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**PLANNING COMMISSION  
MEETING AGENDA**

**TUESDAY, APRIL 21, 2026 AT 6:30 PM**

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

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**PLANNING COMMISSION MEMBERS**

**ARMANDO MEDINA, CHAIR  
NATALIA LOMELI, VICE CHAIR  
VICTOR CUEVAS, PLANNING COMMISSIONER  
ALICIA MORALES, PLANNING COMMISSIONER  
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](mailto:pcpubliccomment@montebelloca.gov) up until the day of the meeting, **Tuesday, April 21, 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 PLANNING COMMISSION MINUTES – APRIL 7, 2026.**

**PUBLIC HEARING**

- 2. **CONDITIONAL USE PERMIT (“CUP”) CASE NO. PC-2026-0018-CUP TO ALLOW THE UPGRADE OF A CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (“ABC”) LICENSE FROM A TYPE 20 LICENSE (OFF-SALE BEER & WINE) TO A TYPE 21 LICENSE (OFF -SALE GENERAL) FOR AN EXISTING CONVENIENCE STORE LOCATED AT 300 SOUTH VAIL AVENUE (MONTEBELLO JR. MARKET)**

**RECOMMENDATION:**

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

- 1. ADOPT Resolution No. 07-26 conditionally approving Conditional Use Permit No. PC-2026-0018-CUP to allow the upgrade of an ABC license from a Type 20 license (Off-Sale Beer & Wine) to a Type 21 license (Off -Sale General) for the existing convenience store located at 300 South Vail Avenue and make related findings that the proposed project is consistent with the Montebello General Plan; and
- 2. DETERMINE AND FIND that the project (ENV No. 01-26-CE) is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section (15301) - Class 1 (Existing Facilities) as it consists of the operation and licensing of a private structure involving negligible or no expansion of the existing or former use.

**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 **May 05, 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

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been posted on or before **Thursday, April 16, 2026, 5:30 p.m.**

A handwritten signature in black ink, consisting of several overlapping loops and a vertical stroke, positioned above a horizontal line.

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Senior Administrative Assistant



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## CITY OF MONTEBELLO

### PLANNING COMMISSION MEETING AGENDA

### MINUTES

**TUESDAY, APRIL 7, 2026 AT 6:30 PM**

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

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**CALL TO ORDER** – Chair Medina called the meeting to order at 6:30 p.m.

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

**PLEDGE OF ALLEGIANCE** – Chair Medina.

**CORRECTIONS TO THE AGENDA** – None.

#### **PUBLIC COMMENTS (30 MINUTES)**

At this time, the general public may address the Commission/Committee on any items listed on the Agenda, including items not listed on the Agenda (Non-Agenda Items) that are within subject matter jurisdiction. Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per person. State Law prohibits the Commission/ Committee from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Chairperson.

#### **STAFF COMMUNICATIONS**

Director Palombi updated the Commission on an official grand opening that City staff will lead for Tesla at its facility at 1345 N. Montebello Boulevard on Saturday, April 18, at 10:00 AM. Director Palombi extended the invitation to the Commission and to the public. Director Palombi advised that food trucks and vehicles will be on display. Director Palombi further explained that when Tesla first came to Montebello, they did so in a phased approach. Director Palombi continued to elaborate that Tesla just finished their final phase, which is their service and car wash facility.

#### **MINUTES**

##### **1. APPROVAL OF THE MINUTES FROM THE PLANNING COMMISSION MEETING HELD ON MARCH 3, 2026.**

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

#### **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”)**

Director Palombi introduced the item, followed by a presentation from Assistant Planner, Ms. Grace Hayashi, regarding a Site Plan Review 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 on parcels located at 1015 S. Maple Avenue and 1025 S. Maple Avenue. The Public Hearing was opened at 6:34 p.m. Upon completion of the staff’s presentation, Chair Medina asked for a point of clarification before handing it over to the applicant for questions. Chair Medina inquired if the reason the Site Plan Review was before the Commission was due to the project exceeding the 5,000 square foot threshold, to which Ms. Hayashi confirmed that is correct. Chair Medina further inquired if the project is consistent with general land use. Ms. Hayashi confirmed the project is both consistent with the surrounding land uses as well as the municipal code development standards and manufacturing zones generally. Chair Medina asked about residential uses or more restrictive uses. Ms. Hayashi advised that there are no residential or more restrictive uses; the project is surrounded by both zoning and land use for the manufacturing zones. Chair Medina invited the applicant to the podium to speak more about the project. Mr. Doug Wetzel, who is the West Coast real estate representative for Old Dominion Freight Line, explained that he is essentially the Project Manager for the company. Mr. Wetzel also introduced Jason Peterson, who was sitting in the audience, from Legend Engineering, who are the civil engineers that have been working with the Planning staff. Mr. Wetzel further gave background on Old Dominion Freight Line as a company. Mr. Wetzel explained that Old Dominion will be filing for a permit to redo the main Old Dominion location. Mr. Wetzel discussed the reason for the project, the impact on traffic, and the appearance of the project site. Chair Medina asked Mr. Wetzel about potential job creation. 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 6:47 p.m. Chair Medina brought the discussion back to the Commission for final comments. Commissioner Morales advised that the project presented a good proposal, as Old Dominion’s goal is to continue doing business in Montebello. Chair Medina’s comments reflected those of Commissioner Morales and continued to state that Old Dominion has proven itself to be a good partner thus far, and advised that he would like to continue that relationship between the City and Old Dominion. Vice-Chair Lomeli advised that Old Dominion’s company is straightforward and believes the project presents a great idea to rebuild the structure. Vice-Chair Lomeli motioned to 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 located at 1015 South Maple Avenue and 1025 South Maple Avenue; and determine and find that the project (ENV No. 14-25) is exempt from CEQA. Chair Medina seconded the motion. Ms. Esparza conducted a roll call vote, and the item was unanimously approved 3-0.

**MOTIONED:** Vice-Chair Lomeli

**SECONDED:** Chair Medina

**APPROVED:** 3-0-0-1

**AYES:** Chair Medina, Vice-Chair Lomeli, and Commissioner Morales

**NOES:** None.

**ABSTAIN:** None.

**ABSENT:** Commissioner Cuevas

**PLANNING COMMISSION ORALS** – Chair Medina thanked staff for providing the Planning Commission polo shirts and the challenge coins presented to the Commission. Chair then asked Director Palombi to elaborate on the challenge coins. Director Palombi explained that the challenge coin serves as a symbol of pride for the City and is intended for use at the 2026 ICSC Las Vegas conference, where the City meets with retailers and developers. Director Palombi noted that one side of the coin features the City seal, while the other highlights the City’s 2025 Most Business-Friendly designation and the phrase “The Place to Be,” as referenced in ABC7’s *Tony in Your Town* segment. Director Palombi stated that this messaging reinforces the City’s commitment to being open for business and is designed to resonate with prospective, high-quality retailers. Director Palombi added that the hope is for this message to extend beyond the conference as Mayor Tamayo distributes the coins in Las Vegas.

**ADJOURNMENT**

The meeting was adjourned at 6:51 p.m. to the next regularly scheduled meeting that will be held on April 21, 2026.

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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:** Emilie Fernandez, Assistant Planner

**SUBJECT:** **CONDITIONAL USE PERMIT (“CUP”) CASE NO. PC-2026-0018-CUP TO ALLOW THE UPGRADE OF A CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (“ABC”) LICENSE FROM A TYPE 20 LICENSE (OFF-SALE BEER & WINE) TO A TYPE 21 LICENSE (OFF -SALE GENERAL) FOR AN EXISTING CONVENIENCE STORE LOCATED AT 300 SOUTH VAIL AVENUE (MONTEBELLO JR. MARKET)**

**DATE:** April 21, 2026

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**RECOMMENDATION(S):**

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

1. ADOPT Resolution No. 07-26 conditionally approving Conditional Use Permit No. PC-2026-0018-CUP to allow the upgrade of an ABC license from a Type 20 license (Off-Sale Beer & Wine) to a Type 21 license (Off -Sale General) for the existing convenience store located at 300 South Vail Avenue and make related findings that the proposed project is consistent with the Montebello General Plan; and
2. DETERMINE AND FIND that the project (ENV No. 01-26-CE) is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section (15301) - Class 1 (Existing Facilities) as it consists of the operation and licensing of a private structure involving negligible or no expansion of the existing or former use.

