



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, MAY 6, 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 6:30 p.m.

ROLL CALL – Chair Medina, Vice-Chair Lomeli, 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 – None.

MINUTES

1. **Approval of the Minutes from the Planning Commission meeting held on March 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 3-1. Commissioner Lopez abstained as he was not present at the meeting.

CONTINUED PUBLIC HEARING

1. **SITE PLAN REVIEW (“SPR”) CASE NO. PC-2025-0003-SPR IS REQUESTED TO ALLOW THE CONSTRUCTION OF A 7,562 SQUARE FOOT WAREHOUSE ADDITION TO AN EXISTING 19,584 SQUARE**

FOOT BUILDING THAT WILL BE UTILIZED FOR STORAGE OF DRY AND FROZEN FOOD PRODUCTS FOR THE PROPERTY LOCATED AT 825 S. MAPLE AVENUE ("PROJECT SITE")

Director Plombi introduced the continued item, followed by a presentation from Assistant Planner, Ms. Grace Hayashi, regarding the adoption of Resolution No. 06-25, which approves the Site Plan Review for the construction of a 7,562 square foot warehouse addition to an existing 19,584 square foot building that will be utilized for storage of dry and frozen food products for the property located at 825 S. Maple Avenue, and making related findings that the proposed project is consistent with the Montebello General Plan. Following Ms. Hayashi's presentation, Ms. Hayashi responded to a question from the commission regarding the reasoning for the item being brought before the commission due to the proposed building area exceeding 5,000 square feet. The Public Hearing was opened at 6:34 p.m. The applicant, Vincent Marcais, was given an opportunity to provide an additional presentation. The applicant chose not to provide an additional presentation. One (1) member of the public voiced their concern regarding increased traffic and limited parking. The applicant was given another opportunity to elaborate on the project and the concerns raised by the member of the public. Commissioners asked follow up questions of Ms. Hayashi regarding parking. Chair Medina advised they received an email where an additional member of the public voiced similar concerns regarding traffic and parking. Director Palombi recommended an available option for the members of the public to petition for a preferential parking district through Public Works. Chair Medina motioned to adopt Resolution No. 06-25, which approves the Site Plan Review for the construction of a 7,562 square foot warehouse addition to an existing 19,584 square foot building that will be utilized for storage of dry and frozen food products for the property located at 825 S. Maple Avenue, 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. 06-25) 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. The Public Hearing was closed at 6:58 p.m.

PLANNING COMMISSION ORALS

Chair Medina and Vice-Chair Lomeli welcomed Commissioner Noah Lopez. Commissioner Lopez introduced himself and shared his background.

ADJOURNMENT

The meeting was adjourned at 7:00 p.m. to the next regularly scheduled meeting that will be held on May 20, 2025.



Joseph Palombi, Planning Commission Secretary