



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, MARCH 19, 2024 AT 6:30 PM

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

CALL TO ORDER – Chair Cuevas called the meeting to order at 6:30 p.m.

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

PLEDGE OF ALLEGIANCE – Chair Cuevas.

PLANNING COMMISSION REORGANIZATION

Director Palombi proposed that we address this item following the conclusion of the public hearing items. The Planning Commissioners unanimously agreed to this arrangement.

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 November 7, 2023.**
2. **Approval of the Minutes from the Planning Commission meeting held on January 16, 2024.**
3. **Approval of the Minutes from the Planning Commission meeting held on March 5, 2024.**

Commissioner Lomeli motioned to approve the meeting minutes and was Seconded by Chair Cuevas. Senior Administrative Assistant Alexis Huerta took roll and the item was approved 3-0.

PUBLIC HEARING

4. MODIFICATION TO CONDITIONAL USE PERMIT ("CUP") NO. 07-71 TO AUTHORIZE THE RECONFIGURATION OF THE EXISTING FORD OF MONTEBELLO AUTOMOBILE DEALERSHIP LOCATED AT 2747 VIA CAMPO INCLUDING THE DEMOLITION OF 16 OUTDOOR SERVICE BAYS AND THE CONSTRUCTION OF 25 NEW INDOOR SERVICE BAYS WITHIN A NEW 15,200 SQUARE FOOT STRUCTURE WITH ROOF TOP PARKING.

Director Palombi introduced the item. Assistant Planner Daniel Ruiz provided a presentation regarding conditional use permit ("CUP") no. 07-71 to the Planning Commission. The Public Hearing was opened at 6:42 p.m. Upon Mr. Ruiz's presentation, the applicant's representative Robert Plant spoke regarding the project. There were no requests for public comment. The Public Hearing was closed at 6:43 p.m. Commissioner Lomeli motioned to approve Conditional Use Permit ("CUP") No. 07-71 was Seconded by Commissioner Morales. Senior Administrative Assistant Alexis Huerta took roll and the item was approved 4-0.

MOTIONED: Commissioner Lomeli

SECONDED: Commissioner Morales

APPROVED: 4-0-0-1

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Valdez

CONSENT ITEMS

5. 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 Daniel Ruiz provided a presentation regarding conditional use permit ("CUP") NO. PC-2022-0011-CUP to the Planning Commission. The representative from Sizzler's, Kurt, spoke regarding the Commissioner's concerns about trash received from the public.

The Planning Commission received and filed compliance review for Conditional Use Permit ("CUP") No. PC-2022-0011-CUP.

PLANNING COMMISSION REORGANIZATION

Director Palombi opened nominations for the position of Chair. Chair Cuevas motioned to appoint Commissioner Morales for the position of Chair and was Seconded by Commissioner Lomeli. Commissioner Morales accepted. Chair Cuevas motioned to appoint Commissioner Medina for the position of Vice Chair and was Seconded by Commissioner Lomeli.

MOTIONED: Chair Cuevas

SECONDED: Commissioner Lomeli

APPROVED: 4-0-0-1

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Valdez

PLANNING COMMISSION ORALS

Chair Cuevas congratulated Commissioner Morales and Commissioner Medina on their new appointments. Commissioner Medina thanked Chair Cuevas for his service as Chair to the Planning Commission.

ADJOURNMENT

The meeting was adjourned at 7:03 p.m. to the next regularly scheduled meeting that will be held on March 19, 2024.

A handwritten signature in cursive script, appearing to read "Joe Palombi", written in black ink.

Joseph Palombi, Planning Commission Secretary