**BACKGROUND:**

# PLANNING COMMISSION AGENDA REPORT - MEETING OF APRIL 21, 2026

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On February 19, 2026, – Montebello Wine & Spirits Inc. (“Applicant”) filed a request for a Conditional Use Permit (Case No. PC-2026-0018-CUP) to upgrade the California Department of Alcoholic Beverage Control (“ABC”) license from a Type 20 license (Off-Sale Beer & Wine) to a Type 21 (Off-Sale General) for a convenience store located at 300 South Vail Avenue (the “Project Site”), pursuant to Chapter 17.61 of the Montebello Municipal Code (“MMC”). No alteration to the Project Site is proposed in connection with the modification of the alcohol license.

In addition to the City’s discretionary review process, this proposal is also subject to licensing by the California Department of Alcohol and Beverage Control. ABC was created in 1955 as an independent department of the executive branch of the State’s government and has exclusive power to license and regulate the manufacture, importation, and sale of alcoholic beverages within the State. It also has the power to deny, suspend, or revoke any specific alcoholic beverage license. In this case, the applicant is requesting to upgrade a Type 20 to a Type 21 license from ABC. This license would allow for the continued operation and expansion of alcohol sales to include the sale of beer, wine, and distilled spirits for consumption off the premises. .

As part of the application process, on February 19, 2026, staff issued a deemed complete letter to the Applicant, pursuant to California Government Code Section 65943 et seq.

## **PROJECT /APPLICANT INFORMATION**

Project Location:	300 South Vail Avenue (Assessor Parcel Number: 6337-032-036)
Project Applicant:	Montebello Wine & Spirits Inc. (DBA: Montebello Jr. Market)
Property Owner:	Jung Kil Park
General Plan Designation:	Corridor
Zoning:	C-2 (General Commercial)
Existing Use on Property:	Commercial convenience store

## **PROJECT DESCRIPTION**

The Applicant seeks approval of a CUP to allow the upgrade of an existing ABC license, from a Type 20 license (Off-Sale Beer & Wine) to a Type 21 license (Off-Sale General) for the convenience store, (Montebello Beer and Wine Market) located at 300 South Vail Avenue. The current use at the Project Site has operated under an active business license since January 16, 1991, originally as “Adrianas Market”. In October 2024, the applicant purchased the business along with its existing ABC Type 20 license (Off- Sale Beer and Wine). Since the change of ownership, the business has been renamed to “Montebello Jr. Market”. If approved, the Conditional Use Permit will authorize the continued operation and expansion of alcohol sales to include the sale of beer, wine, and distilled spirits for consumption off premises.

The existing business operates within an approximately 2,696 square foot commercial retail building and is open to the public Monday through Sunday from 7:00 am to 12:00 am. Montebello Wine & Spirits, Inc., places priority on maintaining a safe and secure environment for its customers and employees. To support this commitment, the business has developed training, security policies, and operational procedures that are implemented consistently

## PLANNING COMMISSION AGENDA REPORT - MEETING OF APRIL 21, 2026

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across all market locations. These measures are designed to keep their facilities safe, secure and in the best possible condition, while continuing to provide excellent customer service. Montebello Wine & Spirits, Inc. utilizes multiple digital surveillance cameras that actively monitor the subject location. Surveillance footage in digital media is securely maintained and can easily be provided to law enforcement upon request. Additionally, the business enforces strict policies to discourage loitering and panhandling and other undesirable activities. Clear signage is posted to advise the public that the activities at the store are under the watchful eye of surveillance cameras. The current convenience store has an active business license and will be required to keep the license valid throughout the duration of the business operation.

No expansion of the existing structure is being proposed as part of this request. The existing use has been a convenience store since 1991. Therefore, the proposed use is consistent and compatible with surrounding uses.

### **REPORTS RECEIVED**

On February 23, 2026, the application for Case No. PC-2026-0018-CUP was forwarded to the Police, Building, Fire, Public Works, and Parks and Recreation Department for review, comments, and conditions. The Fire Department responded with limited conditions.

### **PUBLIC NOTIFICATION**

Pursuant to Section 17.61.040 paragraph (A) Any new proposed on-sale or off-sale alcoholic beverage establishment, or any existing deemed approved alcoholic establishment that undergoes a substantial change in mode or character of operation that is located within three hundred feet from another such establishment or any residential use, church or other place of worship, or clinic or other healthcare facility; or within one thousand feet from a school (public or private), public park, playground or other similar use shall be subject to the following increased public notification requirements in lieu of the public notification requirements in [Chapter 17.78](#) of this code.).

Pursuant to MMC Section 17.61.040 (Public Hearings, Notices, and Appeals)( Conditional Use Permit- Public Notification Requirements), the following noticing was performed:

- On March 26, 2026, Public Hearing Notice was published in the Montebello News; and
- On March 31, 2026, Public Hearing Notice was mailed to all property owners within a 300-foot radius from the exterior boundaries of project site.
- On March 31, 2026, Public Hearing Notice was mailed to occupants of buildings within 500 hundred feet of the site boundaries.

### **ENVIRONMENTAL:**

The Conditional Use Permit (Case No. PC-2026-0018-CUP) is considered a “project,” pursuant to the California Environmental Quality Act definition of a “project.” The project is Categorically Exempt pursuant to Section §15301 (a) (Existing Facilities), because Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor

# PLANNING COMMISSION AGENDA REPORT - MEETING OF APRIL 21, 2026

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alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination such as interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances is considered exempt. There will be no expansion to the interior or exterior of the existing facility in connection with the proposed Project.

## **ANALYSIS:**

### Project Site

The project site is zoned C-2 (General Commercial) and is within the Corridor land use of the City's General Plan.

The surrounding zoning and land uses are listed as follows:

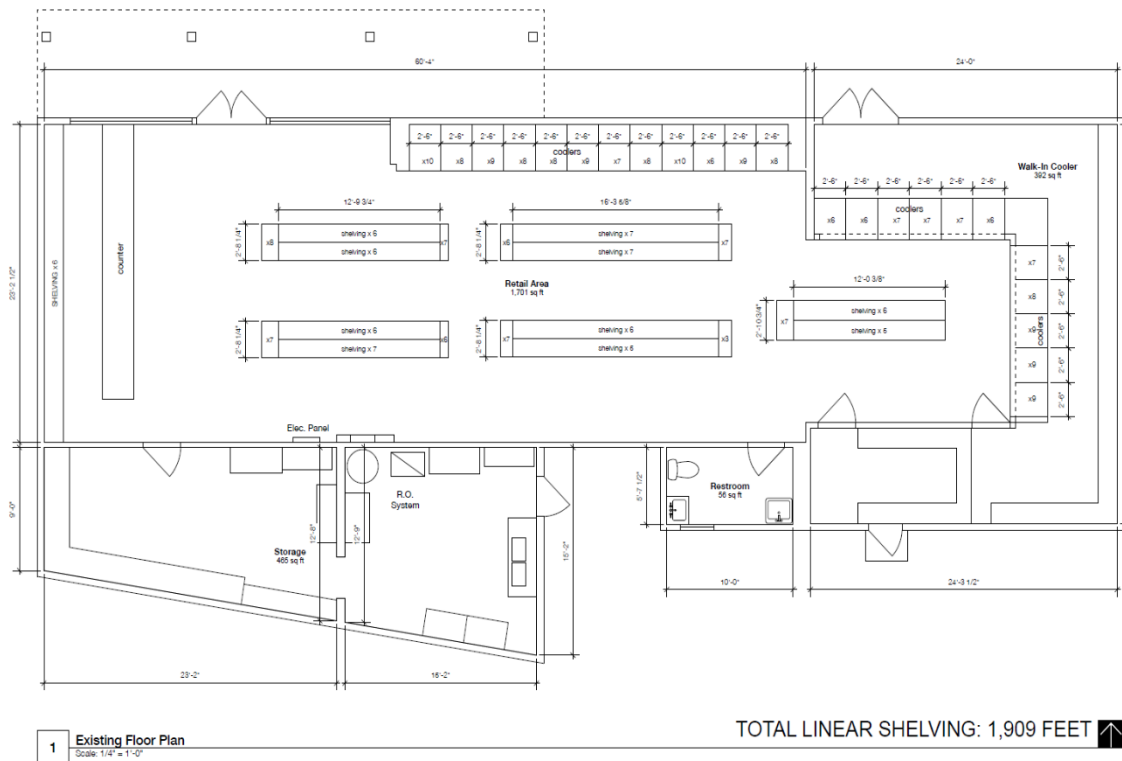
<b>Direction</b>	<b>Zone</b>	<b>Land Use</b>
North	R-2	Two-Family Residential
South	C-2	General Commercial
East	C-2	General Commercial
West	C-2	General Commercial

