



**PLANNING COMMISSION
MEETING AGENDA**

TUESDAY, APRIL 7, 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, April 07, 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 CITY COUNCIL MINUTES – MARCH 3, 2026.**

PUBLIC HEARING

2. **A SITE PLAN REVIEW (“SPR”) TO CONSTRUCT A NEW 19,432 SQUARE-FOOT INDUSTRIAL BUILDING FOR A NEW TRUCK MAINTENANCE FACILITY BUILDING TO SUPPORT FLEET OPERATIONS ASSOCIATED WITH THE OLD DOMINION FREIGHT LINE (“ODFL”) ON PARCELS LOCATED AT 1015 SOUTH MAPLE AVENUE AND 1025 SOUTH MAPLE AVENUE (“PROJECT SITE”)**

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

1. ADOPT Resolution No. 09-26 conditionally approving a Site Plan Review (Case No. PC-2025-0009-SPR) to allow the construction of a new 19,432 square-foot industrial building for a truck maintenance facility to support fleet operations associated with the Old Dominion Freight Line (“ODFL”) located at 1015 South Maple Avenue and 1025 South Maple Avenue; and
2. DETERMINE and FIND that the project (ENV No. 14-25) is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines, Section 15332 – Infill Development

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 **April 21, 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, April 02, 2026, 5:30 p.m.**



Senior Administrative Assistant



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, MARCH 3, 2026 AT 6:30 PM

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

CALL TO ORDER – Vice-Chair Lomeli called the meeting to order at 6:31 p.m.

ROLL CALL – Vice-Chair Lomeli, Commissioner Morales, and Commissioner Cuevas.

PLEDGE OF ALLEGIANCE – Vice-Chair Lomeli.

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 SPECIAL PLANNING COMMISSION MEETING HELD ON FEBRUARY 10, 2026.**

Commissioner Morales motioned to approve the meeting minutes, and was seconded by Commissioner Cuevas. Planning Manager, Viviana Esparza, took roll, and the item was approved 2-0, as Vice-Chair Lomeli abstained.

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**

March 3, 2026: Planning Commission Meeting Minutes

Director Palombi introduced the item, followed by a presentation from Planning Manager, Ms. Viviana Esparza, regarding 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. Upon completion of the staff's presentation, Commissioner Cuevas commended the City and staff that things are falling into place regarding the City's long-term developmental objectives. Commissioner Morales seconded Commissioner Cuevas' comments. Commissioner Morales further added she's happy that the City is moving forward with the General Plan. Director Palombi explained that this acquisition is strategic for many reasons, one of which is that the City currently owns 612 West Whittier Boulevard as well as the surface car park in the rear. Director Palombi further advised that the City will own a total of 2.7 acres if the acquisition moves forward and is approved by Council. Director Palombi explained that this acquisition is a great opportunity for the future of Downtown Montebello. Vice-Chair Lomeli agreed with all of the comments made by the Commission. Vice-Chair Lomeli stated the acquisition is a great opportunity to continue growing the Downtown area. Commissioner Morales motioned to adopt Resolution No. 03-26 and find that the acquisition of real property from TUVF Montebello, LLC is in conformance with the Montebello General Plan pursuant to Government Code Section 65402. Commissioner Cuevas seconded the motion. Ms. Esparza conducted a roll call vote, and the item was approved unanimously 3-0.

MOTIONED: Commissioner Morales

SECONDED: Commissioner Cuevas

APPROVED: 3-0-0-1

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

NOES: None.

ABSTAIN: None.

ABSENT: Chair Medina

PLANNING COMMISSION ORALS – None.

ADJOURNMENT

The meeting was adjourned at 6:43 p.m. to the next regularly scheduled meeting that will be held on March 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: Grace Hayashi, Assistant Planner

SUBJECT: **A SITE PLAN REVIEW (“SPR”) TO CONSTRUCT A NEW 19,432 SQUARE-FOOT INDUSTRIAL BUILDING FOR A NEW TRUCK MAINTENANCE FACILITY BUILDING TO SUPPORT FLEET OPERATIONS ASSOCIATED WITH THE OLD DOMINION FREIGHT LINE (“ODFL”) ON PARCELS LOCATED AT 1015 SOUTH MAPLE AVENUE AND 1025 SOUTH MAPLE AVENUE (“PROJECT SITE”)**

DATE: April 7, 2026

RECOMMENDATION(S):

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

1. ADOPT Resolution No. 09-26 conditionally approving a Site Plan Review (Case No. PC-2025-0009-SPR) to allow the construction of a new 19,432 square-foot industrial building for a truck maintenance facility to support fleet operations associated with the Old Dominion Freight Line (“ODFL”) located at 1015 South Maple Avenue and 1025 South Maple Avenue; and
2. DETERMINE and FIND that the project (ENV No. 14-25) is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines, Section 15332 – Infill Development

BACKGROUND:

On September 29, 2025, the Applicant filed an application for a Site Plan Review for a new 19,432 square-foot truck maintenance facility at 1015 and 1025 South Maple Avenue. The application was reviewed by the Planning Division for completeness.

On November 10, 2025, the Applicant submitted a required Lot Merger application as part of the

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project that is subject to review and approval of the Building and Safety Department as found in the Conditions in Attachment A of the Staff Report.

On November 10, 2025, the Planning Division issued a Deemed Complete Letter to the Applicant with the associated case numbers.

PROJECT /APPLICANT INFORMATION

Project Location: 1015 and 1025 South Maple Avenue
Project Applicant: Jason Peterson, Legend Engineering
Property Owner: Old Dominion Freight Line, Inc.
General Plan Designation: Industrial District
Zoning: M-1 (Light Manufacturing)
Existing Use on Property: Truck Maintenance and Repair

SURROUNDING ZONING AND LAND USES

The surrounding zoning and land uses are listed as follows:

Direction	Zone	General Plan Land Use Designation
North	M-1	Industrial District
South	M-1	Industrial District
East	M-1	Industrial District
West	M-1	Industrial District

PROJECT SITE

The project site is situated in the City's M-1 (Light Manufacturing) zone and is surrounded by other manufacturing-zoned properties and uses to the north, east, south, and west. Currently, the two parcels remain separate. 1015 South Maple Avenue measures approximately 37,763 square feet, and 1025 South Maple Avenue is 37,295 square feet. The subject site is required to go through a Lot Merger with the Building Department once in the plan check process. Once the Lot Merger is completed, the two lots will total approximately 75,058 square feet (1.73 acres).

An image of the project site is shown below highlighted in red:



ENVIRONMENTAL:

The proposed SPR (Case No. PC-2025-0009-SPR) qualifies for a Class 32 Categorical Exemption under the provisions of the California Environmental Quality Act (“CEQA”), Guidelines Section 15332 – Infill Development. This exemption is intended to promote infill development within urbanized areas. The project meets the following thresholds in Class 32 Categorical Exemption:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulation.
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

ANALYSIS:

PROJECT DESCRIPTION

The proposed project consists of the construction of a new 19,432 square foot truck maintenance facility to replace and upgrade the existing truck repair use at 1015 and 1025 South Maple Avenue.

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Before construction of the new building, 1015 South Maple will require the demolition of two existing structures totaling 2,032 square foot, and 1025 South Maple will require the demolition of one existing 3,280 square foot building. The first floor of the maintenance building will measure approximately 13,990 square feet and will be utilized to accommodate the primary functions including a tractor wash bay, wash equipment area, maintenance bays, storage areas, and employee-related spaces. The second-floor mezzanine will be approximately 5,442 square feet and will contain ancillary space for storage and to house electrical equipment. Additionally, the east and west sides of the proposed building will have a total of 10 sectional doors for the ingress and egress of vehicles being repaired and serviced.

The facility will be an extension of the Old Dominion Freight Line ("ODFL") for the repair and maintenance of its truck fleet. The proposed site improvements will enhance operational efficiency and support the main ODFL facility located at 1225 Washington Boulevard, Montebello, CA, east of the project site. The location of the maintenance building will allow the convenience and accessibility to accommodate approximately 10 to 15 trucks per day, while reducing vehicle congestion on the existing nearby ODFL facility.

The existing use on the property at 1025 South Maple Avenue is a truck repair and maintenance business and the proposed development represents an expansion of that use with additional site improvements. These improvements include a landscape buffer along the public-right-of-way, consisting of trees to provide visual screening. Additional on-site landscaping will include shrubs and grass to enhance the overall aesthetics of the site. The landscaping schedule is included in Attachment B of the Staff Report.

The proposed parking meets the requirements set forth in the Montebello Municipal Code ("MMC") Chapter 17.52 (Off-Street Parking). Pursuant to the MMC, the proposed project requires a total of 26 parking spaces as manufacturing uses require 1 parking space per 750 square feet of building area. The proposed building is 19,432 square feet and the project will provide a total of 32 parking spaces, consisting of 10 tractor stalls and 8 trailer stalls located at the rear of the subject site, and 14 standard parking stalls, including one ADA accessible parking stall at the front of the property. Besides meeting the City's parking requirements, all projects must provide adequate area to allow for all maneuvering to occur on site. The site design provides enough space for trucks to safely access the site and safely maneuver in and out of all parking spaces.

