

MEETING AGENDA

**MONTEBELLO PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
1600 W. BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA
TUESDAY, JANUARY 16, 2018
6:30 P.M.**

MONTEBELLO PLANNING COMMISSION

**BRISSA SOTELO
CHAIR**

**SERGIO ZAZUETA
VICE CHAIR**

**DANIEL GONZALES
PLANNING COMMISSIONER**

**SHANNAN CALLAND
PLANNING COMMISSIONER**

**SONA MOORADIAN
PLANNING COMMISSIONER**

CITY STAFF

**MATTHEW FESKE
PLANNING MANAGER**

**CHRIS CARDINALE
PLANNING COMMISSION LEGAL
COUNSEL**

**CAMILA EASLAND
ADMINISTRATIVE ANALYST**

1. **MEETING CALLED TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **STATEMENT OF PUBLIC ORAL COMMUNICATIONS:**

Members of the public interested in addressing the Planning Commission on any agenda item or topic must fill out a form provided at the door, and turn it in to the Planning Commission Secretary prior to the beginning Oral Communications. A form does not need to be submitted for public hearing items.

Speakers wishing to address the Planning Commission on an item that is not on the agenda will be called upon in the order that their speaker card was received. Those persons not accommodated during this thirty (30) minute period will have an opportunity to speak under "Oral Communications – Continued" after all scheduled matters have been considered.

Please be aware that the maximum time allotted for individuals to speak shall not exceed three (3) minutes per speaker. Please be aware that in accordance with

State Law, the Planning Commission may not take action or entertain extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Planning Commission Chair.

5. MINUTES

A. None

6. STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

A. None

7. PUBLIC HEARING(S)

For each of the following items, the public will be given an opportunity to speak, following Planning staff's presentation of its report and the Planning Commissioners' disclosures (if any) of site visits to the location at issue and any relevant information obtained during same. The applicant is allowed to speak and the public is allowed three (3) minutes per person to speak on issues relating to the case. After all persons have spoken, the applicant is allowed to rebut and/or summarize, and then the hearing is closed.

A. Zone Code Amendment (ZCA01-17) Continued

Project Address: 1812 West Whittier Boulevard, APN 6344-020-013

Project Applicant: Montebello Autocraft, LLC

Project Description:

Request for a Parking Management Plan (PMP01-17) to allow the business located at 1635 West Whittier Boulevard to use the property as off-site parking.

Recommended Action:

Conduct public hearing and, upon conclusion, and

1) Adopt a Resolution denying Parking Management Plan (PMP01-17) to allow off-site parking and allow tandem and stacked parking of vehicles on the site located at 1812 West Whittier Boulevard.

OR

2) Adopt a Resolution approving Parking Management Plan (PMP01-17) and adopting a CEQA Categorical Exemption Class 4 (e) (Minor temporary use of land having negligible or no permanent effects on the environment) to allow off-site parking and allow tandem and stacked parking of vehicles on the site located at 1812 West Whittier Boulevard.

8. CONSENT ITEM(S)

A. Proposed Disposition of City-Owned Property; General Plan Consistency

Project APN's

Assessor's Parcel Numbers 6346-025-911, 912; Assessor's Parcel Numbers 6346-025-906, 907, 908, 909, 910, and 6346-025-016; and portions of the public right-of-way along Emmett Williams Way

Recommended Action

Adopt a Resolution pursuant to Government Code section 65402(a), finding that the proposed disposition of the following city-owned is consistent with the General Plan of the City of Montebello: Assessor's Parcel Numbers 6346-025-911, 912; Assessor's Parcel Numbers 6346-025-906, 907, 908, 909, 910, and 6346-025-016; and portions of the public right-of-way along Emmett Williams Way (cumulatively the "Properties").

9. STAFF COMMUNICATIONS TO THE PLANNING COMMISSION

A. None

10. ORAL COMMUNICATIONS – CONTINUED (IF NEEDED)

11. PLANNING COMMISSION ORALS

A. Chair Sotelo

B. Vice Chair Zazueta

C. Commissioner Calland

D. Commissioner Gonzales

E. Commissioner Mooradian

12. ADJOURNMENT

The next regularly scheduled meeting on February 6, 2018

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Building Official at 323/887-1497. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II1203+)

Please note that the information contained in this agenda is a summary of the staff report prepared for each item. Complete copies of each staff report are available in the Office of the City Clerk.



