



**PLANNING COMMISSION
MEETING AGENDA**

TUESDAY, JULY 21, 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, July 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 – JUNE 16, 2026.

PUBLIC HEARING

2. CONDITIONAL USE PERMIT (“CUP”) CASE NO. PC-2026-0020-CUP TO ALLOW A TYPE 41 ALCOHOLIC BEVERAGE CONTROL (“ABC”) LICENSE (ON-SALE BEER AND WINE—EATING PLACE) FOR THE ON-SALE CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING FULL-SERVICE RESTAURANT ESTABLISHMENT LOCATED AT 1105 WEST WHITTIER BOULEVARD, MONTEBELLO, CA (LOS SABORES DE MEXICO)

RECOMMENDATION:

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

1. ADOPT Resolution No. 12-26 conditionally approving Conditional Use Permit No. PC-2026-0020-CUP, subject to certain findings and conditions to allow a Type 41 Alcoholic Beverage Control (“ABC”) License (On-Sale Beer and Wine—Eating Place) for the on-sale consumption of beer and wine in conjunction with an existing full-service restaurant establishment located at 1105 West Whittier Boulevard, 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. 03-26-CE) is categorically 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.
3. **CONDITIONAL USE PERMIT (“CUP”) TO ESTABLISH AND OPERATE A NEW PLANET FITNESS HEALTH AND FITNESS CLUB WITHIN AN EXISTING COMMERCIAL TENANT SPACE LOCATED AT 802 WEST BEVERLY BOULEVARD (ASSESSOR’S PARCEL NUMBER 5294-019-008) IN THE MONTEBELLO MIX SHOPPING CENTER**

RECOMMENDATION:

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

1. ADOPT Resolution No. 13-26 conditionally approving CUP No. PC-2026-0021-CUP to allow the establishment and operation of a new Planet Fitness gymnasium/fitness club within an existing commercial tenant space located at 802 West Beverly Boulevard ("Project Site") in the Montebello Mix shopping center, including the remodeling of the approximately 17,609 square foot commercial space to accommodate the fitness club as well as other minor site improvements; and
2. DETERMINE and FIND that the project (ENV No. 04-26) is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines, Section 15301 - Existing Facilities.

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 **August 04, 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, July 16, 2026, at 5:30 p.m.**



Senior Administrative Assistant



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, JUNE 16, 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

None.

MINUTES

1. APPROVAL OF THE MINUTES FROM THE PLANNING COMMISSION MEETING HELD ON APRIL 21, 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 3-0.

PUBLIC HEARING

2. REVOCATION OF CONDITIONAL USE PERMIT NO. 01-19 RELATED TO COMMERCIAL CANNABIS OPERATIONS CONDUCTED AT 914 SOUTH VAIL AVENUE

Director Palombi introduced the item, followed by a presentation from Planning Manager, Ms. Viviana Esparza, regarding the revocation of Conditional Use Permit ("CUP") No. 01-19 related to commercial cannabis operations conducted at 914 South Vail Avenue. Upon completion of the staff's presentation, the commissioners asked staff questions regarding revocation meetings being held via the Planning Commission, and steps and efforts the City takes to facilitate operators coming into compliance. Director Palombi answered these questions by first stating we process these revocations as they come up and we work closely with our Finance Department to track revenue collections that are due to the City, as well as monitoring the Conditions of Approval. Director Palombi advised that two (2) of these revocations occurred in January 2025, that three (3) were occurring presently before the commission, and that five (5) additional operators need to be processed and brought before the commission once staff has gone through all relevant information and facts. Director Palombi further explained that staff is bound by the agreements and the underlying entitlements which outline the operator's obligations. Director Palombi stated that we do not negotiate the fees; however, noted that we have allowed operators who are \$50,000 or less in debt to bring their fees up to date. Director Palombi clarified that the cannabis industry is challenged and unable to survive in the current business climate. Director Palombi ultimately explained that the cannabis operators operate like any other business in the city and that the City is bound by regulations to remedy these situations. As noted by the commission, the applicant and/or owner were not present for this meeting. The Public Hearing was opened at 6:33 p.m. There were no members of the public who approached the commission for comment, nor were there any public speaker cards. The Public Hearing was closed at 6:34 p.m. Chair Medina brought the discussion back to the commission. Chair Medina noted that the City communicated with the operator last year about their outstanding fees and that their business and state licenses have expired. Commissioner Morales concurred with Chair Medina. Chair Medina motioned to adopt Resolution No. 04-26 approving the revocation of Conditional Use Permit No. 01-19 due to the failure by CaliMed Management Group, LLC ("CaliMed") to comply with the Conditions of Approval applicable to Conditional Use Permit No. 01-19 and for failure to fulfill their obligations and commitments pursuant to Development Agreement No. 01-19 and Montebello Municipal Code Section 5.90.090.A. Vice-Chair Lomeli seconded the motion. Ms. Esparza conducted a roll call vote, and the item was approved unanimously 3-0.

MOTIONED: Chair Medina

SECONDED: Vice-Chair Lomeli

APPROVED: 3-0-0-1

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Cuevas

3. REVOCATION OF CONDITIONAL USE PERMIT NO. 07-19 AND ASSOCIATED AMENDMENT NO. 07-19-M1 RELATED TO COMMERCIAL CANNABIS OPERATIONS CONDUCTED AT 728 SOUTH VAIL AVENUE

Director Palombi introduced the item, followed by a presentation from Assistant Planner, Ms. Grace Hayashi, regarding the revocation of Conditional Use Permit No. 07-19 and associated amendment No. 07-19-M1 related to commercial cannabis operations conducted at 728 South Vail Avenue. Upon completion of the staff's presentation, Commissioner Morales noted that both cannabis facilities from the previous item and the current item are located on the same street, Vail Avenue. Ms. Esparza confirmed that is correct, as the area is a Light Industrial zone. The Public Hearing was opened at 6:55 p.m. There were two (2) members of the public that spoke during public comment. The first member of the public, Moses Chung, noted that he is the operator of the cannabis facility located next door to the project site. The first member of the public stood in opposition to the revocation due to the fact he would like to relocate his current cannabis operation and expand his space, which he would be unable to do if the CUP related to the item were to be revoked. Chair Medina confirmed with the first member of the public that he is the operator of Luna Caregivers which is located adjacent to the current project site. The first member of the public further advised the commission that his goal is to bring business to 728 South Vail and begin using a new license. Chair Medina asked Director Palombi if this speaker's request would require a new CUP. Director Palombi requested that Chair Medina hold his question so that he may address it once public comment closes. The second member of the public, Sarkis (Sam) Tagian, approached the podium to also speak in opposition of the revocation due to the fact that he and his friend, Varouj Corajian, who is the landlord of the 728 South Vail Avenue property, would either like to request that the commission grant the first member of the public the opportunity to expand his friend's property to Luna Caregivers' business operations or that he and his friend would like to apply for a business license themselves. Upon completion of public comment, the commissioners inquired if the applicant/operator for 728 South Vail Avenue was present, at which point staff confirmed that the applicant/operator was not present and that the first member of the public is the cannabis operator of a separate neighboring business and that the second member of the public is the

realtor of the landlord for 728 South Vail Avenue. Chair Medina further noted that a letter was received from the landlord of 728 South Vail Avenue in opposition to revocation and requested that the commission delay their action. The Public Hearing was closed at 7:07 p.m. Chair Medina explained that Resolution No. 25-92 was included in the commissioner's agenda packet, which is a resolution from the City defining and confirming certain policies to be implemented relating to the Montebello Municipal Code ("MMC") Chapter 5.90 related to the commercial cannabis activities. Chair Medina further explained that Section One of the last page of the resolution hereby establishes a policy pursuant to the MMC Section 5.990.050B – application requirements, development agreements, and conditional use permit required. Chair Medina quoted the resolution, noting that it prohibits the acceptance of any new commercial cannabis applications. Chair Medina continued noting that the City established a policy to deny modifications to existing cannabis conditional use permits and development agreements for any cannabis operator who meets any of the following criteria: 1) has not fulfilled financial obligations to the City, including but not limited to payments stipulated in the development agreement; 2) is not in compliance with all applicable local and state laws, regulations, and ordinances governing cannabis operations, or; 3) has failed to make measurable progress in development or operation of the cannabis business including but not limited to failure to submit tenant improvements plans within the required timeframe, submission of plans that have expired without renewal or resubmission or lack of active construction or site development activity within a reasonable period of time determined by the City. Chair Medina inquired if the commissioners had the authority to grant modifications to cannabis activities for Saint's Place LLC. Director Palombi confirmed that is correct and advised that what is being requested regarding the modifications is not the item that is before the commission tonight, but rather the grounds for revocation of the CUP. Chair Medina inquired if CUPs are tied to specific addresses or the property. Director Palombi confirmed that is correct and advised that CUPs are tied to and run with the land. Director Palombi further reiterated that the commission is not prepared to discuss Luna Caregivers' request. Chair Medina inquired if any modifications to Luna Caregivers' business would then have to be to their CUP. Director Palombi confirmed that is correct. Ms. Esparza elaborated further, stating that because Luna Caregivers' business is located at an adjacent property, it would then be considered a satellite location and require a separate license. Ms. Esparza stated that the City would not entertain a second type of license to any operator subject to the resolution that was approved by City Council last year. Ms. Esparza explained that there is a provision or requirement within the MMC that a CUP cannot be abandoned within six (6) months, and the City may revoke any abandoned CUP if it's not fully effectuated within whatever time period if it's abandoned. Ms. Esparza elaborated that the CUP being discussed within this item has been abandoned for the past few years. Chair Medina inquired if a transfer of ownership is considered a modification, to which Ms. Esparza confirmed that is correct. Chair Medina inquired if, pursuant to Resolution No. 25-92, all three (3) requirements must first be met for a modification to occur. Ms. Esparza explained that Saint's Place is currently revoked by the State and they have not been reinstated since said revocation date. Chair Medina reiterated the facts and confirmed that Saint's Place has at minimum an outstanding amount of \$97,000.00 in dues to the City. Chair Medina inquired if there were to be any modifications made to the CUP at hand that the CUP would first need to be made current by paying all outstanding fees, becoming current with the State's revocation, as well as becoming current and in good standing with the City's business licensing practices. Director Palombi advised that is correct and explained that a Development Agreement and a CUP are needed for a business to be operational, as well as for the conditions of approval outlined within both to be met so that the business operator is in good standing. Vice-Chair Lomeli advised the public comment request is not applicable to the item being presented tonight. The second member of the public advised he had a question. Chair Medina reopened the Public Hearing at 7:19 p.m. The second member of the public, Sam, approached the podium and stated that he and his friend have nothing to do with Saint's Place and are requesting the commission to allow Moses to expand his current cannabis operation to their property where Saint's Place formerly operated so they may continue building revenue. The Public Hearing was closed at 7:21 p.m. Director Palombi noted that the use has been abandoned and revoked by the Department of Cannabis Control since February 2026. Ms. Esparza noted that communication between the City and the operator, as well as payments from the operator, have stopped since October 2024. Vice-Chair Lomeli clarified for Sam that the business being requested is not in discussion tonight. Commissioner Morales advised that she was curious if the Saint's Place operator was present, since if the item before the commission tonight was important to them, then Saint's Place would have been in attendance. Vice-Chair Lomeli motioned to adopt Resolution No. 08-26 approving the revocation of CUP No. 07-19 and associated amendment No. 07-19-M1 due to the failure by Saint's Place LLC to comply with the Conditions of Approval applicable to CUP No. 07-19 and amendment No. 07-19-M1, and for failure to fulfill their obligations and commitments pursuant to DA No. 07-19 and MMC Section 5.90.090.A. Commissioner Morales seconded the motion. Ms. Esparza conducted a roll call vote, and the item was approved unanimously 3-0.

MOTIONED: Vice-Chair Lomeli

SECONDED: Commissioner Morales

APPROVED: 3-0-0-1

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Cuevas

4. REVOCATION OF CONDITIONAL USE PERMIT NO. 03-19 RELATED TO COMMERCIAL CANNABIS OPERATIONS CONDUCTED AT 1616 BEACH STREET

Director Palombi introduced the item, followed by a presentation from Ms. Hayashi regarding the revocation of Conditional Use Permit ("CUP") No. 03-19 related to commercial cannabis operations conducted at 1616 Beach Street. Upon completion of staff's presentation, Chair Medina opened the Public Hearing at 7:29 p.m. Chair Medina confirmed there were no public comments or speaker cards. The Public Hearing was closed at 7:30 p.m. Vice-Chair Lomeli motioned to adopt Resolution No. 05-26 approving the revocation of CUP No. 03-19 due to the failure by GW Montebello Inc. to comply with the Conditions of Approval application to CUP No. 03-19 and for failure to fulfill their obligations and commitments pursuant to DA No. 03-19 and Chapter 5.90 of the MMC. Commissioner Morales seconded the motion. Ms. Esparza conducted a roll call vote, and the item was approved unanimously 3-0.

MOTIONED: Vice-Chair Lomeli

SECONDED: Commissioner Morales

APPROVED: 3-0-0-1

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Cuevas

PLANNING COMMISSION ORALS – Vice-Chair Lomeli praised Director Palombi and staff for their hard work in keeping up with the cannabis operations within the community. Ms. Esparza thanked staff members, Isela and Jill, for their work in preparing the items being presented. Commissioner Morales seconded Vice-Chair's sentiment. Chair Medina noted the helpfulness of having sufficient information necessary for the commission to make good decisions.

