



**PLANNING COMMISSION
MEETING AGENDA**

TUESDAY, NOVEMBER 19, 2024 AT 6:30 PM

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

PLANNING COMMISSION MEMBERS

**ALICIA MORALES, CHAIR
ARMANDO MEDINA, VICE CHAIR
VICTOR CUEVAS, PLANNING COMMISSIONER
NATALIA LOMELI, PLANNING COMMISSIONER
JOELLAANN VALDEZ, PLANNING COMMISSIONER**

CITY STAFF

**JOSEPH PALOMBI, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
VIVIANA ESPARZA, PLANNING MANAGER
MARIA CELESTE ALCANTAR, MANAGEMENT ANALYST**

NOTICES

This Planning Commission Meeting will be held in person and will meet at **City Hall – City Council Chambers, 1600 West Beverly Boulevard, Montebello, California**. The meeting will be live streamed and can be watched on the City's website and YouTube Channel via the following link: <https://www.montebelloca.gov>, and may also be viewed on Spectrum Public Access Channel 3 for all Spectrum cable subscribers.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act (ADA) any person with a disability who requires special accommodations in order to participate in a meeting should contact **Maria Celeste Alcantar** at **(323)-887-1486** Monday-Thursday from 7:30 a.m.-5:30 p.m. Please call 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II 1203). If you require translation services, please contact us 24 hours before this meeting.

PUBLIC COMMENTS:

In-Person: For those interested in participating during the Public Comment period(s) or public testimony period for Public Hearings of the Planning Commission meetings, you may address the Planning Commission in person the day of the meeting. Speakers will be required to complete a speaker card provided at the door and submit it to **Maria Celeste Alcantar** prior to each Public Comment announcement period. Staff will number and call each speaker card in the order received.

Via Email: The public may also submit emailed comments via the following email address: **pcpubliccomment@montebelloca.gov** up until the day of the meeting, **Tuesday, November 19, 2024 by 6:00 p.m.** These comments will be submitted to all members of the Planning Commission and will not be read aloud, but will be entered into the record of the proceedings to the extent they relate to matters listed on the posted agenda or otherwise address matters/issues within the subject matter jurisdiction of the Planning Commission. Any requests to provide public comment which is submitted after the deadlines indicated above will not be submitted to the Planning Commission, with the exception of non-agenda written item comments which will be held over for the next regularly scheduled meeting.

RULES OF DECORUM:

Pursuant to Section 54957.95 of the Government Code, the presiding member of the legislative body conducting a meeting, or their designee, is authorized to remove, or cause the removal of, an individual for disrupting the meeting. Any such removal will be preceded by a warning to the disruptive individual by the presiding member of the legislative body or their designee that the individual's behavior is disrupting the meeting and that the individual's failure to promptly cease their disruptive behavior may result in their removal.

AGENDA MATERIALS: The agenda and agenda packet related to items on this agenda are available for public inspection at City's website at: [Agendas, Minutes, and Videos](#),

IN CONSIDERATION OF OTHERS, PLEASE TURN OFF, OR MUTE, ALL CELL PHONES AND PAGERS
THANK YOU FOR YOUR COOPERATION

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

CORRECTIONS TO THE AGENDA

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

MINUTES

1. **APPROVAL OF THE MINUTES FROM THE PLANNING COMMISSION MEETING HELD ON OCTOBER 15, 2024.**

PUBLIC HEARING

2. **LOT LINE ADJUSTMENT (“LLA”) (CASE NO. PC-2024-0014-LLA) TO ADJUST THE EXISTING SHARED PROPERTY LINE LOCATED BETWEEN 200 AND 204 N. MAPLE AVENUE (COLLECTIVELY “THE PROPERTY”).**

RECOMMENDATION: It is recommended that the Planning Commission conduct a public hearing and take the following action:

1. ADOPT Resolution No. 12-24 approving a Lot Line Adjustment (Case No. PC-2024-0014-LLA), subject to specific findings and conditions to adjust the existing shared property line for properties located at 200 and 204 N. Maple Avenue (the “Project Site”); and
2. DETERMINE AND FIND that the project (ENV No. 11-24-CE) is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Class 5 – Minor Alterations in Land Use Limitations, and Section 15315, Class 15 – Minor Land Divisions.

PLANNING COMMISSION ORALS

Planning Commission member announcements; requests for future agenda items; conference/meetings reports.

ADJOURNMENT

The City of Montebello Planning Commission will adjourn to the next Regular Meeting on **December 3, 2024 at 6:30 p.m.** at City Hall Council Chambers located at 1600 W. Beverly Boulevard, Montebello, CA 90640.

I, **Maria Celeste Alcantar, Management Analyst** for the City of Montebello hereby certify that a copy of this agenda has been posted on or before **Thursday, November 14, 2024 at 5 :30 p.m.**

A handwritten signature in black ink, reading "Maria Celeste Alcantar". The script is cursive and fluid, with the first name "Maria" being the most prominent.

Maria Celeste Alcantar, Management Analyst



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, OCTOBER 15, 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 6:30 p.m.

ROLL CALL – Chair Morales, Vice-Chair Cuevas, Commissioner Lomeli, Commissioner Cuevas 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 September 17, 2024.**

Commissioner Lomeli motioned to approve the meeting minutes and was Seconded by Commissioner Cuevas. Planning Manager, Viviana Esparza took roll, and the item was approved 5-0.

CONSENT ITEM(S)

2. **COMPLIANCE REVIEW FOR CONDITIONAL USE PERMIT (“CUP”) CASE NO. PC-2020-0014-CUP FOR THE SALE OF ALCOHOL (TYPE 41 LICENSE – ON-SALE BEER AND WINE – EATING PLACE) WITHIN AN EXISTING FOOD INCUBATOR (BLVD MRKT) LOCATED AT 520 WEST WHITTIER BOULEVARD (“PROJECT SITE”).**

Director Palombi introduced the item. Assistant Planner, Mr. Daniel Ruiz provided a presentation regarding Compliance Review for Conditional Use Permit No. 2020-0014-CUP to the Planning Commission. The representative from BLVD MRKT, Barney Santos, was present for questions from the Planning Commission.

The Planning Commission received and filed compliance review for Conditional Use Permit (“CUP”) No. 2020-0014-CUP.

PLANNING COMMISSION ORALS – None.

ADJOURNMENT

The meeting was adjourned at 6:47 p.m. to the next regularly scheduled meeting that will be held on November 5, 2024.

