



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, SEPTEMBER 17, 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 6:32 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

MINUTES

1. **Approval of the Minutes from the Planning Commission meeting held on September 3, 2024.**

Commissioner Lomeli motioned to approve the meeting minutes and was Seconded by Commissioner Valdez. Planning Manager, Viviana Esparza took roll, and the item was approved 4-0.

PUBLIC HEARING

2. **TEXT CODE AMENDMENT ("TCA") (CASE NO. PC-2024-0013-TCA) AMENDING CHAPTER 8.40 OF THE CITY OF MONTEBELLO MUNICIPAL CODE REGARDING REGISTRATION AND MAINTENANCE OF VACANT AND ABANDONED COMMERCIAL, INDUSTRIAL, AND RESIDENTIAL PROPERTIES.**

Director Palombi introduced the item and provided a presentation along with Planning Manager, Viviana Esparza regarding Text Code Amendment ("TCA") (Case No. PC-2024-0013-TCA) to the Planning Commission. The Public Hearing was opened at 6:51 p.m. Upon Director Palombi's and Ms. Esparza's presentation, Commissioner Cuevas and Chair Morales commended the staff for their thorough research on revising the ordinance. Commissioner Valdez raised a question regarding the funding source for the CLEAN Task Force, expressing skepticism that fees alone would not cover costs. Director Palombi explained that when a property is abated, all resources spent on the property are carefully documented, and the City would work closely with the City Attorney to place a liens on the property. This ensures that the property cannot be sold or refinanced until all liens are paid. Commissioner Valdez also suggested that staff return to the commission with information about any available state and federal funding under environmental equity. There were no requests for public comment. The Public Hearing was closed at 6:55 p.m. Commissioner Lomeli motioned to approve the Resolution recommending the approval of Text Code Amendment ("TCA") (Case No. PC-2024-0013-TCA). Commissioner Lomeli's motion was Seconded by Commissioner Cuevas. Planning Manager, Viviana Esparza took roll and the item was approved 4-0.

MOTIONED: Commissioner Lomeli

SECONDED: Commissioner Cuevas

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 – None.

ADJOURNMENT

The meeting was adjourned at 6:59 p.m. to the next regularly scheduled meeting that will be held on October 01, 2024.



Joseph Palombi, Planning Commission Secretary