ADJOURNMENT

The meeting was adjourned at 7:31 p.m. to the next regularly scheduled meeting that will be held on July 7, 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: **CONDITIONAL USE PERMIT (“CUP”) CASE NO. PC-2026-0020-CUP TO ALLOW A TYPE 41 ALCOHOLIC BEVERAGE CONTROL (“ABC”) LICENSE (ON-SALE BEER AND WINE—EATING PLACE) FOR THE ON-SALE CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING FULL-SERVICE RESTAURANT ESTABLISHMENT LOCATED AT 1105 WEST WHITTIER BOULEVARD, MONTEBELLO, CA (LOS SABORES DE MEXICO)**

DATE: July 21, 2026

RECOMMENDATION(S):

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

1. ADOPT Resolution No. 12-26 conditionally approving Conditional Use Permit No. PC-2026-0020-CUP, subject to certain findings and conditions to allow a Type 41 Alcoholic Beverage Control (“ABC”) License (On-Sale Beer and Wine—Eating Place) for the on-sale consumption of beer and wine in conjunction with an existing full-service restaurant establishment located at 1105 West Whittier Boulevard, 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. 03-26-CE) is categorically 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:

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On June 1, 2026, Los Sabores De Mexico (“Applicant”) filed a request for a Conditional Use Permit (Case No. PC-2026-0020-CUP) to allow a Type 41 ABC License (On-Sale Beer and Wine—Eating Place) for the on-sale consumption of beer and wine in conjunction with an existing full-service restaurant establishment located at 1105 West Whittier Boulevard (the “Project Site”), pursuant to Chapter 17.61 of the Montebello Municipal Code (“MMC”). No physical alterations to the Project Site are proposed in connection with the requested 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 a Type 41 license from ABC. This license would allow for the on-site consumption of beer and wine in conjunction with a bona fide restaurant.

As part of the application process, on June 1, 2026, staff issued a deemed complete letter to the Applicant, pursuant to California Government Code Section 65943 et seq.

PROJECT /APPLICANT INFORMATION

Project Location:	1105 West Whittier Boulevard (Assessor Parcel Number: 6350-003-041)
Project Applicant:	Manuel Ramos on behalf of Los Sabores De Mexico
Property Owner:	John Gabriel
General Plan Designation:	Corridor
Zoning:	C-2 (General Commercial)
Existing Use on Property:	Restaurant

REPORTS RECEIVED

On June 1, 2026, the application for Case No. PC-2026-0020-CUP was forwarded to the Police, Building, Fire, Public Works, and Parks and Recreation Department for review, comments, and conditions. No comments were received.

FISCAL IMPACT

None.

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

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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 June 25, 2026, Public Hearing Notice was published in the Montebello News; and
- On June 25, 2026, Public Hearing Notice was mailed to all property owners within a 300-foot radius from the exterior boundaries of project site.
- On June 25, 2026, Public Hearing Notice was mailed to all building occupants within a 500-foot radius from the exterior boundaries of project site.

ENVIRONMENTAL:

The proposed project associated with Case No. PC-2026-0020-CUP is considered a “project,” pursuant to the California Environmental Quality Act (“CEQA”) definition of a “project.” In accordance with CEQA, the project is Categorically Exempt pursuant to CEQA Guidelines Section §15301 (a) (Existing Facilities), because 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 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 DESCRIPTION

Pursuant to MMC Section 17.61.030, the Applicant seeks approval of a CUP to allow a Type 41 ABC license (On-Sale Beer & Wine – Eating Place) in conjunction with a bona fide restaurant (Los Sabores De Mexico) located at 1105 West Whittier Boulevard (the “Project Site”). The current restaurant operator at the Project Site, Los Sabores De Mexico, has operated under an active business license since November 3, 2025, as a restaurant with no alcohol sales.

Prior to this change, the business had previously operated as Fiesta Mexican Bar and Grill Restaurant since January 3, 2000. Although the previous operator served beer and wine on the premises and held the appropriate alcohol license, the City has no record of an approved CUP authorizing the sale of alcoholic beverages. As a result, the alcohol sales constituted a nonconforming use.

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Pursuant to Section 17.54.040(2)(a) of the MMC, nonconforming uses shall be abated, and usage shall be terminated if abandoned for six months or more. The restaurant ceased operations for approximately 10 months prior to the change in ownership, exceeding the abandonment period established in the MMC. Because the nonconforming use was discontinued for more than six months, any previous authorization to sell beer and wine is no longer valid, and the new operator is required to obtain a new CUP to authorize the on-site sale and service of beer and wine. If approved, the Conditional Use Permit will authorize the current restaurant operator to provide alcohol sales to include the on-sale consumption of beer and wine in conjunction with the full-service restaurant.

The restaurant operates within an approximately 6,588 square foot commercial retail space located within an existing shopping center and is open to the public Monday through Sunday from 9:00am to 12:00am. Los Sabores De Mexico will be a full-service restaurant offering traditional Mexican cuisine prepared with quality, fresh ingredients. Their menu will feature traditional Mexican dishes with a creative twist, as well as lunch specials designed to serve community workers and local residents. The restaurant will provide a wide variety of options for the entire family, including a dedicated children's menu.

The applicant proposes to rebrand the existing restaurant as Los Sabores De Mexico, a full-service family-oriented restaurant. According to the applicant, the business is intended to provide a welcoming dining environment that is compatible with the surrounding neighborhood and serves both local residents and area employees. As a small business owner and member of the community, the applicant has indicated a commitment to operating the restaurant responsibly, maintaining the character of the area, and complying with all applicable City regulations and conditions of approval.

Additionally, security and safety are a high priority to maintaining a positive environment for both patrons and employees. The premise is currently fitted with a total of 21 surveillance cameras, with 11 monitoring the interior and 10 located along the exterior perimeter. All video surveillance recordings are kept on-site for a minimum of 30 days. If needed, the recordings will be made available to the local police department.

The proposed project involves minor tenant improvements as the restaurant is currently operating. There is no expansion of the building footprint, increasing seating capacity, or significant modifications being proposed as part of this request. The proposed CUP request is solely to expand the existing restaurant use by allowing the on-site sale and service of alcoholic beverages; therefore, the proposed use is consistent and compatible with surrounding uses.

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:

Direction	Zone	Land Use
North	C-2	Corridor

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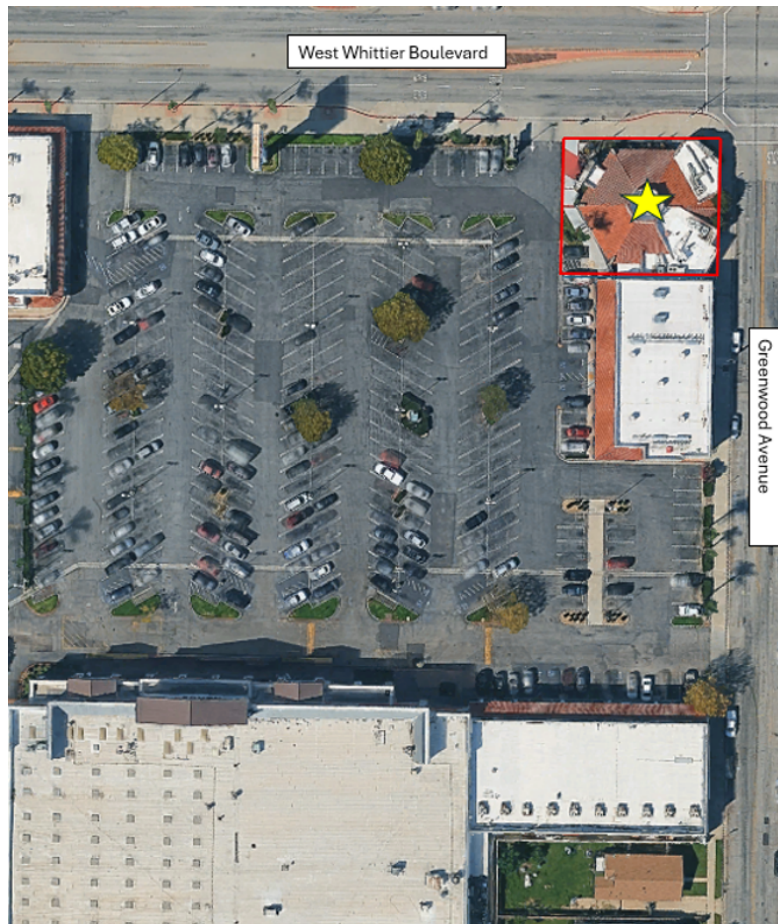
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South	C-2/R-3	Downtown/Neighborhood
East	C-2/R-3	Downtown/Neighborhood
West	C-2/R-3	Corridor/Neighborhood

The project site is located along West Whittier Boulevard between South Taylor Avenue and South Greenwood Avenue. The surrounding land use includes commercially zoned properties to the north and a mix of residential and commercially zoned properties to the east, south, and west. The lot area is 266,990 square feet and is developed within an existing commercial shopping plaza with other commercial uses. The surrounding businesses include a variety of commercial uses some of which include a grocery store, nail salon, and other retail uses.

Parking for restaurants that provide seating was evaluated based on the requirement of 1 parking space per 3 seats; plus 1 per 400 square feet of gross floor area pursuant the MMC Chapter 17.52 - *Off-Street Parking*. With 140 existing seats and 6,588 square feet of floor area, the restaurant requires a total of 64 parking spaces. The restaurant is located within an existing commercial plaza with approximately 340 shared parking spots for all patrons and customers of the businesses. Due to the shared parking and continuation of the already approved and operating restaurant use, the restaurant meets the required parking spaces.

Site Layout



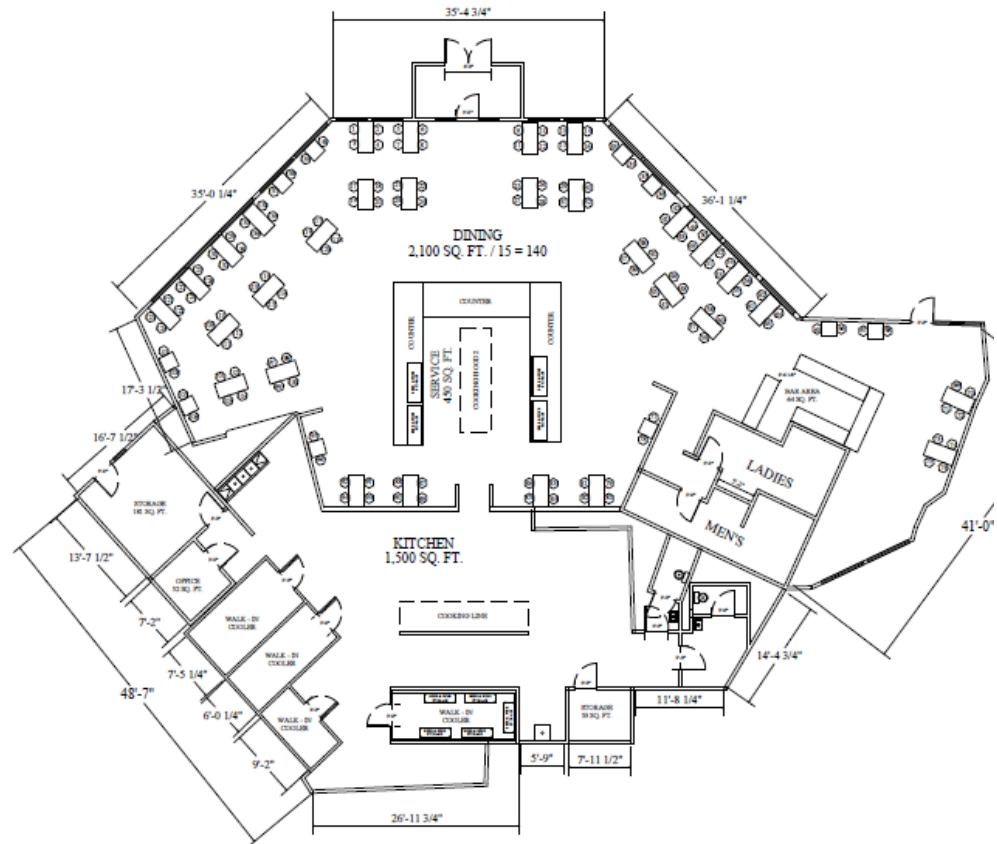
Floor Plan

The current floor plan occupies approximately 2,100 square feet of interior floor area and is designed to accommodate up to 140 dining seats. The floor plan includes a primary dining area for patron seating, as well as supporting operational spaces necessary for restaurant service. In addition to the dining area, the restaurant includes a kitchen, beer and wine storage area, a service/office area, and a common space to provide circulation. This proposal of the alcohol license will not result in any expansion or change of the existing floor plan.

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SUMMARY TABLE		
INTERIOR DINING	2,100 SQ. FT.	
INTERIOR SEATS	140	
SERVICE	450 SQ. FT.	
OFFICE	52 SQ. FT.	
BEER & WINE STORAGE	100 SQ. FT.	
STORAGE	234 SQ. FT.	
KITCHEN	1,500 SQ. FT.	
COMMON AREA	2,152 SQ. FT.	
RESTAURANT	6,588 SQ. FT.	



Business Operation

As mentioned, the proposed CUP would allow a Type 41 license for the sale of beer and wine in conjunction with the existing restaurant use. The restaurant operates daily from 9:00 am to 12:00 am (midnight) and offers a diverse selection of food, including a wide variety of Mexican traditional offerings.

ABC License Type

The Applicant is requesting a CUP to allow a Type 41 Alcoholic Beverage Control License (On-Sale Beer and Wine—Eating Place) for the existing restaurant establishment located at 1105 West Whittier Boulevard (Los Sabores De Mexico). Table X below identifies the number

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of licenses authorized by census tract number 5320.02. 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	9,876,811	5320.02	3,254	0	3	1	2

Table (Y)

License Number	Status	License Type	Premises Address	Business Name
311959	Active	21 (Off-sale Retail License)	1201 W Whittier Boulevard	Superior Grocers

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 relevant 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 ABC Type 41 license (On-Sale Beer and Wine—Eating Place) in conjunction with a bona fide restaurant. The restaurant is currently operating, and the addition of the Type 41 alcohol license would authorize the sale of beer and wine for consumption in conjunction with a full-line menu. This license type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified.

