

MEETING AGENDA

**MONTEBELLO PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
1600 W. BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA
TUESDAY, SEPTEMBER 4, 2018
6:30 P.M.**

MONTEBELLO PLANNING COMMISSION

**SERGIO ZAZUETA
CHAIR**

**SONA MOORADIAN
VICE CHAIR**

**DANIEL GONZALES
PLANNING COMMISSIONER**

**SHANNAN CALLAND
PLANNING COMMISSIONER**

**BRISSA SOTELO
PLANNING COMMISSIONER**

CITY STAFF

**MANUEL MANCHA
INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT AND PLANNING**

**MATTHEW FESKE
PLANNING MANAGER**

**CHRIS CARDINALE
PLANNING COMMISSION LEGAL
COUNSEL**

1. **MEETING CALLED TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PLANNING COMMISSION SECRETARY**
 - A. **CORRECTION TO AGENDA**
 - B. **INTRODUCE MANUEL MANCHI, INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT AND PLANNING**
5. **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.

6. MINUTES

A. None

7. STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

A. None

8. 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. NONE

9. CONSENT ITEM(S)

A. APPEAL OF ADMINISTRATIVE DECISION OF A RESIDENTIAL FENCE

Project Applicant

Andrea Ramirez

Project Description:

Applicant is requesting that the Planning Commission consider the fence material (metal).

Recommended Action:

It is recommended that the Planning Commission deny the appeal of the Administrative Decision and uphold the Administrative Decision.

10. STAFF COMMUNICATIONS TO THE PLANNING COMMISSION

A. None

11. ORAL COMMUNICATIONS – CONTINUED (IF NEEDED)

12. PLANNING COMMISSION ORALS

- A. Chair Zazueta
- B. Vice Chair Mooradian
- C. Commissioner Calland
- D. Commissioner Gonzales
- E. Commissioner Sotelo

13. ADJOURNMENT

The next regularly scheduled meeting on September 18, 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 II 1203+)

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 9A

TO: Honorable Chair and Planning Commissioners
DATE: September 4, 2018
FROM: Matthew Feske, Planning Manager
SUBJECT: Appeal of Administrative Decision to deny the fence material (metal), located at 860 Coffman Drive.

RECOMMENDATION

Conduct public meeting and deny the Appeal of the Administrative Decision to deny the fence material (meta), at 860 Coffman Drive.

PROJECT/APPLICANT INFORMATION

Project Location: 860 Coffman Drive.
Project Applicant: Andrea Ramirez
Property Owner: Andrea Ramirez
General Plan Designation: Low Density Residential
Zoning: R-1 (Single Family Residential)
Existing Use on Property: Single Family Residence

ENVIRONMENTAL DETERMINATION

The Appeal is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines. Sections 15060(c)(2) and 15060(c)(3) pertain to activities that will not result in a direct or reasonably foreseeable indirect change to the environment and that are not defined as a project under Section 15378.

PROJECT SITE AND DESCRIPTION

The property fence was replaced with a metal fence material. Staff received complaints that the metal fence was creating a glare, the fence was too tall, and that the metal material did not fit in with neighborhood.

Staff investigated the property fence and found that the fence material was metal and did exceed allowed the allowed fence height.

Subsequent meetings with the property owner, the property owner agreed to lower the fence to the allowed six feet in height.

The property owner stated that the metal fence material was needed to create privacy and to keep their dogs contained within the yard.

The neighboring property owner states that the fence height and material (metal) is not appropriate and not allowed.

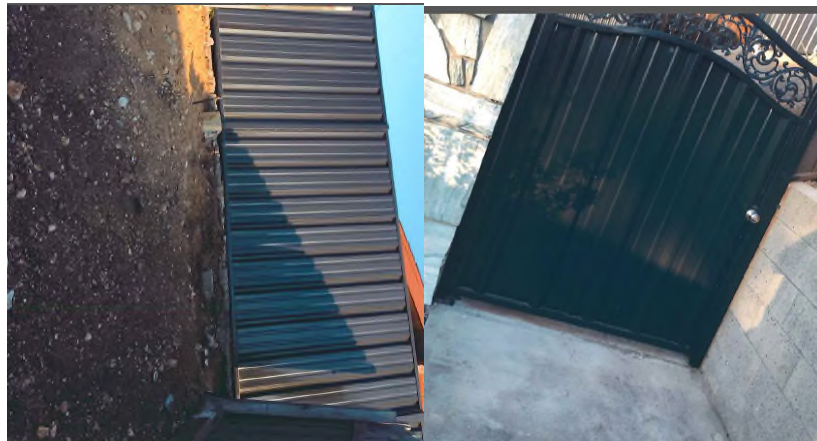
ANALYSIS

The Montebello Municipal Code does not allow this type of metal fence.

17.10.130 - Development standards—Walls, fences and hedges.

D. All screening or fencing visible from the public rights-of-way shall be composed of:

1. Decorative masonry walls (slumpstone, stuccoed, split-face or similar);
2. Evergreen shrubs closed spaced and maintained in a healthy and attractive state;
3. Wooden fencing of adequate aesthetic and structural quality (no plywood sheeting);
4. Decorative wrought iron, or
5. Other materials if found by the planning commission to be architecturally or aesthetically in keeping with the building and the neighborhood.