**PLANNING COMMISSION
STAFF REPORT**

Public Hearing 7A

TO: Honorable Chair and Planning Commissioners
DATE: January 16, 2018
From: Mat Feske, Planning and Community Development
SUBJECT: Parking Management Plan (PMP01-17) to allow the business located at 1635 West Whittier Boulevard to use the property as off-site parking, subject property is located at 1812 West Whittier Boulevard, APN 6344-020-013.

RECOMMENDATION

Conduct public hearing and, upon conclusion, and

1) Adopt a Resolution denying Parking Management Plan (PMP01-17) to allow off-site parking and allow tandem and stacked parking of vehicles on the site located at 1812 West Whittier Boulevard.

OR

2) Adopt a Resolution approving Parking Management Plan (PMP01-17) and adopting a CEQA Categorical Exemption Class 4 (e) (Minor temporary use of land having negligible or no permanent effects on the environment) to allow off-site parking and allow tandem and stacked parking of vehicles on the site located at 1812 West Whittier Boulevard.

REQUESTED ENTITLEMENTS

1. Parking Management Plan to allow off-site parking and tandem and stacked parking of vehicles on the site located at 1812 West Whittier Boulevard.

SITE/APPLICANT INFORMATION

Project Location: 1812 West Whittier Boulevard
APN Information: 6344-020-013
Project Applicant: Montebello Autocraft
Property Owner: Montebello Autocraft
General Plan Designation: Boulevard
Zoning: C-2
Existing Use on Property: Vacant

ENVIRONMENTAL DETERMINATION

The proposed project (PMP01-17) is Categorically Exempt under the California Environmental Quality Act (CEQA) Section §15304 Class 4 (e) (Minor temporary use of land having negligible or no permanent effects on the environment).

PROJECT SITE AND DESCRIPTION

The applicant has submitted a Parking Management Plan application (PMP01-17) to allow the temporary parking off-site (not to exceed 1 year in duration) to include the use of tandem and stacked parking of vehicles on an unimproved parking lot of an approximately 0.33 acre site within the C-2 (General Commercial) Zoning District. Per Section 17.52.280 of the Montebello Municipal Code (MMC) a Parking Management Plan is required to allow a tandem or stacked off street parking arrangement subject to approval by the Planning Commission.

The subject site is an approximately 0.33 acre unimproved lot located on the north side of Whittier Boulevard just east of North 19th Street. Abutting uses to the north include an alley, single family residential, to the west commercial retail/office, and to the east commercial retail/office.

PROJECT ANALYSIS

SURROUNDING LAND USE

Direction	Zone	Land Use
North	R-1	Residential
South	C-2	Commercial
East	C-2	Commercial
West	C-2	Commercial

Montebello Autocraft is proposing to park vehicles on the subject property for a limited duration (not-to-exceed) one (1) year term and has submitted a Parking Management Plan application. Although an automobile repair overflow lot is not a listed use within the C-2 Zone, this use could be similar to a parking lot use, which is allowed within the C-2 Zone. Because this use would be temporary in nature, substantial improvements to the subject property would waste economic resources. Access to the site will be from North 19th Street through existing double gates, located on the west portion of the site and is on the property line.

The proposed parking plan will allow Montebello Autocraft the ability to store vehicles off-site. If the Planning Commission approves the Parking Management Plan, conditions should include the installation of a gravel base over the dirt, affix lights, green mesh screen will be installed along the perimeter fence, and landscape to screen the site.

PARKING MANAGEMENT PLAN

The purpose of a Parking Management Plan is to provide more flexibility in meeting the off-street parking requirements and thereby increase the market demand for commercial and industrial buildings in the City. The Parking Management Plan process recognizes that off street parking requirements may in certain circumstances be met in whole or in part by the use of a

variety of parking options. In this case, the use of a remote lot to park vehicles in a stacked and tandem manner frees up parking spaces at Montebello Autocraft at 1635 West Whittier Boulevard.