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 proposed addition of a Type 41 On-Sale Beer and Wine Eating Place License to an existing restaurant will not adversely affect the general welfare of the surrounding property owners. The establishment has been operating successfully as a restaurant and will continue to function primarily as a bona fide eating establishment, with food service remaining as the primary function. The site is located within a commercially designated area where retail activity is already anticipated and compatible with surrounding uses. The sale of alcoholic beverages will be ancillary to the restaurant operations as an extended function intended to enhance the dining experience.

The addition of the Type 41 license is not expected to increase noise, traffic, or other impacts beyond those already associated with the existing restaurant use. The employees involved in alcohol service will receive appropriate Responsible Beverage Service (RBS) training and certification as required by the California Department of

Alcoholic Beverage Control to promote a safe environment, the premises are also equipped with security cameras to monitor customer and operational areas. The restaurant is committed to full compliance with all applicable federal, state, and local regulations when it comes to the sale and service of alcoholic beverages to ensure there is no impact on the surrounding property owners, and that the use will not affect the general welfare.

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

Under California law, the California Department of Alcoholic Beverage Control regulates the number and types of alcohol licenses permitted within a census tract to prevent an undue concentration of alcohol sales. As a result, the approval of PC-2026-0020-CUP does not guarantee issuance of the proposed license as ABC has the authority over the alcohol license. The proposed Type 41 license would allow the existing restaurant to serve beer and wine in conjunction with a full-line menu. The approval of the Type 41 license would not result in an undesirable concentration of alcohol licenses, as it would be the only on-sale alcohol license within the census tract. There is currently only one existing alcohol license in the census tract, a Type 21 Off-Sale General license.

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 approval of an ABC Type 41 (On-Sale Beer and Wine Eating Place) license will not result in an increase in on-sale licenses to this census tract, as there is only one existing license, a Type 21 (Off-Sale General license). Therefore, the proposed Type 41 ABC license will not result in an undesirable concentration of alcohol sales.

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 restaurant has successfully been operation at this location for approximately 8 months. Prior to the new operator, Los Sabores De Mexico, this tenant space had been operating as another Mexican restaurant for over 25 years. There are schools, churches or places of religious worship, hospitals or healthcare facilities within 1,000 feet of the site. However, the primary use is a restaurant, with beer and wine sales offered only as an ancillary and complementary component of its dining operations. 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 have residentially zoned properties within the vicinity. However, the commercial activity of the restaurant properly faces the commercial intersection. The restaurant will continue to provide access to a full-line restaurant with the sale of beer and wine for the nearby 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);

The proposed use will not aggravate existing problems associated with the sale of alcohol because the business will be operated in a responsible and controlled manner with policies and procedures designed to minimize potential impacts on the surrounding area. The establishment will maintain regular cleaning and monitoring of the premises and adjacent areas to prevent littering and loitering. Management and staff will actively supervise customer activity to ensure patrons do not create excessive noise or disturbances.

The business will implement strict responsible beverage service practices, including checking identification for all customers, refusing sales to minors or intoxicated persons, and training employees in all applicable ABC laws and regulations. Clear signage regarding age restrictions and prohibited conduct will be posted throughout the premises.

In addition, the operation is intended to serve the local community in a professional retail environment and is not expected to generate public drunkenness, nuisance activity, or increased calls for police service. Security cameras, adequate lighting, and ongoing management oversight will further support a safe and orderly operation. The applicant is committed to being a responsible business operator and maintaining compatibility with the surrounding neighborhood and businesses.

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”. Los Sabores De Mexico is within an established commercial plaza with surrounding residential zones that is conveniently accessible. The addition of an alcoholic beverage license to serve beer and wine as an accessory use to the restaurant will enhance the dining experience for patrons while providing a valuable amenity to the local community.

The proposed use also aligns with the General Plan’s goal of protecting and investing in existing community assets and supporting local businesses. Los Sabores De Mexico is a locally operated restaurant that contributes to the economic vitality and cultural character of the area. Allowing the restaurant to offer alcoholic beverages in conjunction with meals will support business growth. This addition to the business is expected to generate additional revenue, promote continued investment in the business, and contribute to the economic development of the commercial corridor and the City of Montebello as a whole.

As mentioned, the restaurant is located within an existing commercial tenant space with no plans to expand or alter the exterior of the existing building. The proposed use conforms with the following Policies/Goals of the City of Montebello General Plan.

Policy/Goal	Description
“General Plan Policy # 2.1 Monitor economic development activities in the City.”	The proposed alcoholic license supports the policy by contributing to ongoing economic development activity, enhancing

	business viability, and increasing commercial investment in the area.
“General Plan: Policy #A2.5a, Provide more resources to small businesses.”	Expanding the business to allow alcohol sales will support the restaurant’s growth by enhancing its dining offerings, attracting additional customers, and increasing revenue.
“General Plan: Policy #A2.5c, Support local business operations.”	The proposed use conforms to the Zoning Code's provisions for the site, which is designated for commercial use. The restaurant will contribute to the local economy by creating jobs, stimulating consumer spending within the city, and generating tax revenue.
“General Plan: Policy #3.3a, Provide non-residential uses that are accessible for the convenience of individuals living in residential districts.”	The restaurant provides the community with commercial use near residential areas, offering residents convenient access to a sit-down restaurant without the need to travel long distances.
“General Plan Policy #3.3c Reduce the length and number of trips generated by residential development by enhancing the accessibility to non-residential areas.”	By providing a convenient neighborhood dining destination that includes beer, wine, and/or alcoholic beverages, the project supports local access to food and hospitality services, reducing the need for residents to travel to more distant restaurants offering similar amenities.

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 alcohol sales by permitting the sale of beer and wine in conjunction with a bona fide restaurant. Providing this option at the restaurant 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;*

Obtaining a Type 41 ABC license to allow the sale of beer and wine will support the continued growth of the restaurant, enhance the economic vitality of the

subject site, and further the economic development objectives of the General Plan.

The proposed sale of beer and wine at Los Sabores De Mexico is expected to enhance the restaurant's dining experience, attract additional customers, and encourage increased customer spending. As a result, the business is anticipated to generate additional revenue, supporting its continued growth while also increasing sales tax revenues to the City.

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

The addition of beer and wine in accordance with the existing and operating restaurant will further differentiate the restaurant from others in the area by expanding its product offerings. This enhancement allows the business to better serve customers seeking a more comprehensive and enjoyable dining experience.

There are currently no other restaurants within the census tract that hold an alcohol license. As a result, the proposed license will provide a unique amenity to local residents, help retain customer spending within the area, and contribute to increased economic activity and tax generation for the City.

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

The restaurant contributes to the vitality of Whittier Boulevard and the City as a whole by providing a neighborhood serving amenity that is enjoyed by nearby residents and visitors. The proposed addition of the alcohol license to the existing restaurant will provide quality dining and hospitality experience that complements the existing commercial environment and supports the City's long-term economic development goals by encouraging investment, attracting patrons to the area, and increasing consumer activity at nearby businesses.

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

The project has been designed with attention to aesthetics, cleanliness, and operational standards, resulting in an overall visual and functional improvement to the site and surrounding community. The applicant's commitment to maintaining a clean, attractive, and welcoming environment will contribute to the aesthetic character of the area. The restaurant is proposing minor improvements limited to cosmetic changes. These improvements include repainting the entire restaurant and replacing the existing tables and chairs. Collectively, these enhancements 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 beer and wine will enhance the customer experience, their primary focus of the restaurant remains on providing high-quality food and excellent service. The business model does not rely solely on alcohol sales but rather views them as an additional enhancement for patrons to enjoy with their food. Therefore, the restaurant Los Sabores De Mexico is expected to continue operating successfully and profitably even without the increase in alcohol sales.

SUMMARY:

The proposed Conditional Use Permit (Case No. PC-2026-0020-CUP) to allow the sale of beer and wine for on-site consumption under a Type 41 ABC License (On-Sale Beer and Wine – Eating Place) for a bona fide restaurant, Los Sabores De Mexico, located at 1105 West Whittier Boulevard, represents a minor operational change to a long-established neighborhood-serving business. The project does 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 alcohol license for Los Sabores De Mexico 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 proposed project associated with Case No. PC-2026-0020-CUP and recommends that the Planning Commission adopt Resolution No. 12-26, thereby allowing the enhancement of a restaurant to serve beer in wine in conjunction with a bona fide restaurant with a full-line menu in a manner that serves the public convenience and supports the economic vitality of the community.

ATTACHMENT(S)

1. Attachment A. Resolution No. 12-26 (Case No. PC-2026-0020-CUP)

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2. Attachment B. Project Plans
3. Attachment C. Notice of Exemption No. 03-26-CE

**CITY OF MONTEBELLO
PLANNING COMMISSION**

RESOLUTION NO. 12-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. PC-2026-0020-CUP TO ALLOW A CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL LICENSE FOR A TYPE 41 (ON-SALE BEER AND WINE – EATING PLACE) FOR THE EXISTING RESTAURANT ESTABLISHMENT LOCATED AT 1105 WEST WHITTIER BOULEVARD (LOS SABORES DE MEXICO) AND ADOPTING A NOTICE OF EXEMPTION UNDER CEQA § 15301 (EXISTING FACILITIES)

WHEREAS, on June 1, 2026, Los Sabores De Mexico, (“Applicant”) filed a Conditional Use Permit (“CUP”) application (PC-2026-0020-CUP) with the City of Montebello (“City”) to allow a Type 41 Alcoholic Beverage Control License (On-Sale Beer and Wine – Eating Place) from the California Department of Alcoholic Beverage Control (“ABC”) for the existing restaurant establishment located at 1105 West Whittier Boulevard (“Project Site”); and

WHEREAS, a CUP application PC-2026-0020-CUP has been received and accepted; and

WHEREAS, the CUP will allow the on-sale consumption of beer and wine (ABC License Type 41) in conjunction with an existing full-service restaurant establishment; and

WHEREAS, the establishment meets the definition of a “bona fide restaurant”, pursuant to Montebello Municipal Code (“MMC”) Section 17.61.020; 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-2026-0020-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

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 proposed addition of a Type 41 On-Sale Beer and Wine Eating Place License to an existing restaurant will not adversely affect the general welfare of the surrounding property owners. The establishment has been operating successfully as a restaurant and will continue to function primarily as a bona fide eating establishment, with food service remaining as the primary function. The site is located within a commercially designated area where retail activity is already anticipated and compatible with surrounding uses. The sale of alcoholic beverages will be ancillary to the restaurant operations as an extended function intended to enhance the dining experience.

The addition of the Type 41 license is not expected to increase noise, traffic, or other impacts beyond those already associated with the existing restaurant use. The employees involved in alcohol service will receive appropriate Responsible

Beverage Service (RBS) training and certification as required by the California Department of Alcoholic Beverage Control. To promote a safe environment, the premises are also equipped with security cameras to monitor customer and operational areas. The restaurant is committed to full compliance with all applicable federal, state, and local regulations when it comes to the sale and service of alcoholic beverages to ensure there is no impact on the surrounding property owners, and that the use will not affect the general welfare.

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

Under California law, the California Department of Alcoholic Beverage Control regulates the number and types of alcohol licenses permitted within a census tract to prevent an undue concentration of alcohol sales. As a result, the approval of PC-2026-0020-CUP does not guarantee issuance of the proposed license as ABC has the authority over the alcohol license. The proposed Type 41 license would allow the existing restaurant to serve beer and wine in conjunction with a full-line menu. The approval of the Type 41 license would not result in an undesirable concentration of alcohol licenses, as it would be the only on-sale alcohol license within the census tract. There is currently only one existing alcohol license in the census tract, a Type 21 Off-Sale General license.

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 approval of an ABC Type 41 (On-Sale Beer and Wine Eating Place) license will not result in an increase in on-sale licenses to this census tract, as there is only one existing license, a Type 21 (Off-Sale General license). Therefore, the proposed Type 41 ABC license will not result in an undesirable concentration of alcohol sales.

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 restaurant has successfully been in operation at this location for approximately eight (8) months. Prior to the new operator, Los Sabores De Mexico, this tenant space had been operating as another Mexican restaurant

for over 25 years. There are schools, churches or places of religious worship, hospitals or healthcare facilities within 1,000 feet of the site. However, the primary use is a restaurant, with beer and wine sales offered only as an ancillary and complementary component of its dining operations. 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 have residentially zoned properties within the vicinity. However, the commercial activity of the restaurant properly faces the commercial intersection. The restaurant will continue to provide access to a full-line restaurant with the sale of beer and wine for the nearby 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);

The proposed use will not aggravate existing problems associated with the sale of alcohol because the business will be operated in a responsible and controlled manner with policies and procedures designed to minimize potential impacts on the surrounding area. The establishment will maintain regular cleaning and monitoring of the premises and adjacent areas to prevent littering and loitering. Management and staff will actively supervise customer activity to ensure patrons do not create excessive noise or disturbances.

The business will implement strict responsible beverage service practices, including checking identification for all customers, refusing sales to minors or intoxicated persons, and training employees in all applicable ABC laws and regulations. Clear signage regarding age restrictions and prohibited conduct will be posted throughout the premises.

In addition, the operation is intended to serve the local community in a professional retail environment and is not expected to generate public drunkenness, nuisance activity, or increased calls for police service. Security cameras, adequate lighting, and ongoing management oversight will further support a safe and orderly operation. The applicant is committed to being a responsible business operator and maintaining compatibility with the surrounding neighborhood and businesses.

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”. Los Sabores De Mexico is within an established commercial plaza with surrounding residential zones that is conveniently accessible. The addition of an alcoholic beverage license to serve beer and wine as an accessory use to the restaurant will enhance the dining experience for patrons while providing a valuable amenity to the local community.

The proposed use also aligns with the General Plan’s goal of protecting and investing in existing community assets and supporting local businesses. Los Sabores De Mexico is a locally operated restaurant that contributes to the economic vitality and cultural character of the area. Allowing the restaurant to offer alcoholic beverages in conjunction with meals will support business growth. This addition to the business is expected to generate additional revenue, promote continued investment in the business, and contribute to the economic development of the commercial corridor and the City of Montebello as a whole.