FISCAL IMPACT

None

ATTACHMENT(S)

A. Photos



860 Coffman Dr
Montebello, CA 90640



Google



Coffman Dr

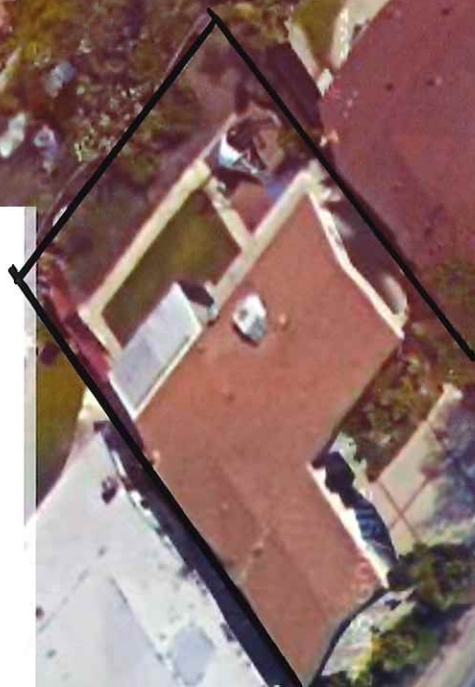
Coffman Dr

860 Coffman Drive

Gardner Dr

Ireland Dr

offman Dr montebell



GATE DOOR (WROUGHT IRON)
MATTIE BLACK

