



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, SEPTEMBER 3, 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 (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 – Director Palombi announced that a Brown Act Refresher would be held at the next Planning Commission Meeting on September 17, 2024, and introduced the new Planning Manager, Viviana Esparza.

MINUTES

1. Approval of the Minutes from the Planning Commission meeting held on August 6, 2024.

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

PUBLIC HEARING

2. Conditional Use Permit (“CUP”) (Case No. PC-2024-0010-CUP) to allow the demolition of an existing restaurant for the construction and continued use of a new 1,440 square-foot Starbucks with a drive-through and a 150 square-foot outdoor patio area for customers with related amenities and associated site

improvements pursuant to Montebello Municipal Code Chapter 17.70 et seq. (Conditional Use Permits), on an existing lot for the property located at 201 W Whittier Blvd.

Director Palombi introduced the item. Assistant Planner, Daniel Ruiz provided a presentation regarding the Conditional Use Permit ("CUP") (Case No. PC-2024-0010-CUP) to the Planning Commission. The Public Hearing was opened at 6:47 p.m. Upon the completion of Mr. Ruiz's presentation, the applicant, Indira Ibrahimbegovic spoke regarding the project. Staff received one (1) public comment in opposition to the proposed project. The Public Hearing was closed at 6:53 p.m. Commissioner Lomeli made a motion to approve the Resolution recommending the approval of the Conditional Use Permit (CUP) for Case No. PC-2024-0010-CUP, with an additional condition to include signage to prevent blockage of the property's exit, aimed at improving traffic flow. Commissioner Lomeli's motion was Seconded by Commissioner Cuevas. Director Palombi took roll and the item was approved 5-0.

MOTIONED: Commissioner Lomeli

SECONDED: Commissioner Cuevas

APPROVED: 5-0-0-0

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

NOES: None.

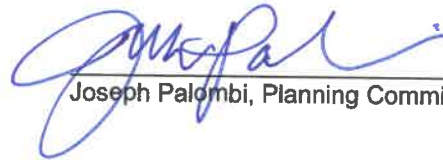
ABSTAIN: None.

ABSENT: None.

PLANNING COMMISSION ORALS – None.

ADJOURNMENT

The meeting was adjourned at 6:55 p.m. to the next regularly scheduled meeting that will be held on September 17, 2024.



Joseph Palombi, Planning Commission Secretary