Joseph Palombi, Planning Commission Secretary



ITEM # 2

**CITY OF MONTEBELLO
PLANNING COMMISSION AGENDA STAFF REPORT**

TO: Members of the Planning Commission

FROM: Joseph Palombi, Planning & Community Development Director

BY: Emilie Fernandez, Assistant Planner

SUBJECT: LOT LINE ADJUSTMENT (“LLA”) (CASE NO. PC-2024-0014-LLA) TO ADJUST THE EXISTING SHARED PROPERTY LINE LOCATED BETWEEN 200 AND 204 N. MAPLE AVENUE (COLLECTIVELY “THE PROPERTY”).

DATE: November 19, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission conduct a public hearing and take the following action:

1. ADOPT Resolution No. 12-24 approving a Lot Line Adjustment (Case No. PC-2024-0014-LLA), subject to specific findings and conditions to adjust the existing shared property line for properties located at 200 and 204 N. Maple Avenue (the “Project Site”); and
2. DETERMINE AND FIND that the project (ENV No. 11-24-CE) is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Class 5 – Minor Alterations in Land Use Limitations, and Section 15315, Class 15 – Minor Land Divisions.

BACKGROUND:

On September 11, 2024, Charles Chang (the “Property Owner” and/or “Applicant”), filed an application for a Lot Line Adjustment between two adjacent parcels, 200 N. Maple Avenue, Parcel 1 (Los Angeles County Assessor’s Parcel No. 6343-012-001) and 204 N. Maple Avenue, Parcel 2 (Los Angeles County Assessor’s Parcel No. 6343-012-002), for

the purpose of relocating the shared property line 11 feet north of the existing property line to ensure that the existing structures are properly located within their respective lots (i.e., Parcel 1 and Parcel 2)..

On September 16, 2023, staff issued a deemed complete letter to the Applicant. The Public Hearing Notice was properly mailed to the required radius and published for public dissemination pursuant to the Montebello Municipal Code.

PROJECT /APPLICANT INFORMATION

Project Location: 200 and 204 N. Maple Avenue

Property Owner: Charles Chang

General Plan Designation: Neighborhood

Zoning: R-3

Existing Use on Property: Multiple - Family Residential

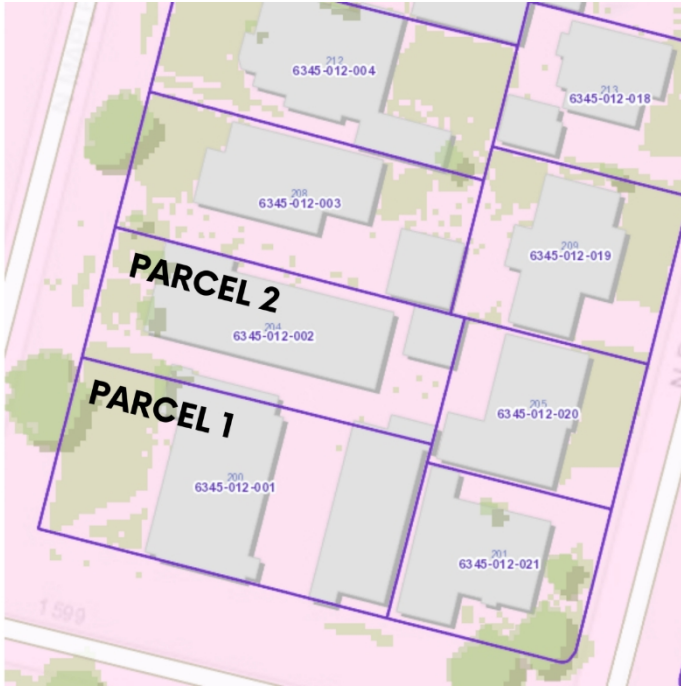
PROJECT DESCRIPTION

Charles Chang, the Property Owner of 200 and 204 N. Maple Avenue, is seeking to adjust the shared property line between Parcel 1 and Parcel 2 to correct the encroachment of a lawfully developed residential building. Currently, a portion of the buildings on Parcel 1 are extending over the boundary line onto Parcel 2. With the realignment of the property line, the buildings located on Parcel 1 will no longer extend over the property line and the buildings will be within their respective property.

Additionally, there is a common driveway that is used to access both properties. To ensure the driveway remains accessible to both properties, the Applicant will be adding an easement over the access point.

“Attachment A” below shows the existing Assessor’s parcel Map that shows that the building is over the property line followed by “Attachment B” that shows the proposed lot line adjustment map that shows the new property line will not be over the existing structures. There is no new construction being proposed with this request.