Overall, the project will maintain the existing industrial character of the site while improving functionality, site circulation, and visual appearance through building upgrades and enhanced landscaping.

Site Plan Review

A Site Plan Review is required for all commercial and industrial projects involving the construction of five thousand square feet or more of building area. Section 17.74.010 of the Montebello Municipal Code ("MMC") states that the purpose of the site plan review is to minimize or preclude potential adverse impacts to the public interest or on abutting properties and adjacent residential, commercial and industrial neighborhoods, resulting from the design or layout of a proposed development. In this case, the applicant is proposing to construct a new 19,432 square foot truck maintenance building to support the Old Dominion Freight Line. Pursuant to Appendix A - Index of Primary Uses of the MMC, the truck repair use is permitted by right within the City's M-1 (Light Industrial) zoning district.

The Applicant is proposing to dedicate approximately 13,990 square feet of the first floor for the maintenance bays and an administrative office area. An additional 5,442 square feet will be designated for a mezzanine which will be used for storage. In addition to the construction of the new maintenance and truck repair facility, the project includes several site improvements, such as the construction of a new trash enclosure, one ADA accessible parking space, landscaping, and other

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related enhancements. The truck maintenance building is proposed to operate Monday through Friday, from 8:00 a.m. to 6:00 p.m., internally working with the existing ODFL site.

Pursuant to Section 17.74.070 of the MMC, before any SPR shall be granted, the following findings must be made:

A. Describe how the proposed design for improvement complies with all requirements of the Montebello Municipal Code;

The proposed project was designed to meet the development standards set forth in the MMC, including but not limited to building setbacks, height, lot coverage, parking requirements, landscape standards, and vehicular circulation. The project provides the required number of parking spaces for employees and service vehicles, adequate maneuvering areas on-site for trucks and service operations, as well as adequate driveway width to accommodate trucks for safe ingress and egress. Approximately 10 to 15 trucks will be brought daily from the main site on Washington Boulevard for maintenance and repair.

Additionally, the project will incorporate adequate landscaping improvements that are consistent with the MMC Chapter 17.32 landscaping requirements. These improvements will enhance the visual quality of the site and contribute to its compatibility with the surrounding development.

Collectively, the proposed development complies with all applicable zoning and development standards of the Montebello Municipal Code.

B. Describe how the proposed design for improvement is consistent with the City's General Plan;

The Subject Site has been operating as a truck repair use since 2010 and is located in an area designated for industrial uses under the City of Montebello General Plan. The proposed project is consistent with a number of policies and elements contained in the General Plan as it would help contribute to an orderly pattern of development in the City, while helping to contribute to the City's employment base. The project will also continue to promote land use compatibility with surrounding industrial uses and support the ongoing viability of existing business operations in the area.

Furthermore, the project supports the operational needs of a nearby freight distribution facility operated by Old Dominion Freight Line (ODFL) and represents an appropriate industrial support within the M-1 zone. The facility will contribute to the efficient operation of an existing logistics and freight network within the city, which is consistent with the General Plan's goals of supporting infill development as well as enhancing the industrial district and expanding existing businesses.

C. Describe how the proposed design for improvement will not have any significant adverse impacts on the surrounding properties or on the general public welfare;

The proposed project is not anticipated to result in significant adverse impacts on surrounding properties and adequate safeguards will be provided to ensure the protection of the general public welfare. The project site is located within an established industrial area and is surrounded by properties that are similarly zoned and developed as industrial uses.

Since this use is permitted within the M-1 zone, and the project complies with all applicable provisions of the MMC, the development will operate within established regulatory standards

intended to protect neighboring properties and public welfare. Approximately 10 to 15 trucks will be brought daily from the main site on Washington Boulevard for maintenance and repair, which is well within the operational capacity of the facility and will not result in significant adverse impacts on surrounding uses or traffic conditions.

GENERAL PLAN CONSISTENCY

The City’s General Plan Land Use designation for the Project Site is “Industrial District.” This designation is intended to support a range of industrial and employment-generating uses, including manufacturing, warehousing, distribution, and related support services. It is designed to accommodate operational needs such as truck access and logistics while ensuring compatibility with surrounding land uses. The proposed construction of a new 19,432 square foot truck maintenance facility to support fleet operations associated with Old Dominion Freight Line (ODFL) represents an industrial use that is compatible with and reinforces the operational needs of the surrounding industrial district. Furthermore, the “Our Prosperous Community” chapter of the General Plan emphasizes Montebello’s commitment to preserving and enhancing the industrial areas through urban infill development. Additionally, within the “Our Well-Planned Community” chapter of the General Plan, it emphasizes the importance of maintaining and enhancing the City’s industrial districts to ensure long-term economic productivity and job growth.

Collectively, these policies support the development of the proposed truck maintenance facility, as the project represents urban infill development within an existing established industrial area, enhances the functionality of an existing freight operation, and contributes to the preservation and strengthening of the City’s industrial area. The facility will improve the efficiency of the ODFL’s truck maintenance operations while maintaining consistency with the General Plan’s economic development and land use objectives.

The following General Plan Goals and Policies are applicable to the development of the truck maintenance facility at the Project Site:

General Plan “Our Prosperous Community” Element policy 2.6 (P2.6) is to “Preserve and enhance industrial areas.”

General Plan “Our Prosperous Community” Element policy 2.7 (P2.7) is to “Encourage urban infill and compact development.”

General Plan “Our Well-Planned Community” Element policy 3.6 (P3.6) is to “Preserve and enhance the industrial district while retaining and expanding existing businesses.”

REPORTS RECEIVED

On January 20, 2026, the application for Case No. PC-2025-0009-SPR was routed to all responsible departments, including Planning and Community Development (Planning and Building and Safety Division), Public Works, Fire, Police, and Recreation and Community Services Departments for review, comments, and conditions. The comments and conditions of approval that were provided are included in Resolution No. 09-26, as “Attachment A.”

PUBLIC NOTIFICATION

Pursuant to MMC Section 17.78 (Public Hearings, Notices, and Appeals), the following noticing was performed:

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- On March 26, 2026, the Public Hearing Notice was published in the Montebello News; and
- On March 26, 2026, the Public Hearing Notice was mailed to all property owners within a 300-foot radius from the exterior boundaries of the project site.

SUMMARY:

Staff believes that the required findings exist to support the approval of Site Plan Review No. PC-2025-0009-SPR, which would allow for the construction of a new 19,432 square foot building to operate a truck maintenance facility to support the existing Old Dominion Freight Line within the M-1 (Light Industrial) zone. The proposed use is compatible with surrounding land uses and is consistent with the intent of both the City's Zoning Code and General Plan. Additionally, the project would not adversely affect or compromise the integrity and character of the M-1 zone. Therefore, it is recommended that the Planning Commission adopt Resolution No. 09-26, approving CUP No. PC-2025-0009-SPR.

Additionally, staff recommends that the Planning Commission determine the proposed project is categorically exempt from CEQA pursuant to Section 15332 Class 32 – In-fill Development Projects of the CEQA Guidelines, as the SPR is consistent with the following: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulation, (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, (c) the project site has no value as habitat for endangered, rare or threatened species, (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) the site can be adequately served by all required utilities and public services. This exemption is intended to promote infill development within urbanized areas.

ATTACHMENT(S)

1. Attachment A. Resolution 09-26
2. Attachment B. Site Plan/Floor Plan
3. Attachment C. Notice of Exemption

**CITY OF MONTEBELLO
PLANNING COMMISSION**

RESOLUTION NO. 09-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO, CALIFORNIA, APPROVING A SITE PLAN REVIEW (CASE NO. PC-2025-0009-SPR) WITH CONDITIONS TO CONSTRUCT A NEW 19,432 SQUARE-FOOT INDUSTRIAL BUILDING FOR A NEW TRUCK MAINTENANCE FACILITY BUILDING TO SUPPORT FLEET OPERATIONS ASSOCIATED WITH THE OLD DOMINION FREIGHT LINE (“ODFL”) ON PARCELS LOCATED AT 1015 SOUTH MAPLE AVENUE AND 1025 SOUTH MAPLE AVENUE (“PROJECT SITE”)

WHEREAS, the City of Montebello (“City”) received an application on November 10, 2025, on behalf of Jason Peterson (“Applicant”) for a Site Plan Review (“SPR”) (Case No. PC-2025-0009-SPR) to allow the construction and operation of a truck maintenance facility at 1015 South Maple Avenue and 1025 South Maple Avenue (“Project Site”); and

WHEREAS, the approval of a SPR is required for all commercial and industrial projects involving the construction of five thousand square feet or more of building area pursuant to Chapter 17.74 in the Montebello Municipal Code (“MMC”); and

WHEREAS, pursuant to Section 21067 of the Public Resources Code, and Section 15367 of the State California Environmental Quality Act (“CEQA”) Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City of Montebello is the lead agency for the proposed Project; and

WHEREAS, the SPR (Case No. PC-2025-0009-SPR) is considered a "project" pursuant to the CEQA definition of a "project" under CEQA Guidelines Section 15378; and

WHEREAS, the proposed SPR project is categorically exempt pursuant to CEQA §15332, Class 32 (In-fill Development Projects); and

WHEREAS, a duly noticed public hearing has been held, at which the Planning Commission received and considered staff presentations, recommendations, public testimony, and all other substantial evidence presented at the public hearing and included in the record for this matter; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

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

SECTION 1. RECITALS. The foregoing recitals are true and correct and are hereby incorporated as substantive findings in this Resolution.

