



**PLANNING COMMISSION
MEETING AGENDA**

TUESDAY, MARCH 3, 2026 AT 6:30 PM

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

PLANNING COMMISSION MEMBERS

**ARMANDO MEDINA, CHAIR
NATALIA LOMELI, VICE CHAIR
VICTOR CUEVAS, PLANNING COMMISSIONER
ALICIA MORALES, PLANNING COMMISSIONER
VACANT, 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 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: pcpubliccomment@montebelloca.gov up until the day of the meeting, **Tuesday, March 03, 2026 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 SPECIAL PLANNING COMMISSION MINUTES – FEBRUARY 10, 2026.**

REGULAR BUSINESS

- 2. **A REQUEST TO MAKE FINDINGS THAT THE CITY OF MONTEBELLO’S ACQUISITION OF REAL PROPERTY LOCATED AT 602, 604, 608, AND 610 WEST WHITTIER BOULEVARD FROM TUVF MONTEBELLO LLC IS IN CONFORMANCE WITH THE CITY’S GENERAL PLAN PURSUANT TO GOVERNMENT CODE SECTION 65402**

RECOMMENDATION: It is recommended that the Planning Commission take the following action:

- 1. Adopt Resolution No. 03-26:

Finding that the acquisition of real property from TUVF Montebello, LLC is in conformance with the Montebello General Plan pursuant to Government Code Section 65402.

PLANNING COMMISSION ORALS

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

ADJOURNMENT

The City of Montebello Planning Commission will adjourn to the next Regular Meeting on **March 17, 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, February 26, 2026 5:30 p.m.**



Senior Administrative Assistant



CITY OF MONTEBELLO

SPECIAL PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, FEBRUARY 10, 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, Commissioner Morales, Commissioner Cuevas, 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 JANUARY 20, 2026.

Commissioner Cuevas motioned to approve the meeting minutes, and was Seconded by Commissioner Lopez. Planning Manager, Viviana Esparza, took roll, and the item was approved 2-0. Commissioners Morales and Lopez abstained as they were not present at the January 20th meeting.

PUBLIC HEARING

2. AMENDMENTS TO PROVISIONS OF TITLE 17 (ZONING) OF THE CITY OF MONTEBELLO MUNICIPAL CODE

(“MMC”), RELATED TO MIXED-USE DEVELOPMENT STANDARDS, OBJECTIVE DESIGN STANDARDS FOR RESIDENTIAL AND MIXED-USE DEVELOPMENTS, SITE PLAN REVIEW STANDARDS, AND CORRESPONDING AMENDMENTS TO THE ZONING MAP CONSISTENT WITH THE MONTEBELLO 2040 GENERAL PLAN AND THE CITY’S HOUSING ELEMENT.

Director Palombi introduced the item, followed by a presentation from Planning Manager, Ms. Viviana Esparza, and Assistant Planners, Ms. Emilie Fernandez and Ms. Grace Hayashi, regarding the adoption of Resolution No. 02-26, recommending that the City Council introduce and adopt Ordinance No. 2487(Text Code Amendment “TCA” No. PC-2026-0013-TCA -- Commercial Zones Generally), Ordinance No. 2488 (TCA No. PC-2026-0014-TCA -- Objective Design Standards), Ordinance No. 2489 (TCA No. PC-2026-0015-TCA -- Site Plan Review), and Ordinance No. 2490 (PC-2026-0016-ZC -- zone changes). The presentation further recommended the adoption of Resolution No. 02-26 so that City Council may approve an amendment to the City’s Zoning Map to ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City’s 6th Cycle Housing Element (2021-2029), as well as determine and find that the proposed amendments to Title 17 of the MMC and the Zoning Map are within the scope of, and consistent with, the 2040 General Plan, for which the City Council certified a Final Environmental Impact Report on April 10, 2024, in compliance with CEQA guidelines. Upon completion of the staff’s presentation, Commissioner Cuevas commended staff on a job well-done regarding their focused efforts to expand the MMC, which incorporates Montebello Hills and justifiable areas. Commissioner Cuevas further acknowledged that the objective standards discussed in the presentation are right on target and help to promote the development Montebello needs without changing anyone’s way of life. Commissioner Morales seconded Commissioner Cuevas’ comments. Chair Medina inquired about the rezoning changes and whether they create less or more restrictive zones. Chair Medina further inquired about the overall net loss in city manufacturing areas versus industrial areas. Director Palombi advised that the current zoning code doesn’t allow for mixed-use. Director Palombi further elaborated that quality and affordable housing are encouraged by the recommended rezoning, which also incentivizes developers to use new standards. Director Palombi also explained that the new rezoning does not disrupt residential areas, only the corridors. Commissioner Cuevas noted approval of the item would allow for expanded opportunities in existing zones. Commissioner Morales commended the item’s great contribution to affordable housing. Commissioner Lopez sought clarification regarding the existing versus the proposed zoning maps, to which Director Palombi clarified there was a glitch in the GIS overlay and confirmed it would be addressed. Chair Medina further noted that the item’s approval will further expand the City’s overall interests. The Public Hearing was opened at 6:57 p.m. No members of the public approached the podium for comments or questions nor did staff receive written communication related to this item. The Public Hearing was closed at 6:57 p.m. Commissioner Morales motioned to adopt Resolution No. 02-26, recommending that the City Council introduce and adopt Ordinance Numbers 2487 (TCA No. PC-2026-0013-TCA), 2488 (TCA No. PC-2026-0014-TCA), 2489 (TCA No. PC-2026-0015-TCA), and 2490 (PC-2026-0016-ZC), as well as recommend approval of an amendment to the City’s Zoning Map to ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City’s 6th Cycle Housing Element (2021-2029), and determine and find that the proposed amendments to Title 17 of the MMC and the Zoning Map are within the scope of, and consistent with, the 2040 General Plan, for which the City Council certified a Final Environmental Impact Report on April 10, 2024, in compliance with CEQA guidelines. Commissioner Cuevas seconded the motion. Ms. Esparza conducted a roll call vote, and the item was approved unanimously 4-0.

