



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, JANUARY 20, 2026 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, and Commissioner Cuevas.

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 shared with the Commission that staff attended the Sacramento Contract Cities conference a few weeks prior. Director Palombi explained that staff met with California's Housing and Community Development Department, where they discussed some of the rezoning requirements related to Montebello's Housing Element. Director Palombi elaborated that there will be a special Planning Commission meeting on February 10th, where staff will present on the Comprehensive Rezoning Ordinance for recommendation. Chair Medina inquired about the last time the City's zoning was reviewed. Director Palombi explained that the City's most current zoning map was prepared in 2014. Director Palombi further explained that the City's zoning code is likely dated, consistent with the City's previous General Plan from 1973. Director Palombi elaborated that the upcoming rezoning would bring forth the zoning regulations into consistency with our General Plan. Director Palombi also stated there will be some other amendments to the site plan and review, which will be consistent with state law and streamline the process moving forward.

MINUTES

1. **APPROVAL OF THE MINUTES FROM THE PLANNING COMMISSION MEETING HELD ON DECEMBER 16, 2025.**

Vice-Chair Lomeli motioned to approve the meeting minutes, and was Seconded by Commissioner Cuevas. Planning Manager, Viviana Esparza, took roll, and the item was approved 3-0.

PUBLIC HEARING

2. CONDITIONAL USE PERMIT (“CUP”) NO. PC-2025-0008-CUP, TO ALLOW THE ESTABLISHMENT AND OPERATION OF A PUBLIC UTILITY FACILITY ON A VACANT COMMERCIAL LOT LOCATED AT 716 WASHINGTON BOULEVARD, MONTEBELLO, CALIFORNIA 90640.

Director Palombi introduced the item, followed by a presentation from Assistant Planner, Ms. Grace Hayashi, regarding the adoption of Resolution No. 13-25, which recommends the Planning Commission approve a Conditional Use Permit No. PC-2025-0008-CUP to allow the establishment and operation of a Public Utility facility, consisting of the on-site development of two new potable water wells and a slump stone block building at 716 Washington Blvd, as well as adopt the Mitigated Negative Declaration (“MND”) prepared in connection with the proposed Conditional Use Permit. During the presentation, Ms. Hayashi noted that the applicant requested an amendment to the resolution, which is Condition 40, that had already been posted on the agenda. Ms. Hayashi explained that Condition 40 requires the applicant to provide a public park improvement that includes a water feature as a central design element to Chet Holifield Park. Upon completion of the staff’s presentation, Commissioner Cuevas and Vice-Chair Lomeli asked Ms. Hayashi about zoning and industrial uses, the number of existing wells in the City, and noise levels. The applicant, Mr. Marcos Campos, on behalf of California Water Service (Cal Water), approached the podium to elaborate on the project. Mr. Campos advised that they’ll be installing engineered sound enclosures to reduce the sound decibel to 60 decibels from the operating equipment. Mr. Campos emphasized that the pump sits directly on the ground to further reduce noise and stated that when there’s little noise in the facility, you virtually don’t hear the equipment operating. Mr. Campos advised that, according to one of the conditions set out in the resolution, Cal Water will be incorporating mature trees along the North and Northeast walls to help mitigate noise. Director Palombi also touched on the outlined condition regarding the use of mature trees to buffer residential uses from the facility. Director Palombi further confirmed the facility meets the noise requirements as outlined in the City’s Municipal Code. Chair Medina inquired about the need for the facility and if Cal Water had considered other locations and sites in more industrial parts of the City. Mr. Campos advised that Cal Water’s need for wells is to improve reliability and supply to their customers since Cal Water only has a certain portion of the interconnects with South Montebello Irrigation, Montebello Land, and San Gabriel Valley. Mr. Campos also explained Cal Water’s focus for getting a secondary well in the City was due to the proximity to some of the recharge basins, improving cost to the customer, and using surface recharge that is available for water resource needs. Chair Medina inquired about the facility’s location in relation to the Council District. Director Palombi advised that it will be located in District 5. Chair Medina inquired about the water feature’s location. Mr. Jim Crawford, another representative from Cal Water, approached the podium to address and explain the rationale behind the water feature’s location. Director Palombi highlighted Condition 39 in the resolution, which is part of the public benefit component and calls for an educational feature at the project site. Commissioner Cuevas inquired about the setback and open space within the project site. Chair Medina inquired about Cal Water’s outreach effort. Vice-Chair Lomeli inquired about the depth of the well and its consistency with their Carob Way location. Chair Medina inquired about safety measures and someone being on site. Commissioner Cuevas asked about the violation of the conditions of approval as outlined in the resolution and corrective action. The Public Hearing was opened at 7:01 p.m. No members of the public approached the podium for comments or questions. The Public Hearing was closed at 7:02 p.m. Vice-Chair Lomeli motioned to adopt Resolution No. 13-25 and approve a CUP No. PC-2025-0008-CUP to allow the establishment and operation of a Public Utility facility, consisting of the on-site development of two new potable water wells and a slump stone block building at 716 Washington Blvd, as well as adopt the Mitigated Negative Declaration (“MND”) prepared in connection with the proposed Conditional Use Permit. Commissioner Cuevas seconded the motion. Ms. Esparza conducted a roll call vote, and the item was approved unanimously 3-0.

MOTIONED: Vice-Chair Lomeli

SECONDED: Commissioner Cuevas

APPROVED: 3-0-0-2

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Morales and Commissioner Lopez

January 20, 2026: Planning Commission Meeting Minutes

PLANNING COMMISSION ORALS – Chair Medina acknowledged the passing of Commissioner Morales’ grandmother, Sofia Morales, and advised that he was ending the meeting in her honor.

ADJOURNMENT

The meeting was adjourned at 7:03 p.m. to the next regularly scheduled meeting that will be held on February 3, 2026.

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

Joseph Palombi, Planning Commission Secretary