The project site is located near the corner of West Olympic Boulevard and South Vail Avenue. The surrounding land use includes commercially zoned properties to the south, east, and west. The businesses include a restaurant, retail shopping center, and a towing business. Across the street, directly north of the store is a property zoned R-2 (Two-Family Residential) that is being used as an autobody transmission business. The lot area is 11,691 square feet and is developed with a 2,696 square foot commercial retail building that is currently occupied by Montebello Wine & Spirits, Inc.

The existing convenience store provides a total of 15 parking spaces, including 1 accessible space. Pursuant to Section 17.52.050 of the MMC, retail businesses require 1 parking space for every 400 square feet of gross floor area. Based on the requirement, the location requires a total of 7 parking spaces (2,696/400). As such, the site exceeds the required amount by 8 parking spaces.

### Floor Plan

The current business floor plan includes shelving, coolers, a front counter, storage space, and a restroom. This addition of the alcohol license upgrade will not result in any expansion or change of the existing floor plan or the exterior of the business.



Business Operation

As mentioned, the proposed CUP would allow an ABC Type 21 license for the sale of beer, wine, and distilled spirits for off-site consumption. The convenience store operates daily from 7:00 am to 12:00 am (midnight) and offers a diverse selection of items, including a wide variety of food and household goods.

ABC License Type

The Applicant is requesting a CUP to allow the continued operation and expansion of alcohol sales to include the sale of beer, wine, and distilled spirits for consumption off premises to be sold at an existing convenience store (Montebello Jr. Market). Table X identifies the number of licenses authorized by census tract number 5320.01. Table Y identifies the current alcoholic beverage licenses for that specific census tract.

**Table (X)**

County Name	Population	Census Tract #	Census Tract Population	Existing On Sale	Allowed On Sale	Existing Off Sale	Allowed Off Sale
Los Angeles	10,253,716	5320.01	3,296	3	3	4	2

**Table (Y)**

License Number	Status	License Type	Premises Address	Business Name
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**PLANNING COMMISSION AGENDA REPORT - MEETING OF APRIL 21, 2026**

432596	Surend	41 (On- sale Retail Beer and Wine Eating Place)	1923 W Whittier Blvd	Little Mexico
648799	Active	47 (On- sale Beer and Wine eating place)	1813 W Whittier Blvd	Mr. Tempo
651573	Active	47 (On- sale Beer and Wine Eating Place)	1923 W Whittier Blvd	Little Mexico
286262	Active	20 (Off-Sale Beer and Wine)	505 S Maple Ave.	Montebello Sanitary Dairy
485382	Active	21 ( Off- sale Retail License)	1501 W Whittier Blvd.	Walgreens
658522	Active	21 ( Off- sale Retail License)	1709 W Olympic Blvd	Vail Liquor
660816	Active	20 ( Off-Sale Beer and Wine)	300 S Vail Ave	Montebello Beer & Win Market

**FINDINGS-CONDITIONAL USE PERMIT**

Pursuant to Section 17.61.030 of the MMC, Planning Commission approval of a CUP for the sale of alcohol is required. The said Code Section states, “...no place where alcohol beverages are sold, served or given away as a normal course of business for on-sale consumption, shall be established without first obtaining a conditional use permit from the City of Montebello.” The CUP request would approve the upgrade of an ABC license from a Type 20 license (Off-Sale Beer & Wine) to a Type 21 license (Off -Sale General) for an existing convenience store. It would allow the continued operation and expansion of alcohol sales to include the sale of beer, wine, and distilled spirits for off-site consumption.

Pursuant to Section 17.61.050 of the MMC, before any CUP shall be granted, all of the following findings must be made:

***A. The site for the proposed use would not adversely affect the general welfare of the surrounding property owners;***

The convenience store has operated at this location for decades, selling beer and wine for off-site consumption without adverse impacts on surrounding properties. The convenience store will continue to offer a variety of food and beverages as it has done for approximately thirty-five (35) years. The only proposed change is the addition of distilled spirits for off-site consumption, allowing the business to better serve its customers by offering a truly one-stop shopping experience. As an experienced and responsible retailer of alcoholic beverages, the applicant will ensure that the addition of distilled spirits will not be detrimental to the harmonious and orderly growth of the City, nor will it create a hazard to the general welfare, health, safety or interest of persons residing or working in the surrounding area. Montebello Wine and Spirits, Inc. is not introducing a new use to the neighborhood, instead, it is seeking approval to expand its offerings in order to better serve the residents and visitors of the City.

***B. Would not result in an undesirable concentration of premises for the sale of alcoholic beverages, including beer and wine, in the area;***

By state law, ABC may only grant a limited number of alcohol licenses based on a “per census-tract” quantity. Meaning that only a certain number of license types are granted in any given census tract area to avoid undue concentration of alcohol sales. As a result, the approval of PC-2026-0018-CUP does not guarantee that the applicant will receive an alcohol license from the State. As the sole alcohol licensing and enforcement agency, ABC will ultimately determine the appropriate License Types and requirements at the proposed Project Site. The proposed request supports the community’s progress, adding to the growth of the City. Any operational conditions placed on the approval of the request will safeguard the public’s welfare and further protect the integrity of the community.

The convenience store has successfully operated and served the community at this location for decades, including the sale of alcoholic beverages. The approval of an ABC Type 21 (Off-Sale General) license will not result in an increase in off-sale license to this census tract, as the existing Type 20 (Off-Sale Beer and Wine) license will be surrendered upon issuance of the Type 21 ABC license. Therefore, the proposed Type 21 ABC license will not result in an undesirable concentration of alcohol sales as the convenience store is already licensed to sell beer and wine, and the addition of distilled spirits does not add a new alcohol selling establishment, but rather expands the range of products offered by an existing business.

***C. Would not detrimentally affect the nearby surrounding area after giving special consideration to the proximity and nature of the proposed use with respect to other on-sale or off-sale alcoholic beverage establishments, residential districts and uses, schools (public or private), day care centers, public parks, playgrounds and other recreational facilities, churches and other places of religious worship, hospitals, clinics or other health care facilities.***

The convenience store has operated successfully at this location for many years. The new owners are experienced operators who maintain approximately twenty (20) ABC licenses throughout the state. They take pride in being a responsible retailer of alcoholic beverages. Furthermore, there are no schools, churches or places of religious worship, hospitals or healthcare facilities within 1,000 feet of the site. The property is located within the C-2 General Commercial zone and is surrounded by other commercial uses. While the applicant’s property is within the C-2 Zone, it does border a residential zone. However, the commercial activity of the convenience store properly faces the commercial intersection, and its operations are directed away from residential areas. The store will continue to provide access to everyday basic needs for the neighboring residents while maintaining compatibility with surrounding land uses.

***D. Would not aggravate existing problems created by the sale of alcohol (e.g., littering, loitering, noise, public drunkenness, calls for service, and sales to minors);***

Montebello Jr. Market will continue to adhere to the established operational standards set in regard to store hours, staff training, and security. This includes

only selling alcohol during the hours allowed by the State of California and ensuring all staff members are continuously trained in the responsible sale of alcoholic beverages, including, proper identification verification. Additionally, it will be required that Montebello Jr. Market continue to comply with all applicable requirements described in Chapter 17.61 of the MMC, including noise and light reduction measures, signage prohibiting the consumption of alcohol on site, and other operational measures to ensure a harmonious relationship with the other commercial uses and the nearby residential areas.

