



**PLANNING COMMISSION
MEETING AGENDA**

TUESDAY, FEBRUARY 18, 2025 AT 6:30 PM

**CITY HALL COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA**

PLANNING COMMISSION MEMBERS

**ALICIA MORALES, CHAIR
ARMANDO MEDINA, VICE CHAIR
VICTOR CUEVAS, PLANNING COMMISSIONER
NATALIA LOMELI, PLANNING COMMISSIONER
VACANT, PLANNING COMMISSIONER**

CITY STAFF

**JOSEPH PALOMBI, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
VIVIANA ESPARZA, PLANNING MANAGER
MARIA CELESTE ALCANTAR, MANAGEMENT ANALYST**

NOTICES

This Planning Commission Meeting will be held in person and will meet at **City Hall – City Council Chambers, 1600 West Beverly Boulevard, Montebello, California**. The meeting will be live streamed and can be watched on the City's website and YouTube Channel via the following link: <https://www.montebelloca.gov>, and may also be viewed on Spectrum Public Access Channel 3 for all Spectrum cable subscribers.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act (ADA) any person with a disability who requires special accommodations in order to participate in a meeting should contact **Maria Celeste Alcantar** at **(323)-887-1486** Monday-Thursday from 7:30 a.m.-5:30 p.m. Please call 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II 1203). If you require translation services, please contact us 24 hours before this meeting.

PUBLIC COMMENTS:

In-Person: For those interested in participating during the Public Comment period(s) or public testimony period for Public Hearings of the Planning Commission meetings, you may address the Planning Commission in person the day of the meeting. Speakers will be required to complete a speaker card provided at the door and submit it to the **Maria Celeste Alcantar** prior to each Public Comment announcement period. Staff will number and call each speaker card in the order received.

Via Email: The public may also submit emailed comments via the following email address: **pcpubliccomment@montebelloca.gov** up until the day of the meeting, **Tuesday, February 18, 2025 by 6:00 p.m.** These comments will be submitted to all members of the Planning Commission and will not be read aloud, but will be entered into the record of the proceedings to the extent they relate to matters listed on the posted agenda or otherwise address matters/issues within the subject matter jurisdiction of the Planning Commission. Any requests to provide public comment which is submitted after the deadlines indicated above will not be submitted to the Planning Commission, with the exception of non-agenda written item comments which will be held over for the next regularly scheduled meeting.

RULES OF DECORUM:

Pursuant to Section 54957.95 of the Government Code, the presiding member of the legislative body conducting a meeting, or their designee, is authorized to remove, or cause the removal of, an individual for disrupting the meeting. Any such removal will be preceded by a warning to the disruptive individual by the presiding member of the legislative body or their designee that the individual's behavior is disrupting the meeting and that the individual's failure to promptly cease their disruptive behavior may result in their removal.

AGENDA MATERIALS: The agenda and agenda packet related to items on this agenda are available for public inspection at City's website at: [Agendas, Minutes, and Videos](#),

IN CONSIDERATION OF OTHERS, PLEASE TURN OFF, OR MUTE, ALL CELL PHONES AND PAGERS
THANK YOU FOR YOUR COOPERATION

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PLANNING COMMISSION REORGANIZATION

CORRECTIONS TO THE AGENDA

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 January 7, 2025.**

PRESENTATION

2. **Brown Act Refresher Presented by City Attorney, Austin A. Ching**

PLANNING COMMISSION ORALS

Planning Commission member announcements; requests for future agenda items; conference/meetings reports.

ADJOURNMENT

The City of Montebello Planning Commission will adjourn to the next Regular Meeting on **March 4, 2025, at 6:30 p.m.** at City Hall Council Chambers located at 1600 W. Beverly Boulevard, Montebello, CA 90640.

I, **Maria Celeste Alcantar, Management Analyst** for the City of Montebello hereby certify that a copy of this agenda has been posted on or before **Thursday, February 13, 2025 at 5:30 p.m.**



Maria Celeste Alcantar, Management Analyst



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, JANUARY 7, 2025 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 6:31 p.m.

ROLL CALL – Chair Morales, Vice-Chair Medina, Commissioner Lomeli, and Commissioner Cuevas.

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 – None.

MINUTES

1. **Approval of the Minutes from the Planning Commission meeting held on November 19, 2024.**

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

PUBLIC HEARING

2. **REVOCATION OF CONDITIONAL USE PERMIT NO. 04-19 RELATED TO COMMERCIAL CANNABIS OPERATIONS CONDUCTED AT 8019 SLAUSON AVENUE.**

Director Palombi introduced the agenda item, followed by a presentation from Planning Manager, Ms. Viviana Esparza regarding the adoption of Resolution No. 01-25, which approves the revocation of Conditional Use Permit No. 04-19 for commercial cannabis activity at 8019 Slauson Avenue. The revocation was recommended due to RZ Capital & Development LLC's failure to comply with the Conditions of Approval associated with the permit, as well as its failure to fulfill obligations outlined in Development Agreement No. 04-19 and violation of Montebello Municipal Code Section 5.90.090.A. The Public Hearing was opened at 6:42 p.m. Following Ms. Esparza's presentation, Zachary Brandt, the owner, addressed the commission regarding the revocation. The Public Hearing was closed at 7:12 p.m. Commissioner Cuevas motioned to approve Resolution No. 01-25, recommending the revocation of Conditional Use Permit No. 04-19 for the commercial cannabis operations at the specified location. Vice-Chair Medina seconded the motion. Planning Manager Ms. Viviana Esparza conducted a roll call vote, and the item was approved unanimously 4-0.

MOTIONED: Commissioner Cuevas

SECONDED: Vice-Chair Medina

APPROVED: 4-0-0-0

AYES: Chair Morales, Vice-Chair Medina, Commissioner Cuevas, and Commissioner Lomeli

NOES: None.

ABSTAIN: None.

ABSENT: None.

3. REVOCATION OF CONDITIONAL USE PERMIT NO. 26-19 RELATED TO COMMERCIAL CANNABIS OPERATIONS CONDUCTED AT 8127 SLAUSON AVENUE.

Director Palombi introduced the agenda item, followed by a presentation from Planning Manager, Ms. Viviana Esparza regarding the adoption of Resolution No. 02-25, which approves the revocation of Conditional Use Permit No. 26-19 for commercial cannabis activity at 8127 Slauson Avenue. The revocation was recommended due to Centro, LLC's failure to comply with the Conditions of Approval associated with the permit, as well as its failure to fulfill obligations outlined in Development Agreement No. 26-19 and violation of Montebello Municipal Code Section 5.90.090.A. The Public Hearing was opened at 7:25 p.m. Following Ms. Esparza's presentation, Christian Nitu, the owner, addressed the commission regarding the revocation. The Public Hearing was closed at 7:42 p.m. Vice-Chair Medina motioned to approve Resolution No. 02-25, recommending the revocation of Conditional Use Permit No. 26-19 for the commercial cannabis operations at the specified location. Commissioner Cuevas seconded the motion. Planning Manager Ms. Viviana Esparza conducted a roll call vote, and the item was approved unanimously 4-0.

MOTIONED: Vice-Chair Medina

SECONDED: Commissioner Cuevas

APPROVED: 4-0-0-0

AYES: Chair Morales, Vice-Chair Medina, Commissioner Cuevas, and Commissioner Lomeli

NOES: None.

ABSTAIN: None.

ABSENT: None,

PLANNING COMMISSION ORALS – None.

ADJOURNMENT

The meeting was adjourned at 7:45 p.m. to the next regularly scheduled meeting that will be held on January 21, 2025.

Joseph Palombi, Planning Commission Secretary