



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, AUGUST 05, 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 6:34 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 June 17, 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.

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**

Director Palombi introduced the item, followed by a presentation from Assistant Planner, Ms. Emilie Fernandez, regarding the adoption of Resolution No. 08-25, which recommends that 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, the Planning Commission had no questions for staff. The Public Hearing was opened at 6:44 p.m. Five (5) members of the public spoke in support of the ordinance, citing that overgrown vegetation, thick foliage, and dry brush can lead to pests, insects, mold, potential infestation and disease, structural damage, and fire hazards, as well as allergies and the introduction of wildlife. One of the members of the public elaborated on her support of the ordinance, noting the importance of preserving Montebello's skyline and the value of the views that exist. The Public Hearing was closed at 6:57 p.m. Chair Medina mentioned a point of clarification regarding the ordinance applying to privately owned trees and foliage and confirmed that it does not include public/protected trees. Director Palombi advised that the City does not have an ordinance to designate protected trees; however, the City would adhere to the state guidelines in place as they relate to protected trees. Director Palombi further elaborated that it would be analyzed on a case-by-case basis. Commissioner Lopez posed a question regarding how upkeep would happen, if it is neighbor complaint-driven, and how the cost would be split. Director Palombi advised Code Enforcement would go out and contact the party subject to the complaint, and they would be asked to remedy the situation. Director Palombi explained that the cost would be on the property owner who has the issue. Director Palombi further elaborated that if there was a new project, it would have to go through a review process by Building & Safety and Planning, who would then review the plans to see how they comply with the ordinance and regulations. Director Palombi stated there would be no added cost outside of the fees that are associated with processing a permit. Vice-Chair Lomeli inquired about the ordinance triggering something for private homeowners to get overgrown vegetation that is city-owned removed. Director Palombi explained that any city trees and infrastructure are exempt from the ordinance. Commissioner Morales motioned to adopt Resolution No. 08-25, recommending that 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. Vice-Chair Lomeli seconded the motion. Ms. Esparza conducted a roll call vote, and the item was approved unanimously 4-0.

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")

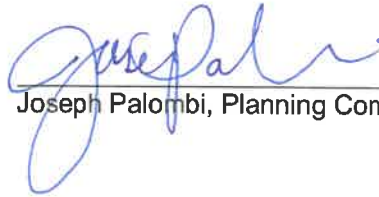
Director Palombi introduced the item, followed by a presentation from Assistant Planner, Mr. Daniel Ruiz, regarding the adoption of Resolution No. 09-25, which conditionally approves the construction of approximately 30 new indoor service bays and related appurtenant structures within a new 21,850 square 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. Following Mr. Ruiz's presentation, Mr. Ruiz responded to questions from the commission regarding the service entrance, the R1 zoning, and commercial use, and whether the Viewshed ordinance would apply to the reconfiguration. Chair Medina invited the owners to speak regarding the project. Mr. Robert Plant, who works directly with the Ford dealership owners, addressed the commission and elaborated on increasing service bays, service entrance, relocating the service from the rear to the front, and improving traffic conditions. Chair Medina asked Mr. Plant if he anticipates the upcoming proposed changes and future Ford developments within and outside of Montebello that Mr. Plant had referenced will help to alleviate the traffic that exists currently. Mr. Plant confirmed that that is the purpose of the modification being requested. Commissioner Lopez inquired if there would be any additional entrances closer to the Garfield side, which is near Dollar Tree. Mr. Plant responded and explained that they cannot cross over the nearby owner's property lines. Chair Medina asked staff to clarify if the reason this item was before the commission was due to the project exceeding the 5,000 square foot threshold. Mr. Ruiz explained that the staff determined there was a major modification to the original CUP that would merit bringing this item back before the commission for approval. The Public Hearing was opened at 7:25 p.m. There was no public comment. The Public Hearing was closed at 7:26 p.m. Commissioner Morales motioned to approve the modification to 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, and adopt Resolution No. 09-25. Chair Medina seconded the motion. Ms. Esparza conducted a roll call vote, and the item was approved unanimously 4-0.

August 05, 2025: Planning Commission Meeting Minutes

PLANNING COMMISSION ORALS – Chair Medina welcomed Deputy City Attorney Marina Ramirez, as she was in attendance for her first in-person City of Montebello Planning Commission.

ADJOURNMENT

The meeting was adjourned at 7:29 p.m. to the next regularly scheduled meeting that will be held on August 19, 2025.

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

Joseph Palombi, Planning Commission Secretary

