

**CITY OF MONTEBELLO
PLANNING COMMISSION
MINUTES**

October 15, 2019

Planning Commission meets at 6:30 p.m., on the day scheduled in City Hall Council Chambers
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1. CALL MEETING TO ORDER
6:45 P.M. by Chair Mooradian

2. ROLL CALL
Commissioner Present: Chair Mooradian, Vice Chair Aliksanian,
Commissioner Briseno and Commissioner Ramirez

Absent: 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 Ramirez

4. PLANNING COMMISSION SECRETARY –CORRECTION TO AGENDA
NONE

5. STATEMENT OF PUBLIC ORAL COMMUNICATIONS
NONE

6. APPROVAL OF MINUTES:
A. October 1, 2019 – Approved with corrections

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.

Planning Commission Legal Counsel - Recommending development standards be set

Commissioner Ramirez – Include a condition applied that would require a site plan review

Planning Manager – Conditions can be set by planning commissions per the application

MOTION: Commissioner Ramirez motions approve for staff to provide resolution for ZCA07-19 and to continue item to the next scheduled meeting.

SECOND: Commissioner Aliksanian

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

B. General Plan Amendment (GPA012-19) and Zone Change (ZCA02-19)

A General Plan Amendment (GPA02-19) to change the Land Use Designation from HDR (High Density Residential) to BLVD (Commercial Boulevard) and Zone Change (ZC02-19) from R-1 (Residential) to C-R (Commercial Residential) of the property located at 429 North Montebello Boulevard for consistency with the surrounding properties. No property or building modifications are a part of this zone change.

Planning Manager- Eminent Domain is not allowed in the city. Mailers were sent and notice was published per the municipal code.

Commissioner Ramirez – What type of business?

Planning Manager – Real Estate office will be occupy the new unit.

Commissioner Briseno – Why is land use going to boulevard?

Planning Manager – If C1-C2 zoned, residential would not be an allowed use. Staff felt it would be appropriate residential allowed and restricting commercial use.

Chair Mooradian – This would affect the address specific?

Planning Manager – That is correct the single property 429 N. Montebello Blvd.

William Moreno – Is any property south subject to this? Supports both neighbors.

Edwina Garcia – Its next door to my home. The work has already been done. Chair Mooradian should not vote.

Planning Manager – Conflict of Interest has been advised. Planning commission at their own will advise if there is conflict of interest. Meeting someone does not mean its conflict of interest. Discretion up to Chair to vote.

Planning Manager – For the record Chair Mooradian has recused herself for the remainder of the meeting for this item. Vice Chair Aliksanian to continue meeting.

Will Cervera – Chair Mooradian is courageous for recusing herself. It shows valid effort of trying to be transparent. If approved how it will affect taxes?

Planning Manager - Your property tax will remain the same.

Will Cervera – It looks like a 2nd Story

Staff - It's a garage conversion, if not approved it will remain as a modified garage.

Rosie Vazquez – What about the General Plan and the corner vacant lot?

Planning Manager– Corner property is privately owned, can't force to rent or sale property, only maintain property.

Linda Nicholas- Eminent Domain, 13 business lost with the grade separation. Where is Montebello News? It's a service company, no one sees it. Property was red tagged and work was being done.

Hargop Yapoujian – Applied for zone change in January 2018. Applied for construction with permits.

Commissioner Ramirez – What was the red tag for?

Planning Manager- Technically not red tag, it was to stop work over the weekend.

Commissioner Aliksanian – Permit to work on weekend?

Planning Manager- Construction is allowed on weekends per municipal code.

Commissioner Briseno – Are neighbors notified of permit?

Planning Manager– Not required for standard permit for neighbors to be notified.

MOTION: Commissioner Aliksanian motions to approve a General Plan Amendment (GPA02-19) to change the Land Use Designation from HDR (High Density Residential) to BLVD (Commercial Boulevard) and Zone Change (ZC02-19) from R-1 (Residential) to C-R (Commercial Residential) of the property located at 429 North Montebello Boulevard for consistency with the surrounding properties. No property or building modifications are a part of this zone change.

SECOND: Commissioner

ACTION: motioned failed due to lack of 2nd motion.

MOTION: Commissioner Ramirez motions to deny a General Plan Amendment (GPA02-19) to change the Land Use Designation from HDR (High Density Residential) to BLVD (Commercial Boulevard) and Zone Change (ZC02-19) from R-1 (Residential) to C-R (Commercial Residential) of the property located at 429 North Montebello Boulevard for consistency with the surrounding properties. No property or building modifications are a part of this zone change.

SECOND: Commissioner Briseno

ACTION: 2-1-1-1 (Aliksanian, Mooradian, Lomeli)

MOTION: Commissioner Ramirez motions to continue item to the next regularly scheduled meeting

SECOND: Commissioner Aliksanian

ACTION: 3-0-1-1 (Mooradian, Lomeli)

Planning Manager – For the record Chair Mooradian has returned.

C. Conditional Use Permit (CUP23-19)

A Conditional Use Permit application to allow indoor cannabis Manufacturing, Distribution, and Non-Store Front delivery, within an existing commercial building on the property located at 7733 Telegraph Road, APN 6354-028-033.

Consultant – Presented

Commissioner Ramirez – Any improvement to the façade?

Christina Di Angelo (applicant) – security façade

Commissioner Briseno – Are you representing the applicant or the owner?

Christina Di Angelo (applicant) – I’m the owner

Chair Mooradian – Are you going to hire Montebello residents?

Aaron Di Angelo (applicant) – Number one priority is to grab local applicants, train in facility which takes time and we will phase it in.

Linda Nichols - How long before they see revenue?

Aaron Di Angelo (applicant) – Approximately an eight month window, no more than twelve months from state issuance to start seeing revenue.

MOTION: Commissioner Ramirez motions to approve a Conditional Use Permit application to allow indoor cannabis Manufacturing, Distribution, and Non-Store Front delivery, within an existing commercial building on the property located at 7733 Telegraph Road, APN 6354-028-033.

SECOND: Commissioner Briseno

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

9. CONSENT ITEM (S)

None

10. STAFF COMMUNICATIONS TO THE PLANNING COMMISSION

Looking to upgrade technology, Planning Commission should consider. iPads will be available to them and recommended to use city iPads, can be subpoena anytime. Notice went out for City Council, item will not go out on October 23, 2019. No special meeting, no planning commission meeting on October 29, 2019 and regular meeting will be in November.

11. ORAL COMMUNICATIONS –CONTINUED

None

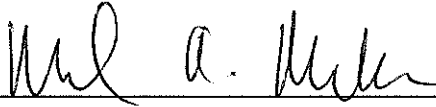
12. PLANNING COMMISSION ORALS

Chair Mooradian

Vice Chair Aliksanian
Commissioner Briseno
Commissioner Lomeli
Commissioner Ramirez

13. ADJOURNMENT

The meeting adjourned at 8:25p.m.



Manuel A. Mancha, Planning Commission Secretary