



PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, FEBRUARY 21, 2023 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 6:33 p.m.

ROLL CALL – Chair Cuevas, Vice-Chair Del Rio, Commissioner Lomeli

PLEDGE OF ALLEGIANCE – Chair Cuevas

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. December 20, 2022

Public Hearing was opened and continued to the January 17th, 2023, Planning Commission Meeting due to the lack of quorum.

2. January 17, 2023

Public Hearing was opened and continued to the February 7th, 2023, Planning Commission Meeting due to the lack of quorum.

3. **February 07, 2023**

Motion to approve the Meeting Minutes from the February 07, 2023 Planning Commission Meeting motioned by Commissioners Lomeli and Seconded by Vice-Chair Del Rio. Director Palombi took roll, and the item was approved 3-0.

CONTINUED PUBLIC HEARING

4. **Conditional Use Permit ("CUP") and Parking Management Plan ("PMP") Case No. PC-2022-0013-CUP-PMP to allow Melissa Bueno and Cruz Elizabeth Herrera on behalf of LaTourette Family Survival's Trust ("Applicant"), to establish a banquet hall with tandem parking at an existing property located at 1800-1808 West Whittier ("Project Site")**

Director Palombi re-introduced the continued item from the February 07, 2023, meeting. The Public Hearing was opened at 6:39 pm. Chair Cuevas iterated that new speakers would be allowed to speak on the matter and those from the previous meeting will also have an opportunity to speak but only about items not already discussed before such as the nuisance, trash, overflow of traffic and parking. Several new members of the public spoke in favor of the project, while other residents from the previous meeting voiced their new concerns regarding the numerous businesses that would be conducted at the location and suggesting catering permits for the consumption and possession of alcohol to be one of the terms of conditions. Ms. Bueno answered questions from the Commission from the previous meeting regarding the services being provided, the additional parking spaces and hours of operations. The Public Hearing was closed at 7:11 pm. The Planning Commission entertained a discussion from its members. This discussion included comments from Chair Cuevas who then motioned to approve the project with the conditions that the applicant provide 20 additional off-site parking spaces for the banquet hall and that a quarterly compliance review be required for the project. The motion as proposed failed. A motion to deny PC-2022-0013-CUP-PMP was made by Commissioner Lomeli and seconded by Vice-Chair Del Rio. Director Palombi then took role, and the item was denied 2-1.

MOTIONED: Commissioner Lomeli

SECONDED: Vice-Chair Del Rio

APPROVED: 2-1-0-1

AYES: Vice-Chair Del Rio, Commissioner Lomeli

NOES: Chair Cuevas

ABSTAIN: None

ABSENT: Commissioner Aliksanian

CONSENT ITEM(S)

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 the Compliance Review for Case No. PC-2022-0011-CUP to the Planning Commission. A recommendation was made to receive and file the compliance report update for PC-2022-0011-CUP by Commissioner Lomeli and Seconded by Vice-Chair Del Rio. Director Palombi took roll, and the item was approved 3-0.

MOTIONED: Commissioner Lomeli

SECONDED: Vice-Chair Del Rio

APPROVED: 3-0-0-1

AYES: Chair Cuevas, Vice-Chair Del Rio, Commissioner Lomeli

NOES: None

ABSTAIN: None

ABSENT: Commissioner Aliksanian

6. Compliance Review for Conditional Use Permit ("CUP") No. 24-19 for the sale of beer and wine (Type 20 – Off Sale Beer & Wine) at a convenience store operated by 7-Eleven, Inc. and located at 2900 West Beverly Boulevard, Suites A-B.

Director Palombi introduced the item. Associate Planner, Stacey Morales provided a presentation regarding the Compliance Review for CUP 24-19 to the Planning Commission. A recommendation was made to receive and file the compliance report update for CUP 24-19 by Commissioner Lomeli and Seconded by Vice-Chair Del Rio. Director Palombi took roll, and the item was approved 3-0.

MOTIONED: Commissioner Lomeli

SECONDED: Vice-Chair Del Rio

APPROVED: 3-0-0-1

AYES: Chair Cuevas, Vice-Chair Del Rio, Commissioner Lomeli

NOES: None

ABSTAIN: None

ABSENT: Commissioner Aliksanian

PLANNING COMMISSION ORALS

- A. Chair, Victor Cuevas
- B. Vice-Chair, Priscilla Del Rio
- C. Commissioner, Berj Aliksanian
- D. Commissioner, Natalia Lomeli

ADJOURNMENT

The City of Montebello Planning Commission adjourned at 7:41 p.m. to the next regularly scheduled meeting on March 07, 2023, at 6:30 p.m.



Joseph Palombi, Planning Commission Secretary