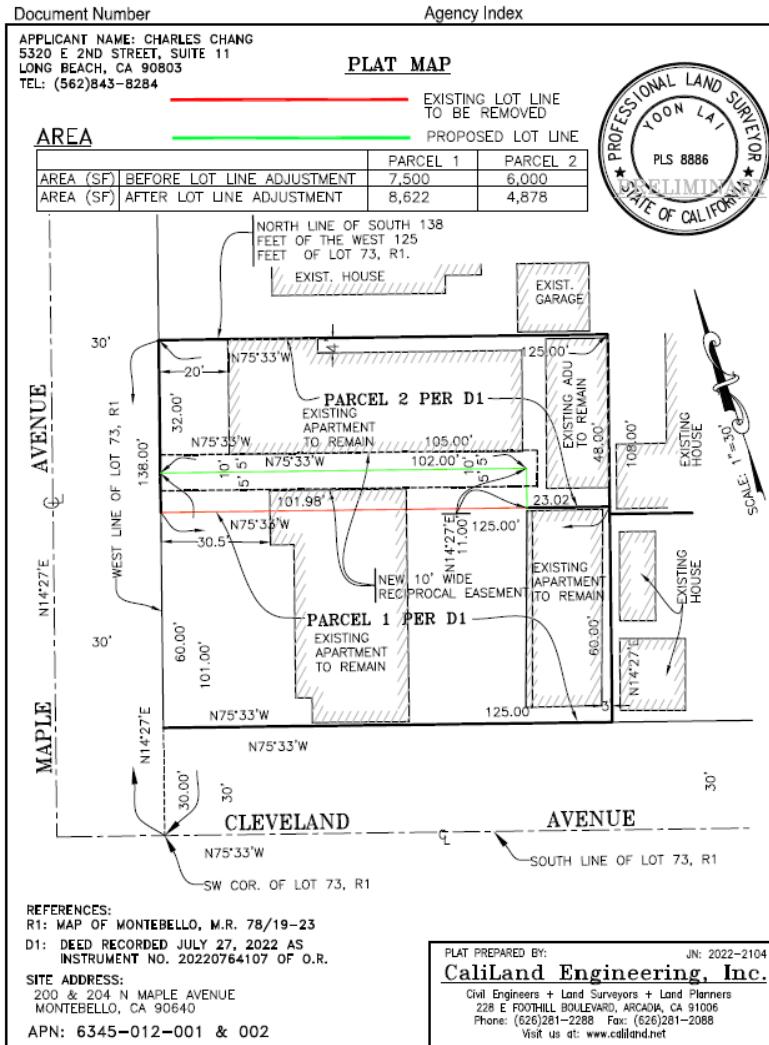
ATTACHMENT A



ATTACHMENT B

PLANNING COMMISSION AGENDA REPORT - MEETING OF NOVEMBER 19, 2024

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The Applicant seeks to relocate the existing property line that is shown in Exhibit A in red and relocate the line 11 feet to the north as shown in green.

The current setbacks for Parcel 1 do not conform with the standards for the R-3 zone. Based on the Montebello Municipal code, there is a ten-foot rear setback required when a lot is bounded by other lots. In this case, the current rear yard setback for parcel 1 is approximately two feet, making the lot nonconforming. With the proposed line adjustment, the property will remain nonconforming, however, it will correct the encroachment of a lawfully developed building. According to Chapter 17.54 Nonconforming uses and structures, each nonconforming use, building and structure may be used and maintained provided there is no alteration, addition or enlargement to any such use, building or structure. There are no proposed additions, alterations or enlargements with this project. This application only concerns an adjustment to the existing property line to ensure that all buildings are located within their respective properties. The property owner will not be able to make any future alterations until the entire lot conforms to the Montebello Municipal code and the Building Code. Any deviation from the development standards would be subject to a Variance.

Similarly, the side setbacks for Parcel 2 also do not conform with the standards for the R-3 zone, when bounded by other lot the side setback also has to have a ten-foot setback and the property seems to be on the property line. Like Parcel 1, the line adjustment will fix the encroachment to the other lot, but the lot will remain unconforming.

REPORTS RECEIVED FROM OTHER DEPARMENTS

On September 18, 2024, the application materials for Case Number PC-2024-0014-LLA were forwarded to the Building and Safety, Public Works, Parks and Recreation, Traffic, and Police Departments for review, comments, and conditions. No significant comments or conditions were made during the Department Review period.

ENVIRONMENTAL:

The proposed project is considered a "project," pursuant to the California Environmental Quality Act definition of a "project." The project is Categorically Exempt per Section 15315 (Minor Land Divisions). Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to current standards, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. This application only concerns an adjustment to the existing property line to ensure that all buildings are located within their respective properties. This proposal would not result in a greater number of parcels than currently exists.

Additionally, the project is Categorically Exempt pursuant to section 15305 related to Minor alterations in land use limitations. Class 5 refers to areas with an average slope of less than 20 percent which do not result in any changes in land use or density including minor lot line adjustments.

ANALYSIS:

Project Site

The Project Site is zoned for Multiple Family Residential (R-3) and is designated Neighborhood under the Land Use Element of the General Plan. Land uses surrounding the Project Site are primarily multi-family residential, and single-family residential. The surrounding zoning and land uses are listed as follows:

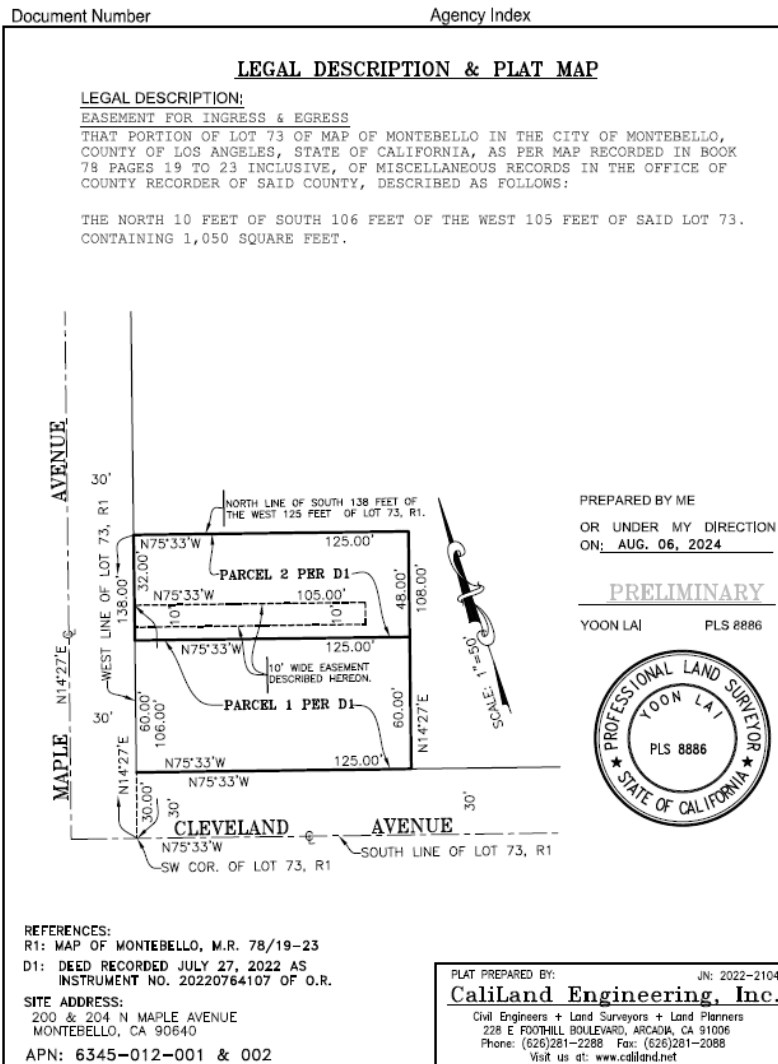
Direction	Zone	Land Use
North	R-3	Multi-family Residential
South	R-3	Multi-family Residential
East	R-1	Single-family Residential
West	R-3	Multi-family Residential

The project site is comprised of 2 residential lots. Parcel 1 measures approximately 7,797 square feet and is improved with two separate 2-story buildings serving 6 residential dwelling units. Parcel 2 is approximately 5,812 square feet in size and is developed with two residential buildings serving 4 attached dwelling units and 1 accessory dwelling unit.

