



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**

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.


Joseph Palombi, Planning Commission Secretary

