

**CITY OF MONTEBELLO
PLANNING COMMISSION
MINUTES**

June 4, 2019

Planning Commission meets at 6:30 p.m., on the day scheduled in City Hall Council Chambers

1. CALL MEETING TO ORDER

6:35 P.M. by Chair Mooradian

2. ROLL CALL

Commissioner Present: Chair Mooradian, Vice Chair Aliksanian,
Commissioner Briseno, and Commissioner Lomeli

Vice Chair Aliksanian left meeting at 8:15pm.

Absent: None

Also present:

Director of Planning and Community Development – Manuel Mancha

Planning Manager –Matthew Feske

Planning Commission Legal Counsel

3. PLEDGE OF ALLEGIANCE

Commissioner Lomeli

4. PLANNING COMMISSION SECRETARY –CORRECTION TO AGENDA

Continued Item 8A will be last item on agenda. Items 8B-8F will move up on sequential order and 8A will move to the end. Planning Commission moved item 8A up the agenda to accommodate Vice Chair.

5. STATEMENT OF PUBLIC ORAL COMMUNICATIONS

NONE

6. APPROVAL OF MINUTES:

NONE

7. STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

NONE

8. PUBLIC HEARINGS

A. Zone Code Amendment (ZCA02-19) - Continued

Zone Code Amendment (ZCA02-19), amending Chapter 17.10 Table 17.1 0-020 "Residential Development Standards Table" to amend density/development standards for the R-1, R-2, R-3, R-4, amend the ADU requirements and to allow residential developments with a minimum of 30 units per acre without discretionary approval from the City.

Staff - Presented

Omar Trujillo – Not in favor of current ordinances and in favor to lower required square footage

Planning Commission Legal Counsel – Clarifying this item the commission is voting on will reduce from 7,500 to 5,000.

Chair – If approved, not for your specific project, for the housing element.

City Consultant– Presented regarding Housing

Staff - Standards for what is affordable housing, affordable income is defined by state and federal government and is what we abide by.

MOTION: Commissioner Aliksanian motions to adopt a Resolution recommending that the City Council approve Zone Code Amendment (ZCA02-19) amending Chapter 17.10 Table 17.1 0-020 "Residential Development Standards Table" to amend density/development standards for the R-1, R-2, R-3, R-4, amend the ADU requirements and to allow residential developments with a minimum of 30 units per acre without discretionary approval from the City.

SECOND: Commissioner Lomeli

ACTION: 3-1-0-1(Vacant)

B. Conditional Use Permit (CUP01-19)

A Conditional Use Permit application to allow Non-Store Front delivery, within an existing commercial building on the property located at 914 S. Vail Avenue, APN 6453-014-004.

Cannabis Consultant – Presented

Tony Torres (representing applicant) – Presented and answered question about community giveback.

MOTION: Commissioner Aliksanian motions to approve Conditional Use Permit application to allow Non-Store Front delivery, within an existing commercial building on the property located at 914 S. Vail Avenue, APN 6453-014-004.

SECOND: Commissioner Lomeli

ACTION: 4-0-0-1 (Vacant)

C. Conditional Use Permit (CUP02-19)

A Conditional Use Permit application to allow indoor cannabis Cultivation and Manufacturing, within an existing commercial building on the property located at 8129 Slauson Avenue, APN 6354-030-001.

Cannabis Consultant – Presented

Maribel Briseno – Wanted clarification regarding number of parking spaces for their business.

Cannabis Consultant Morales – This building is legal non-conforming meaning it's there and built with permits but does not meet current standards for parking. Today's standard for manufacturing industrial the parking requirement is 1 space for every 500 square feet regardless of what the use may be. If we hold every particular applicant to the parking standard that building would remain vacant. They do fall under legal non-conforming structure meaning they cannot comply physically with today's standards for parking. They are willing to submit a certified rooster of their employees to indicate they will have someone onsite to manage parking and there will be no visitors to this site. They do have the ability to provide 8 spaces for employees plus 2 additional spaces for delivery vehicles.

MOTION: Commissioner Briseno motions to continue item CUP02-19 to next Planning commission meeting on June 18, 2019

SECOND: Commissioner Lomeli

ACTION: 3-0-1-1 (Aliksanian, Vacant)

D. Conditional Use Permit (CUP03-19)

A Conditional Use Permit application to allow indoor cannabis Cultivation and Manufacturing, within an existing commercial building on the property located at 1616 Beach Street, APN 6353-002-007.

Cannabis Consultant – Presented

Shel Graham (representing applicant) – Presented

Compliance Officer for applicant Geoff Sugerman – Presented

Maribel Briseno – Will there be extraction done onsite and parking

Compliance Officer for applicant Geoff Sugerman - We have 28 parking spots and will far exceed the amount of workers we will have. No high pressure, heated extraction will be done

Shel Graham (representing applicant) – Wants to make clarification and this is not for cultivation for but Manufacturing and Non-Store Front delivery.

Planning Commission Legal Counsel – motion and approval is as stated in staff report and recommendation

MOTION: Commissioner Lomeli motions to Conditional Use Permit application to allow indoor cannabis Cultivation and Manufacturing, within an existing commercial building on the property located at 1616 Beach Street, APN 6353-002-007.

SECOND: Commissioner Briseno

ACTION: 3-0-1-1 (Aliksanian, Vacant)

E. Conditional Use Permit (CUP04-19)

A Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, and Non-Store Front delivery, within an existing commercial building on the property located at 8019 Slauson Avenue, APN 6354-030-055.

Cannabis Consultant – Presented

Tony Torres (representing applicant) – Presented

Commissioner – What kind of manufacturing?

Tony Torres (representing applicant) – Removing the element that gets you high and leaving all the beneficial cannabinoids in the product.

MOTION: Commissioner Lomeli motions to approve a Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, and Non-Store Front delivery, within an existing commercial building on the property located at 8019 Slauson Avenue, APN 6354-030-055.

SECOND: Commissioner Briseno

ACTION: 3-0-1-1(Aliksanian, Vacant)

F. Conditional Use Permit (CUP05-19)

A Conditional Use Permit application to allow indoor cannabis Manufacturing and Non-Store Front delivery, within an existing commercial building on the property located at 7137 Telegraph Road, APN 6354-024-047.

Cannabis Consultant – Presented

Applicant Ramon – presented

MOTION: Commissioner Lomeli motions to approve a A Conditional Use Permit application to allow indoor cannabis Manufacturing and Non-Store Front delivery, within an existing commercial building on the property located at 7137 Telegraph Road, APN 6354-024-047.

SECOND: Commissioner Briseno

ACTION: 3-0-1-1 (Aliksanian, Vacant)

9. CONSENT ITEM (S)

None

10. STAFF COMMUNICATIONS TO THE PLANNING COMMISSION

None

11. ORAL COMMUNICATIONS –CONTINUED

None

12. PLANNING COMMISSION ORALS

Chair Mooradian

Vice Chair Aliksanian

Commissioner Briseno

Commissioner Lomeli

13. ADJOURNMENT

The meeting adjourned at 9:42p.m.

A handwritten signature in black ink, appearing to read "Matt F", is written over a horizontal line.

Matthew Feske, Planning Commission Secretary