The LLA will facilitate the realignment of the shared property line for the boundaries of Parcels 1 and 2, which would enable the future sale of both Parcels separately. According to the Applicant, the two Parcels are not able to be sold separately because the shared property line is over the structures in Parcel 1.

As mentioned previously, there is a common driveway used to enter both properties. The current driveway is where the new property line will be located. To ensure the driveway is always accessible, the Applicant will be adding an easement over the access point as shown in "Attachment C".

ATTACHMENT C



LOT LINE ADJUSTMENT

In accordance with the Subdivision Map Act (California Government Code sections 66410 *et seq.*), a Lot Line Adjustment is required where the property lines of four (4) or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created. Furthermore, Section 66412 of the California Government Code

specifies that a local agency or advisory agency shall limit its review and approval to a determination of whether parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

Pursuant to Section 16.04.030 of the Montebello Municipal Code, the Planning Commission is authorized to review and approve lot line adjustments. Per Chapter 16.28 of the Montebello Municipal Code, the findings that must be made by the Planning Commission to approve a Lot Line Adjustment include finding that the proposal is in conformance and consistent with the City of Montebello's General Plan, the Montebello Municipal Code, as well as the Subdivision Map Act.

As a part of this project proposal, the Applicant seeks to adjust the existing shared property line between Parcel 1 and Parcel 2 to ensure that the property line no longer runs over lawfully developed structures. The Applicant is not proposing any expansions or development. Because the lots are nonconforming, the Applicant will not be able to make any expansions or development without first bringing the property up to code. As required by Montebello Municipal Code Section 16.28.020, staff recommends the Planning Commission make the following findings:

- A. Describe how the proposed Lot Line Adjustment/Merger, together with its design and improvement, is consistent with the General Plan and with any applicable specific plan.

The proposed Lot Line Adjustment will not consist of any construction or change of use for both Parcel 1 and Parcel 2. This action will not impact on the site design or use and is consistent with the General Plan and any applicable specific plans. In addition, the project aligns with *Goal 1* of the *Land Use Element* is "to formulate a plan which is responsive to the needs of the community, and which permits the orderly arrangement of land uses, permitting sufficient areas for reasonable development." The Applicant is proposing to correct a previous mistake that allowed the structure to be built over the property line that has also kept the two lots from being sold separately. The reconfiguration of the parcels will not affect the existing structures on Parcels 1 or 2.

- B. Describe how the site is physically suitable for the type of development:

The structures on the lot were built in 1930 and no additional development has been proposed. Currently, the existing structure does not meet the standards for setbacks within the R-3 zone, making the two lots nonconforming. The Applicant will not be able to change from one use to another, increase or enlarge the area, space or volume of the building. The properties are located within the R-3 zone and are surrounded by other residentially zoned properties. There is no change of use or construction proposed for both Parcel 1 and Parcel 2. This Lot Line Adjustment will not impact on the site design or use, and it is consistent with the City of Montebello's Municipal Code and the Subdivision Act since no additional

lots will be created as part of this proposal and the proposed tenant improvements will comply with the Zoning Code.

SUMMARY:

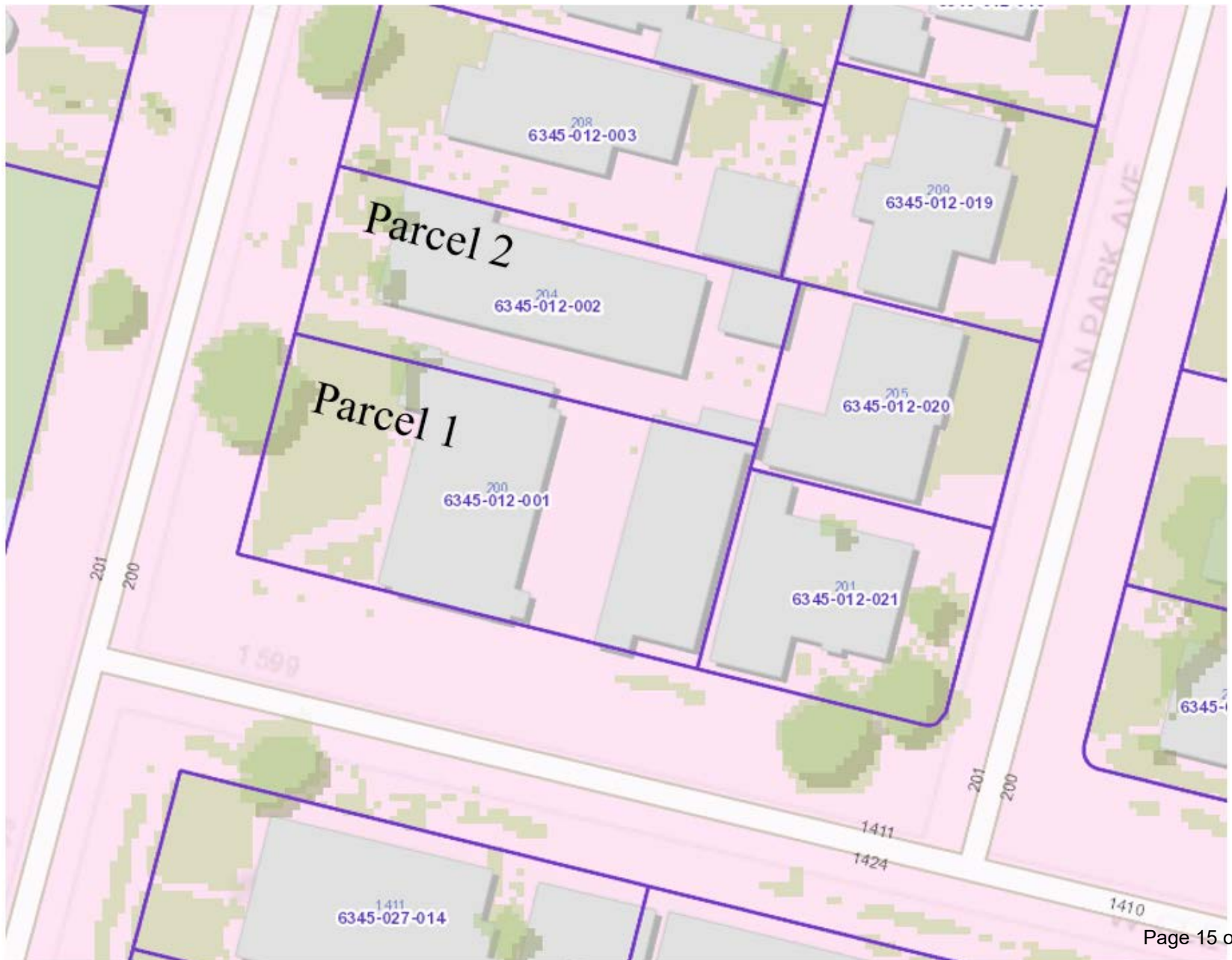
PUBLIC NOTIFICATION

Pursuant to MMC Section 17.78 (Public Hearings, Notices, and Appeals), the following noticing was performed:

