



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, OCTOBER 7, 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. The record shall reflect that Commissioner Cuevas arrived late.

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 August 5, 2025.**

Commissioner Morales motioned to approve the meeting minutes and was Seconded by Commissioner Lomeli. Planning Manager, Viviana Esparza took roll, and the item was approved 4-0.

PUBLIC HEARING

2. **CONDITIONAL USE PERMIT (“CUP”) TO ALLOW THE ESTABLISHMENT AND OPERATION OF A PRIVATE ART GALLERY WITHIN THE MONTEBELLO TOWN SQUARE SHOPPING CENTER LOCATED AT 1401 NORTH**

MONTEBELLO BOULEVARD ("PROJECT SITE")

Director Palombi introduced the item. Planning Manager, Viviana Esparza, provided a presentation regarding Conditional Use Permit ("CUP") (Case No. PC-2024-0012-CUP) to the Planning Commission. The Public Hearing was opened at 6:46 p.m. Upon Mrs. Esparza's presentation, the applicant's representative, Berenice Constant, provided a presentation and spoke regarding the project. During the public comment period, there were four (4) speakers, all in support of the project. The Public Hearing was closed at 7:15 p.m. Commissioner Morales motioned to approve the Resolution recommending the approval of the Conditional Use Permit ("CUP") (Case No. PC-2024-0012-CUP). Commissioner Morales' motion was Seconded by Commissioner Cuevas. Planning Manager, Viviana Esparza, took roll and the item was approved 5-0.

MOTIONED: Commissioner Morales

SECONDED: Commissioner Cuevas

APPROVED: 5-0-0-0

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

NOES: None.

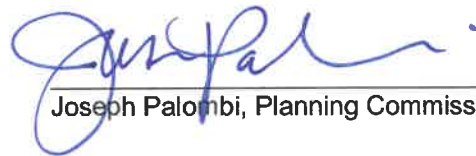
ABSTAIN: None.

ABSENT: None.

PLANNING COMMISSION ORALS - NONE

ADJOURNMENT

The meeting was adjourned at 7:18 p.m. to the next regularly scheduled meeting, that will be held on October 21, 2025.



Joseph Palombi, Planning Commission Secretary