As mentioned, the restaurant is located within an existing commercial tenant space with no plans to expand or alter the exterior of the existing building. The proposed use conforms with the following Policies/Goals of the City of Montebello General Plan.

Policy/Goal	Description
“General Plan Policy # 2.1 Monitor economic development activities in the City.”	The proposed alcoholic license supports the policy by contributing to ongoing economic development activity, enhancing business viability, and increasing commercial investment in the area.
“General Plan: Policy #A2.5a, Provide more resources to small businesses.”	Expanding the business to allow alcohol sales will support the restaurant’s growth by enhancing its dining offerings, attracting additional customers, and increasing revenue.
“General Plan: Policy #A2.5c, Support local business	The proposed use conforms to the Zoning Code's provisions for the site, which is

operations.”	designated for commercial use. The restaurant will contribute to the local economy by creating jobs, stimulating consumer spending within the city, and generating tax revenue.
“General Plan: Policy #3.3a, Provide non-residential uses that are accessible for the convenience of individuals living in residential districts.”	The restaurant provides the community with commercial use near residential areas, offering residents convenient access to a sit-down restaurant without the need to travel long distances.
“General Plan Policy #3.3c Reduce the length and number of trips generated by residential development by enhancing the accessibility to non-residential areas.”	By providing a convenient neighborhood dining destination that includes beer, wine, and/or alcoholic beverages, the project supports local access to food and hospitality services, reducing the need for residents to travel to more distant restaurants offering similar amenities.

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 alcohol sales by permitting the sale of beer and wine in conjunction with a bona fide restaurant. Providing this option at the restaurant 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;*

Obtaining a Type 41 ABC license to allow the sale of beer and wine will support the continued growth of the restaurant, enhance the economic vitality of the

subject site, and further the economic development objectives of the General Plan.

The proposed sale of beer and wine at Los Sabores De Mexico is expected to enhance the restaurant's dining experience, attract additional customers, and encourage increased customer spending. As a result, the business is anticipated to generate additional revenue, supporting its continued growth while also increasing sales tax revenues to the City.

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

The addition of beer and wine in accordance with the existing and operating restaurant will further differentiate the restaurant from others in the area by expanding its product offerings. This enhancement allows the business to better serve customers seeking a more comprehensive and enjoyable dining experience.

There are currently no other restaurants within the census tract that hold an alcohol license. As a result, the proposed license will provide a unique amenity to local residents, help retain customer spending within the area, and contribute to increased economic activity and tax generation for the City.

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

The restaurant contributes to the vitality of Whittier Boulevard and the City as a whole by providing a neighborhood serving amenity that is enjoyed by nearby residents and visitors. The proposed addition of the alcohol license to the existing restaurant will provide quality dining and hospitality experience that complements the existing commercial environment and supports the City's long-term economic development goals by encouraging investment, attracting patrons to the area, and increasing consumer activity at nearby businesses.

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

The project has been designed with attention to aesthetics, cleanliness, and operational standards, resulting in an overall visual and functional improvement to the site and surrounding community. The applicant's commitment to

maintaining a clean, attractive, and welcoming environment will contribute to the aesthetic character of the area. The restaurant is proposing minor improvements limited to cosmetic changes. These improvements include repainting the entire restaurant and replacing the existing tables and chairs. Collectively, these enhancements 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 beer and wine will enhance the customer experience, their primary focus of the restaurant remains on providing high-quality food and excellent service. The business model does not rely solely on alcohol sales but rather views them as an additional enhancement for patrons to enjoy with their food. Therefore, the restaurant Los Sabores De Mexico 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 this 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-2026-0020-CUP) to allow a Type 41 ABC license (On-Sale Beer and Wine—Eating Place) for on-site consumption in conjunction with the existing restaurant, 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-2-26-0020-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) may be added to reduce any impacts of the use. The Planning Commission may revoke the CUP (PC-2026-0020-CUP) if sufficient cause is given.
6. Existing and/or proposed table layout shall meet the minimum aisle clearance as determined by the Building and Safety Division and City of Montebello Fire Department ("Fire Department").
7. 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.
8. 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.

9. 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.
10. 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.
11. 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.
12. 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.
13. Permitted hours of operation shall be 7:00 AM to 12:00 AM Monday through Sunday.
14. 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.
15. 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.

16. 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.
17. 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.
18. As a bona fide restaurant, this establishment shall possess a supply of food and goods adequate to make substantial food sales and comply with Section 23038 of the Business and Professions Code. All food must be maintained in a sanitary condition and comply with all Health Department regulations. Failure to serve food (for any reason) shall result in the automatic suspension of all alcoholic beverage sales that are served for on-site consumption until food sales are resumed.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.

No person shall sell alcoholic beverages for on-site consumption 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.

24. In addition to the conditions enumerated above, any other condition may be imposed by City staff.
25. No alcoholic beverages shall be served in any disposable container such as disposable plastic or paper cups.
26. No outside alcoholic beverages shall be brought into the establishment, Project Site, or premises for personal use or consumption.
27. Any outstanding violations of the MMC shall be remedied prior to the issuance of a Certificate of Occupancy or commencement of alcohol sales, 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.
28. Exterior signage and window signs advertising brands of alcoholic beverages or other signage advertising alcoholic beverages shall not be visible from public right-of-way.
29. 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").
30. 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.

31. 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.
32. 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.
33. 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.
34. This approval shall not supersede the approval of any other affected agencies. The applicant shall comply with Federal, State, and local requirements.
35. 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.
36. 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.

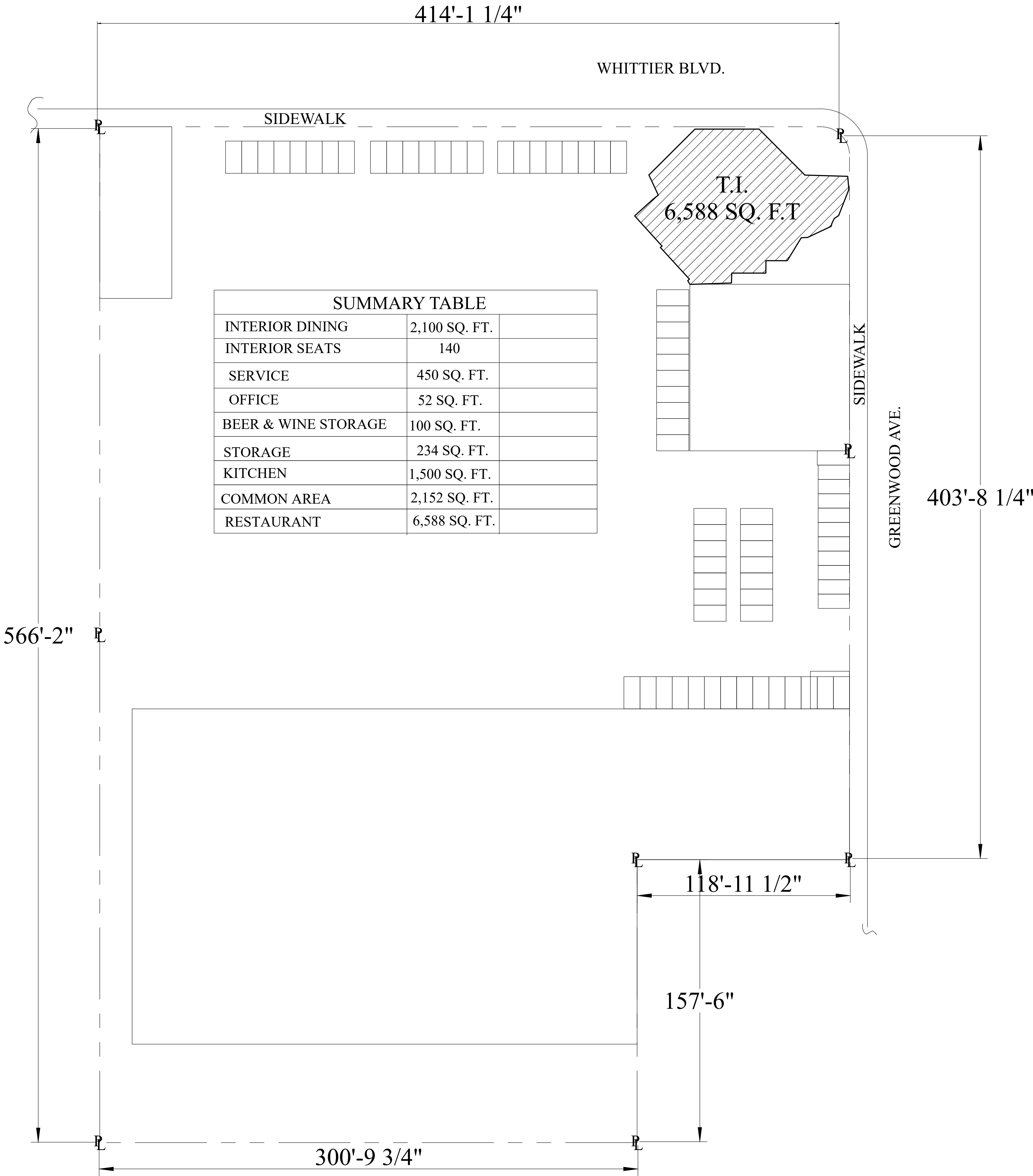
PASSED AND ADOPTED this 21st day of July, 2026, by the Planning Commission.

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

Armando Medina, Chair

ATTEST:

Joseph A. Palombi, Director
Planning & Community Development Department



SITE PLAN
1/32" = 1'

5/ 23/ 26

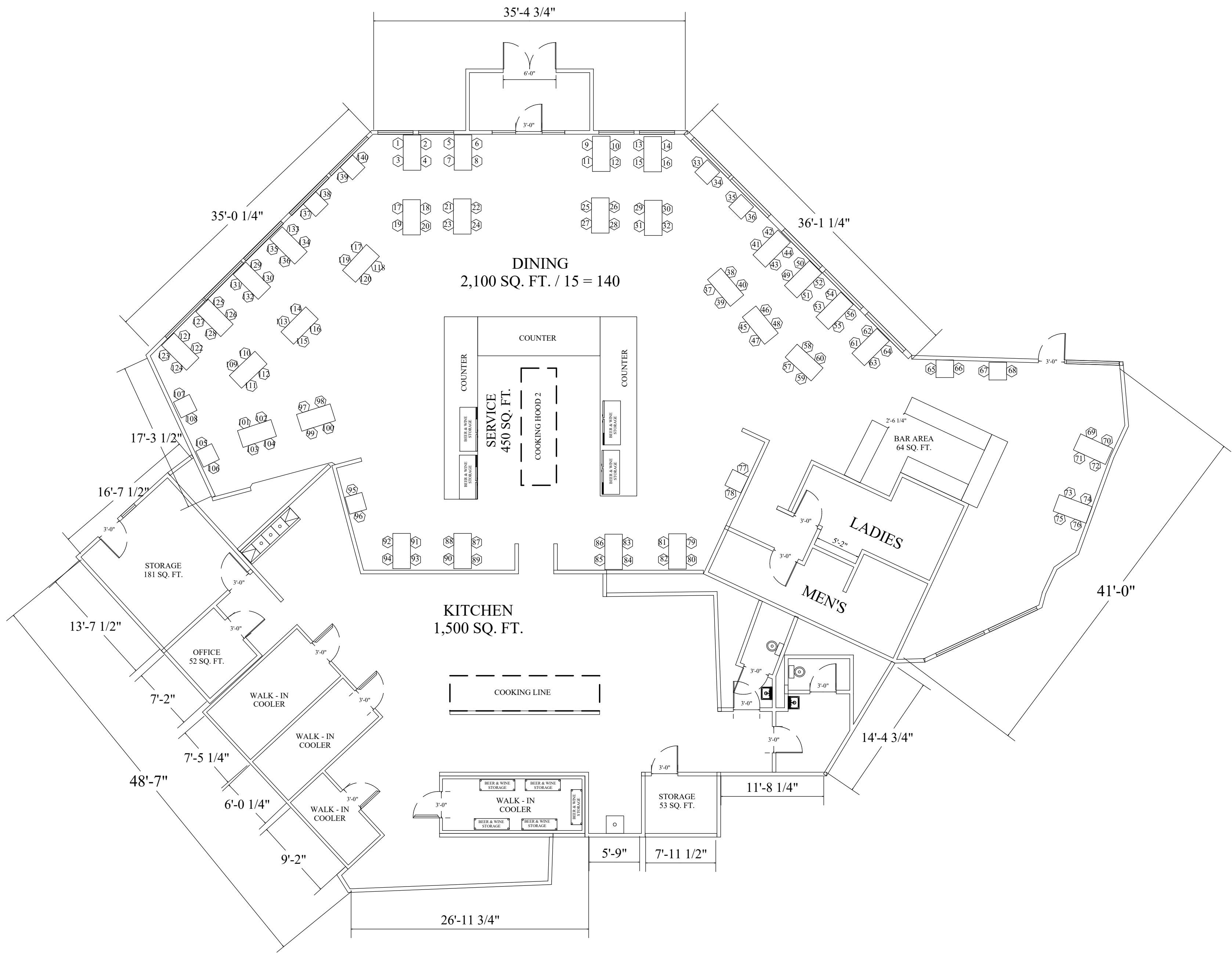
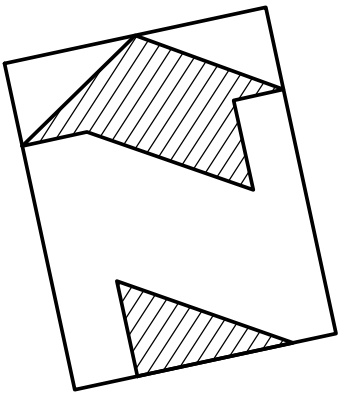
A - 1

FIESTA MEXICANA BAR & GRILL
1105 W. WHITTIER BLVD., MONTEBELLO, CA 90640

APPLICANT: LIQUOR LICENSE AGENTS
(424) 207 - 1489

PLANS BY:
PEP RESTAURANT CONSULTING
15701 SHEERMAN WAY #14160
VAN NUYS, CA 91409
www.PatrickEPanzarelloCS.com
(818) 310-8589
PepRestaurantConsulting@gmail.com

SUMMARY TABLE		
INTERIOR DINING	2,100 SQ. FT.	
INTERIOR SEATS	140	
SERVICE	450 SQ. FT.	
OFFICE	52 SQ. FT.	
BEER & WINE STORAGE	100 SQ. FT.	
STORAGE	234 SQ. FT.	
KITCHEN	1,500 SQ. FT.	
COMMON AREA	2,152 SQ. FT.	
RESTAURANT	6,588 SQ. FT.	