Montebello Autocraft is proposing to park vehicles on the subject property for a limited duration (not-to-exceed) one (1) year term. The location will be accessible during normal business hours.

Findings must be made by the Planning Commission to approve a Parking Management Plan including findings of compatibility of the proposed use with the General Plan and applicable zoning provisions. In addition, the findings must demonstrate the suitability of the proposed use with the surrounding uses so as not to negatively impact adjoining uses.

PUBLIC COMMENTS RECEIVED

Pursuant to the Montebello Municipal Code Chapter 17.78 (Public Hearings, Notices and Appeals), notice of the Planning Commission meeting was performed as follows

- Public Hearing Noticing was published in the newspaper on November 23, 2017; and
- Public Hearing Notice was mailed on November 23, 2017 to property owners and occupants of buildings within 300 hundred feet of the site boundaries.

Staff has not received any public comments regarding the project, as of the writing of this report.

FISCAL IMPACT

None

ATTACHMENT(S)

A. Proposed Resolution

**CITY OF MONTEBELLO
PLANNING COMMISSION**

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO, CALIFORNIA, APPROVING PARKING MANAGEMENT PLAN (PMP01-17) TO ALLOW OFF-SITE PARKING AND TANDEM AND STACKING PARKING OF VEHICLES ON THE SITE LOCATED AT 1812 WEST WHITTIER BOULEVARD

WHEREAS, the applicant has applied for a Parking Management Plan (PMP01-17) approval to allow the temporary off-street parking (not to exceed 1 year in duration) for the tandem and stacked parking of vehicles on an unimproved parking lot of an approximately 0.33 acre site within the C-2 (General Commercial) Zoning District; and

WHEREAS, the proposed project Parking Management Plan (PMP01-17) is Categorically Exempt under the California Environmental Quality Act (CEQA) Section §15304 Class 4 (e) (Minor temporary use of land having negligible or no permanent effects on the environment; and

WHEREAS, Section 17.52.310 B of the Montebello Municipal Code allows the Planning Commission to approve or conditionally approve a Parking Management Plan application only if the findings can be made; and

WHEREAS, a determination has been made the required findings showing the proposed short term parking arrangement at this location will be consistent with the goals and objectives of applicable sections of the General Plan and zoning. Furthermore, the findings demonstrate there are no potential impacts associated with this request and conditions will be placed on this Parking Management Plan to insure full compliance; and

WHEREAS, the Planning Commission finds as follows:

1. *The proposed use is consistent with the general plan, any applicable specific plans, and the general intent of the zoning code; the subject site has a General Plan Land Use designation of Boulevard Commercial and is zoned C-2 (General Commercial). The General Plan Land use designation is intended to provide for a wide variety of commercial use opportunities and sets for broad policy objectives for commercial uses. The proposed use is consistent with several of these policy objectives including the provision that uses be located in a way that corresponds to need. In this case, the proposed temporary off-street parking of vehicle inventory. In addition, the general plan land use designation intends on creating ample commercial opportunities to meet the needs of residents as well as provide taxable revenues to the City.*

2. *The surrounding properties will not be adversely affected by approval of the proposed parking management plan; the proposed use will be temporary (not to exceed) one 1 year in duration and is a low intensity/low impact use for the subject property. The Parking Management Plan location will be used during normal business hours. Vehicular access to the site will be from North 19th Street through existing double gates. These gates are located in the west portion of the site*

3. *The proposed parking management plan is appropriate for the proposed land use; Off-street automobile parking or similar use is a use permitted by right in the C-2 zone.*

NOW THEREFORE, Planning Commission of the City of Montebello finds that the proposed project is Categorically Exempt under the California Environmental Quality Act (CEQA) Section §15304 Class 4 (e) (Minor temporary use of land having negligible or no permanent effects on the environment and hereby approves Parking Management Plan (PMP01-17) in accordance with the findings above and subject to the following conditions of approval:

1. That the utilization of the subject site shall be used only as temporary, off-site parking and have minimal improvements that include gravel, lighting, green mesh screening, and landscape as approved by the Director of Planning and Community Development;
2. Any costs to the City incurred as a result of inspections or condition monitoring for the Parking Management Plan shall be paid by the property owner upon request by the City.
3. Landscaping of the street fronts shall be provided to the satisfaction of the Director of Planning and Community Development. Said landscaping of the setback area shall be of sufficient density to screen the property from view of passersby.
4. Approval of Parking Management Plan shall be good for one (1) year until December 5, 2018.
5. Approval of Parking Management Plan is subject to final review and conditions of Public Works and Fire Department.

