



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, MARCH 04, 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 6:35 p.m.

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

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 February 18, 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 3-0.

PUBLIC HEARING

1. **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 agenda 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). The Public Hearing was opened at 6:37 p.m. Following Ms. Hayashi's presentation, several members of the public voiced their concerns regarding the potential for increased traffic congestion, limited parking availability for patrons and employees, and the strain on nearby local businesses and residential streets. Following public comment, Jason Pan, the son of the applicant, Yao Pan, addressed both the public's concerns and the Commission's questions. The record shall reflect that there was no motion approved for Resolution No. 03-25 for 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 for the property located at 516 W. Whittier Blvd. The hearing will be tabled for the next Planning Commission meeting on Tuesday, March 18, 2025, as requested by the Commission. The Commissioners have requested additional clarification and further details regarding the project from staff.

MOTIONED: Vice-Chair Lomeli

SECONDED: Commissioner Morales

APPROVED: 3-0-0-1

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Cuevas

2. **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.**

Director Palombi introduced the agenda item, followed by a presentation from Assistant Planner Ms. Grace Hayashi regarding the adoption of Resolution No. 04-25 approving Zone Variance (Case No. PC-2024-0016-ZV) to allow deviation from R-3 zoning parking standards outlined in the M.M.C. 17.10.020. The Public Hearing was opened at 7:34 p.m. Following Ms. Hayashi's presentation, Vicken Serayearian, the applicant, spoke regarding the project. Staff received two (2) public comments in opposition to the proposed project. Chair Medina made a motion to approve Resolution No. 04-25 approving Zone Variance (Case No. PC-2024-0016-ZV) to allow deviation from R-3 zoning parking standards outlined in the M.M.C 17.10.020, with the added condition that a portion of the property's open space be designated for two (2) parking spaces. Chair Medina's motion was Seconded by Commissioner Morales. Planning Manager Viviana Esparza took roll, and the item was approved 3-0.

MOTIONED: Chair Medina

SECONDED: Commissioner Morales

APPROVED: 3-0-0-1

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Cuevas

PLANNING COMMISSION ORALS – None.

ADJOURNMENT

The meeting was adjourned at 7:55 p.m. to the next regularly scheduled meeting that will be held on March 18, 2025.


Joseph Palombi, Planning Commission Secretary