



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, JULY 16, 2024 AT 6:30 PM

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

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

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

PLEDGE OF ALLEGIANCE – Chair Morales.

CORRECTIONS TO THE AGENDA – None.

PUBLIC COMMENTS

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

STAFF COMMUNICATIONS – None.

CONTINUED PUBLIC HEARING

- 1. PLANNING COMMISSION RESOLUTION FOR SITE PLAN REVIEW (“SPR”) ZONE VARIANCE (“ZV”) AND TENTATIVE TRACT MAP (“TTM”) (CASE NO. PC-2024-0002-SPR/ZV/TTM) TO ESTABLISH A DEVELOPMENT DIAGRAM FOR 16 NEW SINGLE-FAMILY LOTS TO ALLOW 15 SINGLE FAMILY RESIDENTIAL UNITS, INCLUDING ZONE VARIANCES FOR REDUCED LOT SIZES, FRONT SETBACK, AND LOT COVERAGE. THE PLANNING COMMISSION WILL ALSO CONSIDER ADOPTING A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE TENTATIVE TRACT MAP (TTM NO. 084478) FOR THE SUBDIVISION TO SUBDIVIDE ONE LEGAL LOT TO RESULT IN THE CREATION OF 16 LEGAL LOTS INCLUDING A COMMON PARCEL FOR STREETS, UTILITIES, AND A PRIVATE PARK PURSUANT TO MONTEBELLO MUNICIPAL CODE CHAPTER 17.74 ET SEQ. (SITE PLAN REVIEW) CHAPTER 17.72 ET SEQ. (VARIANCES) AND CHAPTER 16.12 ET SEQ. (TENTATIVE MAPS), ON AN EXISTING LOT LOCATED AT 301 JACMAR DRIVE.**

July 16, 2024: Planning Commission Meeting Minutes

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

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

MOTIONED: Chair Morales

SECONDED: Commissioner Valdez

APPROVED: 2-1-2-0

AYES: Chair Morales and Commissioner Valdez

NOES: Vice-Chair Medina

ABSTAIN: Commissioner Cuevas and Commissioner Lomeli

ABSENT: None.

CONSENT ITEM(S)

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

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

PLANNING COMMISSION ORALS

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

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

ADJOURNMENT

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


Joseph Palombi, Planning Commission Secretary