by the contractor from the sidewalk, curb & gutter and/or asphalt pavement once offsite improvements are completed.

- 13) The City Engineer may require other information or may impose additional conditions and requirements as deemed necessary to protect health and safety, and to benefit the public.

PASSED AND ADOPTED this 3rd day of September 2024 by the Planning Commission.

Commissioner Cuevas: ☐ AYE ☐ NOE ☐ ABSENT ☐ ABSTAIN
Commissioner Morales: ☐ AYE ☐ NOE ☐ ABSENT ☐ ABSTAIN
Commissioner Valdez: ☐ AYE ☐ NOE ☐ ABSENT ☐ ABSTAIN
Commissioner Lomeli: ☐ AYE ☐ NOE ☐ ABSENT ☐ ABSTAIN
Commissioner Medina: ☐ AYE ☐ NOE ☐ ABSENT ☐ ABSTAIN

Alicia Morales, Chair

ATTEST:

Joseph A. Palombi, Director
Planning & Community Development Department

Notice of CEQA Exemption

ATTACHMENT C

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: Conditional Use Permit to allow the construction of a 1,440 square foot Starbucks drive through.

Project Location: 201 West Whittier, Montebello, CA 90640

Case Number(s): PC-2024-0010-CUP & ENV No. 08-24-CE

Description of Nature, Purpose, and Beneficiaries of Project: Conditional Use Permit (“CUP”) Case No. PC-2024-0010-CUP to allow the construction of a new 1,440 square foot Starbucks with a drive through and a 150 square foot outdoor patio at 201 W Whittier Boulevard (“Project Site”).

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

Name of Person or Agency Carrying Out the Project: Indira Ibrahimbegovic on behalf of Greenberg Farrow for TTLM Origins LLC, (“Property Owner”)

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 32- CEQA Guidelines Section 15332 (In-Fill Development)
☐ Statutory Exemptions. State code number:

Justification for Project Exemption:

The Project is Categorically Exempt per §15332 - Class 32 (In-Fill Development), as none of the limitations set forth in CEQA Guidelines 15300.2 apply. To qualify under an exemption pursuant to Class 32 of Section § 15332 (In Fill Development Projects), the following environmental findings must also be made. The project is consistent with the General Plan as well as applicable zoning designation and regulations being in the C-2 zone with various permitted uses, the Project occurs within City limits and is on a project site of no more than five (5) acres, and the Project Site has no value as habitat for endangered, rare, or threatened species because it is on an existing developed site. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services.

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

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

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 15332- Class 32 “In-Fill Development”)**

Location: 201 W Whittier, Montebello, CA 90640

Case No.: PC-2024-0010-CUP/ENV No. 08-24-CE

Applicant: Indira Ibrahimbegovic on behalf of Greenberg Farrow (the “Applicant”)

Project Description: The Applicant seeks approval from the Planning Commission (“Planning Commission”) for a Conditional Use Permit (CUP) to allow the demolition of an existing restaurant for the construction and continued use of a new 1,440 square foot Starbucks with a drive through and a 150 square foot outdoor patio area for customers with related amenities and associated site improvements for the property located at 201 W Whittier Blvd. pursuant to Montebello Municipal Code Chapter 17.61.030 et seq. (Conditional Use Permit).

Zone: C-2 General Commercial

General Plan Designation: Downtown

Environmental: The proposal is considered a “Project” and is categorically exempt under the California Environmental Quality Act (CEQA) Section 15332 – Class 32 (In-Fill Development) and meets the conditions set forth under Class 32 (In-Fill Development Projects).

NOTICE IS HEREBY GIVEN that the City of Montebello (“City”) Planning Commission (“Planning Commission”) will hold a public hearing to consider the proposed Conditional Use Permit for the property located at 201 W. Whittier Blvd Montebello, CA 90640. The meeting/public hearing is scheduled to be held on:

Date: Tuesday, September 3, 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, September 3rd, 2024 between 7:30 a.m. – 6:00 p.m.** These comments will not be read out loud but will be entered into the record and submitted to all members of the Planning Commission. 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: Emilie Fernandez, Assistant Planner

Phone: 323.887.1200 Ext. 1480 / **Email:** efernandez@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: August 22, 2024