MOTIONED: Commissioner Morales

SECONDED: Commissioner Cuevas

APPROVED: 4-0-0-1

AYES: Chair Medina, Commissioner Morales, Commissioner Cuevas, and Commissioner Lopez

NOES: None.

ABSTAIN: None.

ABSENT: Vice-Chair Lomeli

PLANNING COMMISSION ORALS – Chair Medina thanked Commissioner Lopez for his service. Commissioner Lopez shared that he has accepted an architectural job offer in Japan and will be moving out there by the end of February 2026. Commissioner Lopez explained that he will be in Japan for at least two years. Commissioner Lopez thanked the Commission and Planning staff, stating that he has learned a lot with hopes of helping and coming back in the future. Commissioner Cuevas congratulated Commissioner Lopez and also thanked him for his value and service.

ADJOURNMENT

February 10, 2026: Special Planning Commission Meeting Minutes

The meeting was adjourned at 7:06 p.m. to the next regularly scheduled meeting that will be held on February 17, 2026.

Joseph Palombi, Planning Commission Secretary



ITEM # 2

**CITY OF MONTEBELLO
PLANNING COMMISSION AGENDA STAFF REPORT**

TO: Members of the Planning Commission

FROM: Joseph Palombi, Planning & Community Development Director

BY: Joseph Palombi, Director of Planning & Community Development

SUBJECT: **A REQUEST TO MAKE FINDINGS THAT THE CITY OF MONTEBELLO'S ACQUISITION OF REAL PROPERTY LOCATED AT 602, 604, 608, AND 610 WEST WHITTIER BOULEVARD FROM TUVF MONTEBELLO LLC IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN PURSUANT TO GOVERNMENT CODE SECTION 65402**

DATE: March 3, 2026

RECOMMENDATION(S):

It is recommended that the Planning Commission take the following action:

1. Adopt Resolution No. 03-26:

Finding that the acquisition of real property from TUVF Montebello, LLC is in conformance with the Montebello General Plan pursuant to Government Code Section 65402.

BACKGROUND:

PROJECT/APPLICANT INFORMATION

Project Location: 602, 604, 608, and 610 West Whittier Boulevard
Assessor's Parcel Number (APN): 6346-027-001; 6346-027-002; 6346-027-006; and 6346-027-019
Project Applicant: City of Montebello
Property Owner: TUVF-Montebello, LLC

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General Plan Designation: Downtown

Zoning: Downtown Montebello Specific Plan (DMSP)

Existing Use on Property: Vacant

SITE CHARACTERISTICS

The subject property is located at 602, 604, 608, and 610 West Whittier Boulevard and is identified as Los Angeles County Assessor's Parcel Nos. 6346-027-001; 6346-027-002; 6346-027-006; and 6346-027-019. The property consists of four separate parcels totaling approximately 16,290 square feet (0.37 Acres). The site is currently developed with a vacant commercial building with a combined building footprint of approximately 11,669 square feet and is located within the Downtown Montebello Specific Plan Zone.

The surrounding zoning and land use designations are listed as follows:

Direction	Zone	General Plan Land Use Designation
North	DMSP	Downtown
South	DMSP	Downtown
East	DMSP	Downtown
West	DMSP	Downtown

PROJECT DESCRIPTION

Pursuant to Government Code Section 65402, before the City may dispose of or acquire real property, the Planning Commission must find that such disposition or acquisition conforms with the City of Montebello 2040 General Plan. This process ensures that the City's real property transactions are consistent with its adopted land use policies, growth objectives, and long-term planning vision.