- On November 7, 2024, the Public Hearing Notice was published in the Daily Journal (Whittier Daily News); and
- On November 7, 2024, the Public Hearing Notice was mailed to all property owners within a 300-foot radius from the exterior boundaries of project site.

ATTACHMENT(S)

1. Attachment A - Assesors Parcel Map
2. Attachment B - Lot Line Adjustment Exhibit
3. Attachment C - Easement Exhibit
4. Attachment D - Resolution No. 12-24
5. Attachment E - NOE 200 and 204 N Maple
6. Attachment F - Public Hearing Notification 200 N Maple



Document Number

Agency Index

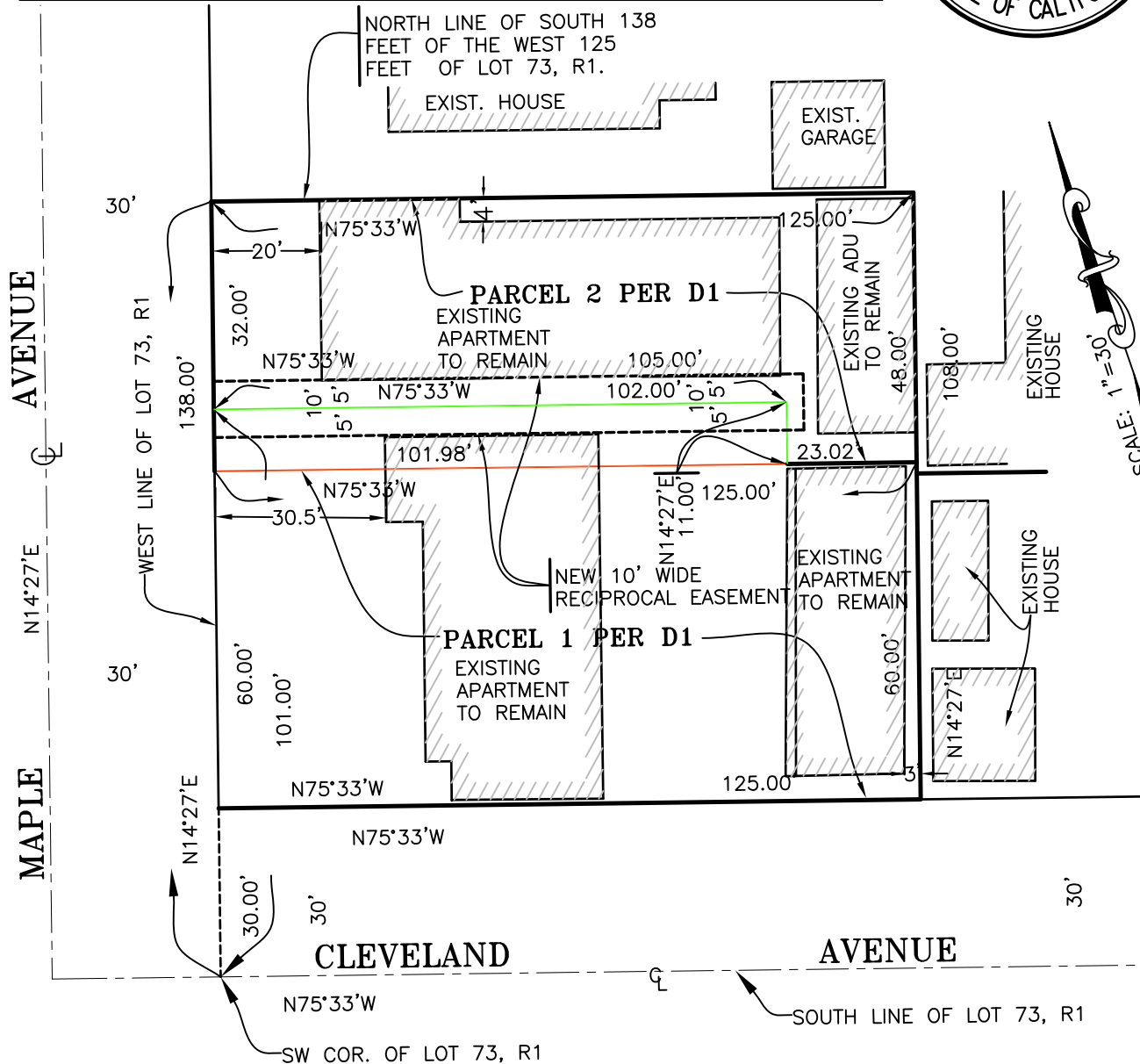
APPLICANT NAME: CHARLES CHANG
 5320 E 2ND STREET, SUITE 11
 LONG BEACH, CA 90803
 TEL: (562)843-8284

PLAT MAP**AREA**

		PARCEL 1	PARCEL 2
AREA (SF)	BEFORE LOT LINE ADJUSTMENT	7,500	6,000
AREA (SF)	AFTER LOT LINE ADJUSTMENT	8,622	4,878

EXISTING LOT LINE
TO BE REMOVED

PROPOSED LOT LINE

**REFERENCES:**

R1: MAP OF MONTEBELLO, M.R. 78/19-23

D1: DEED RECORDED JULY 27, 2022 AS
 INSTRUMENT NO. 20220764107 OF O.R.

SITE ADDRESS:

200 & 204 N MAPLE AVENUE
 MONTEBELLO, CA 90640

APN: 6345-012-001 & 002

PLAT PREPARED BY:

JN: 2022-2104

CaliLand Engineering, Inc.

