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## **CITY OF MONTEBELLO**

### **PLANNING COMMISSION MEETING AGENDA**

### **MINUTES**

**TUESDAY, JUNE 17, 2025 AT 6:30 PM**

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

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

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

**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**

Director Palombi acknowledged the City's 2025 Award of Excellence – the Daniel Burnham Award for a Comprehensive Plan Award, which was presented to the City by the American Planners Association of Los Angeles on Thursday, June 26, 2025.

#### **MINUTES**

##### **1. Approval of the Minutes from the Planning Commission meeting held on May 6, 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 4-0. Commissioner Cuevas abstained as he was not present at the meeting.

**PUBLIC HEARING**

1. **CONDITIONAL USE PERMIT (“CUP”) CASE NO. PC-2025-0004-CUP TO ALLOW A NEW MESSAGE ESTABLISHMENT LOCATED WITHIN AN EXISTING MULTI-UNIT, MIXED-USE BUILDING AT 492 N. GARFIELD AVENUE, MONTEBELLO, CALIFORNIA 90640 (“PROJECT SITE”).**

Director Palombi introduced the item, followed by a presentation from Assistant Planner, Ms. Grace Hayashi, regarding the adoption of Resolution No. 07-25, which approves Conditional Use Permit (Case No. PC-2025-0004-CUP), to allow a new massage establishment located within an existing multi-unit, mixed-use building at 492 N. Garfield Avenue, Montebello, California 90640. Following Ms. Hayashi's presentation, Ms. Hayashi responded to questions from the commission regarding zoning, feedback from the surrounding properties, and the purpose of the CUP. The Public Hearing was opened at 6:35 p.m. Chair Medina called upon the applicant, Thomas Chu, and asked him about his experience running massage facilities as well as the proposed establishment's hours of operation. Commissioner Cuevas asked the applicant follow-up questions and made comments. Chair Medina and Commissioner Cuevas inquired further about hours of operation. Chair Medina also inquired about Conditions of Approval. Vice-Chair Lomeli motioned to adopt Resolution No. 07-25, which conditionally approves the Conditional Use Permit for the establishment of a new massage business located within an existing multi-unit, mixed-used building at 492 N. Garfield Avenue, Montebello, and make the associated findings that the proposed project is consistent with the Montebello General Plan, as well as determining and finding that the project (ENV No. 07-25) is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 – Existing Facilities. Chair Medina seconded the motion. Ms. Esparza conducted a roll call vote, and the item was approved unanimously 5-0. The Public Hearing was closed at 6:52 p.m.

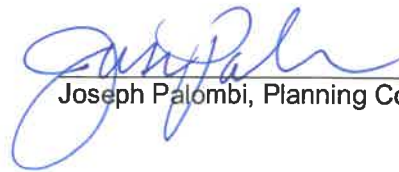
2. **DRAFT ORDINANCE FOR A ZONE CODE AMENDMENT (“ZCA”) TO MODIFY MONTEBELLO MUNICIPAL CODE (“MMC”) CHAPTER 17 AND ESTABLISH A VIEWSHED PRESERVATION OVERLAY**

Director Palombi introduced the item, following by a presentation from Assistant Planner, Ms. Emilie Fernandez, regarding the adoption of Resolution No. 08-25, which recommends 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. Following Ms. Fernandez's presentation, Chair Medina asked the Deputy City Attorney for clarification regarding the need to recuse himself from an ethical standpoint since his primary residence, which he owns, is within the viewshed zone. The Deputy City Attorney confirmed that Chair Medina would not need to recuse himself. Chair Medina inquired if the protected views, and what is defined as protected views, would change over time. Ms. Fernandez clarified that the viewshed areas would be addressed on a case-by-case basis. Commissioner Lopez inquired about new housing in the area and having to adhere to a specific architectural style. Commissioner Cuevas asked a follow-up question regarding disagreements, appeals, and existing non-conforming structures and enforcement. Commissioner Lopez asked a follow-up question regarding fencing requirements. Chair Medina inquired about the financial hardships that may be associated with adhering to the ordinance. Chair Medina commented on creating a guidance document with the best practices and definitions for residents and stakeholders to follow. Chair Medina further recommended developing a Viewshed committee to review applications, clarifying the Right to Action language and appeal period, and engaging the community. Commissioner Morales seconded the importance of community engagement. The Public Hearing was opened at 7:16 p.m. Three (3) members of the public spoke in support of the ordinance. The Public Hearing was closed at 7:23 p.m. Chair Medina advised the ordinance needs to be applied in a fair and reasonable way and inquired if the item could be brought before the Planning Commission again at a later date. Director Palombi confirmed the item could be brought before the Planning Commission at a later date and factor in the changes that were discussed during today's meeting. Director Palombi advised that staff also prepare a fact sheet to help guide the public, to be included in the staff report. Commissioner Lopez further recommended a document to provide guidelines and limitations to avoid financial hardships. Chair Medina motioned to continue the item to draft an ordinance for a zone code amendment (“ZCA”) to modify Montebello Municipal Code (“MMC”) Chapter 17 and establish a Viewshed Preservation Overlay and bring it back before the Planning Commission on August 5<sup>th</sup>. Vice-Chair Lomeli seconded the motion. Ms. Esparza conducted a roll call vote, and the commissioners voted unanimously 5-0 to continue the item on August 5<sup>th</sup>, 2025.

**PLANNING COMMISSION ORALS** – None.

**ADJOURNMENT**

The meeting was adjourned at 7:34 p.m. to the next regularly scheduled meeting that will be held on July 1, 2025.

A handwritten signature in blue ink, appearing to read "Joe Palombi", is written over a horizontal line.

Joseph Palombi, Planning Commission Secretary