

**CITY OF MONTEBELLO  
PLANNING COMMISSION  
MINUTES**

**July 2, 2019**

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

1. CALL MEETING TO ORDER  
6:36 P.M. by Chair Mooradian
  
2. ROLL CALL  
Commissioner Present: Chair Mooradian, Commissioner Briseno,  
Commissioner Lomeli and Commissioner Ramirez  
  
Absent: Vice Chair Aliksanian  
  
Also present:  
Planning Manager –Matthew Feske  
Planning Commission Legal Counsel
  
3. PLEDGE OF ALLEGIANCE  
Commissioner Ramirez
  
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 (CUP19-19)  
The applicant, Wing Stop, has submitted a Conditional Use Permit application to allow alcohol sales (Beer and Wine) within a new restaurant that will be located at 2401 West Whittier Boulevard.

Staff – presented

Staff – Condition 41 just for clarification is to be limited to regional managers and local manager's onsite only

Chair – There's always going to be manager onsite?

Staff – Yes, if local manager not available a lead certified person will need to be on site at all times.

Applicant representative – presented and discussed project

MOTION: Commissioner Lomeli motions to approve a Conditional Use Permit application to allow alcohol sales (Beer and Wine) within a new restaurant that will be located at 2401 West Whittier Boulevard.

SECOND: Commissioner Briseno

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

B. Conditional Use Permit (CUP11-19)

A Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, and Non-Store Front delivery, within an existing commercial building on the property located at 7895 Telegraph Road, APN 6368-001-021.

Cannabis Consultant – presented

Applicant – presented and discussed project

Commissioner- What action are being taken to omit the odor from the grow rooms?

Applicant – We are going to have a complete filtration and spend extra money so we don't have that problem.

Cannabis Consultant – There is a conditional approval for all CUP's regarding air quality and omissions. The requirement is the applicant must get certification and approval from by local AQMD office in order to control any odor or air omissions and must submit the required equipment. The city will not issue a permit until they submit the required certification paperwork.

Chair – There is no testing happening at the facility, correct?

Applicant – No testing

MOTION: Commissioner Briseno motions to approve a Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, and Non-Store Front delivery, within an existing commercial building on the property located at 7895 Telegraph Road, APN 6368-001-021.

SECOND: Commissioner Lomeli

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

C. Conditional Use Permit (CUP12-19)

A Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, and Non-Store Front delivery, within an existing commercial building on the property located at 7121 Telegraph Road, APN 6354-024-039.

Cannabis Consultant – Presented. Applicant has decided not to pursue cultivation at this time.

Applicant – Presented and discussed project

Chair – Do you intend to employ Montebello Residents?

Applicant - Absolutely

MOTION: Commissioner Lomeli motions to Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, and Non-Store Front delivery, within an existing commercial building on the property located at 7121 Telegraph Road, APN 6354-024-039.

SECOND: Commissioner Ramirez

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

D. Conditional Use Permit (CUP13-19)

A Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, and Non-Store Front delivery, within an existing commercial building on the property located at 1724 Aeros Way, APN 6354-028-025.

Cannabis Consultant – An email from applicant was received stating that that he was out of the country and wanted to continue this item to a date certain which would be the July 16<sup>th</sup> hearing. We are recommending continuing this item until that time.

MOTION: Commissioner Mooradian motions to continue Conditional Use Permit (CUP13-19) to July 16, 2019.  
SECOND: Commissioner Briseno  
ACTION: 4-0-0-1 (Aliksanian)

E. Conditional Use Permit (CUP14-19)

A Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, and Non-Store Front delivery, within an existing commercial building on the property located at 7131 Telegraph Road, APN 6354-024-044.

Cannabis Consultant – presented

Applicant Representative – presented and discussed project

MOTION: Commissioner Ramirez motions to approve Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, and Non-Store Front delivery, within an existing commercial building on the property located at 7131 Telegraph Road, APN 6354-024-044.

SECOND: Commissioner Lomeli

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

F. Conditional Use Permit (CUP15-19)

A Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, and Non-Store Front delivery, within an existing commercial building on the property located at 1801 Bluff Road, APN 6354-030-002.

Cannabis Consultant – Presented. Applicant originally applied for cultivation and has opted not to pursue cultivation at this time. Application will consist of Manufacturing, Distribution, and Non-Store Front.

Applicant – Presented and discussed project

Commissioner – There's a lot of blank walls around your building maybe consider anti-graffiti design because area can get graffiti heavily

Applicant – There is a special 100% acrylic paint that makes so we are able to wash graffiti off the wall and we've utilized that in a lot of our other properties.

Staff – To address the commissioners’ question regarding graffiti, if they are not meeting conditions we can bring it forward to the Planning Commission to either make the conditions stricter or add additional conditions.

MOTION: Commissioner Lomeli motions to approve Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, and Non-Store Front delivery, within an existing commercial building on the property located at 1801 Bluff Road, APN 6354-030-002.

SECOND: Commissioner Ramirez

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

G. Conditional Use Permit (CUP16-19)

A Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, and Non-Store Front delivery, within an existing commercial building on the property located at 7107 and 7117 Telegraph, APN 6354-024-032 and 037.

Cannabis Consultant – Presented

Applicant Representative– Presented and discussed project

Commissioner - Does SB Montebello LLC hold a cannabis license anywhere else?

Applicant Representative - No

MOTION: Commissioner Ramirez motions to approve a Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, and Non-Store Front delivery, within an existing commercial building on the property located at 7107 and 7117 Telegraph, APN 6354-024-032 and 037.

SECOND: Commissioner Lomeli

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

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  
Commissioner Ramirez

13. ADJOURNMENT

The meeting adjourned at 7:33p.m.



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Matthew Feske, Planning Commission Secretary