SECTION 2. FINDINGS. Based on staff presentations, testimony, and all other evidence presented to the Planning Commission during the noticed public hearing on this matter, the Planning Commission, pursuant to MMC 17.74.070, hereby finds and declares:

A. Describe how the proposed design for improvement complies with all requirements of the Montebello Municipal Code;

The proposed project was designed to meet the development standards set forth in the MMC, including but not limited to building setbacks, height, lot coverage, parking requirements, landscape standards, and vehicular circulation. The project provides the required number of parking spaces for employees and service vehicles, adequate maneuvering areas on-site for trucks and service operations, as well as adequate driveway width to accommodate trucks for safe ingress and egress. Approximately 10 to 15 trucks will be brought daily from the main site on Washington Boulevard for maintenance and repair.

Additionally, the project will incorporate adequate landscaping improvements that are consistent with the MMC Chapter 17.32 landscaping requirements. These improvements will enhance the visual quality of the site and contribute to its compatibility with the surrounding development.

Collectively, the proposed development complies with all applicable zoning and development standards of the Montebello Municipal Code.

B. Describe how the proposed design for improvement is consistent with the City's General Plan;

The Subject Site has been operating as a truck repair use since 2010 and is located in an area designated for industrial uses under the City of Montebello General Plan. The proposed project is consistent with a number of policies and elements contained in the General Plan as it would help contribute to an orderly pattern of development in the City, while helping to contribute to the City's employment base. The project will also continue to promote land use

compatibility with surrounding industrial uses and support the ongoing viability of existing business operations in the area.

Furthermore, the project supports the operational needs of a nearby freight distribution facility operated by Old Dominion Freight Line (ODFL) and represents an appropriate industrial support within the M-1 zone. The facility will contribute to the efficient operation of an existing logistics and freight network within the city, which is consistent with the General Plan's goals of supporting infill development as well as enhancing the industrial district and expanding existing businesses.

C. Describe how the proposed design for improvement will not have any significant adverse impacts on the surrounding properties or on the general public welfare;

The proposed project is not anticipated to result in significant adverse impacts on surrounding properties and adequate safeguards will be provided to ensure the protection of the general public welfare. The project site is located within an established industrial area and is surrounded by properties that are similarly zoned and developed as industrial uses.

Since this use is permitted within the M-1 zone, and the project complies with all applicable provisions of the MMC, the development will operate within established regulatory standards intended to protect neighboring properties and public welfare. Approximately 10 to 15 trucks will be brought daily from the main site on Washington Boulevard for maintenance and repair, which is well within the operational capacity of the facility and will not result in significant adverse impacts on surrounding uses or traffic conditions.

SECTION 3. CEQA. The Planning Commission hereby determines that, based on the whole of the administrative record, the Project (ENV No. 14-25) is exempt from CEQA pursuant to CEQA Guidelines, Section 15332 (In-fill Development Projects), Class 32 and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. Additionally, the Project meets all the following conditions pursuant to the requirements of CEQA Guidelines Section 15332:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

SECTION 4. APPROVAL. The Planning Commission hereby approves the SPR (Case No. PC-2025-0009-SPR) to construct a new 19,432 square-foot industrial building for a truck maintenance facility to support fleet operations associated with the ODFL at the Project Site subject to the conditions set forth in Section 5 of this Resolution.

SECTION 5. CONDITIONS. The Planning Commission finds that the foregoing conditions of approval are necessary and appropriate.

A. Standard Conditions

1. The Applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers, and employees from any claim, action, or proceeding brought against the City, its elected and appointed officials, agents, officers, or employees arising out of, or which are related to the Applicant's project or application (collectively referred to as "proceedings"). The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities, and expenses incurred or awarded in connection with the proceedings whether incurred by the Applicant, the City and/or the parties initiating or bringing such proceedings. This indemnity provision shall include the Applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth herein. The City shall have the right to choose its own legal counsel to represent the City's interest in the proceedings.
2. The utilization of the subject site shall conform to the allowed use, except as provided for herein and by subsequent revisions found by the Director of Planning and Community Development ("Director") Department ("Planning Department") to be in substantial compliance with these provisions.
3. The development of the subject site shall be consistent with all provisions of the MMC, Site Plan Review No. PC-2025-0009-SPR/ENV No. 14-25, and the specifications of the City's Planning Division ("Planning Division" or "Planning Department").

4. Within thirty (30) days of the Planning Division transmittal of the Acceptance Form, the Applicant shall sign and return a copy of the Acceptance Form, agreeing to the conditions of approval and acknowledging that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval. Failure to return the Acceptance Form within thirty (30) days shall constitute grounds for terminating the permit.
5. The Director, at any time, can call for a review of the approved conditions of approval at a duly noticed public hearing before the Planning Commission. These condition(s) may be modified, or new condition(s) added to reduce any impacts of the use. The Planning Commission may revoke the SPR (Case No. PC-2025-0009-SPR/ENV No. 14-25) if sufficient cause is given.
6. The Applicant or successor in interest shall meet the applicable code requirements and all other City department regulations.
7. Any construction shall only occur between the hours of 7:00 a.m. and 8:00 p.m. Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturdays, Sundays, and legal holidays, except in the case of an emergency where such action is immediately required to prevent injuries to persons or damage to property, as determined by the Building Official.
8. In the event the Applicant violates or fails to comply with any conditions of approval of this permit, no further permits, licenses, approvals, or certificate of occupancy shall be issued until such violation(s) has been fully remedied.
9. The Applicant, Owner, Management and/or successor of the use shall bear full cost of all monitoring and inspection activities to be conducted by City staff or its designated consultant representative(s) as necessary to ensure compliance with the conditions of this Resolution.
10. Any change, expansion, intensification and/or modification to the proposed plans use, or mode of operations shall be subject to the review and approval by the Director who may take action or call for review by the Montebello Planning Commission ("Planning Commission") at a noticed public hearing.
11. A landscape and irrigation plan prepared by a Licensed Architect shall be submitted during the plan check process and must be approved prior to the issuance of building permits.

12. The operation shall always be conducted in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking, and other actions. Site project management ("Management") shall patrol the business premises and the surrounding vicinity, including the public rights-of-way to the property, during all hours of operation.
13. The site and surrounding area shall be maintained in a litter and graffiti-free manner. Any graffiti that occurs on the site shall be removed within 24 hours at Applicant, Site Owner ("Site Owner"), and/or Operator's own expense.
14. The noise levels generated by the operation of such establishment shall not exceed sixty-five (65) dBA between the hours of seven (7) a.m. to ten (10) p.m., and not exceed sixty (60) dBA between the hours of ten (10) p.m. to seven (7) a.m., so as to mitigate the impact of adjoining properties zoned or used for residential purposes. The measurement of noise levels shall be taken at the location of the shared property line.
15. No signs shall be installed on the site until a sign permit has been approved by the Planning Department and Building & Safety Division in conformance with the provisions set forth in Chapter 17.62 ("Signs") of the MMC.
16. The premises shall be kept clean, and the Applicant, Operator, and/or Management of the establishment shall ensure that no trash or litter originating from the site is deposited onto neighboring properties or onto the public right-of-way.
17. Any outstanding violations of the MMC shall be remedied prior to the issuance of a Certificate of Occupancy, as applicable. The Applicant, Operator, Site Owner, and/or Management shall be responsible for remedying outstanding code enforcement issues. When corrective action requires the issuance of a building permit, the building permit must be issued within 12 months of the effective date of this approval. Corrective action that does not require a building permit shall be remedied within one month of the effective date of this approval. The Director may grant an extension to these time frames, but such extensions shall not extend more than one (1) year from the date of this approval.

18. All outdoor utilities, machinery and equipment, including roof-mounted equipment, shall be completely screened from public right-of-way, in a manner that is compatible with the structure. The method of screening shall be subject to the review and approval of the Planning Department prior to the issuance of building permits.
19. The approval of the entitlement shall expire if the rights granted are not exercised within one (1) year from the Site Plan Review's effective date. Exercise of right shall mean issuance of a building permit to commence construction or similar activities demonstrating the intent to proceed with the project, as determined by the Director.
20. This approval shall not supersede the approval of any other affected agencies. The applicant shall comply with Federal, State, and local requirements.
21. In addition to the conditions enumerated above, any other condition may be imposed by City staff and/or the Planning Commission for the protection of the public health, safety, and welfare.
22. All area, height and use regulations of the zone classification of the Subject Site shall be complied with, except wherein these conditions explicitly allow otherwise.
23. All parking areas shall be clearly identified. The surface parking area must be striped to clearly indicate the location and extent of vehicle parking, maneuvering areas, and drive aisles.
24. The proposed project shall conform to Fire, Building, and Public Works Code requirements. Notwithstanding this review, all required permits from the County Department of Building and Safety must be secured.
25. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning and Community Development Department and any designated agencies and in accordance with any stated laws or regulations, or any amendments thereto.
26. The Applicant, Owner, Management and/or successor of the use shall bear full cost of all monitoring and inspection activities to be conducted by City staff or its designated consultant representative(s) as necessary to ensure compliance with the conditions of this Resolution.