Civil Engineers + Land Surveyors + Land Planners
 228 E FOOTHILL BOULEVARD, ARCADIA, CA 91006
 Phone: (626)281-2288 Fax: (626)281-2088
 Visit us at: www.caliland.net

EXHIBIT B
LEGAL DESCRIPTION

PRELIMINARY

LEGAL DESCRIPTION OF PARCEL 1 BEFORE LLA:

LEGAL DESCRIPTION PARCEL 1 (APN: 6345-012-001) BEFORE LLA

THAT PORTION OF LOT 73 OF MAP OF MONTEBELLO IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78 PAGES 19 TO 23 INCLUSIVE, OF MISCELLANEOUS RECORDS IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE ALONG THE WESTERLY LINE OF SAID LOT NORTH 14°27' EAST 90.00 FEET; THENCE PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT; SOUTH 75°33' EAST 125 FEET; THENCE PARALLEL WITH THE SAID WESTERLY LINE 14°27' WEST 90 FEET TO THE SAID SOUTHERLY LINE; THENCE NORTH 75°55'33" WEST 125 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PARCEL 2 (APN: 6345-012-002) BEFORE LLA

THAT PORTION OF LOT 73 OF MAP OF MONTEBELLO IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78 PAGES 19 TO 23 INCLUSIVE, OF MISCELLANEOUS RECORDS IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY CORNER OF SAID LOT; DISTANCE NORTH 14°27' EAST 90 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE NORTH 14°27' EAST 48.00 FEET; THENCE PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT; SOUTH 75°33' EAST 125 FEET; THENCE PARALLEL WITH THE SAID WESTERLY LINE SOUTH 14°27' WEST 48 FEET; THENCE NORTH 75°33' WEST 125 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF PARCEL 1 AFTER LLA:

THAT PORTION OF LOT 73 OF MAP OF MONTEBELLO IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78 PAGES 19 TO 23 INCLUSIVE, OF MISCELLANEOUS RECORDS IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, DESCRIBED IN DEED RECORDED JULY 27, 2022 AS INSTRUMENT NO. 20220764107 OF OFFICIAL RECORDS; BOUNDED SOUTHERLY OF FOLLOWING DESCRBED LINES:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 73, THENCE, NORTH 14°27' EAST 101.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE, SOUTH 75°33' EAST 102.00 FEET; THENCE, SOUTH 14°27' WEST 11.00 FEET TO THE NORTHERLY LINE OF PACEL 1 DESCRIBED IN DEED RECORDED JULY 27, 2022 AS INSTRUMENT NO. 20220764107 OF OFFICIAL RECORDS; THENCE, SOUTH 75°33' EAST 23.02 FEET TO THE EAST LINE OF SAID PARCEL 1.

CONTAINING 8,622 SQUARE FEET.

LEGAL DESCRIPTION OF PARCEL 2 AFTER LLA

THAT PORTION OF LOT 73 OF MAP OF MONTEBELLO IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78 PAGES 19 TO 23 INCLUSIVE, OF MISCELLANEOUS RECORDS IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, DESCRIBED IN DEED RECORDED JULY 27, 2022 AS INSTRUMENT NO. 20220764107 OF OFFICIAL RECORDS; BOUNDED NORTHERLY OF FOLLOWING DESCRBED LINES:

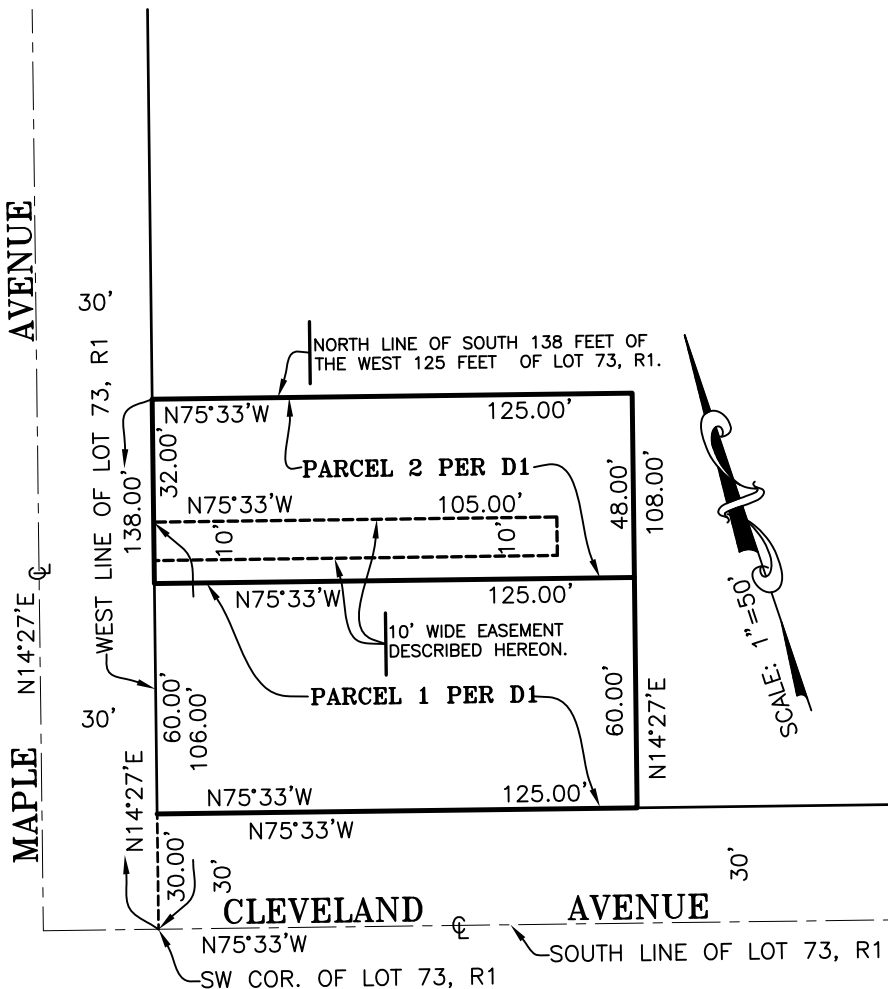
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 73, THENCE, NORTH 14°27' EAST 101.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE, SOUTH 75°33' EAST 102.00 FEET; THENCE, SOUTH 14°27' WEST 11.00 FEET TO THE NORTHERLY LINE OF PACEL 1 DESCRIBED IN DEED RECORDED JULY 27, 2022 AS INSTRUMENT NO. 20220764107 OF OFFICIAL RECORDS; THENCE, SOUTH 75°33' EAST 23.02 FEET TO THE EAST LINE OF SAID PARCEL 1.