***E. Is in conformance with the goals, policies, and objectives of the general plan and the purpose and intent of this code and any applicable specific plan;***

The proposed use is aligned with the goals listed in “Our Prosperous Community” section of the Montebello General Plan. The goal of revitalizing established neighborhoods and corridors specifically “providing non-residential uses that are accessible for the convenience of individuals living in residential districts”. Montebello Jr. Market borders a residential zone and increasing the items provided in the store to include the addition of a small amount of distilled spirits will increase the convenience of shopping closer to the residential districts. The proposed use also aligns with the goal of protecting and investing in existing assets within the community and nurturing local business. The upgrade to a long-standing convenience store has the potential to increase the amount of sales at the store, which will in turn increase the economic development within the corridor and the city itself.

The convenience store is located within an existing structure with no plans to expand or alter the exterior of the existing building. The proposed use conforms with the following Polices/Goals of the City of Montebello General Plan

<b>Policy/Goal</b>	<b>Description</b>
<b>“General Plan Policy # 2.1 Monitor economic development activities in the City.”</b>	The proposed alcoholic license upgrade supports the policy by contributing to ongoing economic development activity, enhancing business viability, and increasing commercial investment in the area.
<b>“General Plan: Policy #A2.5a, “Provide more resources to small businesses.”</b>	Expanding the business list of products will help contribute to the growth and wider range of customers.
<b>“General Plan: Policy #A2.5c, Support local business operations.”</b>	The proposed use conforms to the Zoning Code's provisions for the site, which is designated for commercial use. The convenience store will contribute to the local economy by creating jobs, stimulating consumer spending within the city, and generating tax revenue.
<b>“General Plan: Policy #3.3a, “Provide non-residential uses that are accessible for the convenience of</b>	The convenience store provides the community with commercial use near residential areas, offering residents

<p>individuals living in residential districts.”</p>	<p>convenient access to everyday goods and services without the need to travel long distances.</p>
<p>“General Plan Policy #3.3c Reduce the length and number of trips generated by residential development by enhancing the accessibility to non-residential areas.”</p>	<p>The increase of products will provide convenient and local retail option for residents, reducing the need to travel longer distances for similar purchases.</p>

***F. Serves the public convenience or necessity based upon factors outlined in Section 17.61.060 of the MMC. This finding shall only apply to conditional use permit applications for bars, off-sale alcoholic beverage establishments, and any other applications that the State Department of Alcoholic Beverage Control determines are located in an area of undue concentration as defined by state law (California Business and Professions Code Section 23958.4.). The factors outlined in Section 17.61.060 of the MMC are:***

- *Whether the proposed use will result in a net employment gain in the city (especially of local residents);*

The proposed CUP would allow for the expansion of alcohol sales by permitting the sale of distilled spirits in addition to the existing goods. Providing this option at the convenience store is expected to attract more customers, subsequently leading to an increase in sales and demand, and could result in the creation of new employment opportunities through the hiring of additional employees.

- *Whether the proposed use will result in a substantial increase in business taxes;*

Offering the sale of distilled spirits is expected to increase tax revenues by attracting more customers to Montebello Jr. Market, resulting in an increase in business revenue. Obtaining an off-sale license to sell distilled spirits will support the continued growth of the convenience store and generate additional tax revenues for the City. This proposal may also help retain local spending by providing customers with more comprehensive shopping options, reducing the likelihood of losing customers to surrounding cities. This increase is due not only to the direct sales from the convenience store but also the indirect effect of attracting more customers to the surrounding businesses which would further contribute to local economic activity and tax generation.

- *Whether the proposed establishment is a unique business addition to the community;*

The addition of distilled spirits sales will further differentiate the convenience store from others in the area by expanding its product offerings. This enhancement

allows the business to better serve customers seeking a more comprehensive and convenient shopping experience.

- *Whether the proposed use will contribute to the long-term economic development goals of the community;*

The convenience store contributes to the vitality of Vail Avenue and the City as a whole by providing a neighborhood serving amenity that is enjoyed by nearby residents and visitors. With the store being open for 35 years, it is a staple and valued part of the community. The proposed expansion will continue to support the City's long-term economic development goals by sustaining local employment opportunities and generating taxable revenue. These contributions help fund essential public services while reinforcing the stability and economic health of the surrounding commercial area.

- *Whether the aesthetic character ambiance of the proposed use will result in an overall positive upgrade in the area and community;*

The applicant's commitment to maintaining a clean, attractive, and welcoming environment will contribute to the aesthetic character of the area. Since the change of ownership, the applicant has invested approximately \$300,000 in renovating and refreshing both the exterior and interior of the property. The façade has been cleaned and re-painted, new security cameras and lighting have been installed, the parking lot has been power washed and re-landscaped, and new floors, shelves, lights, and counters were put in the interior. These enhancements collectively elevate the overall appearance and functionality of the site, contributing to a more visually appealing and well-maintained commercial environment for the community.

- *The viability of the business to operate profitably without alcohol sales.*

While the applicant believes that offering distilled spirits in addition to beer and wine will enhance the customer experience, their primary focus of the convenience store remains on providing high-quality goods and excellent service. The business model does not rely solely on alcohol sales but rather views them as an additional convenience for patrons. Therefore, the convenience store is expected to continue operating successfully and profitably even without the increase in alcohol sales.

## **SUMMARY:**

The proposed Conditional Use Permit (Case No. PC-2026-0018-CUP) to upgrade the existing alcohol license from a Type 20 (Off-Sale Beer and Wine) to a Type 21 (Off-Sale General) for the convenience store located at 300 South Vail Avenue, represents a minor operational change to a long-established neighborhood-serving business. The project does

## **PLANNING COMMISSION AGENDA REPORT - MEETING OF APRIL 21, 2026**

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not involve any expansion or physical alteration of the existing structure and will maintain the current use, operating hours, and overall site conditions.

Based on the analysis provided, staff finds that the proposed license upgrade will not adversely affect the surrounding properties or neighborhood, will not contribute to an undue concentration of alcohol-related uses, and will not exacerbate existing issues commonly associated with alcohol sales. The project site is appropriately zoned for commercial use and is compatible with surrounding land uses. Additionally, the applicant has demonstrated a commitment to responsible business operations through established security measures, staff training, and ongoing site maintenance.

The project is consistent with the goals, policies, and objectives of the City of Montebello General Plan, particularly those supporting economic development, local business sustainability, and the provision of convenient neighborhood-serving uses. Furthermore, the project qualifies for a Categorical Exemption under the California Environmental Quality Act (CEQA Guidelines Section 15301 – Class 1- Existing Facilities), as it involves negligible or no expansion of an existing use.

For these reasons, staff supports the approval of the requested Conditional Use Permit and recommends that the Planning Commission adopt Resolution No. 07-26, thereby allowing the continued operation and enhancement of a long-standing convenience store in a manner that serves the public convenience and supports the economic vitality of the community.

### **ATTACHMENT(S)**

1. Attachment A. Resolution 07-26 (Case No. PC-2026-0018-CUP)
2. Attachment B. Project Plans
3. Attachment C. Notice of Exemption No. 01-26-CE

**CITY OF MONTEBELLO  
PLANNING COMMISSION**

**RESOLUTION NO. 07-26**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. PC-2026-0018-CUP TO ALLOW THE UPGRADE OF A CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL LICENSE FROM A TYPE 20 (OFF-SALE BEER & WINE) TO A TYPE 21 (OFF-SALE GENERAL) FOR AN EXISTING CONVINIENCE STORE LOCATED AT 300 SOUTH VAIL AVENUE (MONTEBELLO JR. MARKET) AND ADOPTING A NOTICE OF EXEMPTION UNDER CEQA § 15301 (EXISTING FACILITIES)**

**WHEREAS**, on February 19, 2024, Montebello Wine & Spirits Inc., (“Applicant”) filed a Conditional Use Permit (“CUP”) application (PC-2026-0018-CUP) with the City of Montebello (“City”) to allow the upgrade of the Alcohol Beverage Control (“ABC”) license at 300 South Vail Avenue (“Project Site”); and

**WHEREAS**, a CUP application PC-2026-0018-CUP has been received and accepted; and

**WHEREAS**, the CUP will allow the off-site sale of beer, wine and distilled spirits (Alcoholic Beverage Control License Type 21); and

**WHEREAS**, the establishment meets the definition of a retail store pursuant to Appendix A- INDEX OF PRIMARY USES; and

**WHEREAS**, per MMC Section 17.61.030, Planning Commission approval is required for a CUP for the sale of alcoholic beverages for off-sale consumption; and

**WHEREAS**, pursuant to Section 21067 of the Public Resources Code, and Section 15367 of the State 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 CUP (PC-2026-0018-CUP) is considered a "project," as per the California Environmental Quality Act (“CEQA”) definition of a "project"; and

**WHEREAS**, the Project is Categorically Exempt per CEQA Section §15301, Class 1 (Existing Facilities) because the Project consists of the operation, permitting, and licensing of an existing facility there will be no expansion of the interior or exterior footprint of the existing facility; 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 matters presented at the public hearing and included in the record for this matter, and all other legal prerequisites to the adoption of this Resolution have occurred; 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.

