

**CITY OF MONTEBELLO  
PLANNING COMMISSION**

**MINUTES**

**February 19, 2019**

Planning Commission meets at 6:30 p.m., on the day scheduled in City Hall Council Chambers
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1. CALL MEETING TO ORDER  
6:38 P.M. by Chair Mooradian
  
2. ROLL CALL  
Present: Chair Mooradian, Vice Chair Aliksanian, Commissioner Briseno, and Commissioner Lomeli  
  
Absent: None  
Also present: Director of Planning and Community Development – Manuel Mancha  
                  Planning Manager – Matthew Feske  
                  Planning Commission Legal Counsel
  
3. PLEDGE OF ALLEGIANCE  
Vice Chair Aliksanian
  
4. PLANNING COMMISSION SECRETARY – CORRECTION TO AGENDA  
NONE
  
5. STATEMENT OF PUBLIC ORAL COMMUNICATIONS
  - A. December 18, 2018 – Approved with correction
  - B. December 27, 2018 – Approved with correction
  - C. January 16, 2019 – Approved with correction
  - D. February 5, 2019 – Approved with correction
  
6. APPROVAL OF MINUTES:  
NONE
  
7. STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST  
Memorandum of Planning Commission Etiquette
  
8. PUBLIC HEARINGS
  - A. Zone Change (ZC01-19) from R-1 and C-R to C-1  
A Zone Change to change the zoning of the properties located between West Beverly Boulevard (northern boundary); West Beverly Terrace (southern boundary); North Spruce Street (Western Boundary); and North Montebello Boulevard (Eastern Boundary) from R-1 (Single-Family Residential) and C-R (Commercial Residential) to C-1 (General Commercial). No property or building modifications are a part of this zone change.

Vice Chair Aliksanian – Question about existing homes and ability to expand

Planning Manager Feske – Remain as non-conforming use. No expansion or new house would be allowed.

Planning Commissioner – Discussion of noticing

MOTION: Commissioner Briseno - Adopt Planning Commission Resolution recommending that the City Council conduct a public hearing and approve the zone change from R-1 (Single Family Residential) zone and C-R (Commercial Residential) zone to C-1 (General Commercial) zone for consistency for the properties located between West Beverly Boulevard (northern boundary); West Beverly Terrace (southern boundary); North Spruce Street (Western Boundary); and North Montebello Boulevard (Eastern Boundary); and certify the Negative Declaration

SECOND: Commissioner Lomeli

ACTION: 3-1-0-1 (Aliksansian, Vacant)

9. CONSENT ITEM(S)  
NONE

10. STAFF COMMUNICATIONS TO THE PLANNING COMMISSION  
NONE

11. ORAL COMMUNICATIONS – CONTINUED  
NONE

12. PLANNING COMMISSION ORALS  
Chair Mooradian  
Vice Chair Aliksanian  
Commissioner Briseno  
Commissioner Lomel

13. ADJOURNMENT  
The meeting adjourned at 7:14 p.m.

  
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Matthew Feske, Planning Commission Secretary