



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

M I N U T E S

TUESDAY, JUNE 18, 2024 AT 6:30 PM

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

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

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

PLEDGE OF ALLEGIANCE – Chair Morales.

CORRECTIONS TO THE AGENDA – None.

PUBLIC COMMENTS (30 MINUTES)

At this time, the general public may address the Commission/Committee on any items listed on the Agenda, including items not listed on the Agenda (Non-Agenda Items) that are within subject matter jurisdiction. Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per person. State Law prohibits the Commission/ Committee from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Chairperson.

STAFF COMMUNICATIONS – None.

MINUTES

1. **Approval of the Minutes from the Planning Commission meeting held on June 4, 2024.**

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

CONTINUED PUBLIC HEARING

2. **PLANNING COMMISSION RESOLUTION FOR SITE PLAN REVIEW (“SPR”) ZONE VARIANCE (“ZV”) AND TENTATIVE TRACT MAP (“TTM”) (CASE NO. PC-2024-0002-SPR/ZV/TTM) TO ESTABLISH A DEVELOPMENT DIAGRAM FOR 16 NEW SINGLE-FAMILY LOTS TO ALLOW 15 SINGLE FAMILY RESIDENTIAL UNITS,**

INCLUDING ZONE VARIANCES FOR REDUCED LOT SIZES, FRONT SETBACK, AND LOT COVERAGE. THE PLANNING COMMISSION WILL ALSO CONSIDER ADOPTING A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE TENTATIVE TRACT MAP (TTM NO. 084478) FOR THE SUBDIVISION TO SUBDIVIDE ONE LEGAL LOT TO RESULT IN THE CREATION OF 16 LEGAL LOTS INCLUDING A COMMON PARCEL FOR STREETS, UTILITIES, AND A PRIVATE PARK PURSUANT TO MONTEBELLO MUNICIPAL CODE CHAPTER 17.74 ET SEQ. (SITE PLAN REVIEW) CHAPTER 17.72 ET SEQ. (VARIANCES) AND CHAPTER 16.12 ET SEQ. (TENTATIVE MAPS), ON AN EXISTING LOT LOCATED AT 301 JACMAR DRIVE.

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

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

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

MOTIONED: Chair Morales

SECONDED: Commissioner Lomeli

APPROVED: 5-0-0-0

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

PLANNING COMMISSION ORALS

ADJOURNMENT

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


Joseph Palombi, Planning Commission Secretary