CONTAINING 4,878 SQUARE FEET.

LEGAL DESCRIPTION & PLAT MAP**LEGAL DESCRIPTION:****EASEMENT FOR INGRESS & EGRESS**

THAT PORTION OF LOT 73 OF MAP OF MONTEBELLO IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78 PAGES 19 TO 23 INCLUSIVE, OF MISCELLANEOUS RECORDS IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

THE NORTH 10 FEET OF SOUTH 106 FEET OF THE WEST 105 FEET OF SAID LOT 73. CONTAINING 1,050 SQUARE FEET.



PREPARED BY ME

OR UNDER MY DIRECTION
ON: AUG. 06, 2024

PRELIMINARY

YOON LAI

PLS 8886

**REFERENCES:**

R1: MAP OF MONTEBELLO, M.R. 78/19-23

D1: DEED RECORDED JULY 27, 2022 AS
INSTRUMENT NO. 20220764107 OF O.R.

SITE ADDRESS:

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RESOLUTION NO. 12-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO, CALIFORNIA, APPROVING LOT LINE ADJUSTMENT (LLA) NO. PC-2024-0014-LLA TO ADJUST THE SHARED PROPERTY LINE BETWEEN 200 AND 204 NORTH MAPLE AVENUE AND FINDING THAT THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO THE GUIDELINES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), SECTION 15315 RELATED TO MINOR LAND DIVISIONS AND SECTION 15305 MINOR ALTERATIONS IN LAND USE LIMITATIONS

WHEREAS, on September 11, 2024, Charles Chang (“Property Owner”), filed an application for a Lot Line Adjustment between two adjacent parcels, 200 N. Maple Avenue, Parcel 1 (APN: 6343-012-001) and 204 N. Maple Avenue, Parcel 2 (APN: 6343-012-002), in the City of Montebello, for the purpose of relocating the shared property line 11 feet north of its existing location to correct the encroachment of lawfully developed residential buildings; and

WHEREAS, in accordance with the Subdivision Map Act (California Government Code Sections 66410 et seq.), a Lot Line Adjustment is required where the property lines of four (4) or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created. Furthermore, Section 66412 of the California Government Code specifies that a local agency or advisory agency shall limit its review and approval to a determination of whether parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances; and

WHEREAS, pursuant to Section 21067 of the Public Resources Code, and Section 15367 of the State California Environmental Quality Act (“CEQA”) Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City of Montebello is the lead agency for the proposed Project; and

WHEREAS, the LLA (PC-2024-0014-LLA) is considered a “project”, per the California Environmental Quality Act definition of a “project”; and

WHEREAS, the project is exempt from environmental review pursuant to Section 15315 (Minor Land Divisions) of the CEQA guidelines. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to current standards, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. This project only concerns an adjustment to the existing property line to

ensure that all buildings are located within their respective properties. This proposal would not result in a greater number of parcels than currently exists; and

WHEREAS, the project is exempt from environmental review pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the CEQA guidelines. Class 5 refers to areas with an average slope of less than 20 percent which do not result in any changes in land use or density including minor lot line adjustments; and

WHEREAS, the proposed lot line adjustment does not have the potential to degrade the quality of the environment or have a significant effect on the environment; and

WHEREAS, a duly noticed public hearing has been held, at which the Planning Commission received and considered staff presentations, recommendations, public testimony, and all other matters presented at the public hearing and included in the record for this matter, and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the Planning Commission of the City of Montebello resolves that:

SECTION 1. RECITALS. the Planning Commission hereby finds and declares that the foregoing recitals are true and correct, and expressly incorporates them as substantive findings into this Resolution.

SECTION 2. FINDINGS. Pursuant to Section 16.28.020 of the City of Montebello Municipal Code and Title 16 of the California Government Code, based on staff presentations, testimony, and all other evidence presented to the Planning Commission during the noticed public hearing on this matter, the Planning Commission hereby makes the following findings and determinations:

- A. *Describe how the proposed Lot Line Adjustment/Merger, together with its design and improvement, is consistent with the General Plan and with any applicable specific plan;*

The proposed Lot Line Adjustment will not consist of any construction or change of use for both Parcel 1 and Parcel 2. This action will not impact on the site design or use and is consistent with the General Plan and any applicable specific plans. In addition, the project aligns with *Goal 1* of the *Land Use Element* is “*to formulate a plan which is responsive to the needs of the community, and which permits the orderly arrangement of land uses, permitting sufficient areas for reasonable development.*” The Applicant is proposing to correct a previous mistake that allowed the structure to be built over the property line that has also kept the two

lots from being sold separately. The reconfiguration of the parcels will not affect the existing structures on Parcels 1 or 2.

B. Describe how the site is physically suitable for the type of development;

The structures on the lot were built in 1930 and no additional development has been proposed. Currently, the existing structure does not meet the standards for setbacks within the R-3 zone, making the two lots nonconforming. The Applicant will not be able to change from one use to another, increase or enlarge the area, space or volume of the building. The properties are located within the R-3 zone and are surrounded by other residentially zoned properties. There is no change of use or construction proposed for both Parcel 1 and Parcel 2. This Lot Line Adjustment will not impact on the site design or use, and it is consistent with the City of Montebello's Municipal Code and the Subdivision Act since no additional lots will be created as part of this proposal and the proposed tenant improvements will comply with the Zoning Code.

SECTION 3. CEQA. The Planning Commission finds that the LLA (PC-2024-0014-LLA) is exempt by the Minor Land Divisions found under CEQA Section §15315. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to current standards, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. This project only concerns an adjustment to the existing property line to ensure that all buildings are located within their respective properties. This proposal would not result in a greater number of parcels than currently exists.

SECTION 4. APPROVAL. The Planning Commission hereby approves LLA (Case No. PC-2024-0014-LLA) subject to compliance with all applicable laws and ordinances of the City as well subject to compliance with the conditions of approval set forth in Section 5.

SECTION 5. CONDITIONS. The Planning Commission finds that the following conditions of approval are necessary and appropriate.

A. Planning Division Conditions

1. The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but

not limited to arbitrations, mediations, and other such procedures), (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters, of the City), for or concerning the project, whether such actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City’s defense, and that Applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City during the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with the Applicant in the defense of the Action.

