



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