A. Per MMC 17.61.050 the proposed use must meet CUP findings and determine if the use:

***A. The site for the proposed use would not adversely affect the general welfare of the surrounding property owners;***

The convenience store has operated at this location for decades, selling beer and wine for off-site consumption without adverse impacts on surrounding properties. The convenience store will continue to offer a variety of food and beverages as it has done for approximately thirty-five (35) years. The only proposed change is the addition of distilled spirits for off-site consumption, allowing the business to better serve its customers by offering a truly one-stop shopping experience. As an experienced and responsible retailer of alcoholic beverages, the applicant will ensure that the addition of distilled spirits will not be detrimental to the harmonious and orderly growth of the City, nor will it create a hazard to the general welfare, health, safety or interest of persons residing or working in the surrounding area. Montebello Wine and Spirits, Inc. is not introducing a new use to the neighborhood, instead, it is seeking approval to expand its offerings in order to better serve the residents and visitors of the City.

***B. Would not result in an undesirable concentration of premises for the sale of alcoholic beverages, including beer and wine, in the area;***

By state law, ABC may only grant a limited number of alcohol licenses based on a “per census-tract” quantity. Meaning that only a certain number of license types are granted in any given census tract area to avoid undue concentration of alcohol sales. As a result, the approval of PC-2026-0018-CUP does not guarantee that the applicant will receive an alcohol license from the State. As the sole alcohol licensing and enforcement agency, ABC will ultimately determine the appropriate License Types and requirements at the proposed Project Site. The proposed request supports the community’s progress, adding to the growth of the City. Any operational conditions placed on the approval of the request will safeguard the public’s welfare and further protect the integrity of the community.

The convenience store has successfully operated and served the community at this location for decades, including the sale of alcoholic beverages. The approval of an ABC Type 21 (Off-Sale General) license will not result in an increase in off-sale license to this census tract, as the existing Type 20 (Off-Sale Beer and Wine) license will be surrendered upon issuance of the Type 21 ABC license. Therefore, the proposed Type 21 ABC license will not result in an undesirable concentration of alcohol sales as the convenience store is already licensed to sell beer and wine, and the addition of distilled spirits does not add a new alcohol selling establishment, but rather expands the range of products offered by an existing business.

***C. Would not detrimentally affect the nearby surrounding area after giving special consideration to the proximity and nature of the proposed use with respect to other on-sale or off-sale alcoholic beverage establishments, residential districts and uses, schools (public or private), day care centers, public parks, playgrounds and other recreational facilities, churches and other places of religious worship, hospitals, clinics or other health care facilities.***

The convenience store has operated successfully at this location for many years. The new owners are experienced operators who maintain approximately twenty (20) ABC licenses throughout the state. They take pride in being a responsible retailer of alcoholic beverages. Furthermore, there are no schools, churches or places of religious worship, hospitals or healthcare facilities within

1,000 feet of the site. The property is located within the C-2 General Commercial zone and is surrounded by other commercial uses. While the applicant's property is within the C-2 Zone, it does border a residential zone. However, the commercial activity of the convenience store properly faces the commercial intersection, and its operations are directed away from residential areas. The store will continue to provide access to everyday basic needs for the neighboring residents while maintaining compatibility with surrounding land uses.

***D. Would not aggravate existing problems created by the sale of alcohol (e.g., littering, loitering, noise, public drunkenness, calls for service, and sales to minors);***

Montebello Jr. Market will continue to adhere to the established operational standards set in regard to store hours, staff training, and security. This includes only selling alcohol during the hours allowed by the State of California and ensuring all staff members are continuously trained in the responsible sale of alcoholic beverages, including, proper identification verification. Additionally, it will be required that Montebello Jr. Market continue to comply with all applicable requirements described in Chapter 17.61 of the MMC, including noise and light reduction measures, signage prohibiting the consumption of alcohol on site, and other operational measures to ensure a harmonious relationship with the other commercial uses and the nearby residential areas.

***E. Is in conformance with the goals, policies, and objectives of the general plan and the purpose and intent of this code and any applicable specific plan;***

The proposed use is aligned with the goals listed in "Our Prosperous Community" section of the Montebello General Plan. The goal of revitalizing established neighborhoods and corridors specifically "providing non-residential uses that are accessible for the convenience of individuals living in residential districts". Montebello Jr. Market borders a residential zone and increasing the items provided in the store to include the addition of a small amount of distilled spirits will increase the convenience of shopping closer to the residential districts. The proposed use also aligns with the goal of protecting and investing in existing assets within the community and nurturing local business. The upgrade to a long-standing convenience store has the potential to increase the amount of sales at the store, which will in turn increase the economic development within the corridor and the city itself.

The convenience store is located within an existing structure with no plans to expand or alter the exterior of the existing building. The proposed use conforms with the following Polices/Goals of the City of Montebello General Plan

Policy/Goal	Description
<p><b>“General Plan Policy # 2.1 Monitor economic development activities in the City.”</b></p>	<p>The proposed alcoholic license upgrade supports the policy by contributing to ongoing economic development activity, enhancing business viability, and increasing commercial investment in the area.</p>
<p><b>“General Plan: Policy #A2.5a, “Provide more resources to small businesses.”</b></p>	<p>Expanding the business list of products will help contribute to the growth and wider range of customers.</p>
<p><b>“General Plan: Policy #A2.5c, Support local business operations.”</b></p>	<p>The proposed use conforms to the Zoning Code's provisions for the site, which is designated for commercial use. The convenience store will contribute to the local economy by creating jobs, stimulating consumer spending within the city, and generating tax revenue.</p>
<p><b>“General Plan: Policy #3.3a, “Provide non-residential uses that are accessible for the convenience of individuals living in residential districts”</b></p>	<p>The convenience store provides the community with commercial use near residential areas, offering residents convenient access to everyday goods and services without the need to travel long distances.</p>
<p><b>“General Plan Policy #3.3c Reduce the length and number of trips generated by residential development by enhancing the accessibility to non-residential areas.”</b></p>	<p>The increase of products will provide convenient and local retail option for residents, reducing the need to travel longer distances for similar purchases.</p>

***F. Serves the public convenience or necessity based upon factors outlined in Section 17.61.060 of the MMC. This finding shall only apply to conditional use permit applications for bars, off-sale alcoholic beverage establishments, and any other applications that the State Department of***

***Alcoholic Beverage Control determines are located in an area of undue concentration as defined by state law (California Business and Professions Code Section 23958.4.). The factors outlined in Section 17.61.060 of the MMC are:***

- *Whether the proposed use will result in a net employment gain in the city (especially of local residents);*

The proposed CUP would allow for the expansion of alcohol sales by permitting the sale of distilled spirits in addition to the existing goods. Providing this option at the convenience store is expected to attract more customers, subsequently leading to an increase in sales and demand, and could result in the creation of new employment opportunities through the hiring of additional employees.

- *Whether the proposed use will result in a substantial increase in business taxes;*

Offering the sale of distilled spirits is expected to increase tax revenues by attracting more customers to Montebello Jr. Market, resulting in an increase in business revenue. Obtaining an off-sale license to sell distilled spirits will support the continued growth of the convenience store and generate additional tax revenues for the City. This proposal may also help retain local spending by providing customers with more comprehensive shopping options, reducing the likelihood of losing customers to surrounding cities. This increase is due not only to the direct sales from the convenience store but also the indirect effect of attracting more customers to the surrounding businesses which would further contribute to local economic activity and tax generation.