The City intends to acquire the properties located at 602, 604, 608, and 610 West Whittier Boulevard as part of its ongoing efforts to support revitalization within the Downtown area. Upon acquisition, the subject property will be retained under City ownership, control, and possession to allow the City to strategically manage the site and evaluate future development opportunities. The City will hold the property until such time as it determines that the site is appropriate for resale and development, consistent with the goals and policies of the City's General Plan and other applicable regulations.

ENVIRONMENTAL:

Adoption of this Resolution is not subject to the California Environmental Quality Act (CEQA). CEQA Guidelines Section 15060(c)(2) provides that an activity is not subject to CEQA where it will not result in a direct or reasonably foreseeable indirect physical change in the environment. In addition, the action is exempt pursuant to CEQA

Guidelines Section 15061(b)(3), which states that CEQA review is not required where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

The Planning Commission's General Plan conformance findings pursuant to Government Code Section 65402 constitute a planning and administrative action that will not result in any direct or reasonably foreseeable indirect physical change to the environment, and there is no possibility that the making of such findings will have a significant effect on the environment.

ANALYSIS:

GENERAL PLAN

The project site is located within the Downtown Montebello Specific Plan Zone, which provides for a variety of mixed-use commercial development opportunities compatible with surrounding uses, supports the provision of commercial facilities that meet the needs of residents, and generates taxable revenues for the City. The site is also located along Whittier Boulevard, a major City corridor that accommodates mixed-use commercial and retail establishments and contributes to the City's economic welfare through the generation of sales and property tax revenues.

The proposed acquisition is consistent with and implements the goals and policies of the Montebello 2040 General Plan. The General Plan emphasizes the City's commitment to conserving and enhancing stable areas, promoting contextual infill development, and directing productive growth to downtown areas, commercial districts, and major corridors.

Policy P2.2 within the "Our Prosperous Community" element of the City's General Plan promotes corridor development and supports infill development on vacant and underutilized sites, including surface parking lots, particularly along corridors and within the Downtown area. Additionally, policies within the "Our Well Planned Community" element (Policy P3.2) encourage growth and increased density through the redevelopment of underutilized downtown parcels. Policy P3.3 encourages non-residential uses that are accessible to residents, while Policy P3.4 promotes the development of diverse neighborhoods rather than a monoculture of single housing types.

The following General Plan goals and policies apply to the proposed acquisition of the subject site:

General Plan "Our Prosperous Community" Element Policy (P2.2) "Promote corridor development"

General Plan "Our Well Planned Community" Element Policy (P3.2) "Direct growth and redevelopment to the Downtown Area"

General Plan "Our Well Planned Community" Element Policy (P3.3) "Revitalize

established neighborhoods and corridors.”

General Plan “Our Well Planned Community” Element Policy (P3.4) “New development will create diverse and walkable neighborhood”

Collectively, these policies support the proposed acquisition as consistent with the Montebello General Plan by facilitating infill development in the Downtown area, promoting economic vitality, and advancing the City’s long-term land use and growth objectives.

SUMMARY:

The City’s proposed acquisition of properties located at 602, 604, 608, and 610 West Whittier Boulevard is consistent with the goals, policies, and long-term vision of the City of Montebello 2040 General Plan. The acquisition supports the General Plan’s emphasis on directing growth and redevelopment to downtown areas and corridors, revitalizing underutilized parcels, and promoting economic vitality through future development opportunities. Therefore, it is recommended that the Planning Commission approve the proposed acquisition and make the required General Plan conformance findings pursuant to Government Code Section 65402.

Additionally, the proposed action is a planning and administrative activity that will not result in a direct or reasonably foreseeable indirect physical change to the environment. As such, the action is not subject to CEQA pursuant to CEQA Guidelines Sections 15060(c)(2) and 15061(b)(3).

For these reasons, the Planning Commission can appropriately find that the proposed acquisition conforms with the Montebello 2040 General Plan and approve the requested action.

ATTACHMENT(S)

1. Attachment A. Resolution No. 03-26

ATTACHMENT A

CITY OF MONTEBELLO PLANNING COMMISSION

RESOLUTION NO. 03-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO, CALIFORNIA, FINDING THAT THE CITY'S ACQUISITION OF REAL PROPERTY LOCATED AT 602, 604, 608, AND 610 WEST WHITTIER BOULEVARD, IS IN CONFORMANCE WITH THE MONTEBELLO GENERAL PLAN PURSUANT TO GOVERNMENT CODE SECTION 65402

WHEREAS, California Government Code Section 65402 provides that a city shall not acquire or dispose of any real property until the location, purpose, and extent of such activity has been reported upon as to conformity with the adopted General Plan; and

