

**CITY OF MONTEBELLO
PLANNING COMMISSION
MINUTES**

June 18, 2019

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

1. CALL MEETING TO ORDER

6:38 P.M. by Chair Mooradian

2. ROLL CALL

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

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 Aliksanian

4. PLANNING COMMISSION SECRETARY –CORRECTION TO AGENDA

NONE

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. Conditional Use Permit (CUP02-19) - Continued

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.

CORRECTED: A Conditional Use Permit application to allow indoor cannabis Manufacturing, Distribution, and Non-Store Front Delivery service within an existing building on the property located at 8129 Slauson Avenue, APN 6354-030-001.

Cannabis Consultant – Presented

Applicant – Presented and discussed project

Bobby Nassir (??) – In favor of project and expressed concern regarding crime

Cannabis Consultant – Police department has been involved with review of all projects and will address issues in the development agreement

Linda Nicholas – Expressed concerned regarding cultivation

Planning Commission Legal Counsel – Clerical error on agenda, applicant to clarify uses that are being proposed

Applicant – No cultivation, no indoor cultivation its distribution, Non-Store Front delivery and manufacturing

MOTION: Commissioner Lomeli motions to approve a Conditional Use Permit application to allow indoor cannabis Manufacturing, Distribution, and Non-Store Front Delivery service within an existing building on the property located at 8129 Slauson Avenue, APN 6354-030-001.

SECOND: Commissioner Aliksanian

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

B. Conditional Use Permit (CUP06-19)

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 760 Vail Avenue, APN 6353-002-006.

Cannabis Consultant – Presented

Applicant Representative – Presented and discussed project

Edwina Garcia – Concerned regarding testing

Applicant Representative - We are doing Cultivation, Manufacturing, and retail delivery we are not doing testing.

MOTION: Commissioner Aliksanian motions to 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 760 Vail Avenue, APN 6353-002-006.

SECOND: Commissioner Lomeli

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

C. Conditional Use Permit (CUP07-19)

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 728 Vail Avenue, APN 6353-002-005.

Cannabis Consultant – Presented

Applicant – Presented and discussed project

MOTION: Commissioner Aliksanian motions to approve Conditional Use Permit application to allow indoor cannabis Manufacturing and Non-Store Front delivery, within an existing commercial building on the property located at 728 Vail Avenue, APN 6353-002-005.

SECOND: Commissioner Lomeli

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

D. Conditional Use Permit (CUP08-19)

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 760 Vail Avenue, APN 6353-002-006.

Cannabis Consultant – Presented

Applicant – Presented and discussed project

Linda Nicholas – Applicant stated distribution and wanted clarification

Cannabis Consultant – The staff report and resolution clearly states what is being approved and considered on all applications today.

Rosie Vasquez – Would Non-Store Front delivery be able to change to retail and who would be monitoring the environment

Cannabis Consultant - Condition 58 talks about air quality and permits required for clearance from the agencies AQMD, Building and Safety and Public works.

Planning Commission Legal Counsel - A question was asked about non store front retail would they be able to later change to store front retail business. The answer is no. Unless the city was to at a later date amend their local laws, their ordinance which would require 1st and 2nd reading and approval.

MOTION: Commissioner Lomeli motions to 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 760 Vail Avenue, APN 6353-002-006.

SECOND: Commissioner Aliksanian

ACTION: 3-1-01 (vacant)

E. Conditional Use Permit (CUP09-19)

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 7111- 7115 Telegraph Road, APN 6354-024-034, 035, and 036.

Cannabis Consultant – Presented

Applicant – Presented and discussed project

MOTION: Commissioner Lomeli motions to approve Conditional Use Permit application to allow indoor cannabis Manufacturing and Non-Store Front delivery, within an existing commercial building on the property located at 7111- 7115 Telegraph Road, APN 6354-024-034, 035, and 036.

SECOND: Commissioner Aliksanian

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

F. Conditional Use Permit (CUP10-19)

A Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, Non-Store Front delivery, and Testing in a new structure located at 1711 S. Bluff Road, APN 6354-030-045.

CORRECTION: A Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, Non-Store Front delivery in a new structure located at 1711 S. Bluff Road, APN 6354-030-045.

Cannabis Consultant – Presented

Applicant representative – Presented and discussed project

Linda Nicholas – Concerns regarding security

Cannabis Consultant – All applicants have a general requirement in conditional approval about security plan. All security plans must be reviewed and approved by the police chief or designee.

MOTION: Commissioner Aliksanian motions to approve Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, Non-Store Front delivery in a new structure located at 1711 S. Bluff Road, APN 6354-030-045.

SECOND: Commissioner Briseno

ACTION: 4-0-0-1(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 8:20p.m.

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

Matthew Feske, Planning Commission Secretary