

**CITY OF MONTEBELLO
PLANNING COMMISSION
MINUTES**

July 16, 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 Vice Chair Aliksanian

2. ROLL CALL

Commissioner Present: Vice Chair Aliksanian, Commissioner Briseno and Commissioner Ramirez

Absent: Chair Mooradian and Commissioner Lomeli

Also present:

Director of Planning and Community Development – Manuel Mancha

Planning Manager –Matthew Feske

Planning Commission Legal Counsel

3. PLEDGE OF ALLEGIANCE

Commissioner Briseno

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 (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 – Presented

Brian Ambriz – Discussed effects of marijuana use

Applicant Representative – Presented and discussed project

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 1724 Aeros Way, APN 6354-028-025.

SECOND: Commissioner Ramirez

ACTION: 3-0-0-2 (Mooradian, Lomeli)

B. Conditional Use Permit (CUP17-19)

A Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, and Non-Store Front delivery, within an existing and proposed commercial building on the property located at 1405 Date Street and 1404-1408 Espanol Avenue, APN 6354-050-042, and 6354-020-044 & 045.

Cannabis Consultant – Presented

Applicant Representative – Presented

Joseph Sanchez – Voiced concern regarding integrity and damaged sidewalk of other properties

Vice Chair – Condition 28 approval of CUP states “applicant shall repair any and all damage side along street frontage of property, install any new sidewalk as may be required and determined by the city engineer ...”

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 and proposed commercial building on the property located at 1405 Date Street and 1404-1408 Espanol Avenue, APN 6354-050-042, and 6354-020-044 & 045.

SECOND: Commissioner Briseno

ACTION: 3-0-0-2 (Mooradian, Lomeli)

C. Conditional Use Permit (CUP18-19)

A Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, and Non-Store Front delivery, in a proposed building on the property located at 1424 Espanol Avenue, APN 6354-020-043.

Cannabis Consultant – Presented

Commissioner – Have homes been rezoned and do they have to be a business

Cannabis Consultant – They can maintain them. Applicant is complying with zoning requirements as they are in place now.

Commissioner – Is non-confirming in reference to parking?

Cannabis Consultant – Non-confirming is in reference to the non-confirming uses around it

Staff – The zone was changed and in the general plan it does designate this area as manufacturing. This type of use is consistent with the general plan. Also noticing was done within 300 ft.

MOTION: Commissioner Ramirez motions to approve a Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, and Non-Store Front delivery, in a proposed building on the property located at 1424 Espanol Avenue, APN 6354-020-043.

SECOND: Commissioner Aliksanian

ACTION: 2-1-0-2 (Briseno, Mooradian, Lomeli)

MOTION: Commissioner Briseno to reconsider vote for CUP18-19

SECOND: Commissioner Ramirez

ACTION: 3-0-0-2 (Mooradian, Lomeli)

MOTION: Commissioner Ramirez motions to approve a Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, and Non-Store Front delivery, in a proposed building on the property located at 1424 Espanol Avenue, APN 6354-020-043.

SECOND: Commissioner Aliksanian

ACTION: 3-0-0-2 (Mooradian, Lomeli)

D. Conditional Use Permit (CUP20-19)

A Conditional Use Permit application to allow alcohol sales (Beer and Wine) within a new restaurant that will be located at 2809 Via Campo, Unit H.

Staff – Presented

Applicant Representative – Presented

MOTION: Commissioner Briseno motions to approve to approve a Conditional Use Permit application to allow alcohol sales (Beer and Wine) within a new restaurant that will be located at 2809 Via Campo, Unit H.

SECOND: Commissioner Ramirez

ACTION: 3-0-0-2 (Mooradian, Lomeli)

E. Zone Code Amendment (ZCA06-19)

A Zone Code Amendment to amend Title 17 of the Montebello Municipal Code for Childcare Facilities to change the maximum children allowed by right from 12 to 15.

Staff – Presented

Staff – Staff report says 16 however it is 15

MOTION: Commissioner Ramirez motions to approve a Zone Code Amendment to amend Title 17 of the Montebello Municipal Code for Childcare Facilities to change the maximum children allowed by right from 12 to 15.

SECOND: Commissioner Briseno

ACTION: Motion passed 3-0-0-2 (Mooradian, Lomeli)

F. Zone Code Amendment (ZCA05-19)

A Zone Code Amendment to amend Title 17 of the Montebello Municipal Code to change the distance requirement between tattoo parlors.

Staff – Presented

Commissioner – Do we have a lot of applicants?

Staff – We do not. We've had a couple over past 4 years and have challenged the municipal code and in response to cases and judges orders this would be appropriate step to expand opportunity for these businesses to operate within the city.

Commissioner – How many possible locations could we have if this was approved?

Staff – Should distance requirement be reduce it would increase approximately 5%. Sensitive properties still have distance requirements at 1,000 feet.

MOTION: Commissioner Ramirez motions to approve a Zone Code Amendment to amend Title 17 of the Montebello Municipal Code to change the distance requirement between tattoo parlors.

SECOND: Commissioner Briseno

ACTION: 3-0-0-2 (Mooradian, Lomeli)

G. Zone Code Amendment (ZCA07-19)

A Zone Code Amendment by Electric Guard Dog, LLC to amend Title 17 of the Montebello Municipal Code to add electric fences as an allowed fence material.

Staff – Applicant has requested that this item be continued to the next planning commission meeting. Applicant had conflict of interest and could not make it tonight to explain their side.

MOTION: Commissioner Ramirez motions to continue Zone Code Amendment (ZCA07-19) to next scheduled planning commission meeting.

SECOND: Commissioner Briseno

ACTION: 3-0-0-2 (Mooradian, Lomeli)

H. Zone Code Amendment (ZCA03-19)

A Zone Code Amendment application by Newcastle and Associates to amend Title 17 of the Montebello Municipal Code to change the off street parking requirements for manufacturing zones.

Staff – Presented

MOTION: Commissioner Ramirez motions to approve a Zone Code Amendment application by Newcastle and Associates to amend Title 17 of the Montebello Municipal Code to change the off street parking requirements for manufacturing zones.

SECOND: Commissioner Briseno

ACTION: 3-0-0-2 (Mooradian, Lomeli)

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

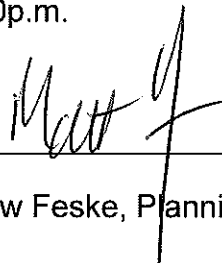
Commissioner Briseno

Commissioner Lomeli

Commissioner Ramirez

13. ADJOURNMENT

The meeting adjourned at 8:00p.m.



Matthew Feske, Planning Commission Secretary