



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, JUNE 4, 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 6:35 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 – Director Joseph Palombi announced a correction to Item No. 5, clarifying that the proposed subdivision was inadvertently described as establishing 16 single-family lots. Director Palombi stated that the correct request seeks to establish 16 legal lots to accommodate 15 single-family residential units.

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 May 07, 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 4-0.

PUBLIC HEARING

- 2. SITE PLAN REVIEW (“SRP”) (CASE NO. PC-2024-0001-SPR) TO ALLOW THE ADDITION OF A 20,000**

SQUARE FOOT CONCRETE TILT UP BUILDING ADDITION TO AN EXISTING 34,980 SQUARE FOOT TILT UP WAREHOUSE PURSUANT TO MONTEBELLO MUNICIPAL CODE CHAPTER 17.74 ET SEQ. (SITE PLAN REVIEW), ON AN EXISTING LOT LOCATED AT 2122 FLOTILLA STREET.

Director Palombi introduced the item. Assistant Planner Emilie Fernandez provided a presentation regarding Site Plan Review ("SRP") (Case No. PC-2024-0001-SPR) to the Planning Commission. The Public Hearing was opened at 6:39 p.m. Upon Ms. Fernandez's presentation, the applicant's representative, Ignacio Crespo spoke regarding the project. There were no requests for public comment. The Public Hearing was closed at 6:42 p.m. Commissioner Lomeli motioned to approve the Resolution recommending the approval of the Site Plan Review ("SRP") (Case No. PC-2024-0001-SPR). Commissioner Lomeli's motion was Seconded by Vice-Chair Medina. Director Palombi took roll and the item was approved 5-0.

MOTIONED: Commissioner Lomeli

SECONDED: Vice-Chair Medina

APPROVED: 5-0-0-0

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

3. **MODIFICATION OF EXISTING CONDITIONAL USE PERMIT ("CUP") NO. 16-19 (CASE NO. CUP-16-19-M2) TO INCREASE THE SQUARE FOOTAGE OF THE CURRENT CANNABIS CULTIVATION OPERATIONS FROM 21,290 SQUARE FEET TO 25,820 SQUARE FEET FOR THE PROPERTY LOCATED AT 7107 AND 7117 TELEGRAPH ROAD (APN: 6354-024-032 & 037) CONSISTING OF INDOOR CANNABIS CULTIVATION, DISTRIBUTION, AND NON-STORE FRONT DELIVERY TO THE ADJACENT 4,530 SQUARE FOOT OFFICE SPACE LOCATED AT 7109 TELEGRAPH ROAD (APN: 6354-024-033)("PROJECT SITE") WITHIN AN EXISTING COMMERCIAL BUILDING.**

Director Palombi introduced the item. Assistant Planner Grace Hayashi provided a presentation regarding Modification of existing Conditional Use Permit ("CUP") No. 16-19 (Case No. CUP-16-19-M2) to the Planning Commission. The Public Hearing was opened at 6:54 p.m. There were no requests for public comment. The Public Hearing was closed at 6:55 p.m. Vice-Chair Medina motioned to approve the Resolution recommending the approval of Modification of existing Conditional Use Permit ("CUP") No. 16-19 (Case No. CUP-16-19-M2). Vice-Chair Medina motion was Seconded by Commissioner Lomeli. Director Palombi took roll and the item was approved 5-0.

MOTIONED: Vice-Chair Medina

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.

4. **MODIFICATION TO CONDITIONAL USE PERMIT ("CUP") NO. 10-06 TO UPGRADE THE CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE FROM A TYPE 41 LICENSE (ON-SALE BEER & WINE – EATING PLACE) TO A TYPE 47 LICENSE (ON-SALE GENERAL – EATING PLACE) FOR AN EXISTING RESTAURANT LOCATED AT 1923 W. WHITTIER BLVD.**

Director Palombi introduced the item. Assistant Planner Daniel Ruiz provided a presentation regarding Modification of existing Conditional Use Permit ("CUP") No. 10-06 to the Planning Commission. The Public Hearing was opened at 7:03 p.m. Upon Mr. Ruiz's presentation, the applicant's representative Jesse Navarrate was present to answer any questions regarding the project. There were no requests for public comment. The Public Hearing was closed at 7:04 p.m. Commissioner Valdez motioned to approve the Resolution recommending the approval of Modification of existing Conditional Use Permit ("CUP") No. 10-06 to the Planning Commission. Commissioner Valdez's motion was Seconded by Commissioner Cuevas. Director Palombi took roll and the item was approved 5-0.

MOTIONED: Commissioner Valdez

SECONDED: Commissioner Cuevas

APPROVED: 5-0-0-0

AYES: Chair Morales, Vice-Chair Medina, Commissioner Cuevas, Commissioner Lomeli and Commissioner Valdez
NOES: None.
ABSTAIN: None.
ABSENT: None.

CONTINUED PUBLIC HEARING

5. **PLANNING COMMISSION RESOLUTION FOR SITE PLAN REVIEW ("SRP") 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 introduced the item. Assistant Planner Emilie Fernandez provided a presentation regarding Site Plan Review ("SRP") Zone Variance ("ZV") and Tentative Tract Map (Case No. PC-2024-0002-SPR/ZV/TTM) to the Planning Commission. The Public Hearing was opened at 7:16 p.m. Subsequent to Ms. Fernandez's presentation, the applicant's representative Mr. John Mark Kozakar on behalf of William M. Molinari and Antonieta Molinari addressed the Planning Commission regarding the proposed project. Commissioner Cuevas questioned if the new project differed from the one proposed on the same site a couple of years ago. He asked Director Palombi to clarify the differences between the previous proposal and the current one. Director Palombi explained the differences and further stated that the project presented today should be considered as a separate and independent project. Director Palombi asked the City Attorney, Austin Ching, for confirmation regarding his statement and the City Attorney concurred.

Commissioner Valdez asked about the type of meaningful outreach conducted by the applicant, specifically questioning whether steps were taken to address public concerns and potential environmental impacts. Commissioner Valdez emphasized the importance of these efforts, referencing the previous project/developer who had conducted an open forum to engage with the community. Commissioner Valdez stated that her inquiry was driven by the significant number of public comments received from residents expressing their concerns. The applicant responded that they had indeed conducted community outreach and taken steps to address public concerns. Several members of the public expressed concerns about potential issues, including the impacts on local wildlife, overflow parking problems, increased trash and the lack of sufficient outreach from the applicant. During the hearing, there were 13 speakers, with 3 in support of the project and 10 in opposition. Additionally, staff received public comments with 5 in opposition and 1 in support. The Planning Commission took a brief recess at 7:58 PM, reconvening and reopening the Public Hearing forum at 8:03 PM. The Public Hearing was closed at 8:21 PM.

The record shall reflect that there was no motion approved for Resolution recommending the approval of Site Plan Review ("SRP") Zone Variance ("ZV") and Tentative Tract Map (Case No. PC-2024-0002-SPR/ZV/TTM). The hearing will be tabled for the next Planning Commission meeting on Tuesday, June 18, 2024, as requested by the Commissioners. The Commissioners have requested that a parking plan, HOA bylaws, a report of the Initial Study/Mitigated Negative Declaration ("IS/MND") from the previously proposed project, and documentation of the community outreach be made available before the next meeting.

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

March 19, 2024: Planning Commission Meeting Minutes

The meeting was adjourned at 8:50 p.m. to the next regularly scheduled meeting that will be held on June 18, 2024.

A handwritten signature in blue ink, appearing to read "Joe Palombi", is written over a horizontal line.

Joseph Palombi, Planning Commission Secretary