FLOOR PLAN
1/8" = 1'

PLANS BY:
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APPLICANT: LIQUOR LICENSE AGENTS
(424) 207 - 1489

5/ 23/ 26

A - 2

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: Conditional Use Permit (Alcohol)

Project Location: 1105 West Whittier Boulevard, Montebello, CA 90640

Case Number(s): PC-2026-0020-CUP/ENV No. 03-26-CE

Description of Nature, Purpose, and Beneficiaries of Project: A Conditional Use Permit (“CUP”) Case No. PC-2026-0020-CUP to allow a Type 41 Alcoholic Beverage Control (“ABC”) License (On-Sale Beer and Wine – Eating Place) for the on-sale consumption of beer and wine in conjunction with an existing full-service restaurant establishment, Los Sabores De Mexico, located at 1105 West Whittier Boulevard (collectively “the Property”).

Name of the Public Agency Approving the Project: City of Montebello

Name of Person or Agency Carrying Out the Project: Manuel Ramos on behalf of Los Sabores De Mexico (“Applicant”)

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 1- CEQA Guidelines Section 15301 (Existing Facilities)
☐ Statutory Exemptions. State code number:

Justification for Project Exemption:

The Project is Categorically Exempt pursuant to 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 proposed 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:** _____

☒ Signed by Lead Agency

☐ Signed by Applicant



ITEM # 3

**CITY OF MONTEBELLO
PLANNING COMMISSION AGENDA STAFF REPORT**

TO: Members of the Planning Commission

FROM: Joseph Palombi, Planning & Community Development Director

BY: Viviana Esparza, Planning Manager

SUBJECT: **CONDITIONAL USE PERMIT (“CUP”) TO ESTABLISH AND OPERATE A NEW PLANET FITNESS HEALTH AND FITNESS CLUB WITHIN AN EXISTING COMMERCIAL TENANT SPACE LOCATED AT 802 WEST BEVERLY BOULEVARD (ASSESSOR’S PARCEL NUMBER 5294-019-008) IN THE MONTEBELLO MIX SHOPPING CENTER**

DATE: July 21, 2026

RECOMMENDATION(S):

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

1. ADOPT Resolution No. 13-26 conditionally approving CUP No. PC-2026-0021-CUP to allow the establishment and operation of a new Planet Fitness gymnasium/fitness club within an existing commercial tenant space located at 802 West Beverly Boulevard (“Project Site”) in the Montebello Mix shopping center, including the remodeling of the approximately 17,609 square foot commercial space to accommodate the fitness club as well as other minor site improvements; and
2. DETERMINE and FIND that the project (ENV No. 04-26) is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines, Section 15301 - Existing Facilities.

BACKGROUND:

On June 4, 2026, the Applicant formally submitted an application for a Conditional Use Permit (PC-2026-0021-CUP) to allow for the establishment and operation of a new Planet Fitness health and fitness club within an existing commercial tenant space at the Montebello Mix

PLANNING COMMISSION AGENDA REPORT - MEETING OF JULY 21, 2026

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shopping center, located within the City's C-2 (General Commercial) zone. Pursuant to Appendix A - Index of Primary Uses of the Montebello Municipal Code ("MMC"), approval of a Conditional Use Permit is required for new Physical Fitness Parlor buildings and uses within the City's C-2 zoning district.

As part of the application process, on June 4, 2026, the Planning Division issued a deemed complete letter to the Applicant, pursuant to California Government Code Section 65943 et seq.

PROJECT /APPLICANT INFORMATION

Project Location:	802 West Beverly Boulevard
Project Applicant:	Planet Fitness
Property Owner:	Montebello Edens LLC
General Plan Designation:	Neighborhood
Zoning:	C-2 (General Commercial)
Existing Use on Property:	Commercial Retail Space

PUBLIC NOTIFICATION

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

- On July 9, 2026 the Public Hearing Notice was published in the Montebello News; and
- On July 9, 2026, the Public Hearing Notice was mailed to all property owners within a 300-foot radius from the exterior boundaries of the project site.
- On July 9, 2026, the Public Hearing Notice was uploaded to the City's website.

REPORTS RECEIVED

On June 4, 2026, the application for Case No. PC-2026-0021-CUP 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. 13-26, as "Attachment A."

FISCAL IMPACT

None.

ENVIRONMENTAL:

The proposed CUP (Case No. PC-2026-0021-CUP) qualifies for a Class 1 Categorical Exemption under the provisions of the California Environmental Quality Act ("CEQA"), Guidelines Section 15301 – Existing Facilities. Class 1 exempts the following projects: the operation, repair, maintenance or minor alteration of existing public or private structures,

facilities, mechanical equipment, or topographical features, involving negligible or no expansion of the use beyond that previously existing. As proposed, the CUP for a fitness club within an existing commercial shopping center will not expand the existing footprint of the structure at the site and will only include interior modifications and minor tenant improvements to accommodate the fitness facility, therefore the project qualifies for this exemption.

ANALYSIS:

PROJECT DESCRIPTION

The proposed project is a new Planet Fitness gymnasium/ fitness club within an existing commercial suite at the Montebello Mix shopping center, located at the northwest corner of Beverly and Montebello Boulevard. The project site is zoned C-2 (General Commercial) and is surrounded by other commercially zoned properties, retail uses within the shopping center, and adjacent commercial developments. Residentially zoned properties are also located in the surrounding area, allowing the proposed fitness club to serve nearby residents with a convenient, walkable recreational and fitness option.

The proposed project consists of remodeling approximately 17,609 square feet of an existing vacant retail tenant space, formerly Rite-Aid, to accommodate the operation of a new health and fitness club. Interior improvements will include the construction of workout areas, locker rooms, restrooms, staff offices, reception and check-in areas, and other accessory facilities associated with a fitness center. No expansion of the existing building footprint is proposed. The project consists solely of tenant improvements within the existing commercial tenant space, along with minor site improvements necessary to accommodate the proposed fitness club.

The proposed Planet Fitness intends to operate 24 hours a day 7/days a week. The use will include a large open workout space with cardiovascular machines, strength-training equipment, free weights, sauna, tanning, massage chairs, fitness training classes, and other club member benefits. This project is intended to provide a new fitness facility that serves residents and visitors while complementing the existing mix of commercial uses within the Montebello Mix shopping center.

Project Site

The project site is an approximately 17,609 square foot commercial suite within the Montebello Mix shopping center, located at the northwest corner of Beverly and Montebello Boulevard. It is zoned C-2 (General Commercial) with a General Plan land use designation of Neighborhood.

The surrounding zoning and land uses are listed as follows:

Direction	Zone	General Plan Land Use Designation
North	R-1	Civic, Park
South	C-1	Corridor, Neighborhood

PLANNING COMMISSION AGENDA REPORT - MEETING OF JULY 21, 2026

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East	R-1, C-R, C-1, C-2	Neighborhood, Civic, Corridor
West	R-4, R-3, C-2	Neighborhood, Corridor

The surrounding land uses include commercially zoned properties to the south and a mix of residential and commercially zoned properties to the north, east, and west. The shopping center measures approximately 651,380 square feet (14.95 acres) and provides approximately 915 on-site parking spaces to accommodate its commercial tenants. The shopping center is occupied by a diverse mix of retail, restaurant, office, and service businesses. Vehicular access to the project site is provided by three driveways along Beverly Boulevard and four driveways along Montebello Boulevard, allowing convenient ingress and egress for customers, employees and service vehicles.

Pursuant to Chapter 17.52 – *Off-Street Parking* of the MMC, parking for health clubs is evaluated based on the requirement of 1 parking space per 400 square feet of gross floor area. With approximately 17,609 square feet of gross floor area, a total of 44 off-street parking stalls would be required to accommodate the proposed fitness club. As mentioned, the Montebello Mix shopping center provides a total of 915 on-site parking spaces for its commercial tenants, therefore, adequate parking will continue to be available throughout the shopping center to support the proposed use. The proposed health club is a change in tenant occupancy within the existing commercial center and does not involve the creation of additional floor area or modifications to the existing parking supply. Parking within the shopping center functions as a shared parking facility serving all tenants and their patrons. Accordingly, the existing shared parking is intended to accommodate the proposed use in conjunction with the shopping center's overall tenant mix.

Site Layout

The aerial image below depicts the location of the project site.



Floor Plan

The proposed floor plan will occupy approximately 17,609 square feet of interior floor area and will go through minor remodeling and tenant improvements to accommodate the fitness club. The proposed fitness club will utilize the existing building footprint and will not result in any expansion of the existing floor plan.

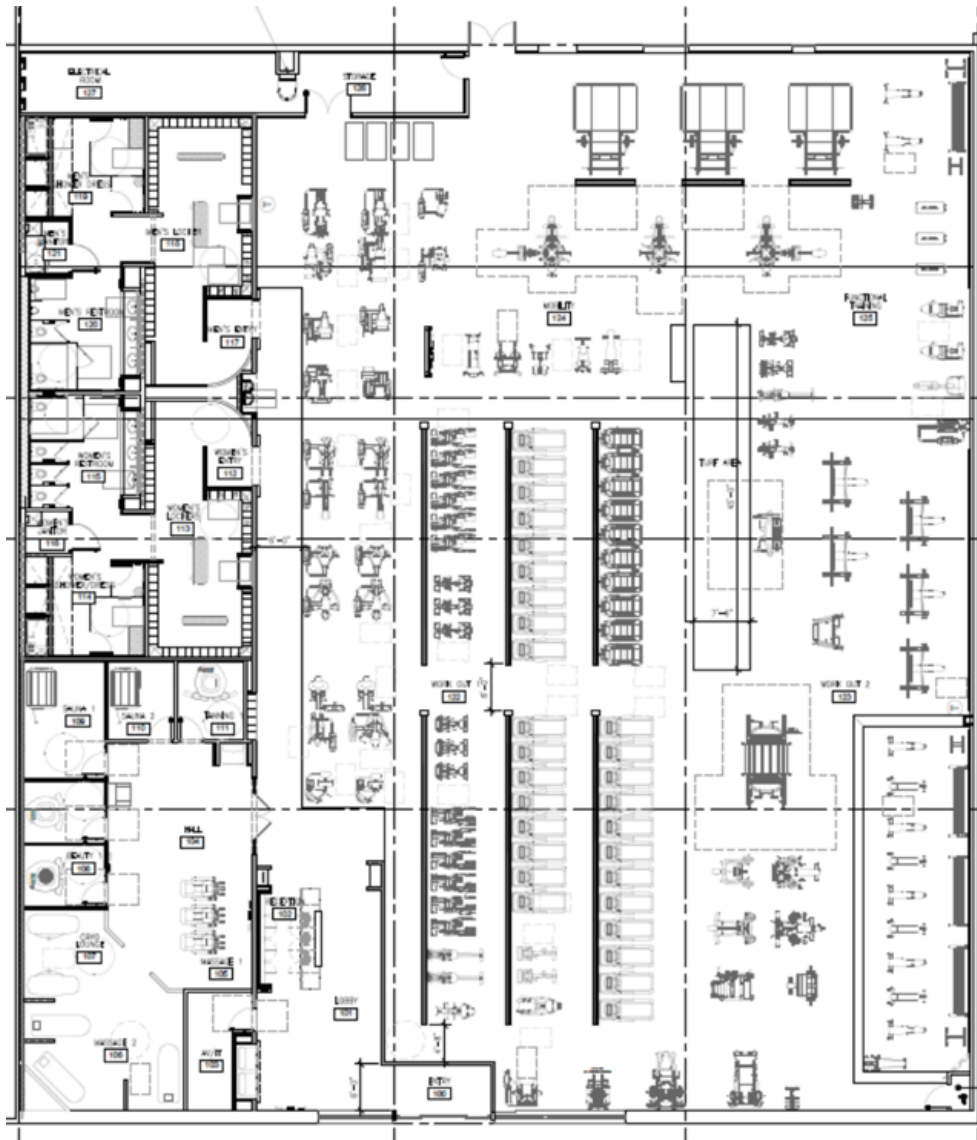
The fitness club will include a primary fitness area equipped with standard gym equipment, including cardiovascular machines, strength-training equipment, free weights, and functional

PLANNING COMMISSION AGENDA REPORT - MEETING OF JULY 21, 2026

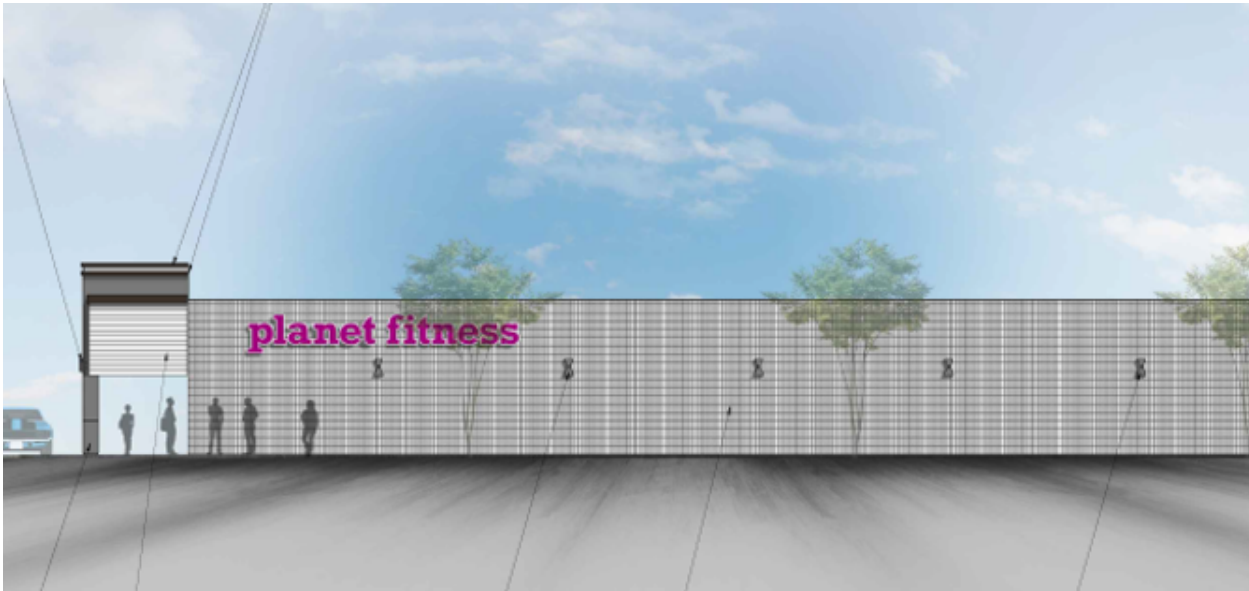
Page 6 of 10

fitness areas. In addition to the main workout space, the fitness club will provide supporting amenities designed to enhance the member experience, including locker rooms, sauna facilities, massage rooms, and a beauty room for wellness and personal care services. The floor plan also includes administrative and office areas, storage spaces, and common circulation areas necessary to support the operation of the fitness club.

