



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