27. The operation shall always be conducted in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking, and other actions. Site project management ("Management") shall patrol the business premises and the surrounding vicinity, including the public rights-of-way to the property, during all hours of operation. Management shall ensure that no littering or loitering occurs in and around the project site.
28. The Applicant or successor in interest shall meet the applicable code requirements and all other City department regulations.
29. The Applicant is required to install artwork or pay an in-lieu fee subject to the City's Art in Public Places Ordinance. The cost of the artwork or in-lieu fee shall be equal to 1% of the project's valuation.
30. During construction, all roadways shall be kept open to traffic.
31. During construction, trucks and equipment that are not in use shall shut off their engines instead of idling.
32. Roads adjacent to the project site shall be swept as needed to reduce fugitive dust from the proposed project site.
33. Storage of building materials related to construction activities shall be contained within the project site.
34. Materials transported off-site shall either be sufficiently watered or securely covered to prevent excessive amounts of dust and spillage.
35. During construction, disposal of refuse and other materials should occur in a specified and controlled temporary area on-site physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, State and Federal requirements.
36. The project site shall be cleared of all debris prior to the issuance of a building department final inspection.
37. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants.

38. Contractors and subcontractors engaged in the construction activities of the project shall obtain a business license and all required permits from the City of Montebello.
39. A sign shall be posted on the property, subject to the review of the Planning Manager, which shall identify the address and phone number of the owner and/or primary contact for the purpose of responding to questions and complaints during the construction period and shall indicate the hours of construction work.
40. A copy of the approved Resolution shall be attached to the construction plans for any site improvement at the submittal of plans for plan check.
41. An updated landscape and irrigation plan prepared by a licensed Landscape Architect will need to be provided which identifies the types of trees, groundcover, and shrubbery to be used at the site. The plans should clearly identify all the site's hard-scape features, water features, and planting areas.
 - a. The landscape and irrigation plan will need to be compliant with the State's Model Water Efficient Landscape Ordinance.
 - b. Additionally, the landscape and irrigation plan will need to show that the site is using a permanent underground automated irrigation system.
42. The applicant shall work with staff on the final design, layout, and treatment of the proposed warehouse building, and landscape plan to ensure compliance with all provisions of the Montebello Municipal Code. The final design of the structure shall be subject to the review and approval of the Planning and Community Development Director.
43. The Director of Planning and Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
44. Prior to the issuance of any building permits for the proposed industrial building development, the applicant shall obtain City approval of a lot merger consolidating the subject parcel with the adjacent parcel identified for use of the truck maintenance facility (APNs: 6353- 015-028 and 6353-015-018). The lot merger shall be completed, recorded, and verified by the City to ensure compliance with applicable zoning and development standards. No site preparation, grading, or construction activities shall commence until the lot merger has been fully approved and recorded.

B. Building Division Conditions

1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
2. All construction plans shall comply with the codes in effect at the time of plan submittal to the Building Division.

Please be advised that a new code cycle went into effect on January 1, 2026, design requirements may be impacted for plans submitted after this date.

3. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
4. The building shall be addressed as 1025 S. Maple Ave., and an application to assign unit numbers shall be filed with the City prior to plan check submittal.
5. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
6. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
7. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
 - a) Observation of cleared areas and benches prepared to receive fill;
 - b) Observation of the removal of all unsuitable soils and other materials;
 - c) The approval of soils to be used as fill material;
 - d) Inspection of compaction and placement of fill;
 - e) The testing of compacted fills; and
 - f) The inspection of review of drainage devices.
8. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by other soils and/or geotechnical engineer, unless the subsequent soils and/or geotechnical engineer submits and has accepted by the City, a new Preliminary Soils and/or Geotechnical Investigation.

9. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage, including contributory drainage from adjacent lots, is carried to the public way or drainage structure approved to receive storm water.
10. Stormwater Planning Program LID Plan Checklist (MS4-1 FORM) completed by Engineer of Record shall be copied on the first sheet of Building Plans and on the first sheet of Grading Plans. The form can be found at the following link <https://www.dropbox.com/scl/fi/xliqonam5j4jro5oklnw4/MS4-Permit-LID-Determination-Form.pdf?rlkey=zr7tu632u2staheexj6vqvsvg&dl=0>
11. The aggregate area of a mezzanine or mezzanines within a room shall be not greater than one-third of the floor area of that room or space in which they are located in accordance with Section 505.2.1 of the Building Code, unless otherwise qualified for the Type of Construction as required under the exceptions.
12. All State of California disability access regulations for accessibility shall be complied with.
13. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.
14. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
15. Separate application and plan review is required for Electrical plans.
16. Separate application and plan review is required for Mechanical plans.
17. Separate application and plan review is required for Plumbing plans.
18. Plumbing fixtures shall be provided as required by Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
19. Project shall comply with the CalGreen Non-Residential mandatory requirements.
20. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.
21. Demolition permit is required for any existing buildings which are to be demolished.

22. Prior to the issuance of building permit, a written consent shall be obtained from the current easement holder(s) for any proposed development encroaching into existing easement(s).
23. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan which indicates this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
24. Separate permit is required for Fire Sprinklers.
25. The proposed site is a combination of lots. A parcel merger shall be processed prior to issuance of the building permit.
26. Building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official.

C. Fire Department Conditions

1. Additional requirements may be added during the plan check process.
2. Fire access road on property to meet requirements of 2022 Edition.
3. California Fire Code and approved by MFD.
4. Mechanized security gates shall have Knox Key switches.
5. Knox Boxes in approved locations.
6. Fire Sprinklers per 2019 Edition California Fire Code, and National Fire Protection Association 13 Standard.
7. Fire Sprinkler Monitoring per 2019 Edition California Fire Code, National Fire Protection Association 72 Standard.
8. Fire extinguishers in approved locations.

D. Public Works – Engineering Conditions

1. Onsite Groundwater Monitoring Wells, including legally removed, permanent, temporary and active wells, must be depicted on all site plans, grading plans and all other relevant plans. Include a legend that demonstrates ownership, date installed, and type of monitoring well and all other relevant information.

2. Provide demolition plans for existing buildings and pavement. Show utilities to be capped and abandoned at the property lines.
3. Comply with the City's ordinance pertaining to construction debris recycling. Contact the Building & Safety Department to obtain a Construction & Demolition Debris Diversion Program form. The Construction & Demolition Debris Diversion Program is also applicable with respect to the grading process.
4. Provide Grading and drainage plans, geotechnical report (the report shall provide recommendations for pavement thicknesses, over-excavation limits, and etc.), and all other applicable reports/plans must be submitted to the Community Development Department for review and approval.
5. Provide a hydrology and hydraulics report prepared by a professional engineer subject to review and approval. All storm drainage facilities serving the development must accommodate a 50-year storm.
6. All stormwater from property must be directed to the street via curb drains/ parkway drains beneath the sidewalk.
7. Provide an on-site utility plan (sewer and water) for review and approval. This plan must include water service for domestic flow, fire flow, and backflow prevention. A water and sewer system analysis must be provided by the developer to demonstrate that the new development does not negatively impact the existing system. If the existing system does not have adequate pressure and fire flow to serve the development, the developer will be responsible for upgrading the water main and sewer as necessary in the public right-of-way.
8. Engineer to show the location of the sewer mainline, nearest manholes, lateral serving the project and configuration of the onsite sewer including diameter and material of the onsite sewer.
9. Engineer to show the location of the water mainline, water meters servicing the development and any newly proposed water meter locations.
10. Remove all unused driveway approaches.

11. Remove and reconstruct new sidewalks, curbs, and gutters along the entire property frontage.
12. All public works improvements must comply with the standards and specifications of the city of Montebello or Los Angeles County.
13. The Engineering Division issues all encroachment/excavation permits in the public right-of-way. Permits are issued to valid State of California licensed contractors to perform the necessary work.
14. Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which established regulations, set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.
15. Provide preliminary title report within 90 days.
16. All USA/Dig Alert paint markings must be removed by the contractor from the sidewalk, curb & gutter and/or asphalt pavement once offsite improvements are completed.
17. The City Engineer may require other information or may impose additional conditions and requirements as deemed necessary to protect health and safety, and to benefit the public.
18. Applicant to file a tentative parcel map, and a final parcel map to be recorded with Los Angeles County Recorder's office.
19. All power utilities to be undergrounded to site and temporary/existing power pole removed from the parkway.
20. If monitoring wells are present owner to sign a covenant with the City to allow access to governmental environmental entities access to those wells.
21. A geotechnical report to be provided by applicant based on a number of soil samples analyzing the presence of contaminants in the soil, as regulated by the business SIC (standard industrial classification).

