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**PLANNING COMMISSION  
MEETING AGENDA**

**TUESDAY, DECEMBER 16, 2025 AT 6:30 PM**

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

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**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 on 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: [pccpubliccomment@montebelloca.gov](mailto:pccpubliccomment@montebelloca.gov) up until the day of the meeting, **Tuesday, December 16, 2025, by 5:30 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 PLANNING COMMISSION MINUTES -- NOVEMBER 04, 2025.**

**PUBLIC HEARING**

2. **SITE PLAN REVIEW (“SPR”), ZONE VARIANCE (“ZV”), CONDITIONAL USE PERMIT (“CUP”), AND PARKING MANAGEMENT PLAN (“PMP”) (CASE NOS. PC-2025-0011-SPR; PC-2025-0012-ZV; PC-2025-0007-CUP; AND PC-2025-0010-PMP), ASSOCIATED WITH THE CONSTRUCTION OF A NEW COMMERCIAL BUILDING CONTAINING SEVEN RETAIL AND OFFICE UNITS, LOCATED AT VACANT LOTS IDENTIFIED AS ASSESSOR PARCEL NUMBERS 6346-003-021 AND 6346-003-022 (THE “PROJECT SITE”).**

**RECOMMENDATION:**

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

1. ADOPT Resolution No. 11-25 approving a Site Plan Review (“SPR”), Zone Variance (“ZV”), Conditional Use Permit (“CUP”), and Parking Management Plan (“PMP”) associated with the construction of a new 5,814 square foot, one-story commercial building containing seven (7) retail and office units, on two currently vacant parcels identified as assessor parcel numbers (“APN”) 6346-003-021 and 6346-003-022, located in Montebello, California, in accordance with the requirements of the Montebello Municipal Code (“MMC”); and
2. DETERMINE AND FIND that the project (ENV No. 11-25) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 related to “In-Fill Development Projects” that are consistent with the City’s general plan policies and zoning regulations and pursuant to CEQA Guidelines Section 15061(b)(3) related to CEQA only applying to projects which have the potential for causing a significant effect on the environment.

**PLANNING COMMISSION ORALS**

Planning Commission member announcements; requests for future agenda items; conference/meetings reports.

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**ADJOURNMENT**

The City of Montebello Planning Commission will adjourn to the next Regular Meeting on **January 06, 2026, 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, December 11, 2025 5:30 p.m.**



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Senior Administrative Assistant