

**CITY OF MONTEBELLO
PLANNING COMMISSION
MINUTES**

August 6, 2019

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

1. CALL MEETING TO ORDER

6:41 P.M. by Chair Mooradian

2. ROLL CALL

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

Absent: Commissioner Briseno

Also present:

Director of Planning and Community Development – Manuel Mancha
Planning Manager –Matthew Feske
Planning Commission Legal Counsel

3. PLEDGE OF ALLEGIANCE

Vice Chair Aliksanian

4. PLANNING COMMISSION SECRETARY –CORRECTION TO AGENDA

Chair – Proposed to go dark next Planning Commission meeting
August 20, 2019

MOTION: Chair Mooradian motions to go dark next Planning Commission
meeting August 20, 2019

SECOND: Commissioner Ramirez

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

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 (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 September 3, 2019.

MOTION: Commissioner Lomeli motions to continue item ZCA07-19 to next Planning Commission meeting on September 3, 2019.

SECOND: Commissioner Ramirez

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

B. Conditional Use Permit (CUP24-19)

The applicant, 7-Eleven, has submitted a Conditional Use Permit application to allow alcohol sales (Beer and Wine) within building that will be located at 2900 West Beverly Boulevard.

Staff – Presented

Sherrie Olson (applicant representative) – Presented

Commissioner – What's the parking situation?

Sherrie Olson (applicant representative) – Most customers are in the morning and are quick customers, 3-5 minutes max.

Masood Shaili (??) (property owner) - As for parking we have no full uses, we have service business. Three remaining tenants are service tenants.

Commissioner – How many total units?

Masood Shaili (??) (property owner) – 5 total and 7-Eleven would take up 2 units.

Commissioner – Regarding the neighborhood, there is restaurants and supermarket near area. Is there restriction of distance between entities?

Staff - Only restriction is number of licenses in a census tract area. At this time there is only one off sale license for this area and a second one would still be within the approval for census tract.

(??) Medina – not in favor of 7-Eleven

Richard Corona – not in favor and voiced concerned regarding alcohol and parking

MOTION: Commissioner Mooradian motions to deny a Conditional Use Permit application to allow alcohol sales (Beer and Wine) within building that will be located at 2900 West Beverly Boulevard.

SECOND: Commissioner Lomeli

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

C. Conditional Use Permit (CUP21-19)

A Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, and Non-Store Front Retail delivery, within an existing and proposed commercial building on the property located at 1701 Aeros Way, APN 6354-028-021.

Cannabis Consultant – Presented

Mario Beltran (applicant representative) – Presented and discussed project

MOTION: Commissioner Lomeli motions to approve a Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, and Non-Store Front Retail delivery, within an existing and proposed commercial building on the property located at 1701 Aeros Way, APN 6354-028-021.

SECOND: Commissioner Ramirez

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

D. Conditional Use Permit (CUP22-19)

A Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, and Non-Store Front Retail delivery, within a proposed commercial building on the property located at 1701 Aeros Way, APN 6354-028-021.

Cannabis Consultant – Presented

Jay Cortez (applicant representative) – Presented and discussed project

Commissioner – Commented on condition regarding graffiti. This is a high graffiti area and just be aware to be on top of that

Jay Cortez (applicant representative) – that can be incorporated with the community service hours that is offered with the employee to take of their local surrounding areas.

MOTION: Commissioner Ramirez motions to approve a Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, and Non-Store Front Retail delivery, within a proposed commercial building on the property located at 1701 Aeros Way, APN 6354-028-021.

SECOND: Commissioner Lomeli

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

9. CONSENT ITEM (S)

None

10. STAFF COMMUNICATIONS TO THE PLANNING COMMISSION

Sending condolences to victims over the past week and take a moment of silence.

11. ORAL COMMUNICATIONS –CONTINUED

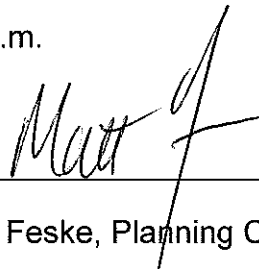
None

12. PLANNING COMMISSION ORALS

Chair Mooradian
Vice Chair Aliksanian
Commissioner Briseno
Commissioner Lomeli
Commissioner Ramirez

13. ADJOURNMENT

The meeting adjourned at 7:55p.m.



Matthew Feske, Planning Commission Secretary