



**PLANNING COMMISSION
MEETING AGENDA**

TUESDAY, SEPTEMBER 15, 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, September 15, 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 – SEPTEMBER 1, 2026.

PUBLIC HEARING

2. AMENDMENTS TO TITLE 17 (ZONING) OF THE CITY OF MONTEBELLO MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNIT (ADU) AND JUNIOR ACCESSORY DWELLING UNIT (JADU) DEVELOPMENT STANDARDS, IMPLEMENTATION OF THE STATE'S UPDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), ESTABLISHMENT OF A CITYWIDE PROHIBITION ON ARTIFICIAL INTELLIGENCE (AI) DATA CENTERS, AND REVISIONS TO ZONING DEFINITIONS

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

1. Adopt Resolution No. 17-26 recommending that the City Council introduce and adopt Ordinance No. 2493, approving Text Code Amendment No. PC-2026-0017-TCA, amending Chapter 17.10 titled *Residential Zones Generally* of the Montebello Municipal Code ("MMC") to update the development standards for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) in all single-family and multi-family residential zones, consistent with State law; and
2. Adopt Resolution No. 17-26 recommending that the City Council introduce and adopt Ordinance No. 2494, approving Text Code Amendment No. PC-2026-0019-TCA, amending Chapter 17.65 titled *Water Conservation in Landscaping Regulations*, to incorporate and implement the updated provisions and standards of the State's Model Water Efficient Landscape Ordinance ("MWELO"), consistent with State regulations; and
3. Adopt Resolution No. 17-26 recommending that the City Council introduce and adopt Ordinance No. 2497, approving Text Code Amendment No. PC-2026-0027-TCA,

amending Appendix A – *Index of Primary Uses* within Title 17 - *Zoning* of the MMC to establish a classification for Artificial Intelligence (“AI”) Data Centers, prohibit AI Data Centers within all zoning districts, and correct minor typographical errors in the footnotes to Appendix A; and

4. Adopt Resolution No. 17-26 recommending that the City Council introduce and adopt Ordinance No. 2492, approving Text Code Amendment No. PC-2026-0028-TCA, amending Chapter 17.08 titled *Definitions* of the MMC to establish new or amend the existing definitions for Accessory Dwelling Unit, Junior Accessory Dwelling Unit, and Artificial Intelligence (AI) Data Centers; and
5. DETERMINE AND FIND that the proposed Text Code Amendments to Title 17 of the MMC are not considered a “project” under CEQA Guidelines Section 15378 in that there is no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. The Text Code Amendments would also be exempt under the commonsense exemption pursuant to CEQA Guidelines Section 15061(b)(3). The CEQA commonsense exemption section states that “CEQA applies only to projects which have the potential for causing a significant effect on the environment” and also states that “where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

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 **October 6, 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, September 10, 2026, at 5:30 p.m.**



Senior Administrative Assistant