



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.

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

Joseph Palombi, Planning Commission Secretary