-
22. Applicant to submit a SWPPP (Stormwater Pollution Prevention Plan) prepared by Qualified SWPPP Developer (QSD) or Qualified SWPPP Practitioner (QSP).
23. The site plan shows two (2) easements, one for 6' wide power company easements, and a second 10' public utility easement. These 2 easements are shown under the footprint of the new building. These easements must be vacated or relocated.
24. Applicant to hire a paving contractor approved by the City and reconstruct the pavement along property frontage to street centerline. Any trench beyond that centerline shall be paved to 10' on each side of the trench. Pavement thickness design shall be based on a truck load traffic index of 8.
25. Applicant to provide sufficient lighting to illuminate the parkway area in front of property.

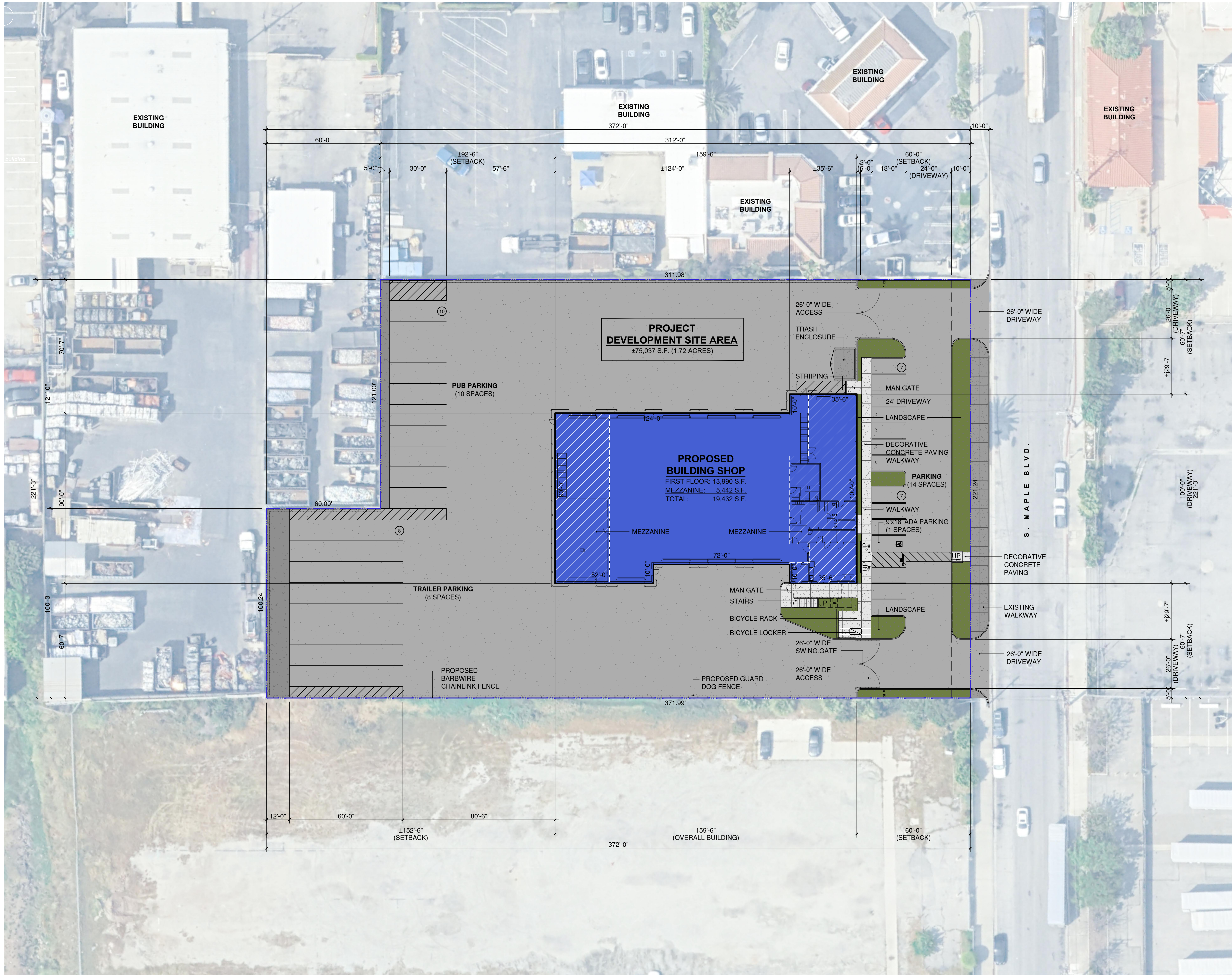
PASSED AND ADOPTED this 7th day of April, 2026, by the Planning Commission.

Chair Medina: AYE NOE ABSENT ABSTAIN
Commissioner Cuevas: AYE NOE ABSENT ABSTAIN
Commissioner Lomeli: AYE NOE ABSENT ABSTAIN
Commissioner Morales: AYE NOE ABSENT ABSTAIN
Vacant: AYE NOE ABSENT ABSTAIN

Armando Medina, Chair

ATTEST:

Joseph A. Palombi, Director
Planning & Community Development Department



PROJECT INFORMATION

PROPERTY INFORMATION	
PROJECT NAME:	ODFL MAINTENANCE BUILDING
SITE ADDRESS:	1029 MAPLE AVENUE MONTEBELLO, CA 90640
APN:	6353-015-028, 6353-015-018
LOT SIZE:	75,037 S.F. (1.72 ACRES)
JURISDICTION:	CITY OF MONTEBELLO
LOT ZONING:	M-1 (LIGHT INDUSTRIAL ZONE)

SITE SUMMARY

PROJECT SITE AREA (AREA OF WORK)		
BUILDING FOOTPRINT:	±13,990 S.F.	18.6%
LANDSCAPE:	±3,186 S.F.	4.3%
DECORATIVE CONCRETE PAVING:	±1,496 S.F.	2.0%
CONCRETE PAVING:	±2,667 S.F.	3.6%
ASPHALT PAVING (PARKING/DRIVE):	±53,678 S.F.	71.5%
TOTAL SITE AREA:	(1.72 ACRES) ±75,037 S.F.	100%
(EXPANSION AREA)		

BUILDING SUMMARY

PROPOSED BUILDING	
BUILDING SHOP:	13,990 S.F.
MEZZANINE:	5,442 S.F.
TOTAL - (PROPOSED BUILDING AREA):	19,432 S.F.

PARKING SUMMARY

PARKING REQUIRED	
INDUSTRIAL (WAREHOUSE): 1 SPACE PER 1000 S.F.	
INDUSTRIAL	3,990 S.F. / 1000 X 1.0 = 13.99 STALLS
TOTAL:	(13.99) 14 STALLS

PARKING PROVIDED	
STANDARD PARKING SPACES (8'-6" x 18'-0"):	13
ADA PARKING SPACES (9'-0" x 18'-0"):	1
TOTAL PARKING SPACES - (PROJECT SITE):	14
TRAILER PARKING SPACES (11'-0" x 60'-0"):	8
PUB PARKING SPACES (11'-0" x 30'-0"):	10

