CITY OF MONTEBELLO
PLANNING COMMISSION

MINUTES

May 21, 2019

Planning Commission meets at 6:30 p.m., on the day scheduled in City Hall Council Chambers

1. **CALL MEETING TO ORDER**
   6:36 P.M. by Vice Chair Aliksanian

2. **ROLL CALL**
   Present: Vice Chair Aliksanian, Commissioner Briseno, and Commissioner Lomeli

   Absent: Chair Mooradian

   Also present: Planning Manager – Matthew Feske
   Planning Commission Legal Counsel
   Administrative Secretary – Maria Roman

3. **PLEDGE OF ALLEGIANCE**
   Commissioner Briseno

4. **PLANNING COMMISSION SECRETARY – CORRECTION TO AGENDA**
   No corrections

5. **STATEMENT OF PUBLIC ORAL COMMUNICATIONS**
   NONE

6. **APPROVAL OF MINUTES:**
   NONE

7. **STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST**
   NONE

8. **PUBLIC HEARINGS**

   A. Zone Code Amendment (ZCA02-19)
   Project Description: Zone Code Amendment (ZCA02-19), amending Chapter 17.10 Table 17.1 0-020 "Residential Development Standards Table" to amend density/development standards for the R-I, R-2, R-3, R-4, amend the ADU requirements and to allow residential developments with a minimum of 30 units per acre without discretionary approval from the City.

   Staff presented.

   Commissioner Briseno – Not comfortable with no discretionary action for projects with a density of 30 units per acre or higher.
Staff – Provided clarification that only projects that are 100% affordable housing would be subject to no discretionary action.

Commissioner Briseno – Still not comfortable with that. Commissioner feels that Planning Commission and City Council should review.

Vice Chair Aliksanian – Confirmed with staff that this is State requirements and that if the City does not implement these requirements then the State will.

Staff – Confirmed State requirements.

MOTION: Commissioner Lomeli - Adopt a Resolution recommending that the City Council approve Zone Code Amendment (ZCA02-19) amending Chapter 17.10 Table 17.1 0-020 "Residential Development Standards Table" to amend density/development standards for the R-I, R-2, R-3, R-4, amend the ADU requirements and to allow residential developments with a minimum of 30 units per acre without discretionary approval from the City.
SECOND: Vice Chair Aliksanian
ACTION: 2-1-0-2 (Briseno) (Mooradian, Vacant) – Motion Failed

MOTION: Vice Chair Aliksanian – Continue item to next Planning Commission Meeting
SECOND: Commissioner Lomeli
ACTION: 3-0-0-2 (Mooradian, Vacant) – Motion passed

9. CONSENT ITEM (S)
NONE

10. STAFF COMMUNICATIONS TO THE PLANNING COMMISSION
NONE

11. ORAL COMMUNICATIONS – CONTINUED
   Eva Columvia (?) – Update to the rezone

   Staff – No update

   Edwina Garcia – Stated that the Chair said it was a mistake

   Staff – Item was heard, notices went out, and a motion was made and acted upon.

12. PLANNING COMMISSION ORALS
NONE

13. ADJOURNMENT
   The meeting adjourned at 7:37 p.m.

   [Signature]

Matthew Feske, Planning Commission Secretary