



**PLANNING COMMISSION
MEETING AGENDA**

TUESDAY, MARCH 4, 2025 AT 6:30 PM

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

PLANNING COMMISSION MEMBERS

**ARMANDO MEDINA, CHAIR
NATALIA LOMELI, VICE CHAIR
VICTOR CUEVAS, PLANNING COMMISSIONER
ALICIA MORALES, 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, Management Analyst 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, Management Analyst** 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, March 4, 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

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 FEBRUARY 18, 2025.**

PUBLIC HEARING

2. **CONDITIONAL USE PERMIT ("CUP") (CASE NO. PC-2024-0015-CUP) TO ALLOW THE ON-SITE SALE OF A FULL LINE OF ALCOHOLIC BEVERAGES (ALCOHOLIC BEVERAGE CONTROL LICENSE TYPE 47) FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A RESTAURANT (MONTEBELLO PUBLIC MARKET) FOR THE PROPERTY LOCATED AT 516 W. WHITTIER BOULEVARD ("THE PROPERTY").**

RECOMMENDATION: It is recommended that the Planning Commission conduct a public hearing and take the following action:

1. ADOPT Resolution No.3-25 approving a Conditional Use Permit (Case No. PC-2024-0015-CUP), subject to certain findings and conditions to allow the on-site sale of a full line of alcoholic beverages (Alcoholic Beverage Control License Type 47) for on-site consumption in conjunction with a restaurant for the property located at 516 W. Whittier Blvd. (Montebello Public Market); and
2. DETERMINE AND FIND that the project (ENV No. 12-24-CE) is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section (15301) related to Class 1 "Existing Facilities" as it involves negligible or no expansion of the existing or former use.

3. **ZONE VARIANCE ("ZV") (CASE NO. PC-2024-0016-ZV) TO ALLOW DEVIATION FROM THE R-3 ZONING PARKING STANDARDS OUTLINED IN MONTEBELLO MUNICIPAL CODE SECTION 17.10.020 (RESIDENTIAL DEVELOPMENT STANDARDS TABLE). SPECIFICALLY, TO DEVIATE FROM THE MINIMUM PARKING SPACES REQUIRED PER DWELLING UNIT LOCATED AT 224 S. GREENWOOD AVENUE.**

RECOMMENDATION: The Planning Commission will conduct a public hearing to consider the following action:

1. ADOPT Resolution No. 04-25 approving Zone Variance (ZV) Case No. PC-2024-0016-ZV), subject to certain findings and conditions to allow deviation from the R-3 zoning parking standards outlined in Montebello Municipal Code Section 17.10.020 (Residential Development Standards

- Table). Specifically, to deviate from the minimum parking spaces required per dwelling unit located at 224 S. Greenwood Avenue ("Project Site"); and
2. DETERMINE AND FIND that the project (ENV No. 13-24-CE) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 related to "Existing Facilities" a Class 1 Categorical Exemption.

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 18, 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 27, 2025, 5:30 p.m.

A handwritten signature in black ink that reads "Maria Celeste Alcantar". The signature is written in a cursive, flowing style.

Maria Celeste Alcantar, Management Analyst