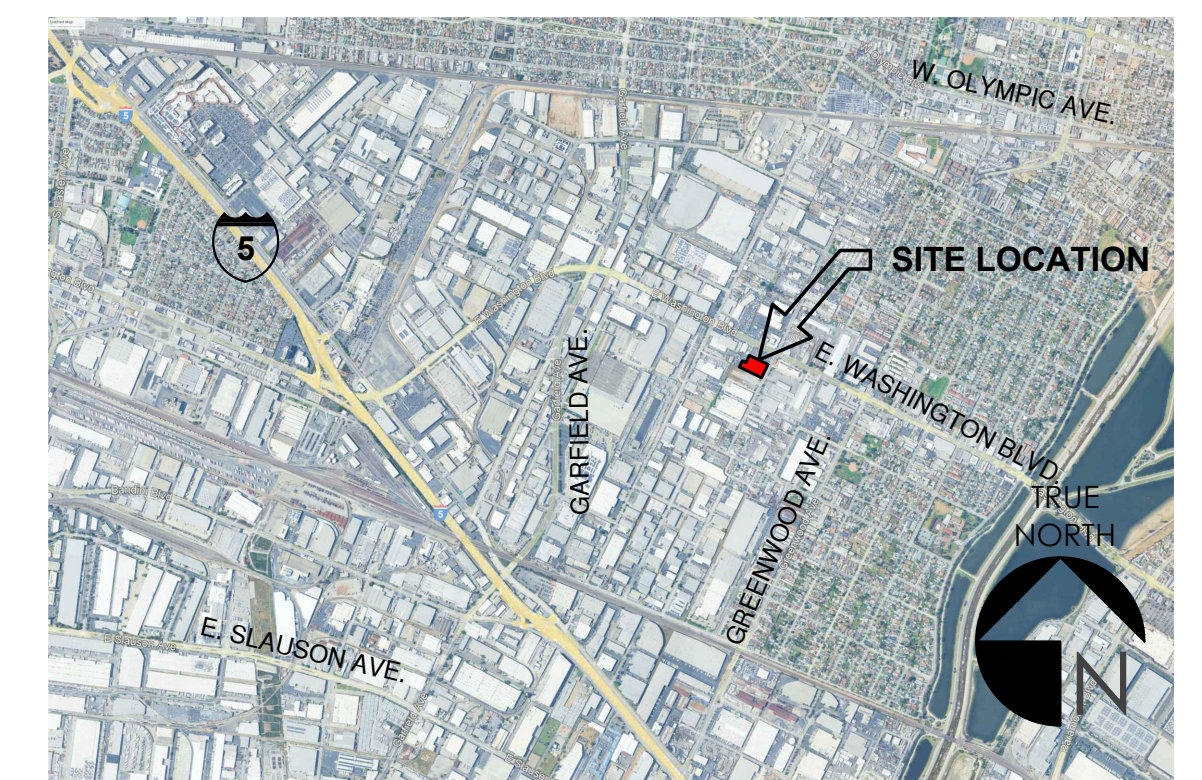
CAL-GREEN MINIMAL REQUIREMENTS

BICYCLE PARKING PER CGBC SECTION 5.106.4:	
SHORT-TERM BICYCLE PARKING	1
REQUIRED	2
PROVIDED	2
LONG-TERM BICYCLE PARKING	1
REQUIRED	2
PROVIDED	2
ELECTRIC VEHICLE PARKING PER CGBC TABLE 5.106.5.3.1:	
EV CAPABLE SPACES	4
REQUIRED	4
PROVIDED	4
EVCS SPACES	0
REQUIRED	0
PROVIDED	0

LEGEND

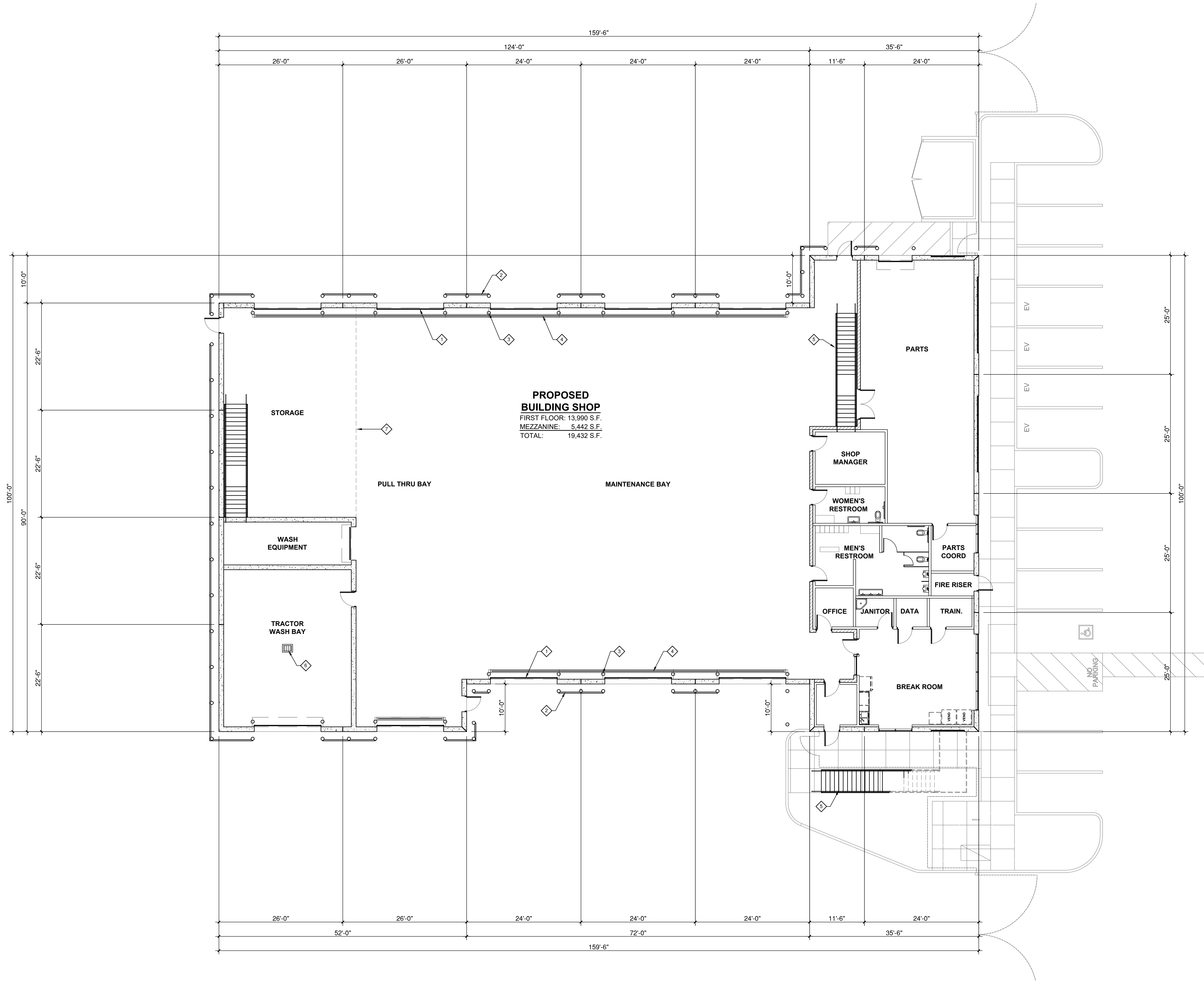
	PROPOSED BUILDING SHOP		PROPERTY SITE AREA
	PROPOSED BUILDING SHOP (MEZZANINE)		SETBACK
	LANDSCAPING		CONCRETE CURB
	DECORATIVE CONCRETE PAVING		PROPOSED GUARD DOG FENCE
	EXISTING CONCRETE WALKWAY		PROPOSED BARBWARE CHAINLINK FENCE
	STRIPING ON PAVEMENT		PARKING
	VEHICULAR ASPHALT PAVING & DRIVE AISLE		ELECTRIC VEHICLE CAPABLE STALL
	PAVING		

VICINITY MAP



KEYNOTES

- ◆ SECTIONAL DOOR
- ◆ STEEL BOLLARD WITH C CHANNEL RUN HORIZONTAL
- ◆ STEEL BOLLARD
- ◆ TRENCH DRAIN
- ◆ GALVANIZED STEEL STAIRS
- ◆ BOX DRAIN
- ◆ LINE OF MEZZANINE ABOVE