WHEREAS, TUVF Montebello, LLC, a California limited liability company, holding legal interest in certain real property located at 602, 604, 608, and 610 West Whittier Boulevard and is identified as Los Angeles County Assessor's Parcel Nos. 6346-027-001; 6346-027-002; 6346-027-006; and 6346-027-019 ("Subject Property"), desires to transfer ownership of said real property to the City of Montebello ("the City") by and through a negotiated Purchase and Sale Agreement; and

WHEREAS, the Subject Property is located within the Downtown Montebello Specific Plan Zone, which provides for a variety of mixed-use commercial development opportunities compatible with surrounding uses; and

WHEREAS, the City desires to purchase the Subject Property for the purpose of promoting existing and new commercial and development in the area; and

WHEREAS, upon acquisition, the subject property will be retained under City ownership, control, and possession to allow the City to strategically manage the site and evaluate future development opportunities. The City will hold the property until such time as it determines that the site is appropriate for resale and development, consistent with the goals and policies of the City of Montebello 2040 General Plan and other applicable regulations; and

WHEREAS, the Montebello Planning Commission has received and reviewed the entire administrative record pertaining to the location, purpose and extent of the disposition of the Subject Property, and the manner in which it conforms to the City's General Plan.

NOW THEREFORE, the Planning Commission of the City of Montebello hereby finds, declares, and resolves as follows:

SECTION 1. RECITALS. Based on staff presentations, testimony, and all other evidence presented to the Planning Commission on this matter, the Planning Commission hereby finds and declares that the foregoing recitals are true and correct and incorporates them herein as substantive findings into this Resolution.

SECTION 2. GENERAL PLAN CONFORMANCE. Based on the entire record before it, the Planning Commission hereby finds that acquisition of the Subject Property, is consistent with the goals and policies of the Montebello 2040 General Plan. The General Plan emphasizes the City's commitment to conserving and enhancing stable areas, promoting contextual infill development, and directing productive growth to downtown areas, commercial districts, and major corridors.

Policy P2.2 within the "Our Prosperous Community" element of the City's General Plan promotes corridor development and supports infill development on vacant and underutilized sites, including surface parking lots, particularly along corridors and within the Downtown area. Additionally, policies within the "*Our Well Planned Community*" element (Policy P3.2) encourage growth and increased density through the redevelopment of underutilized downtown parcels. Policy P3.3 encourages non-residential uses that are accessible to residents, while Policy P3.4 promotes the development of diverse neighborhoods rather than a monoculture of single housing types.

The following General Plan goals and policies apply to the proposed acquisition of the subject site:

General Plan "Our Prosperous Community" Element Policy (P2.2) "*Promote corridor development*"

General Plan "Our Well Planned Community" Element Policy (P3.2) "*Direct growth and redevelopment to the Downtown Area*"

General Plan "Our Well Planned Community" Element Policy (P3.3) "*Revitalize established neighborhoods and corridors.*"

General Plan "Our Well Planned Community" Element Policy (P3.4) "*New development will create diverse and walkable neighborhood*"

SECTION 3. CEQA. Pursuant to provisions of the California Environmental Quality Act (“CEQA”) and CEQA Guidelines, Section 15060(c)(2), an activity is not subject to CEQA where it will not result in a direct or reasonably foreseeable indirect physical change in the environment. In addition, the action is exempt pursuant to CEQA Guidelines Section 15061(b)(3), which states that CEQA review is not required where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

The Planning Commission’s General Plan conformance findings pursuant to Government Code Section 65402 constitute a planning and administrative action that will not result in any direct or reasonably foreseeable indirect physical change to the environment, and there is no possibility that the making of such findings will have a significant effect on the environment.

SECTION 4. This Resolution shall become effective immediately upon its adoption by the Planning Commission.

SECTION 5. The Secretary of the Planning Commission shall certify to the adoption of this Resolution and a copy thereof shall be filed with the City Clerk.

PASSED AND ADOPTED this 3rd day of March, 2026 by the Planning Commission.

Armando Medina, Chair
Montebello Planning Commission

ATTEST:

I, Joseph A. Palombi, Secretary of the City of Montebello Planning Commission, **DO HEREBY CERTIFY** that the foregoing Resolution No. 03-26 has been duly signed by the Chair, and attested by the Secretary, all at a meeting of the Montebello Planning Commission, held March 3, 2026, and that same was approved and adopted by the following vote to wit:

Chair Medina: () AYE () NOE () ABSENT () ABSTAIN
Commissioner: Lomeli: () AYE () NOE () ABSENT () ABSTAIN
Commissioner Cuevas: () AYE () NOE () ABSENT () ABSTAIN
Commissioner Morales: () AYE () NOE () ABSENT () ABSTAIN
Commissioner Lopez: () AYE () NOE () ABSENT () ABSTAIN

Joseph A. Palombi, Secretary
Montebello Planning Commission