



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

M I N U T E S

TUESDAY, APRIL 21, 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 6:33 p.m.

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

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 7, 2026.

Commissioner Morales motioned to approve the meeting minutes, and was seconded by Vice-Chair Lomeli. Planning Manager, Viviana Esparza, took roll, and the item was approved 4-0.

PUBLIC HEARING

2. CONDITIONAL USE PERMIT (“CUP”) CASE NO. PC-2026-0018-CUP TO ALLOW THE UPGRADE OF A CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (“ABC”) LICENSE FROM A TYPE 20

LICENSE (OFF-SALE BEER & WINE) TO A TYPE 21 LICENSE (OFF -SALE GENERAL) FOR AN EXISTING CONVENIENCE STORE LOCATED AT 300 SOUTH VAIL AVENUE (MONTEBELLO JR. MARKET)

Director Palombi introduced the item, followed by a presentation from Assistant Planner, Ms. Emilie Fernandez, regarding the approval of Conditional Use Permit No. PC-2026-0018-CUP to allow the upgrade of an ABC license from a Type 20 license (Off-Sale Beer & Wine) to a Type 21 license (Off-Sale General) for the existing convenience store located at 300 South Vail Avenue. Upon completion of the staff's presentation, Chair Medina inquired about the difference between a Type 20 versus a Type 21 license. Ms. Jennifer Odin, attorney at the Law Offices of Solomon, Saltsman, and Jameson and counsel to the applicant, approached the podium and provided a presentation on behalf of the applicant, Montebello Wine & Spirits, Inc., to provide further context on the project. Upon completion of Ms. Odin's presentation, Chair Medina invited the applicant to speak. Mr. Issa, the applicant, approached the podium to further discuss the project. Prior to opening public comment, the commissioners took an opportunity to ask the applicant and the applicant's counsel further questions regarding the project. Mr. Issa and Ms. Odin approached the podium to answer questions regarding letters of opposition that were received, community concern and safety, inebriated individuals, the difference in the licenses being discussed, as well as the business impact of being approved for a Type 21 license. Director Palombi further answered questions from the commissioners about establishment by right, the conditions of approval, and legal non-conforming use. The Public Hearing was opened at 7:06 p.m. Six (6) members of the public approached the podium to speak in favor of the applicant and the project, noting approval of the project due to convenience of attaining groceries, feeling safe, nice lighting, quality customer service, and overall being good for the community and the City. Upon completion of the public speaker's comments, Chair Medina again noted that 15 letters of opposition were received. The Public Hearing was closed at 7:16 p.m. Discussion returned to the commissioners for final questions and comments. Commissioners noted the lack of in-person representation of the opposition. Commissioners further commented on the applicant's preparedness for the presentation, the care the applicant has for the community, and the importance of establishing more regulatory control over the applicant's business that is permitted by the conditions of approval that the applicant must abide by. Vice-Chair Lomeli asked staff about what community members should do if they experience negative things while they are adjacent to or near a project like the one being presented. Director Palombi responded by advising Law Enforcement or Code Enforcement, depending on the circumstance. Director Palombi further explained that the CUP provides the City with the authority to bring this project back before the commission. Vice-Chair Lomeli motioned to adopt Resolution No. 07-26 conditionally approving CUP No. PC-2026-0018-CUP to allow the upgrade of an ABC license from a Type 20 license to a Type 21 license. Commissioner Morales seconded the motion. Ms. Esparza conducted a roll call vote, and the item was approved unanimously 4-0.

MOTIONED: Vice-Chair Lomeli

SECONDED: Commissioner Morales

APPROVED: 4-0-0-0

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

PLANNING COMMISSION ORALS – None.

ADJOURNMENT

The meeting was adjourned at 7:26 p.m. to the next regularly scheduled meeting that will be held on May 5, 2026.



Joseph Palombi, Planning Commission Secretary