- *Whether the proposed establishment is a unique business addition to the community;*

The addition of distilled spirits sales will further differentiate the convenience store from others in the area by expanding its product offerings. This enhancement allows the business to better serve customers seeking a more comprehensive and convenient shopping experience.

- *Whether the proposed use will contribute to the long-term economic development goals of the community;*

The convenience store contributes to the vitality of Vail Avenue and the City as

a whole by providing a neighborhood serving amenity that is enjoyed by nearby residents and visitors. With the store being open for 35 years, it is a staple and valued part of the community. The proposed expansion will continue to support the City's long-term economic development goals by sustaining local employment opportunities and generating taxable revenue. These contributions help fund essential public services while reinforcing the stability and economic health of the surrounding commercial area.

- *Whether the aesthetic character ambiance of the proposed use will result in an overall positive upgrade in the area and community;*

The applicant's commitment to maintaining a clean, attractive, and welcoming environment will contribute to the aesthetic character of the area. Since the change of ownership, the applicant has invested approximately \$300,000 in renovating and refreshing both the exterior and interior of the property. The façade has been cleaned and re-painted, new security cameras and lighting have been installed, the parking lot has been power washed and re-landscaped, and new floors, shelves, lights, and counters were put in the interior. These enhancements collectively elevate the overall appearance and functionality of the site, contributing to a more visually appealing and well-maintained commercial environment for the community.

- *The viability of the business to operate profitably without alcohol sales.*

While the applicant believes that offering distilled spirits in addition to beer and wine will enhance the customer experience, their primary focus of the convenience store remains on providing high-quality goods and excellent service. The business model does not rely solely on alcohol sales but rather views them as an additional convenience for patrons. Therefore, the convenience store is expected to continue operating successfully and profitably even without the increase in alcohol sales.

**SECTION 3.** CEQA. The Planning Commission finds that the actions taken under the Resolution are exempt from CEQA under CEQA Categorical Exemption § 15301 (Existing Facilities) Class 1 exemption of the CEQA Guidelines. A Class 1 exemption under CEQA Guidelines § 15301 applies to projects resulting in the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structure involving negligible or no expansion of use. There will be no expansion to the interior or exterior of the existing facilities in the proposed Project.

**SECTION 4.** APPROVALS. The Planning Commission hereby approves CUP (Case No. PC-2026-0018-CUP) to allow the upgrade of an ABC license from a Type 20 license (Off-Sale Beer & Wine) to a Type 21 license (Off -Sale General) for the existing convenience store, subject to the conditions of approval 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.

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. Development of the site shall be consistent with all of the provisions of the Montebello Municipal Code ("MMC") and Conditional Use Permit ("CUP") (PC-2-26-0018-CUP), and the specifications of the Planning Department.
4. Within 30 days of the Planning Department 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 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 conditions(s) may be modified, or new condition(s) added to reduce any impacts of the use. The Planning Commission may revoke the CUP (PC-2026-0018-CUP) if sufficient cause is given.
6. 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.
7. The Applicant and operator shall prepare and submit an annual project compliance report. This report is due annually for the first three (3) years of alcohol sales, starting one-year from the date of issuance of an Alcoholic Beverage Control (“ABC”) license. The compliance report must be submitted to the Director to demonstrate compliance with the Conditions of Approval. The Director shall transmit the annual project compliance report to the Planning Commission to either receive and file or take any other action as deemed necessary.
8. In the event of a change of ownership transfer of ABC License, the conditional use permit will be brought back to the Planning Commission for review.
9. Prior to the commencement of alcohol sales, all employees who will sell alcoholic beverages shall be required to attend either the Department of ABC Responsible Beverage Service (“RBS”) training or a comparable in-house training program approved by the Director. Any employees hired after the commencement of alcohol sales shall be required to attend RBS training or the approved in-house training within thirty (30) days of their hire date.
10. No more than 50% of total gross revenues per year shall be from alcohol sales. The Applicant shall maintain records of gross revenue sources which shall be submitted to the Director and/or the Department of ABC upon request.
11. The operation shall at all times 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, loitering, or consumption of alcohol occurs in and around the project site.

12. Permitted hours of operation shall be 7:00 AM to 12:00 AM Monday through Sunday.
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. The exterior lighting of the parking area shall be kept at an intensity of between one (1) and two (2) foot candles, so as to provide adequate lighting for patrons while not disturbing surrounding residential or commercial areas. Light sources shall be screened from adjacent properties and from the sky.
16. Adequate security measures shall be provided as specified by the Montebello Police Department ("Police Department"), including, but not limited to, retaining trained staff and security personnel, and providing security devices such as surveillance or burglar alarm systems.
17. 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.
18. As stated in Section 9.04.010 ("Drinking in Public") of the MMC, no person shall drink any intoxicating liquor in or upon any public street or public place within the City. Signs shall be posted on the premises both inside and outside specifically citing "Section 9.04.010 - Drinking in Public" of the MMC.
19. Premises shall be kept clean and the Applicant, Operator, and/or Management of the establishment shall insure that no trash or litter originating from the site is deposited onto neighboring properties or onto the public right-of-way.

20. The Applicant, Operator and/or Management of the establishment shall take the necessary steps to assure the orderly conduct of employees, patrons and visitors on the premises.
21. The Applicant/Operator/Management of the establishment shall maintain all required State and/or local permits and/or licenses for the sale of alcoholic beverages in good standing.
22. No person shall sell alcoholic beverages if there has been any lapse or breach in good standing of any one or more of the permits and/or licenses required for such sale.
23. In addition to the conditions enumerated above, any other condition may be imposed by City staff.
24. All windows of the facility shall be treated with anti-graffiti film. It is the responsibility of the Applicant, Site Owner, Operator and/or Management, at their sole expense and cost, to have all graffiti on the site removed within 24 hours of its appearance or be subject to citations from the City Code Enforcement Division ("Code Enforcement").
25. 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.
26. The approval of the entitlement shall expire if the rights granted are not exercised within one (1) year from the conditional use permit's effective date. Exercise of right shall mean issuance of a building permit to commence construction, issuance of alcohol license from ABC, or similar activities demonstrating the intent to proceed with the project, as determined by the Director.
27. Prior to commencement of alcohol sales, the Applicant/Operator/Management shall post a notice in a conspicuous location within the building stating that the site is regulated by a CUP and the Acceptance Form, which includes the establishment's conditions of approval, is available upon request. This notice shall remain posted at all times the establishment is in operation.

28. The Applicant, Operator, Management and/or successor of the use shall bear full cost (hereinafter referred to as the "Inspection Fees") 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.
29. This approval shall not supersede the approval of any other affected agencies. The applicant shall comply with Federal, State, and local requirements.
30. The following on-site requirements of the MMC and/or the specifications of the Fire Department:
1. Fire extinguishers in approved locations.
  2. Address is legible and placed in an approved location visible from the street.
31. The following on-site requirements of the MMC and/or the specifications of the Police Department and Code Enforcement Division shall be complied with at all times:
- a. A copy of the ABC license, business license, health permit, seller's permit, and all other required licenses shall be posted and made readily available to any licensing, code enforcement, public health, and law enforcement officer.
  - b. The premises shall be subject to inspection by members of the Police Department, Fire Department, Code Enforcement, Los Angeles County Department of Public Health or, any other law enforcement officer at any time without warrant.
  - c. A responsible person over the age of 21 must be on the premises at all times while the business is open. This person must possess valid identification.
  - d. Staff under the age of 21 cannot sell alcohol.
  - e. No gambling of any type shall be allowed on the premises.
  - f. The Police Department reserves the right to review this CUP at any time if there are excessive calls for service or if the Police Department feels that

the operation of the establishment is a risk to public health, safety, welfare, or morals.