The proposed floor plan for the Planet Fitness tenant space is shown below.



Elevation Plan



The existing building will undergo minor exterior modifications, and the facade will be repainted in a cool gray color consistent with the project's overall color theme. Signage will be submitted for review during the plan check process and will be proposed in compliance with Section 17.62 - *Signs* of the MMC.

Business Operation

As previously mentioned, the proposed CUP would allow a 24-hour fitness club to operate 7 days a week within an existing 17,609 square foot commercial building within the Montebello Mix shopping center. The proposed fitness club will provide a convenient and walkable amenity for nearby residents, expanding access to fitness and wellness services in the area.

FINDINGS- CONDITIONAL USE PERMIT

Through the CUP process, the City may consider special uses which may be essential or desirable to a particular community but are not allowed as a matter of right within a particular zoning district. Section 17.70.010 of the MMC states that the purpose of conditional use permit is to allow proper integration of uses into the community which may only be suitable in specific locations, or only if such uses are designed and constructed in a particular manner on the site, and under certain conditions. In this case, the applicant is proposing to remodel an existing vacant retail tenant space to accommodate the operation of a new health and fitness club. Pursuant to Appendix A - Index of Primary Uses of the MMC, approval of a Conditional Use Permit is required for new physical fitness parlor buildings and uses within the City's C-2 (General Commercial) zoning district.

Pursuant to Section 17.70.070 of the MMC, before any CUP shall be granted, the following findings must be made:

A. That the site for the proposed use is adequate in size and shape;

The subject site is adequate in size and shape to accommodate the proposed health and fitness club use. The project will occupy an existing vacant retail space within a long-standing established community shopping center and does not involve any expansion of the existing building footprint. There will only be minor tenant improvements and remodeling to accommodate the existing space for the fitness club. The existing shopping center was designed to accommodate the traffic generated by commercial tenant uses, therefore the site is adequate to support the proposed fitness club use.

B. That the site has sufficient access to streets and highways, and is adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;

The proposed fitness club will occupy an existing vacant retail space within the established commercial center and does not include any expansion of the existing building footprint or site improvements that would increase parking demands. Access to surrounding streets and highways has not changed, and sufficient provisions for public access to the subject property remain in place, with the Project Site currently accessed by three driveways along Beverly Boulevard and four driveways along Montebello Boulevard. No changes to site access are proposed as part of the proposed Project, and existing access arrangements will remain unchanged, allowing convenient ingress and egress for customers, employees, and service vehicles.

The shopping center is designed to accommodate traffic generated by a mix of commercial uses. Based on the existing site design, shared parking supply, and established circulation system, the center has adequate access and infrastructure to accommodate the anticipated traffic associated with the proposed fitness club.

C. That the proposed use will not have an adverse effect upon adjacent or abutting properties;

The proposed Project is located within an existing shopping center in the City's C-2 (General Commercial) zone and is primarily surrounded by other commercial uses. As such, it is unlikely that the proposed use will have an adverse effect on adjacent

or abutting properties beyond those typically associated with commercial activities within the shopping center. Although residential uses are located east of the project site, they are separated from the shopping center by Montebello Boulevard, which serves as a physical and functional buffer between the commercial and residential uses. Furthermore, the proposed use is compatible with the surrounding land uses and is not expected to generate significant noise, lighting, or other operational impacts that would adversely affect adjacent or nearby properties.

D. That the proposed use is consistent with the objectives of the community redevelopment project area in which the site is located. Put another way, the finding must be made that the proposed use will meet the general purpose and intent of the Zoning Code and will be consistent with the purpose and intent of the General Plan and any applicable specific plan.

The proposed fitness club is a conditionally permitted use within the City's C-2 zone and is consistent with the intent of the zoning district to accommodate a range of commercial uses that serve the needs of the community.

Furthermore, proposed project is consistent with the objectives, policies, land use designations, and programs of the City's General Plan. Specifically, the project supports General Plan Policies P3.3, P3.5, and P5.1 by providing a neighborhood serving commercial use that is conveniently accessible to nearby residents, expanding access to fitness and wellness services. The project also promotes the General Plan's goals of ensuring that community services are equitably distributed and accessible throughout the community. Additionally, by reusing an existing tenant space within an established shopping center, the project promotes the continued preservation, enhancement, and economic vitality of existing commercial areas.

GENERAL PLAN CONSISTENCY

The project site is designated "Neighborhood" under the City of Montebello General Plan. This land use designation is intended to support a mix of transit, employment, shopping, civic, and leisure activities within close proximity to a variety of building types, creating convenient, neighborhood-serving destinations.

Additionally, the General Plan's *Our Well Planned Community* and *Our Healthy Community* chapters emphasize the City's commitment to providing equitable, accessible, and conveniently located services that support the health and well-being of residents and visitors.

The project was analyzed for compliance with the City's General Plan and is consistent with the following objectives and policies:

General Plan "Our Well Planned Community" Element policy P3.3 (A3.3a) is to "provide non-residential uses that are accessible for the convenience of individuals living in residential districts."

General Plan "Our Well Planned Community" Element policy P3.5 (A3.5a) is to "reuse the existing structure."

General Plan “Our Healthy Community” Element policy P5.1 (A.5.1b) is to “ensure that parks, recreational facilities, and other community services are equitably distributed and accessible throughout the community.”

Overall, the operation of the proposed fitness club will support the City of Montebello's efforts to promote community health and wellness, expand access to recreational and fitness services, encourage the adaptive reuse of existing commercial spaces, and enhance the vitality of established commercial centers, in alignment with the goals, objectives, and policies of the General Plan.

SUMMARY:

Staff believes that the required findings exist to support the approval of Conditional Use Permit No. PC-2026-0021-CUP, which would allow for the establishment and operation of a fitness club within the Montebello Mix shopping center, including the remodeling and tenant improvement of approximately 17,609 square feet of an existing commercial space to accommodate the fitness club within the City's C-2 zone. The proposed use is compatible with surrounding land uses and is consistent with the intent of both the City's Zoning Ordinance and General Plan. Additionally, the project would not adversely affect or compromise the integrity and character of the C-2 zone.

Therefore, it is recommended that the Planning Commission adopt Resolution No. 13-26, approving CUP No. PC-2026-0021-CUP. Additionally, staff recommends that the Planning Commission determine the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 Class 1 – Existing Facilities of the CEQA Guidelines, as the CUP would not result in an expansion of the existing building footprint and only minor improvements are proposed as part of the project.

ATTACHMENT(S)

1. Attachment A. Resolution No. 13-26
2. Attachment B. Plans
3. Attachment C. Notice of Exemption

CITY OF MONTEBELLO PLANNING COMMISSION

RESOLUTION NO. 13-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CASE NO. PC-2026-0021-CUP) WITH CONDITIONS TO ALLOW THE OPERATION OF A NEW FITNESS CLUB WITHIN THE MONTEBELLO MIX SHOPPING CENTER LOCATED AT 802 WEST BEVERLY BOULEVARD

WHEREAS, on June 4, 2026, Planet Fitness (the “Applicant”) formerly submitted an application for a Conditional Use Permit (“CUP”) to allow for the establishment and operation of a new health and fitness club within an existing 17,609 square foot commercial tenant space within the Montebello Mix shopping center (the “proposed Project”) located at 802 West Beverly Boulevard, Montebello, California 90640, identified as Los Angeles County Assessor’s Parcel No. 5294-019-008 (the “Project Site”), within the City’s C-2 (General Commercial) zoning district; and

WHEREAS, on June 4, 2026, the Planning Division issued a deemed complete letter to the Applicant with the associated case numbers; and

WHEREAS, pursuant to Appendix A - Index of Primary Uses of the Montebello Municipal Code (“MMC”), approval of a Conditional Use Permit is required for new physical fitness parlor buildings and uses within the City’s C-2 (General Commercial) Zone; and

WHEREAS, the operation of the proposed fitness club will support Montebello's efforts to promote community health and wellness, expand access to recreational and fitness services, encourage the adaptive reuse of existing commercial spaces, and enhance the vitality of established commercial centers, in alignment with the goals, objectives, and policies of the General Plan; 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 proposed CUP (Case No. PC-2026-0021-CUP) qualifies for a Class 1 Categorical Exemption under the provisions of CEQA, Guidelines Section 15301 (Existing Facilities); 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. 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 hereby finds and declares that the foregoing recitals are true and correct and incorporates them herein as substantive findings into this Resolution.

SECTION 2. FINDINGS. Pursuant to Section 17.70.070 of the Montebello Municipal Code, before any CUP is granted, the following findings must be made:

A. That the site for the proposed use is adequate in size and shape;

The subject site is adequate in size and shape to accommodate the proposed health and fitness club use. The project will occupy an existing vacant retail space within a long-standing established community shopping center and does not involve any expansion of the existing building footprint. There will only be minor tenant improvements and remodeling to accommodate the existing space for the fitness club. The existing shopping center was designed to accommodate the traffic generated by commercial tenant uses, therefore the site is adequate to support the proposed fitness club use.

B. That the site has sufficient access to streets and highways, and is adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;

The proposed fitness club will occupy an existing vacant retail space within the established commercial center and does not include any expansion of the existing building footprint or site improvements that would increase parking demands. Access to surrounding streets and highways has not changed, and sufficient provisions for public access to the subject property remain in place, with the Project Site currently accessed by three driveways along Beverly Boulevard

and four driveways along Montebello Boulevard. No changes to site access are proposed as part of the proposed Project, and existing access arrangements will remain unchanged, allowing convenient ingress and egress for customers, employees, and service vehicles.

The shopping center is designed to accommodate traffic generated by a mix of commercial uses. Based on the existing site design, shared parking supply, and established circulation system, the center has adequate access and infrastructure to accommodate the anticipated traffic associated with the proposed fitness club.

C. That the proposed use will not have an adverse effect upon adjacent or abutting properties;

The proposed Project is located within an existing shopping center in the City's C-2 (General Commercial) zone and is primarily surrounded by other commercial uses. As such, it is unlikely that the proposed use will have an adverse effect on adjacent or abutting properties beyond those typically associated with commercial activities within the shopping center. Although residential uses are located east of the project site, they are separated from the shopping center by Montebello Boulevard, which serves as a physical and functional buffer between the commercial and residential uses. Furthermore, the proposed use is compatible with the surrounding land uses and is not expected to generate significant noise, lighting, or other operational impacts that would adversely affect adjacent or nearby properties.

D. That the proposed use is consistent with the objectives of the community redevelopment project area in which the site is located. Put another way, the finding must be made that the proposed use will meet the general purpose and intent of the Zoning Code and will be consistent with the purpose and intent of the General Plan and any applicable specific plan.

The proposed fitness club is a conditionally permitted use within the City's C-2 zone and is consistent with the intent of the zoning district to accommodate a range of commercial uses that serve the needs of the community.

Furthermore, proposed project is consistent with the objectives, policies, land use designations, and programs of the City's General Plan. Specifically, the project supports General Plan Policies P3.3, P3.5, and P5.1 by providing a neighborhood

serving commercial use that is conveniently accessible to nearby residents, expanding access to fitness and wellness services. The project also promotes the General Plan's goals of ensuring that community services are equitably distributed and accessible throughout the community. Additionally, by reusing an existing tenant space within an established shopping center, the project promotes the continued preservation, enhancement, and economic vitality of existing commercial areas.

SECTION 3. CEQA. The Planning Commission hereby determines that, based on the whole of the administrative record, the proposed CUP (Case No. PC-2026-0021-CUP / ENV. No. 04-26) qualifies for a Class 1 Categorical Exemption under the provisions of the California Environmental Quality Act ("CEQA"), Guidelines Section 15301 – Existing Facilities. Class 1 exempts the following projects: the operation, repair, maintenance or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of the use beyond that previously existing. As proposed, the CUP for a fitness club within an existing commercial shopping center, will not expand the existing footprint of the structure at the site and will only include interior modifications and minor tenant improvements to accommodate the fitness facility.

SECTION 4. APPROVALS. The Planning Commission hereby approves Conditional Use Permit No. PC-2026-0021-CUP to allow the establishment and operation of a fitness club within an existing 17,609 commercial building in the Montebello Mix shopping center, 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 reasonable and actual 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 conformance and compliance with these provisions.
 3. The development of the subject site shall be consistent with all provisions of the Montebello Municipal Code ("MMC"), Conditional Use Permit No. PC-2026-0021-CUP/ENV No. 04-26, approved plans, and the specifications of the City's Planning Division ("Planning Division" or "Planning Department").
 4. A copy of conditions of approval for Conditional Use Permit No. PC-2026-0021-CUP must be kept on the premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
 5. 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.
 6. 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-2026-0021-CUP) if sufficient cause is given.
 7. 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.
 8. Existing and/or proposed table layout shall meet the minimum aisle clearance as determined by the Building and Safety Division and City of Montebello Fire Department ("Fire Department").

