



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, MARCH 18, 2025 AT 6:30 PM

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

CALL TO ORDER – Chair Medina called the meeting to order at 6:31 p.m.

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

PLEDGE OF ALLEGIANCE – Chair Medina.

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 March 4, 2025.

Vice-Chair Lomeli motioned to approve the meeting minutes and was Seconded by Commissioner Morales. Planning Manager, Viviana Esparza, took roll, and the item was approved 3-1. Commissioner Cuevas chose to abstain as he was not present at the meeting.

CONTINUED 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").

Director Palombi introduced the continued item, followed by a presentation from Assistant Planner, Ms. Grace Hayashi, regarding the adoption of Resolution No. 03-25, which approves Conditional Use Permit (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 for the property located at 516 W. Whittier Blvd. (Montebello Public Market). Per the previous Planning Commission meeting on March 4, 2025, staff was requested to provide additional information regarding parking within the Downtown Specific Plan due to increased traffic concerns. Ms. Hayashi reviewed the findings of the mini parking study that was conducted by staff over a five-day period. Following Ms. Hayashi's presentation and upon Chair Medina's request, Jason Pan, the son of the applicant, Yao Pan, approached the podium, addressed the commission and their questions regarding the intent of the business with or without the approval of the alcohol license, improvements to the property, and being a responsible liquor license holder. Ms. Hayashi further answered the commission's questions regarding parking and drop-off zones, hours of operation, and the conditions of the parking study. The Public Hearing was opened at 7:09 p.m. The sole public speaker, Barney Santos, addressed the commission and voiced his concerns regarding the parking study, the owner's and their operator's code violations, and the responsibility of the owners as liquor license holders. Chair Medina inquired if Jason Pan wanted to rebut at which point Jason Pan approached the podium and provided his rebuttal. The Public Hearing was closed at 7:14 p.m. Chair Medina recommended adding a stipulation to the conditions of approval requiring a quarterly compliance review for the first two (2) years, followed by an annual review for the remaining three (3) years. Chair Medina motioned to approve Conditional Use Permit (Case No. PC-2024-0015-CUP) to allow the on-site sale of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant at the specific location with the added condition that there be quarterly compliance reviews for the first two (2) years from the date the ABC license is established, followed by an annual review for the remaining three (3) years, as well as to determine the project is categorically exempt from the California Environmental Quality Act (CEQA). Commissioner Cuevas seconded the motion. Planning Manager, Ms. Viviana Esparza, conducted a roll call vote, and the motion did not pass as Chair Medina and Commissioner Cuevas' voted to approve while Vice-Chair Lomeli and Commissioner Morales voted to abstain. The Deputy City Attorney, Austin Ching, explained the commission can entertain an amended motion if it so desires. Commissioner Morales voiced concern about the possibility of the business showing irresponsibility during the compliance review and inquired if the business could be terminated in such a scenario. Director Palombi clarified in such a scenario that the CUP could be revoked and the alcohol would go away, however, the restaurant would still be allowed even without the alcohol. Commissioner Morales motioned to approve Conditional Use Permit (Case No. PC-2024-0015-CUP) to allow the on-site sale of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant at the specific location with the added condition that there be quarterly compliance reviews for the first two (2) years from the date the ABC license is established, followed by an annual compliance review for the remaining three (3) years where findings would be reported back to the commission, as well as to determine and find the project is categorically exempt from the California Environmental Quality Act (CEQA). Chair Medina seconded the motion. Ms. Esparza conducted a roll call vote, and the item was approved 3-1 as Vice-Chair Lomeli chose to abstain from the vote.

PUBLIC HEARING

3. CONDITIONAL USE PERMIT ("CUP") CASE NO. PC-2025-0001-CUP TO AUTHORIZE THE DEMOLITION OF THE EXISTING ONE-STORY STRUCTURE LOCATED AT 720 S. MAPLE AVENUE ("PROJECT SITE") AND TO ALLOW THE CONSTRUCTION AND OPERATION OF AN APPROXIMATELY 170,852 SQUARE-FOOT, 4-STORY SELF-STORAGE FACILITY

Director Palombi introduced the item, followed by a presentation from Assistant Planner, Mr. Daniel Ruiz, regarding the adoption of Resolution No. 05-25 conditionally approving the demolition of all structures located on the Project Site and allowing the construction of an approximately 170,582 square foot, 4-story structure for self-storage and office related uses for the property located at 720 S. Maple Avenue and making related findings that the proposed Project is consistent with the Montebello General Plan. Following Mr. Ruiz's presentation, Mr. Ruiz responded to questions from the commission regarding updated uses and zoning in the General Plan. Chair Medina requested the applicant, Mr. Adam Lenz from Madison Capital Group, approach the podium and address the commission. Mr. Lenz addressed Chair Medina's questions regarding job creation and the height of the rear fence. Commissioners Cuevas and Morales asked Mr. Ruiz follow-up questions regarding neighbor comments and outreach, zoning, and the buffer zone. The Public Hearing was opened at 7:59 p.m. Three (3) members of the public voiced their concerns regarding easement, access, impact to the view, and additional storage options for RVs. The Public Hearing was closed at 8:21 p.m. Commissioner Morales motioned to approve the adoption of Resolution No. 05-25 conditionally approving the demolition of all structures located on the Project Site and allowing the construction of an approximately 170,582 square foot, 4-story structure for self-storage and office-related uses for the property located at 720 S. Maple Avenue

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and making related findings that the proposed Project is consistent with the Montebello General Plan, as well as determining and finding that the Project (ENV No. 01-25) is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332—In-fill Development Projects. Vice-Chair Lomeli seconded the motion. Ms. Esparza conducted a roll call vote, and the item was approved unanimously 4-0.

PLANNING COMMISSION ORALS – None.

ADJOURNMENT

The meeting was adjourned at 8:27 p.m. to the next regularly scheduled meeting that will be held on April 1, 2025.



Joseph Palombi, Planning Commission Secretary