- g. The Police Department reserves the right to close the business if it appears that the continued operation would create an unsafe environment for the employees, patrons, bystanders, or emergency personnel. Examples would include, but not limited to, patrons fighting, overcrowding, unruly crowds, threats to public health and welfare, etc.
- h. The business owner shall install, maintain, and obtain City permits for a burglary and robbery alarm system.
- i. Doors that are not utilized for customer access shall be locked from the outside and have alarmed panic hardware.
- j. If police or fire services are required at the location, the Applicant will be responsible for reimbursing the City for all related costs.
- k. If Code Enforcement is required due to any code violations and/or violations of the conditions of this CUP, the applicant will be responsible to reimburse the City for all inspections and costs.
- l. An approved Emergency Access Plan shall be provided, subject to review and approval of the Police and Fire Departments prior to issuance of the Certificate of Occupancy or commencement of alcohol sales, as applicable.
- m. A signed copy of the Acceptance Form shall be kept at the business and presented to any law enforcement officer on demand.
- n. Any violation of the conditions of this permit may cause the revocation of the subject CUP.

**PASSED AND ADOPTED** this 21<sup>st</sup> day of April, 2026, by the Planning Commission.

Commissioner Cuevas:     AYE    NOE    ABSENT    ABSTAIN  
Commissioner Morales:    AYE    NOE    ABSENT    ABSTAIN  
Commissioner Lomeli:     AYE    NOE    ABSENT    ABSTAIN

Chair Medina:                     AYE  NOE  ABSENT  ABSTAIN

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Armando Medina, Chair

ATTEST:

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Joseph A. Palombi, Director  
Planning & Community Development Department

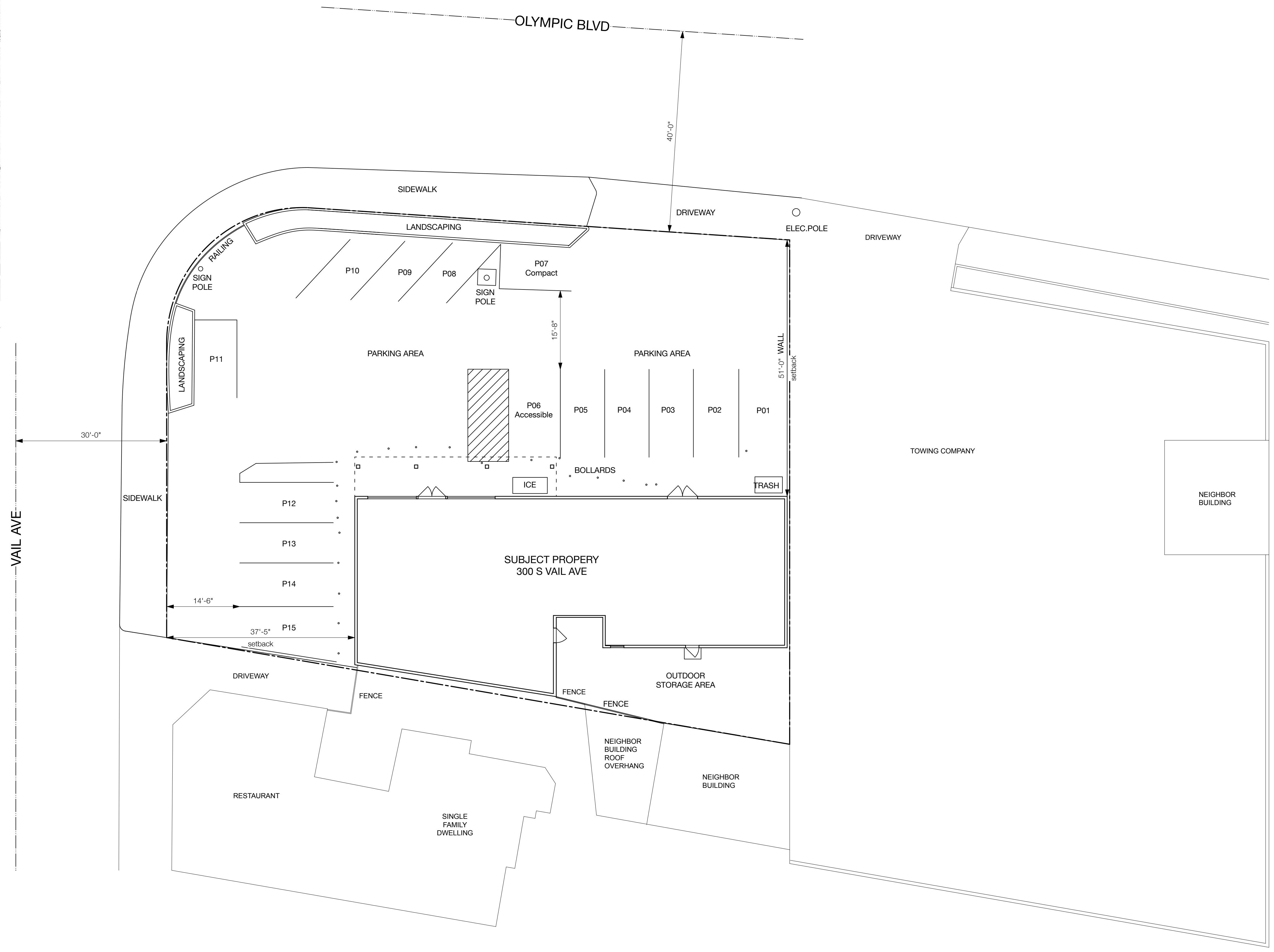
# Attachment B. Project Plans

Applicant: Montebello Wine and Spirits, Inc.  
 Address: 300 S Vail Ave., Montebello, CA 90640  
 Phone number: 714-566-5022

Structure: 2698 sf  
 Lot size: 11,420 sf  
 Lot coverage: 23.6%  
 Parking: 15 including 1 accessible  
 No fire hydrants or bus stops adjacent to property



**2 Vicinity Map**  
 Scale: Not to scale



**1 Site Plan**  
 Scale: 3/32" = 1'-0"

**SCHISM DESIGN**  
 architecture + interiors  
 residential  
 restaurant  
 commercial  
 4488 Vista Superba St  
 Los Angeles CA 90063  
 323-244-7733  
 info@schismdesign.com  
 schismdesign.com

These drawings and specifications and ideas, design and arrangements represented thereby are and shall remain the property of Schism Design, and no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of Schism Design. Visual contact with these drawings and specifications shall constitute conclusive evidence of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to the office for review before proceeding with the fabrication.



