



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