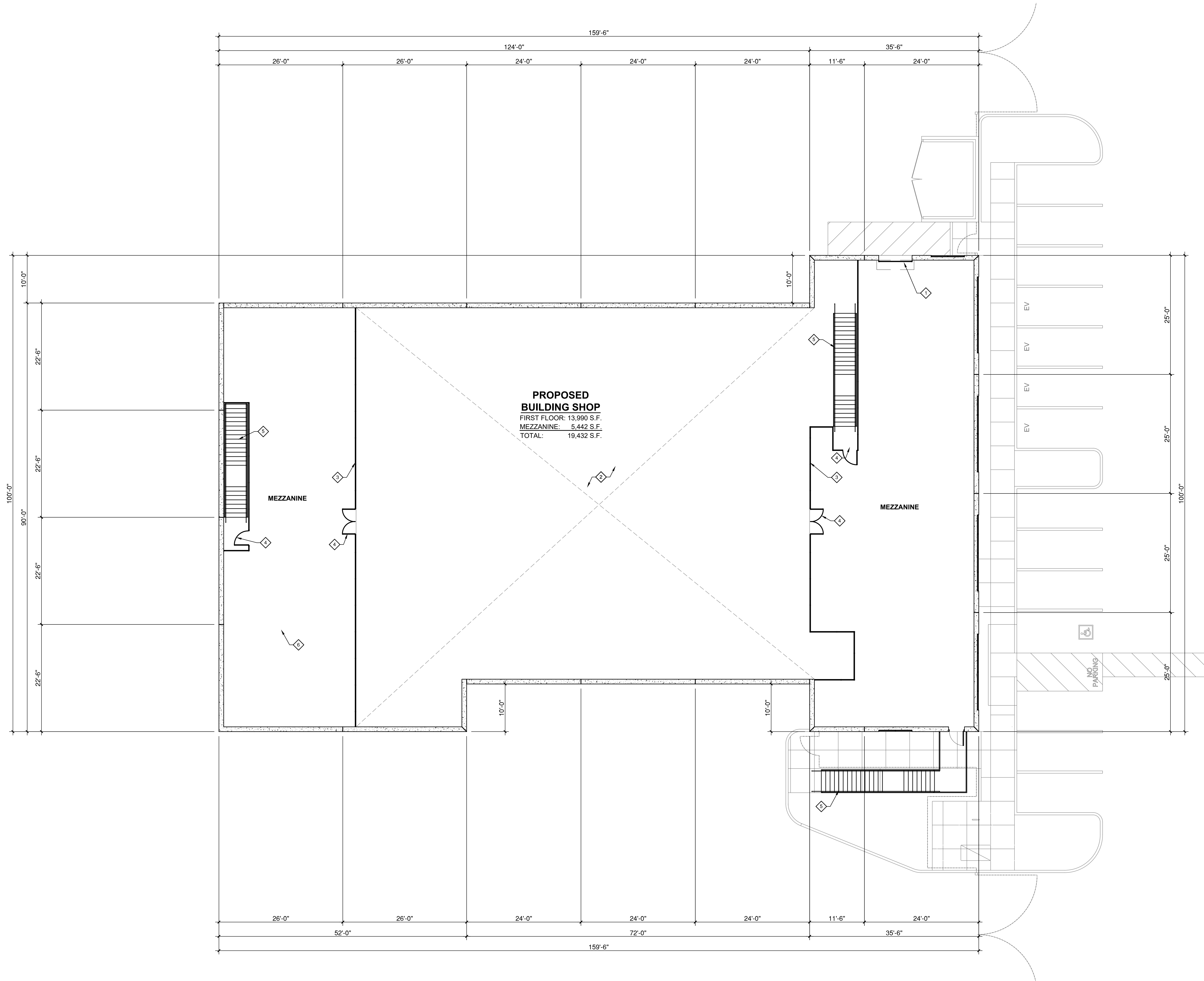


LEGEND

- ▬ CONCRETE WALL
- ▬ CMU WALL

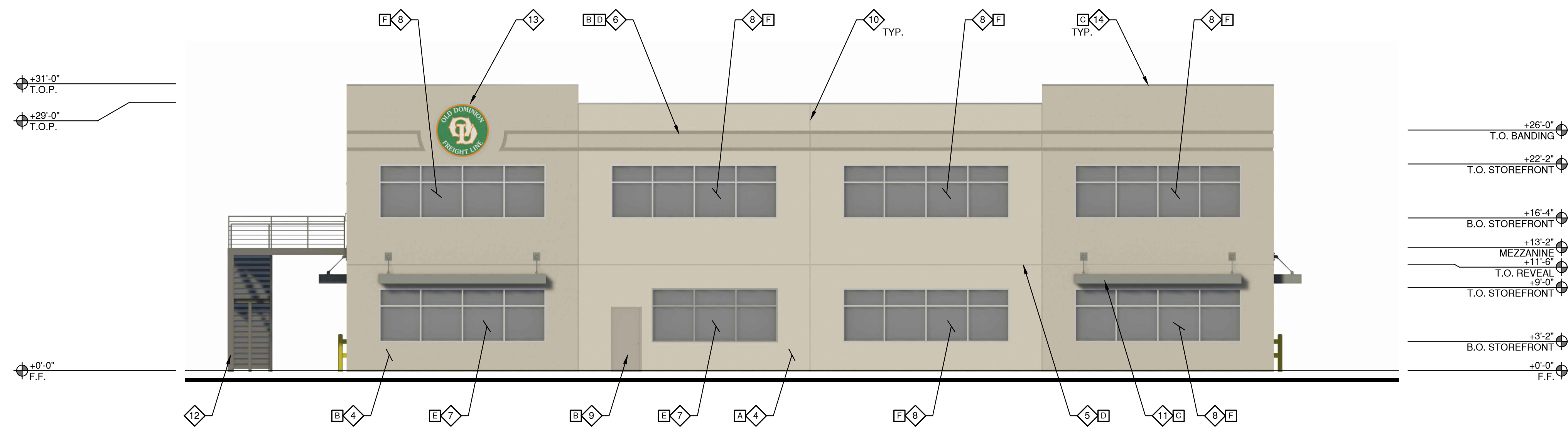
KEYNOTES

- ◆ SECTIONAL DOOR
- ◆ OPEN TO BELOW
- ◆ 8' WIRE MESH PARTITION
- ◆ 8' HIGH WIRE MESH SWING GATE
- ◆ GALVANIZED STEEL STAIRS



LEGEND

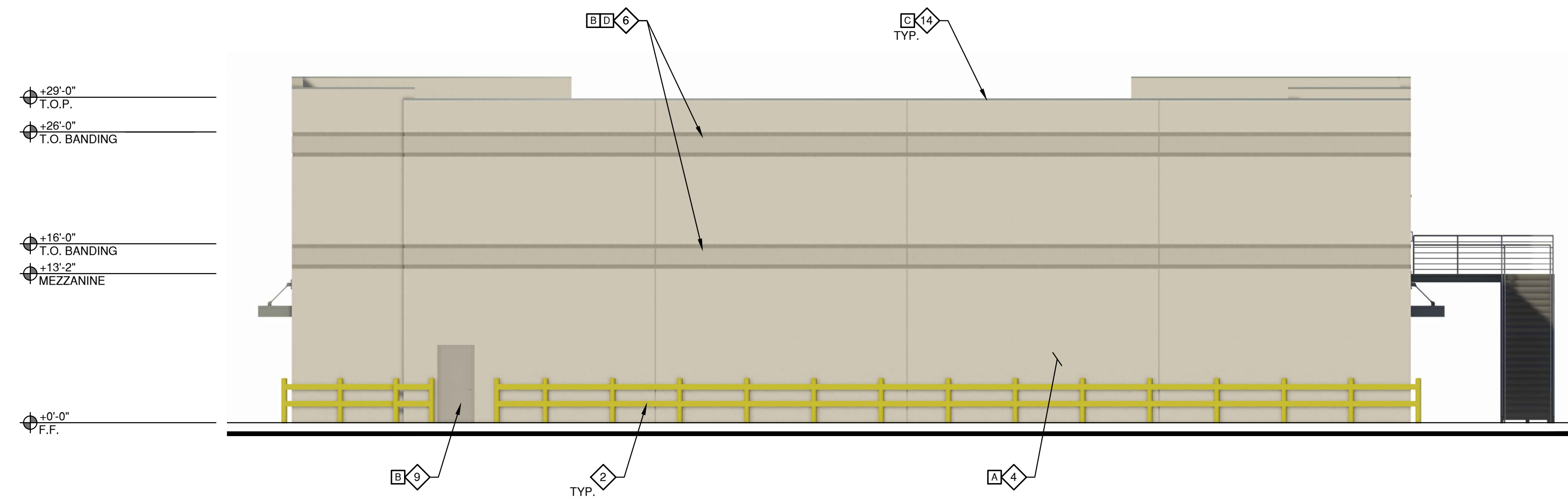
- ▬ CONCRETE WALL



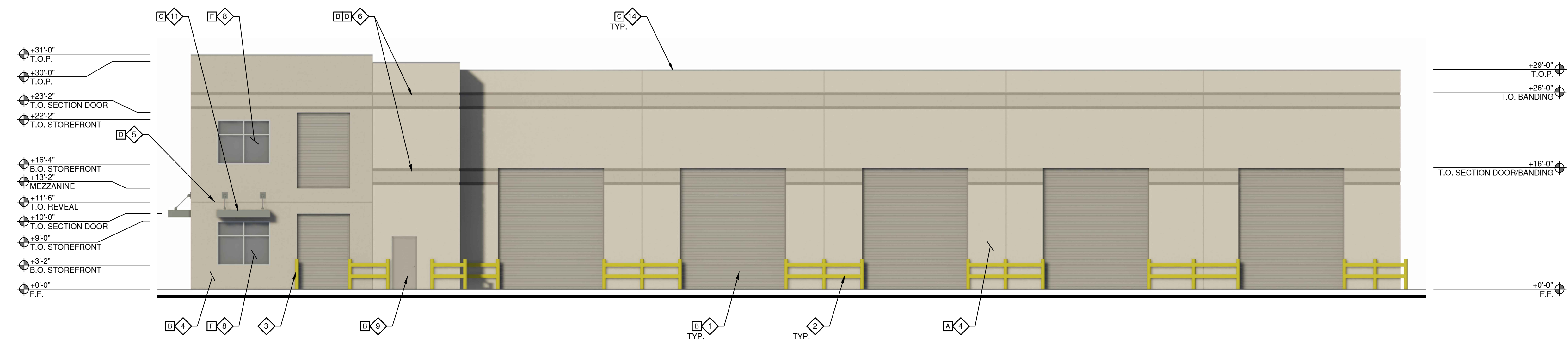
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