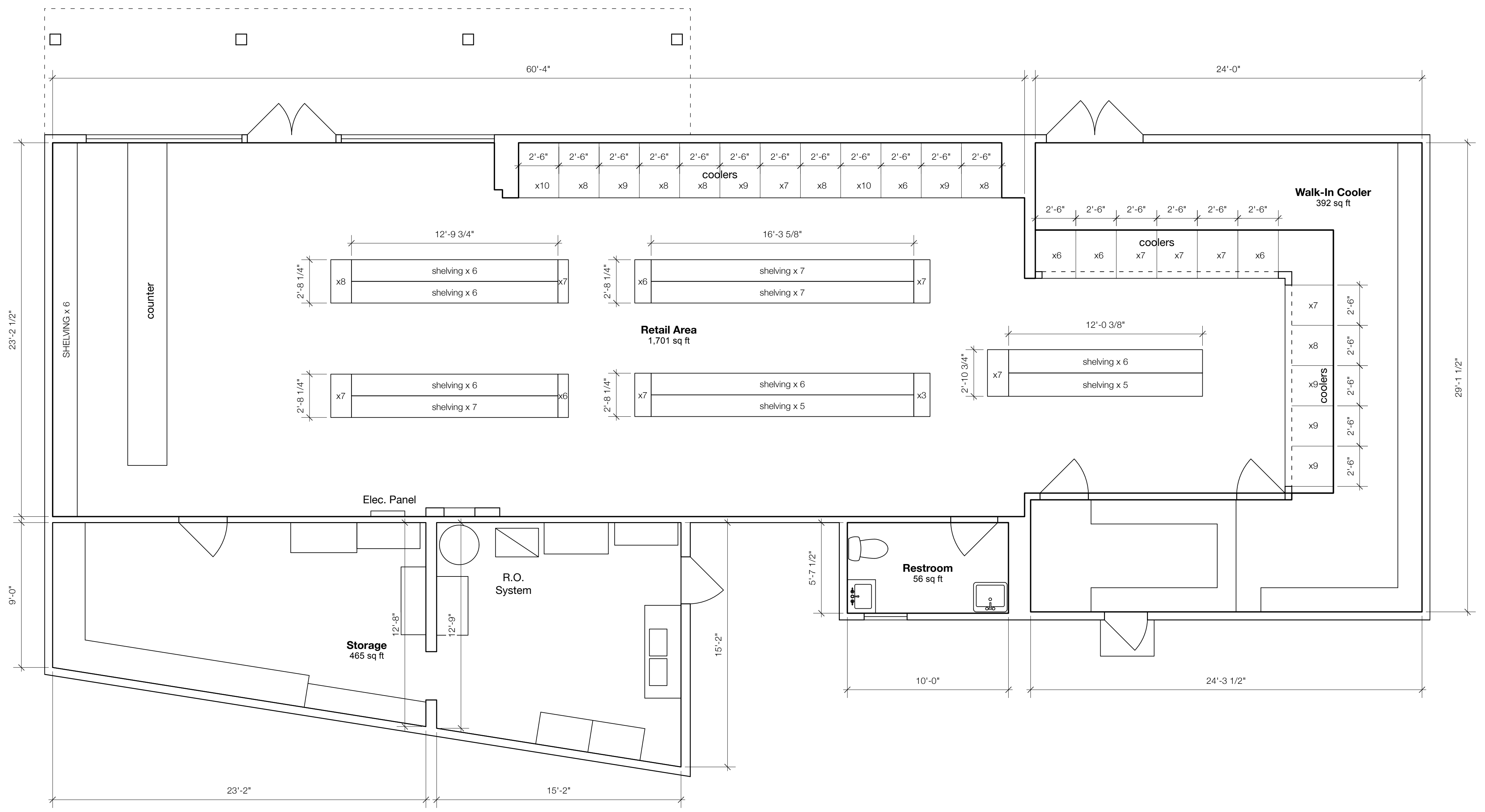
**Montebello Wine and Spirits**  
 300 S Vail Ave  
 Montebello, CA 90640

**Site Plan**

No.	Date	Revision Notes

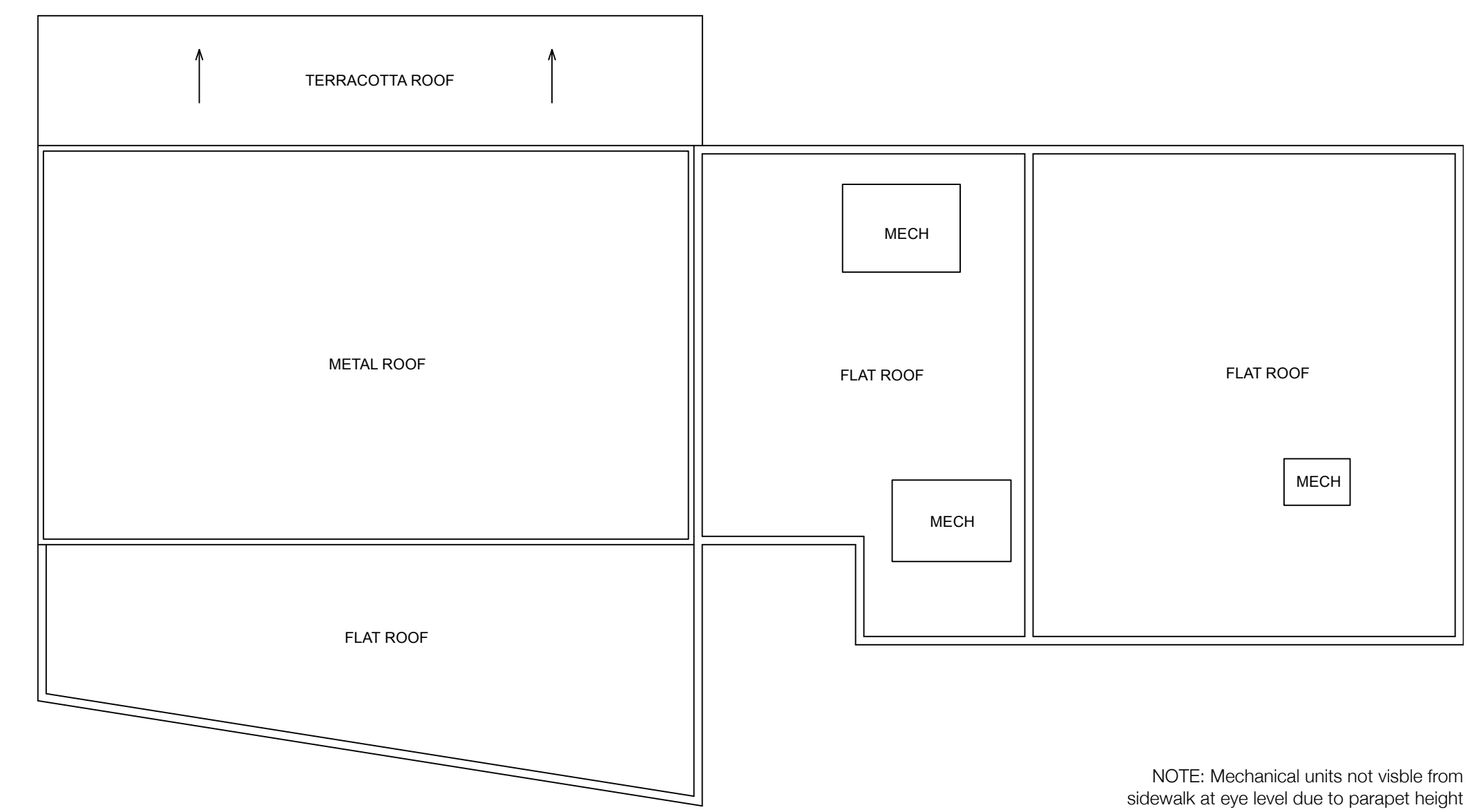
**A-100**

Date: 11/12/25  
 Time: 9:41



**1 Existing Floor Plan**  
Scale: 1/4" = 1'-0"

**TOTAL LINEAR SHELVING: 1,909 FEET**



**2 Existing Roof Plan**  
Scale: 1/8" = 1'-0"

NOTE: Mechanical units not visible from sidewalk at eye level due to parapet height

These drawings and specifications and design, details and arrangements represented thereby are and shall remain the property of Schism Design, and no part thereof shall be copied, disclosed to others or used in its connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of Schism Design. Visual contact with these drawings and specifications shall constitute conclusive evidence of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions on the job, and the office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to the office for review before proceeding with the fabrication.



**Montebello Wine and Spirits**  
300 S Vail Ave  
Montebello, CA 90640

**Floor Plan & Roof Plan**

No.	Date	Revision Notes

**A-110**

Date: 11/12/25  
Time: 9:41

Notice of CEQA Exemption

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: Conditional Use Permit

Project Location: 300 S. Vail Avenue, Montebello, CA 90640
Case Number(s): PC-2026-0018-CUP/ENV No. 01-26-CE

Description of Nature, Purpose, and Beneficiaries of Project: A Conditional Use Permit ("CUP") Case No. PC-2026-0018-CUP to allow the upgrade of a California Department of Alcoholic Beverage Control license from Type 20 (Off-sale Beer & Wine) to a Type 21 (Off-Sale General) for an existing convenience store ( Montebello Jr. Market) for the property located at 300 S. Vail Avenue (collectively "the Property").

Name of the Public Agency Approving the Project: City of Montebello
Name of Person or Agency Carrying Out the Project: Montebello Wine & Spirits Inc. on behalf of Jung Kil Park ("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));
[X] Categorical Exemption. State type and section number: Class 1- CEQA Guidelines Section 15301 (Existing Facilities)
Statutory Exemptions. State code number:

Justification for Project Exemption:

The Project is Categorically Exempt per CEQA Guidelines §15301 - Class 1 (Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion or existing or former use. There is no additional building footprint being added in connection with the Project.

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: \_\_\_\_\_

- [X] Signed by Lead Agency
[Signed by Applicant]