



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, AUGUST 6, 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 6:29 p.m.

ROLL CALL – Chair Morales, 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 18, 2024.**
2. **Approval of the Minutes from the Planning Commission meeting held on July 16, 2024.**

Commissioner Cuevas motioned to approve the meeting minutes and was Seconded by Commissioner Lomeli. Director Joseph Palombi took roll, and the item was approved 4-0.

PUBLIC HEARING

3. **Conditional Use Permit (‘CUP’) Case No. PC-2024-0011-CUP to allow the operation of a martial arts gym (Los Angeles Muay Thai) at an existing vacant tenant space located at 1808 W. Whittier Boulevard (‘Project**

Site) and Notice of Exemption under CEQA § 15301 (Existing Facilities).

Director Palombi introduced the item. Assistant Planner Daniel Ruiz provided a presentation regarding the Conditional Use Permit ("CUP") (Case No. PC-2024-0011-CUP) to the Planning Commission. The Public Hearing was opened at 6:39 p.m. Upon Mr. Ruiz's presentation, the applicants, David and Erica Huerta spoke regarding the project. There were no requests for public comment. The Public Hearing was closed at 6:45 p.m. Commissioner Lomeli motioned to approve the Resolution recommending the approval of Conditional Use Permit ("CUP") (Case No. PC-2024-0011-CUP). Commissioner Lomeli's motion was Seconded by Valdez. Director Palombi took roll and the item was approved 4-0.

MOTIONED: Commissioner Lomeli

SECONDED: Commissioner Valdez

APPROVED: 4-0-0-1

AYES: Chair Morales, Commissioner Cuevas, Commissioner Lomeli and Commissioner Valdez

NOES: None.

ABSTAIN: None.

ABSENT: Vice-Chair Medina

PLANNING COMMISSION ORALS

ADJOURNMENT

The meeting was adjourned at 6:51 p.m. to the next regularly scheduled meeting that will be held on August 20, 2024.



Joseph Palombi, Planning Commission Secretary