



**PLANNING COMMISSION
MEETING AGENDA**

TUESDAY, AUGUST 5, 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
NOAH LOPEZ, PLANNING COMMISSIONER**

CITY STAFF

**JOSEPH PALOMBI, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
VIVIANA ESPARZA, PLANNING MANAGER
JILLIAN PICADO, SENIOR ADMINISTRATIVE ASSISTANT**

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 **Jillian Picado** at (323) 887-1218 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 **Jillian Picado** 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, August 05, 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 June 17, 2025.**

CONTINUED PUBLIC HEARING

2. **DRAFT ORDINANCE FOR A ZONE CODE AMENDMENT ("ZCA") TO MODIFY MONTEBELLO MUNICIPAL CODE ("MMC") CHAPTER 17 AND ESTABLISH A VIEWSHED PRESERVATION OVERLAY**

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

- ADOPT Resolution No. 08-25 recommending the City Council approve Zone Code Amendment (Case No. PC-2025-0006-ZCA) amending Chapter 17 of the Montebello Municipal Code adding Chapter 17.41 - Viewshed Preservation Overlay to protect and preserve significant public and private views; and
- DETERMINE AND FIND that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to the "Common Sense" exemption set forth under Section 15061(b)(3), which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment, considering that it can be seen with certainty that there is no possibility that adding a viewshed preservation overlay will have a significant effect on the environment and pursuant to CEQA Section 15303 related to construction and location of limited numbers of new, small facilities or structures, and the conversion of existing small structures that are consistent with the City's general plan policies and zoning regulations.

PUBLIC HEARING

3. **MODIFICATION TO CONDITIONAL USE PERMIT ("CUP") NO. 07-71 TO AUTHORIZE THE RECONFIGURATION OF THE EXISTING FORD OF MONTEBELLO AUTOMOBILE DEALERSHIP LOCATED AT 2747 VIA CAMPO, INCLUDING THE CONSTRUCTION OF AN APPROXIMATELY 21,850 SQUARE FOOT FIRST FLOOR ADDITION CONSISTING OF APPROXIMATELY 30 NEW INDOOR SERVICE BAYS, A VEHICLE DISPLAY AREA, RESTROOMS, A LUNCH ROOM, AN ELEVATOR, AND AN EQUIPMENT ROOM FOR THE ELEVATOR, AS WELL AS AN APPROXIMATELY 29,300 SQUARE FOOT ROOF TOP PARKING AREA CONSISTING OF 57 STANDARD PARKING SPACES AND A SEPARATE INVENTORY PARKING AREA ("PROPOSED PROJECT")**

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

- ADOPT Resolution No. 09-25 conditionally approving the construction of approximately 30 new indoor service bays and related appurtenant structures within a new 21,850 square foot first floor addition along with an approximately 29,300 square foot roof top parking and inventory area for the property located at 2747 Via Campo, and make related findings that the Proposed Project is consistent with the Montebello General Plan; and
- DETERMINE and FIND that the foregoing actions will not include substantial changes and/or cause significant effects to the environment as described in Section 15162 of the California Environmental Quality Act ("CEQA") Guidelines, nor result in any new impacts or increase the significance of environmental impacts beyond those identified in the previously approved Initial Study/Mitigated Negative Declaration ("IS/MND") (Case No. CUP 07-71, MOD 02-16), and therefore approval of the attached Addendum to the MND is appropriate.

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 **August 19, 2025 at 6:30 p.m.** at City Hall Council Chambers located at 1600 W. Beverly Boulevard, Montebello, CA 90640.

I, **Jillian Picado, Senior Administrative Assistant** for the City of Montebello, hereby certify that a copy of this agenda has been posted on or before **Thursday, July 31, 2025, 5:30 p.m.**



Senior Administrative Assistant