2. This approval shall lapse and become automatically void if the privilege authorized is not utilized and recordation by the County of the certificate of compliance is not obtained within (2) two years from the date of this approval. The Planning Commission may extend this period for one (1) year upon receipt of written request by the Applicant at least thirty (30) days before the expiration date.
3. Within 30 days of the Planning Department transmittal of the Acceptance Form, the Applicant shall sign and return a copy of the Acceptance Form, agreeing to the conditions of approval and acknowledging that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval. Failure to return the Acceptance Form within 30 days shall constitute grounds for terminating the permit.
4. In the event the Applicant violates or fails to comply with any conditions of approval of this permit, no further permits, licenses, approvals, or certificate of occupancy shall be issued until such violation(s) have been fully remedied.

APPROVED AND ADOPTED BY THE MONTEBELLO PLANNING COMMISSION on this 19th day of November 2024.

Alicia Morales, Chair

ATTEST:

Commissioner Cuevas: ☐ AYE ☐ NOE ☐ ABSENT ☐ ABSTAIN
Commissioner Morales: ☐ AYE ☐ NOE ☐ ABSENT ☐ ABSTAIN

Commissioner Valdez: ☐ AYE ☐ NOE ☐ ABSENT ☐ ABSTAIN
Commissioner Lomeli: ☐ AYE ☐ NOE ☐ ABSENT ☐ ABSTAIN
Commissioner Medina: ☐ AYE ☐ NOE ☐ ABSENT ☐ ABSTAIN

Joseph A. Palombi, Director
MONTEBELLO PLANNING COMMISSION

Notice of CEQA Exemption

To:

County of Los Angeles
Registrar-Recorder/County Clerk
12400 Imperial Highway
Norwalk, CA 90650

From:

City of Montebello
Planning & Community Development Department
1600 W. Beverly Blvd.
Montebello, CA 90640

Lead Agency: City of Montebello Planning and Community Development Department

Project Title: Lot Line Adjustment

Project Location: 200 and 204 N Maple Avenue

Case Number(s): PC-2024-0014-LLA & ENV No. 11-24-CE

Description of Nature, Purpose, and Beneficiaries of Project: The Applicant, Charles Chang, seeks approval of a Lot Line Adjustment to adjust the shared property line between 200 and 204 N Maple Avenue.

Name of the Public Agency Approving the Project: City of Montebello

Name of Person or Agency Carrying Out the Project: Charles Chang

Exempt Status (*check one*)

☐ Ministerial (Sec. 21080(b)(1); 15268(b)(3))

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)).

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c)).

☒ Categorical Exemption. State type and section number: Section 15315 (Minor Land Divisions) and 15305 (Minor Alterations in Land Use Limitations)

☐ Statutory Exemptions. State code number:

Justification for Project Exemption:

The proposed project is considered a "project," per the California Environmental Quality Act definition of a "project." The project is Categorically Exempt, Section 15315 (Minor Land Divisions), Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to current standards, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The proposed project is considered a "project," per the California Environmental Quality Act definition of a "project." The project is Categorically Exempt, Section 15305 (Minor Alterations in Land Use Limitations). Class 5 refers to areas with an average slope of less than 20 percent which do not result in any changes in land use or density including minor lot line adjustments.

Lead Agency Contact Person: Joseph Palombi, Director of Planning & Community Development

Area Code/Telephone/Extension: (323) 887-1478

If filed by applicant, attach certified document issued by the Planning and Community Development Department stating that the Department has found the project to be exempt.

Signature: _____ **Date:** _____ **Title:** _____

☒ Signed by Lead Agency

☐ Signed by Applicant



NOTICE OF PUBLIC HEARING CITY OF MONTEBELLO PLANNING COMMISSION

Lot Line Adjustment Categorical Exemption (Section 15315- Class 15 “Minor Land Divisions”)

Location: 200 and 204 N. Maple Avenue, Montebello, CA 90640

Case No.: PC-2024-0014-LLA/ENV No. 11-24-CE

Applicant: Charles Chang, (“Property Owner”)

Project Description: The Applicant seeks approval of a Lot Line Adjustment to relocate the shared property line between 200 and 204 N. Maple Avenue to ensure that the existing structures are located on their own individual lots and do not cross property lines, pursuant to Montebello Municipal Code Section 16.28 (Lot Line Adjustments).

Zone: R-3 Multiple - Family Residential

General Plan Designation: Neighborhood

Environmental: Pursuant to the provisions of the California Environmental Quality Act (CEQA) Section 15315, the project is considered a Class 15 (Minor Land Divisions) categorical exemption. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The proposed subdivision is consistent with these requirements.

NOTICE IS HEREBY GIVEN that the City of Montebello (“City”) Planning Commission (“Planning Commission”) will hold a public hearing to consider the proposed Lot Line Adjustment application requesting to realign an existing property line between two adjacent lots located at 200 and 204 N. Maple Avenue, Montebello, CA 90640. The meeting is scheduled to be held on:

Date: Tuesday, November 19, 2024

Time: 6:30 p.m.

Place: City Hall Council Chambers
1600 West Beverly Boulevard, Montebello, CA, 90640

For those interested in participating in-person during the Public Comment period(s) or public testimony period for Public Hearings of the Planning Commission, you may address the Planning Commission in person the day of the meeting. Speakers will be required to fill out a speaker card provided at the door and turn it into the Administrative Secretary prior to each Public Comment announcement period. Staff will number and call each speaker card in the order received.

The public may also submit emailed comments via the City’s email address: pcpubliccomment@montebellocity.gov where the public can submit written public comments up until the day of the meeting, **Tuesday, November 19, 2024 between 7:30 a.m. – 6:00 p.m.** These comments will not be read out loud but will be entered into the record and submitted to all members of the Planning Commission. Additional Information related to the Planning Commission meetings can be located on the City’s webpage: <https://www.montebellocity.gov/cms/One.aspx?portalId=58756&pageId=61848>.

Written comments may also be mailed or delivered to the Planning Commission at the Planning Division office address identified below on or before the meeting date. If you challenge the matter in court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City of Montebello at, or prior to, the public hearing.

For more information about the project and the related environmental documentation please contact:

Contact Person: Emilie Fernandez, Assistant Planner

Phone: 323.887.1200 Ext. 1480 / **Email:** efernandez@montebellocity.gov

Address: City of Montebello, City Hall, Planning Division, 1600 W. Beverly Blvd, Montebello, CA 90640

City Website: www.montebellocity.gov

Date of Publication: November 9, 2024