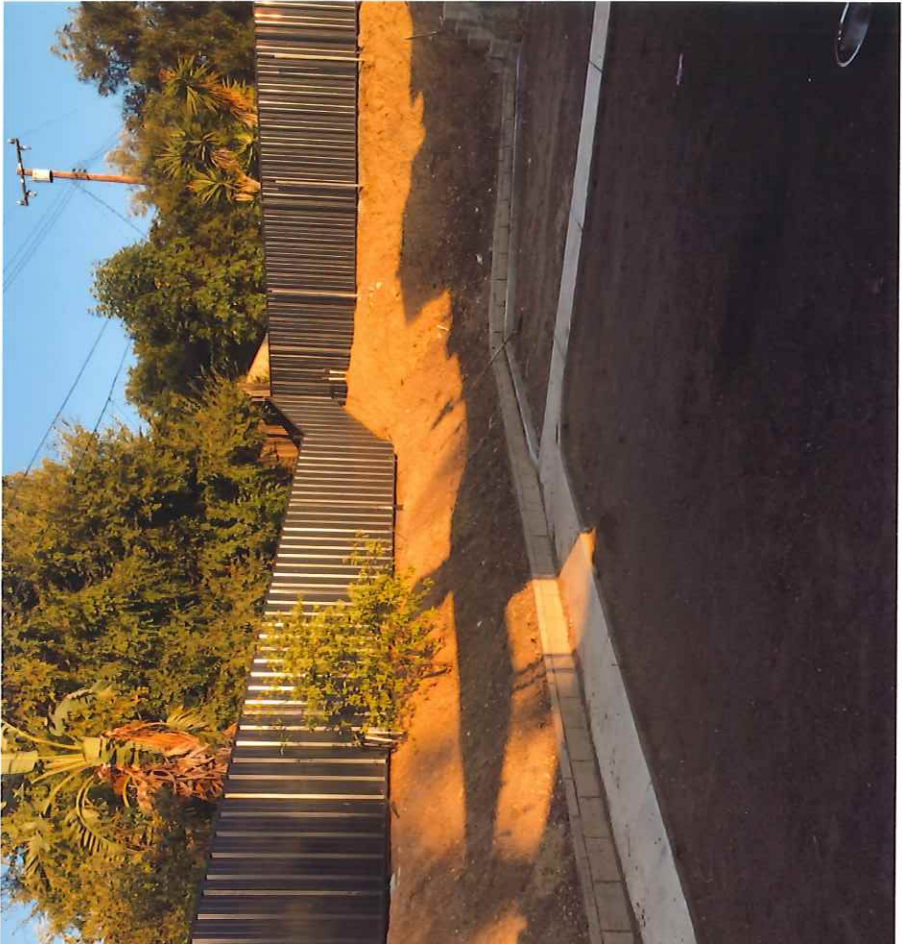


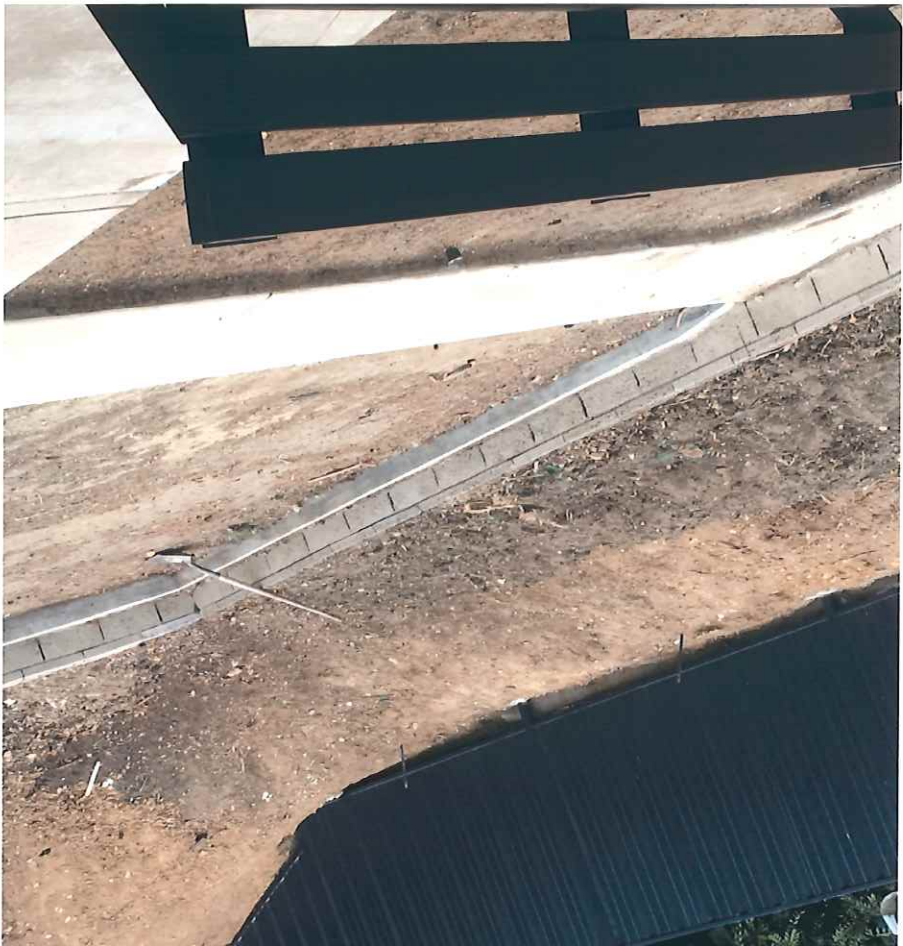
Wrought Iron Privacy Fence
Matte Black



MATT
BLACK

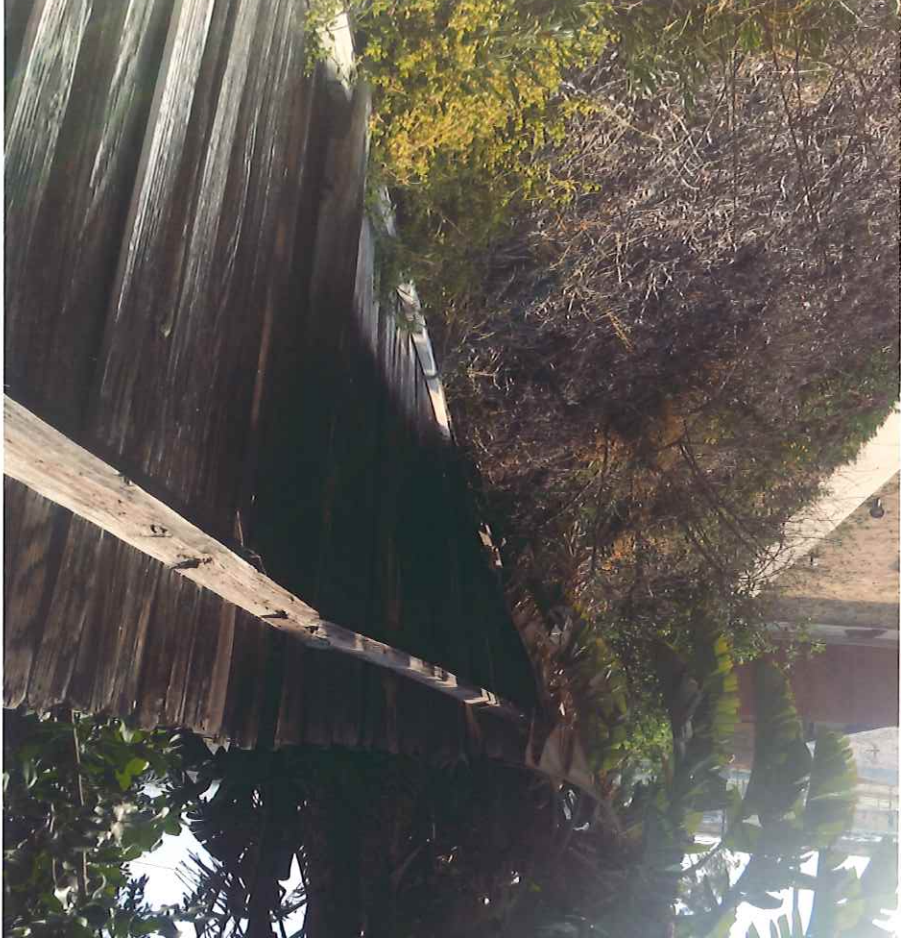
Wrought Iron Privacy Fence





Wrought Iron Privacy Fence
Matte Black

PREVIOUS FENCE



PREVIOUS FENCE

