



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, JULY 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 6:30 p.m.

ROLL CALL – Chair Medina, Vice-Chair Lomeli, Commissioner Cuevas, 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 JUNE 16, 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. Commissioner Cuevas abstained from the vote as he was not present at the June 16 meeting.

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)

Director Palombi introduced the item, followed by a presentation from Assistant Planner, Ms. Grace Hayashi, regarding the adoption of Resolution No. 12-26, which conditionally approves CUP No. PC-2026-0020-CUP to allow a Type 41 ABC License for the on-sale consumption of beer and wine in conjunction with an existing full-service restaurant located at 1105 West Whittier Boulevard. Upon completion of the staff's presentation, Chair Medina noted that the commission had no questions for staff. Chair Medina invited the applicant to speak and address the commission. Mr. Raul Cueva, on behalf of the applicant, approached the podium to discuss the goal of the project, explain the importance of beer and wine to function as an accessory to their food, and enhance the overall experience for visiting patrons. Mr. Cueva further explained that the purchase of beer and wine would only be allowed in conjunction with a food purchase. Mr. Cueva also discussed that the applicant will only be completing minor tenant improvements to refresh the space while maintaining compatibility with the surrounding neighborhood. Mr. Cueva advised that the applicant is committed to operating with professionalism and within compliance. Mr. Cueva noted that the restaurant's staff will receive training and certificates on how to responsibly handle alcohol. The commissioners further asked the applicant, Mr. Manuel Ramos, questions regarding the number of liquor licenses held in other cities, the kind of food being sold at the establishment, and the responses/feedback from the public. The Public Hearing was opened at 6:32 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 6:45 p.m. Chair Medina brought the discussion back to the commission. Commissioner Morales noted that it's important that this project site did not remain vacant for long and that its use will continue, which is a testament to how much businesses are growing within the City. Vice-Chair Lomeli motioned to adopt Resolution No. 12-26, which conditionally approves CUP No. PC-2026-0020-CUP to allow a Type 41 ABC License for the on-sale consumption of beer and wine in conjunction with an existing full-service restaurant located at 1105 West Whittier Boulevard. Commissioner Cuevas seconded the motion. Ms. Esparza conducted a roll call vote, and the item was approved unanimously 4-0.

MOTIONED: Vice-Chair Lomeli

SECONDED: Commissioner Cuevas

APPROVED: 4-0-0-0

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

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**

Director Palombi introduced the item, followed by a presentation from Planning Manager, Ms. Viviana Esparza, regarding the adoption of Resolution No. 13-26, which conditionally approves 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 in the Montebello Mix shopping center. During the presentation, Ms. Esparza amended the total number of confirmed parking spaces to 894 parking spaces rather than the 915 parking spaces initially identified in the staff report. Upon completion of the staff's presentation, Chair Medina asked staff questions regarding the project site's square footage and ability to operate by right without a CUP. Chair Medina then invited the applicant to speak and address the commission. Mr. Joe Bernadowitz, one of the operators of Planet Fitness, approached the podium to advise that he had no additional comments and was available to answer any questions the commissioners had. Commissioners asked Mr. Bernadowitz about hiring expectations locally and conducting market studies on the City's demographics. Commissioner Morales followed up by asking Director Palombi about the YMCA and LA Fitness locations not far from the proposed project site on Beverly Boulevard. Commissioner Morales inquired if an analysis was done for locating Planet Fitness where Rite Aid used to stand, considering there are other zones in the City that do not have the same distribution of fitness clubs. Director Palombi stated that the City approached Planet Fitness at the International Council for Shopping Centers (ICSC) conference in 2025 to start a dialogue since the City knew there would be a vacancy opportunity at the Montebello Mix, aside from engaging other potential retailers for the same space. Director Palombi noted that the applicant did their due diligence, analyzed the location, and utilized information to identify the project site. Mr. Bernadowitz further elaborated on the reasons for ultimately deciding on the project site, which included cost, availability, parking, and the ability to

work well with the City. Director Palombi further elaborated that the project site is in a C-2 zone, which aligns with the zone use for the area. Director Palombi also noted that a CUP is required for this project due to the assembly use and the traffic that would be coming. The Public Hearing was opened at 7:00 p.m. One (1) member of the public approached the commission to speak during public comment. The singular member of the public, while not opposed to the project or the operation joining the Montebello Mix, inquired about the hours of operation as well as mentioning the bright lighting that permeated from the former Rite Aid signage, and that will likely permeate from the Planet Fitness signage. Mr. Bernadowitz replied to the member of the public's comments regarding hours of operation and signage. Director Palombi advised that the members' comments were noted and confirmed that the applicant's signage request will be reviewed pursuant to the Montebello Municipal Code. The Public Hearing was closed at 7:04 p.m. Discussion was brought back to the commission. Commissioner Cuevas commented that upon initially hearing of this project, he had negative concerns come to mind, which included traffic and parking. The commissioner elaborated that his opinion has since changed, as he recognizes the positive impact that potential residential foot traffic can have on the Montebello Mix shopping plaza. Director Palombi noted that Planet Fitness offered free membership to first responders, which will provide an opportunity for Montebello Police and Fire to use their facility, as well as to provide good presence overall for the community. Vice-Chair Lomeli motioned to adopt Resolution No. 13-26, which conditionally approves 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 in the Montebello Mix shopping center. 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 Cuevas, and Commissioner Morales.

NOES: None.

ABSTAIN: None.

ABSENT: None.

PLANNING COMMISSION ORALS – Director Palombi recognized the Planning team by commending their efficiency, hard work, due diligence, and coordination between departments to address the items before the commission promptly, as they were both filed in late May 2026/early June 2026. Director Palombi noted that the team's hard work is a testament to the City continuing to live up to its most business-friendly city title.

ADJOURNMENT

The meeting was adjourned at 7:10 p.m. to the next regularly scheduled meeting that will be held on August 4, 2026.



Joseph Palombi, Planning Commission Secretary