9. 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.
10. In the event the Applicant violates or fails to comply with any conditions of approval of the CUP, no further permits, licenses, approvals, or certificate of occupancy shall be issued until such violation(s) has been fully remedied.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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., 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.
16. At all times, this project shall be operated in conformance with the Noise Control standards in Title 17 - *Zoning* of the Montebello Municipal Code. Applicant shall monitor the volume of music and audio and keep all doors and windows to the facility closed during business hours. Should noise associated

- with the use negatively impact any adjacent tenant suite or residential neighbors, the applicant shall install sound-attenuating material on the interior walls and ceiling, to limit audibility of noise beyond the confines of the interior portion of the tenant space to the satisfaction of the Planning and Community Development Director.
17. All parking lot and security lighting shall be maintained in good working order, so as to provide adequate lighting for patrons while not disturbing surrounding residential or commercial areas. All lighting fixtures shall be aimed or shielded so that direct illumination is confined to the property boundaries. Light sources shall be screened to ensure that direct illumination does not spill onto any adjacent property.
 18. 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.
 19. 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.
 20. 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.
 21. 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.
 22. 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.

23. 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 or similar activities demonstrating the intent to proceed with the project, as determined by the Director.

24. This approval shall not supersede the approval of any other affected agencies. The applicant shall comply with Federal, State, and local requirements.

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.
3. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
4. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
5. An allowable building area analysis shall be provided to justify compliance with Section 506 of the Building Code due to the change of occupancy from the existing Mercantile use to the proposed Assembly.
6. The proposed Assembly occupancy shall be separated with a 1-hour fire-resistance rated fire barrier per Section 508.4 and 707 of the Building Code from the adjacent tenant space of Mercantile occupancy in the same building, unless otherwise justified that nonseparated occupancy is permitted per Section 508.3.
7. An occupant load study per Section 1004 of the Building Code shall be conducted to justify the increase in occupant load within the assembly occupancy is less than 300; otherwise, a seismic evaluation of the existing building for a higher safety factor due to Risk Category elevated to III per Section 1604.5 shall be performed.
8. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided if the building Risk Category is determined to

be III or there are proposed alterations to the existing structural elements (e.g. roof reinforcement to support HVAC equipment).

9. All State of California disability access regulations for accessibility shall be complied with.
10. Summary of Accessibility Upgrades for Commercial Projects shall be completed and the completed form shall be copied on the plans. The form can be found at the following link
<https://www.dropbox.com/s/4xkjyn5fhggpotk/Accessibility%20Upgrade%20Summary%20Form.pdf?dl=0>
11. Separate application and plan review is required for Electrical plans.
12. Separate application and plan review is required for Mechanical plans.
13. Separate application and plan review is required for Plumbing plans.
14. Plumbing fixtures shall be provided as required by Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
15. Project shall comply with the CalGreen Non-Residential mandatory requirements.
16. 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.
17. Separate permit is required for Fire Sprinklers.

C. Fire Department Conditions

Not all inclusive and subject to Fire Marshal approval

1. The Project must comply with the applicable requirements in the 2025 California Building Code and 2025 California Fire Code and Montebello Municipal Code and Fire Department Standards.
2. All demolition and construction activities are to be performed in accordance with California Fire Code Chapter 33.
3. A written site safety plan establishing a fire prevention program at the project site must be submitted and approved by the Montebello Fire Department prior to permit issuance.

4. All project and plan submittals will be issued for fire department review, approvals, and inspections.

PASSED AND ADOPTED this 21st day of July 2026 by the Planning Commission.

Armando Medina, Chair
Montebello Planning Commission

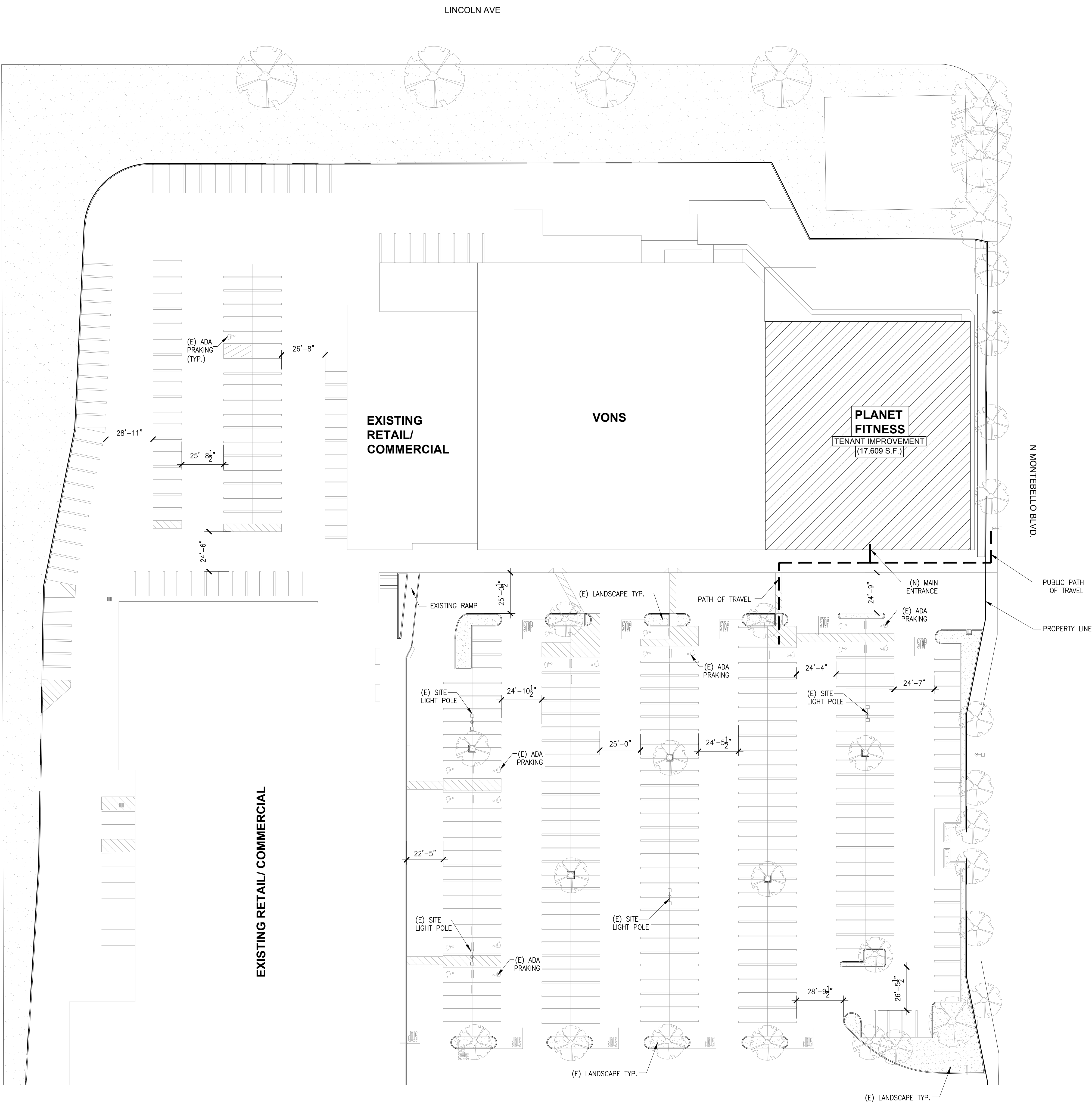
ATTEST:

I, Joseph A. Palombi, Secretary of the City of Montebello Planning Commission, **DO HEREBY CERTIFY** that the foregoing Resolution, being Resolution No. 13-26 has been duly signed by the Chair, and attested by the Secretary, all at a meeting of the Montebello Planning Commission, held July 21, 2026, and that same was approved and adopted by the following vote to wit:

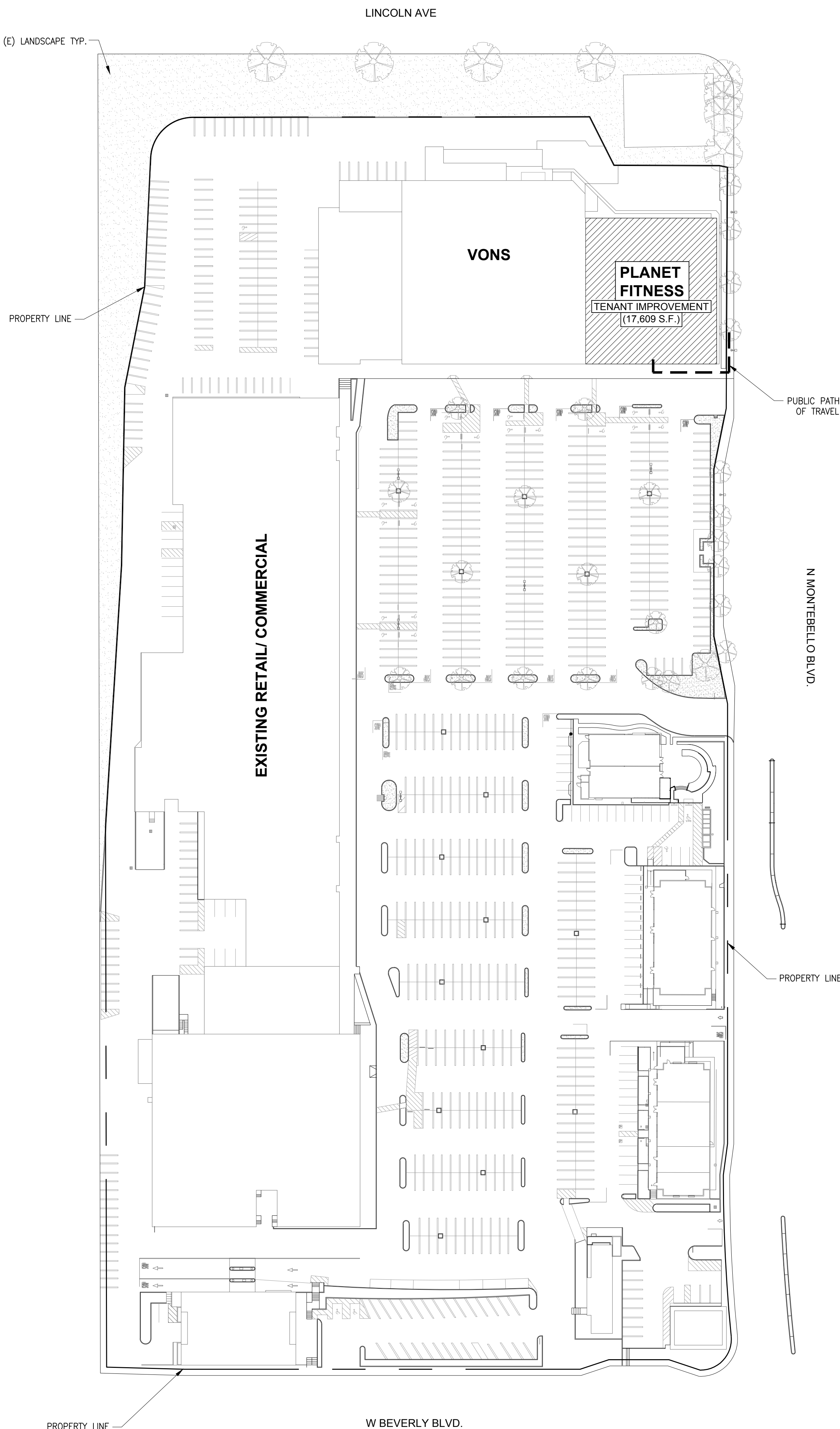
Chair Medina:	() AYE () NOE () ABSENT () ABSTAIN
Commissioner: Lomeli:	() AYE () NOE () ABSENT () ABSTAIN
Commissioner Cuevas:	() AYE () NOE () ABSENT () ABSTAIN
Commissioner Morales:	() AYE () NOE () ABSENT () ABSTAIN

Joseph A. Palombi, Secretary
Montebello Planning Commission

ATTACHMENT B



ENLARGED SITE PLAN | 01
1/32" = 1'-0"