PASSED AND ADOPTED this 16th day of January, 2018

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

Brissa Sotelo, Chair

ATTEST:

Matthew Feske
Secretary to the Planning Commission



PLANNING COMMISSION STAFF REPORT

Consent Item 8A

TO: Honorable Chair and Planning Commissioners
DATE: January 16, 2018
FROM: Matt Feske, Planning and Community Development
SUBJECT: Proposed Disposition of City-Owned Property; General Plan Consistency

RECOMMENDATION:

Adopt a Resolution pursuant to Government Code section 65402(a), finding that the proposed disposition of the following city-owned is consistent with the General Plan of the City of Montebello: Assessor's Parcel Numbers 6346-025-911, 912; Assessor's Parcel Numbers 6346-025-906, 907, 908, 909, 910, and 6346-025-016; and portions of the public right-of-way along Emmett Williams Way (cumulatively the "Properties").

BACKGROUND

The Properties are the proposed location of a mixed-use residential and commercial project by the Olson Company ("Olson.") The Properties are comprised of several separate parcels located in the 500 Block of W. Whittier Blvd., a segment of Emmitt Williams Way, and a segment or N. 6th Street.

The specific parcels of real property at issue are located at 520-528 West Whittier Blvd., 114 and 116 N. 6th Street, and 117-125 N. 5th Street, as further described in Table 1 below. The "green" shaded properties are owned by the City in its capacity as "housing successor" to the Former Community Redevelopment Agency, and the "pink" shaded parcel is owned by the City in its traditional capacity. The segments of the right-of-way at issue are described in Attachment 1.

Table 1



Though the exact scope and design of the proposed project is subject to environmental review and entitlements, Olson proposes to purchase the Properties from the City for the development of approximately twenty-eight (28) three-story townhomes along 5th and 6th Streets, and then facilitate the development of a commercial use on the properties along Whittier Blvd. Additionally, the City would abandon a portion of N. 6th Street to facilitate the alignment of property boundaries along the street, and a portion of Emmit Williams Way to provide additional guest parking spaces.

Olson's purchase of the Properties will be subject to the City Council's approval of a Purchase and Sale Agreement, and the project will be subject to entitlements that will be presented for consideration to the Planning Commission and City Council over the next few months.

The General Plan currently designates the Properties for "General Commercial" uses, and they are located in the "C-2: General Commercial" zoning district and are in the C-2 zone. The entitlements will include a zone change to "Planned Development" to allow the proposed mix-ed use residential and commercial development.

DISCUSSION

The City Council has previously approved an Exclusive Negotiating Agreement with Olson for the Properties, and the parties are currently finalizing the terms of the Purchase and Sale Agreement.

The next step in the process is complying with Government Code section 65402(a). Before the City sells or otherwise disposes of City-owned property, including the abandonment of roadways, Section 65402(a) requires the Planning Commission to make a finding that the proposed property disposition will be consistent with the City's General Plan.

Here, the proposed transactions furthers and is consistent with, among others, the following aspects of the General Plan:

- To formulate a plan which is responsive to the needs of the community which permits the orderly arrangement of land uses, permitting sufficient areas for reasonable development- Sale of the properties would assist and serve the residential and commercial uses in the vicinity, and remediate nuisance-like conditions experienced in the area. Sale of the properties would allow for an efficient use of land and would not negatively impact neighboring parcels or the public.
- To provide for development of residential units and commercial development within the community in a manner compatible with other land uses. Sale of the properties will provide on-site parking for tenants and residents of the Property, while remediating traffic and safety issues associated with off-site parking, and nuisance-like conditions experienced in the area.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached Resolution finding that the proposed disposition of the is consistent with the General Plan of the City of Montebello.

FISCAL IMPACT

None, via adoption of the attached Resolution.

ATTACHMENT(S)

- Proposed Resolution