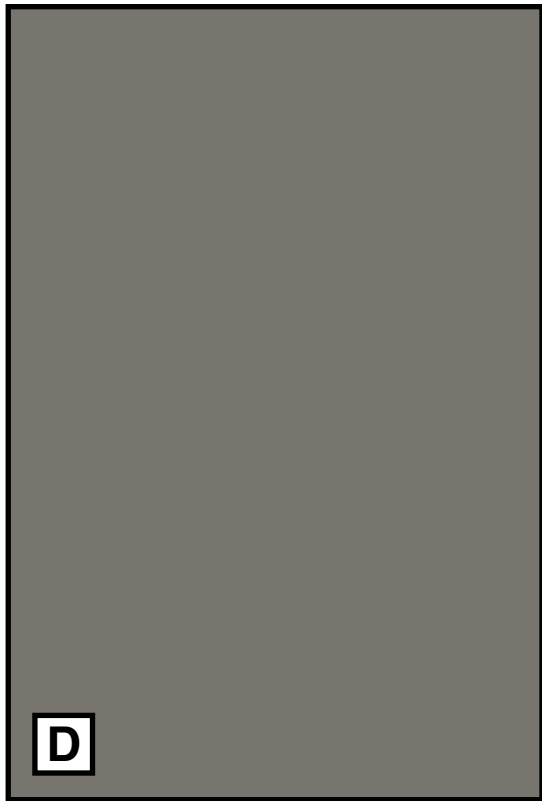
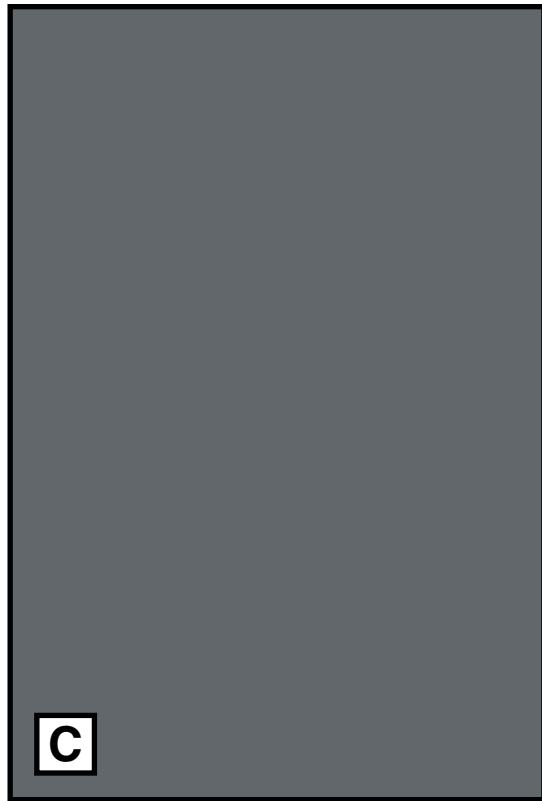
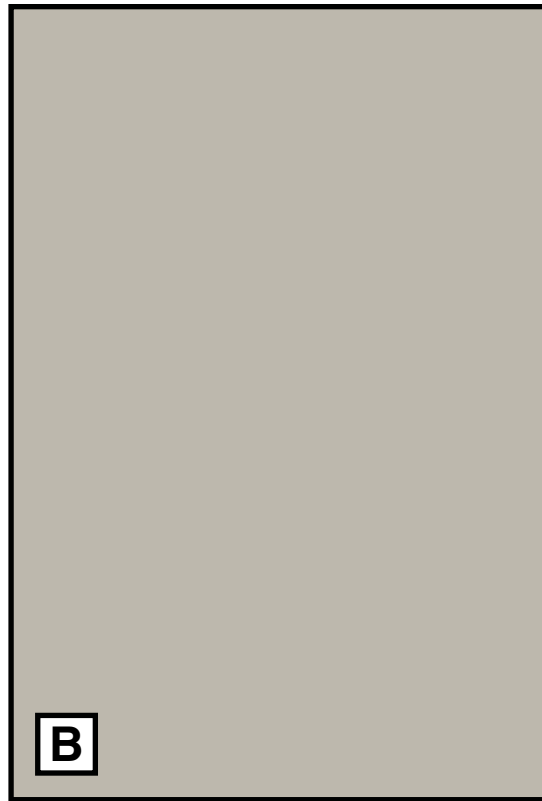
NORTH ELEVATION

KEYNOTES

- 1 SECTIONAL DOOR
- 2 STEEL BOLLARD WITH C CHANNEL RUN HORIZONTAL, PAINTED "SAFETY YELLOW"
- 3 STEEL BOLLARD, PAINTED "SAFETY YELLOW"
- 4 CONCRETE TILT-UP WALL PANEL
- 5 3/4" RECESSED REVEAL, 5" IN HEIGHT
- 6 ACCENT BANDING WITH 3/4" RECESSED REVEALS, 27" IN OVERALL HEIGHT
- 7 STOREFRONT SYSTEM
- 8 RECESSED SPANDREL SYSTEM
- 9 MAN DOOR
- 10 CONCRETE TILT-UP PANEL JOINT
- 11 PRE-MANUFACTURED AWNING
- 12 GALVANIZED STEEL STAIR
- 13 OLD DOMINION LOGO, SET IN RELIEF 3/4" IN CONCRETE PANEL AND PAINTED
- 14 PRE-FINISHED METAL COPING

FINISH KEYNOTES

- A MAIN BUILDING COLOR: SHERWIN WILLIAMS COLOR: SW 1015 SKYLINE STEEL
- B BUILDING ACCENT COLOR: SHERWIN WILLIAMS COLOR: SW 7016 MINDFUL GRAY
- C BUILDING ACCENT COLOR: SHERWIN WILLIAMS COLOR: SW 7075 WEB GRAY
- D BUILDING REVEAL COLOR: SHERWIN WILLIAMS COLOR: SW 7019 GAUNTLET GRAY
- E STOREFRONT SYSTEM VITRO ARCHITECTURAL GLASS INSULATED GLAZING UNIT GLAZING: SOLARGRAY + SOLARBAN 60 (3) CLEAR MULLIONS: KAWNEER CO. CLEAR ANODIZED
- F SPANDREL SYSTEM VITRO ARCHITECTURAL GLASS UNIT GLAZING: OPAGI-COAT-300, 3-5283 METEOR SHOWER MULLIONS: KAWNEER CO. CLEAR ANODIZED



FINISH KEYNOTES

#

MAIN BUILDING COLOR
SHERWIN WILLIAMS SW1015 SKYLINE STEEL

A

BUILDING ACCENT COLOR
SHERWIN WILLIAMS SW7016 MINDFUL GRAY

B

BUILDING ACCENT COLOR
SHERWIN WILLIAMS SW7075 WEB GRAY

C

BUILDING REVEAL COLOR
SHERWIN WILLIAMS SW7019 GAUNTLET GRAY

D

STOREFRONT SYSTEM
VITRO ARCHITECTURAL GLASS INSULATED
GLAZING UNIT
GLAZING: SOLARGRAY + SOLARBAN 60 (3) CLEAR
MULLIONS: KAWNEER CLEAR ANODIZED

E

SPANDREL SYSTEM
VITRO ARCHITECTURAL GLASS UNIT
GLAZING: OPACI-COAT-300, 3-5283 METEOR SHOWER
MULLIONS: KAWNEER CLEAR ANODIZED

F



EXTERIOR COLOR BOARD

Bremco ODFL - Maintenance Building
Old Dominion Freight Line - Shop
1029 S Maple Ave, Montebello, CA 90640

Job No. 6143
03.02.2026

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Notice of CEQA Exemption

ATTACHMENT C

To:
County of Los Angeles
Registrar-Recorder/County Clerk
12400 Imperial Highway
Norwalk, CA 90650

From:
City of Montebello
Planning & Community Development Department
1600 W. Beverly Blvd.
Montebello, CA 90640

Lead Agency: City of Montebello Planning and Community Development Department
Project Title: Site Plan Review

Project Location: 1015 and 1025 South Maple Avenue
Case Number(s): PC-2025-0009-SPR/ENV No. 14-25

Description of Nature, Purpose, and Beneficiaries of Project: A Site Plan Review (“SPR”) Case No. PC-2025-0009-SPR to allow the construction of a new 19,432 square-foot building to accommodate the operation of a truck maintenance facility to support fleet operations associated with the Old Dominion Freight Line (ODFL) on a two contiguous parcels located at 1015 and 1025 South Maple Avenue (“Project Site”). The project will be subject to a Lot Merger which will be processed during the administrative review.

or Agency Carrying Out the Project: Jason Peterson (“Applicant”) on behalf of Old Dominion Freight Line (“Property Owner”)

Exempt Status (*check one*)

- Ministerial (Sec. 21080(b)(1); 15268(b)(3))
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class 32- CEQA Guidelines Section 15332 (Infill Development)
- Statutory Exemptions. State code number:

Justification for Project Exemption:

The Project is Categorically Exempt pursuant to CEQA Guidelines §15332 - Class 32 (Infill Development). The project meets all five applicable conditions for this exemption: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;(c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

Lead Agency Contact Person: Joseph A. Palombi, Director of Planning & Community Development
Area Code/Telephone/Extension: (323) 887-1200

If filed by applicant, attach certified document issued by the Planning and Community Development Department stating that the Department has found the project to be exempt.

Signature: _____ **Date:** _____ **Title:** _____

- Signed by Lead Agency
- Signed by Applicant