SITE PLAN | 01
1/64" = 1'-0"



planet fitness
802 W Beverly Blvd,
Montebello, CA 92886



15141 Woodlawn Ave.
Tustin, CA 92780
phone: 657.231.6247

Date	Publish Description
-	DATE

Date	Permitting Description
-	

Seal / Signature

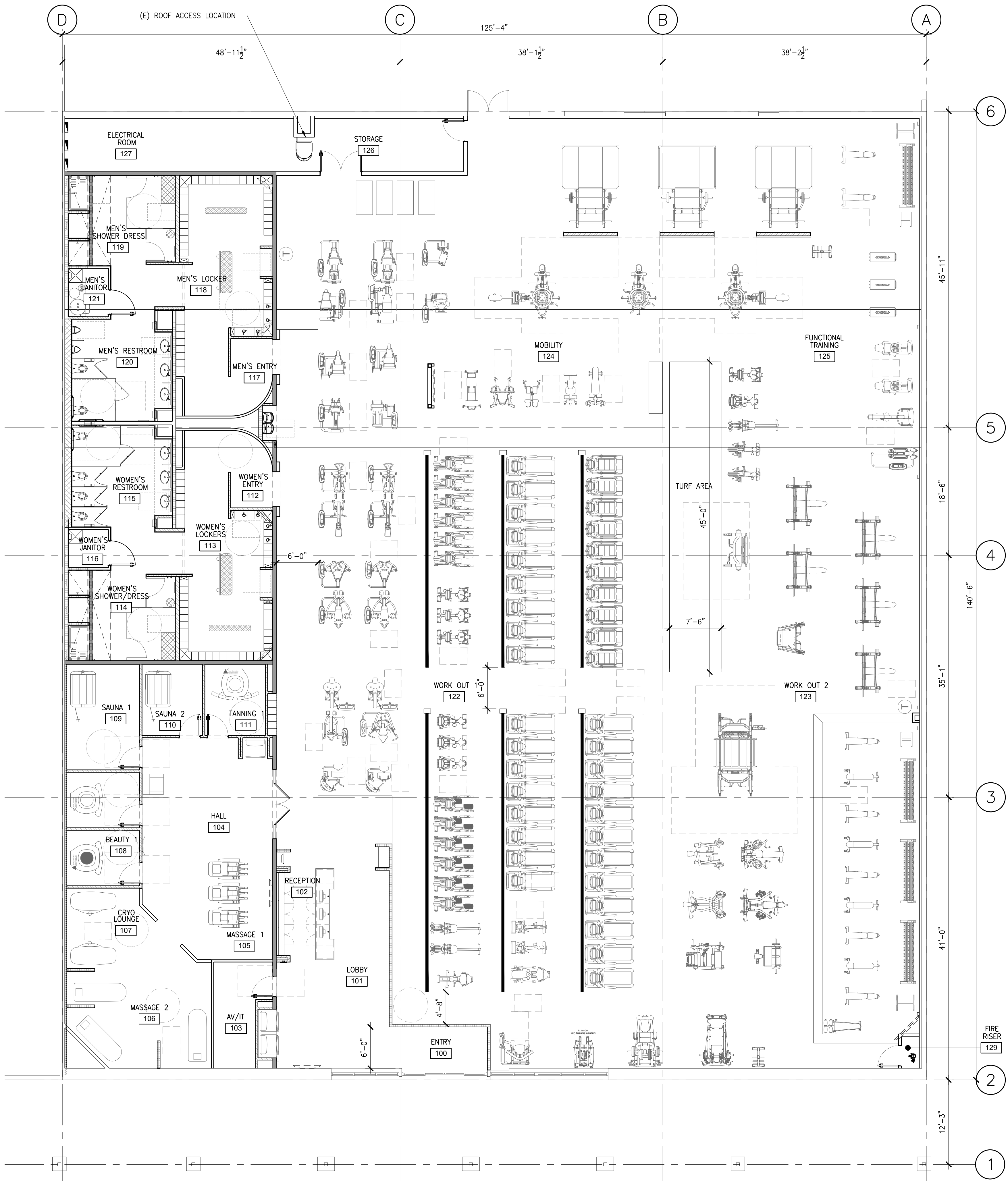
Project Name
**Planet Fitness
Montebello**

Project Number
PFS - 115

Description
SITE PLAN

Sheet Info

G-300



FLOOR PLAN | 01
1/8"=1'-0"

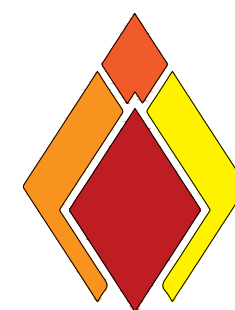
owner



planet fitness

802 W Beverly Blvd,
Montebello, CA 92886

author



IGNISIO
STUDIOS

15141 Woodlawn Ave.
Tustin, CA 92780
phone: 657.231.6247

△ Date Publish Description

△ - DATE

△ Date Permitting Description

△

Seal / Signature

Project Name

Planet Fitness
Montebello

Project Number

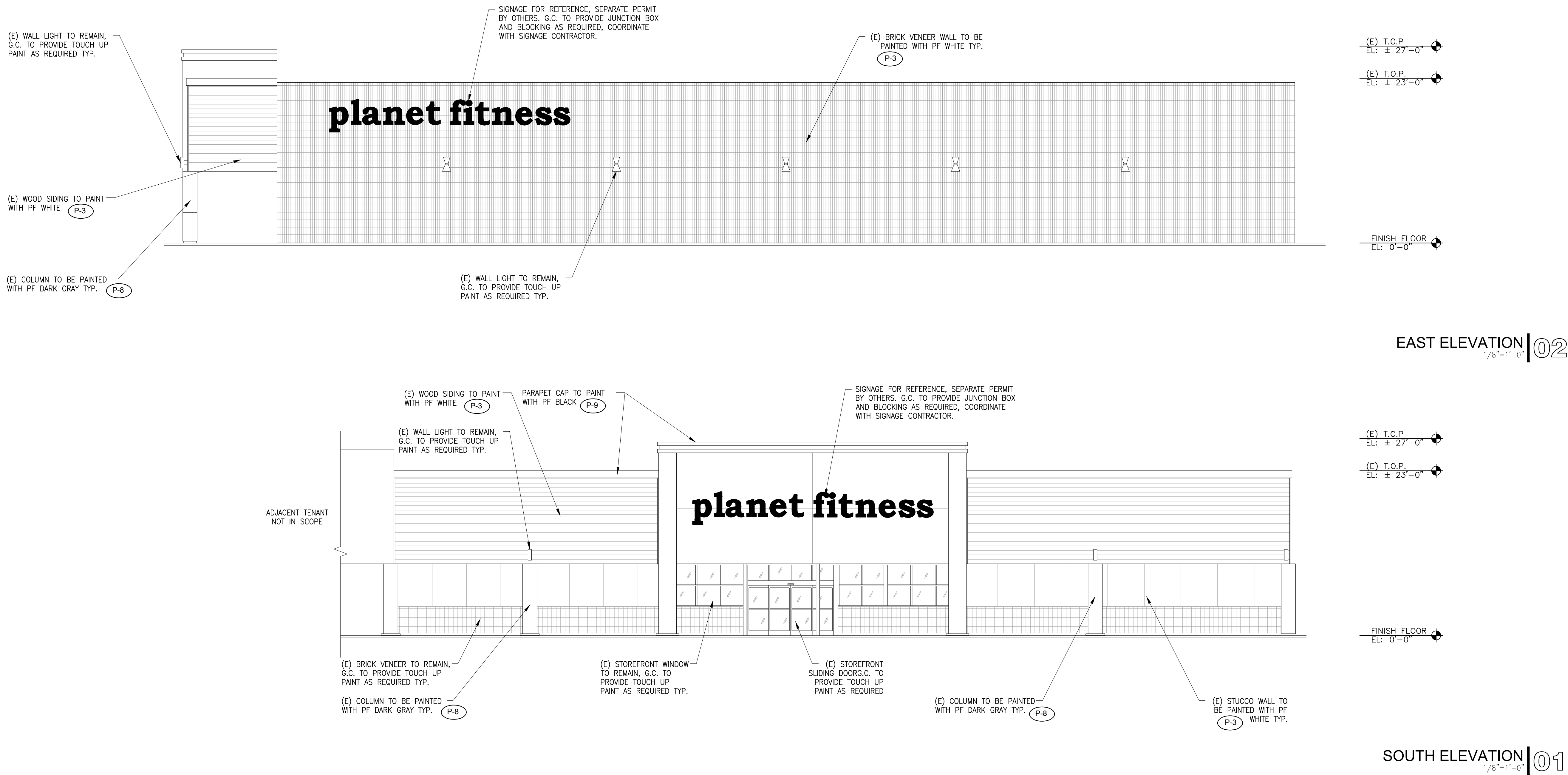
PFS - 115

Description

FLOOR PLAN

Sheet Info

A-110



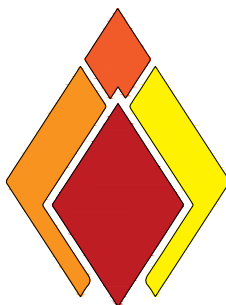
owner



planet fitness

802 W Beverly Blvd,
Montebello, CA 92886

author



IGNISIO
STUDIOS

15141 Woodlawn Ave.
Tustin, CA 92780
phone: 657.231.6247

△ Date	Publish Description
△ -	DATE

△ Date	Permitting Description
△	-

Seal / Signature

Project Name	Planet Fitness Montebello
Project Number	PFS - 115
Description	EXTERIOR ELEVATIONS

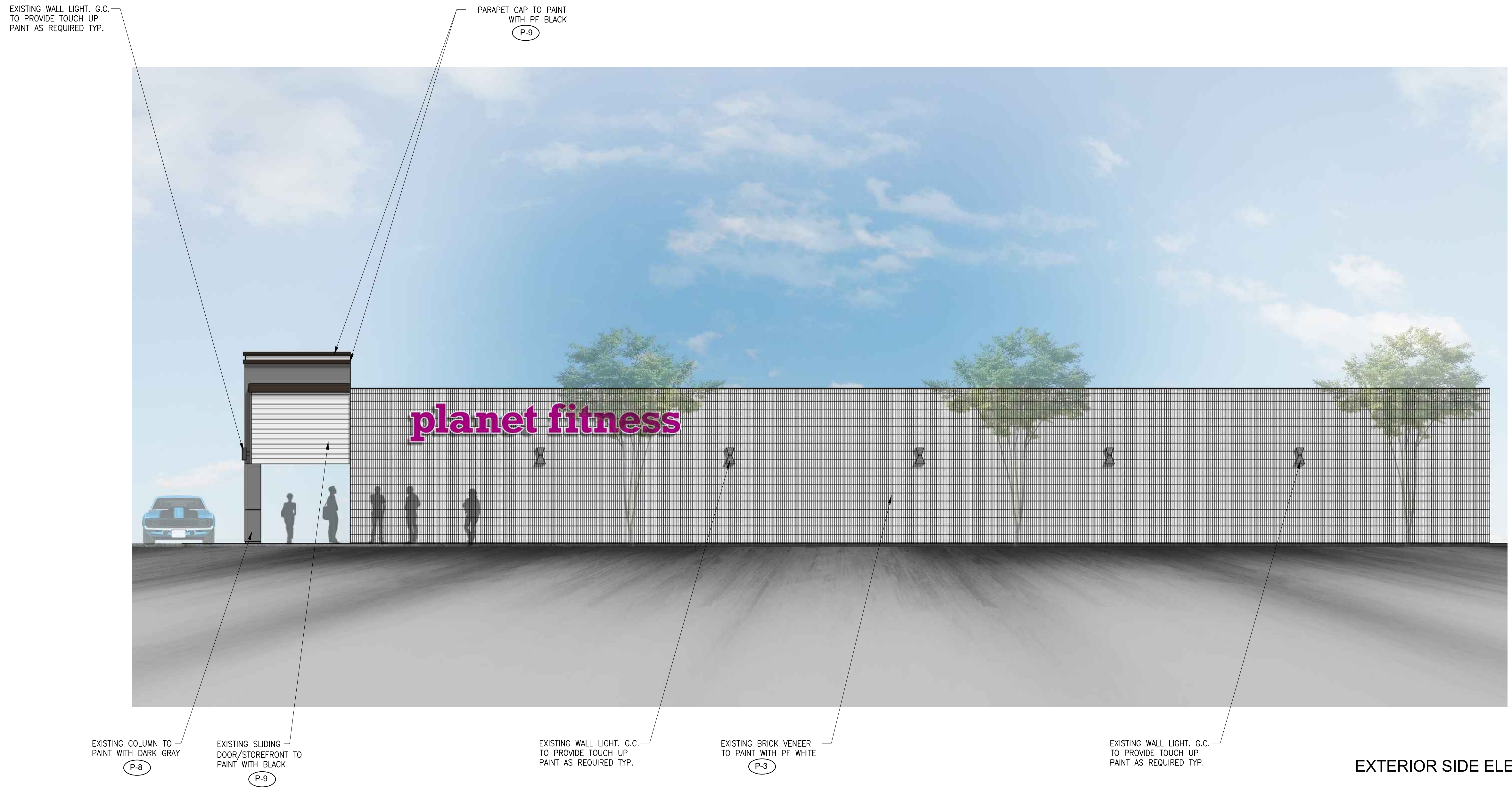
Sheet Info

A-310

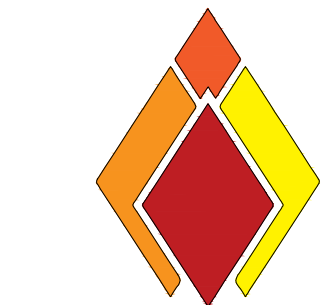
PF WHITE P-3
SHERWIN WILLIAM - 6385
DOVER WHITE

PF DARK GRAY P-8
SHERWIN WILLIAM - 6256
SERIOUS GRAY

PF BLACK P-9
SHERWIN WILLIAM - 6258
TRICORN BLACK



planet fitness
802 W Beverly Blvd,
Montebello, CA 92886



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STUDIOS
15141 Woodlawn Ave.
Tustin, CA 92780
phone: 657.231.6247

△	Date	Publish Description
△	-	DATE

△	Date	Permitting Description
△	-	-

Seal / Signature

Project Name
**Planet Fitness
Montebello**

Project Number
PFS - 115

Description
**A-311 EXTERIOR COLOR
ELEVATIONS**

Sheet Info

A-311

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: 802 West Beverly Boulevard, Montebello, CA 90640
Case Number(s): PC-2026-0021-CUP/ENV No. 04-26-CE

Description of Nature, Purpose, and Beneficiaries of Project: A Conditional Use Permit (“CUP”) Case No. PC-2026-0021-CUP to establish and operate a new gymnasium/health and fitness club (Planet Fitness) within the Montebello Mix shopping center, including the remodeling and tenant improvement of approximately 17,609 square feet of an existing commercial space to accommodate the fitness club as well as other minor site improvements at 802 West Beverly Boulevard (Los Angeles County Assessor’s Parcel Number: 5294-019-008) (collectively “the property”).

Name of the Public Agency Approving the Project: City of Montebello
Name of Person or Agency Carrying Out the Project: Plant Fitness (“Applicant”)

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 1- CEQA Guidelines Section 15301 (Existing Facilities)

☐ Statutory Exemptions. State code number:

Justification for Project Exemption:

The Project is Categorically Exempt pursuant to 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 proposed 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:** _____

Signed by Lead Agency

☐ Signed by Applicant