

**CITY OF MONTEBELLO  
PLANNING COMMISSION  
MINUTES**

**November 5, 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

6:34 P.M. by Chair Mooradian

2. ROLL CALL

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

Absent: none

Also present:

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

3. PLEDGE OF ALLEGIANCE

Commissioner Aliksanian

4. PLANNING COMMISSION SECRETARY –CORRECTION TO AGENDA

NONE

5. STATEMENT OF PUBLIC ORAL COMMUNICATIONS

Edwina Garcia – As far as publicizing when there's a change that has to do with the city it always states Montebello News. I would like to see this changed to the Whittier Daily News. Montebello no longer has a newspaper.

6. APPROVAL OF MINUTES:

A. October 15, 2019 – Approved with corrections

7. STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

NONE

## 8. PUBLIC HEARINGS

### A. 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.

Chair Mooradian – During the October 15, 2019 regularly planning commission meeting a member of the public came forward to accuse me of a conflict of interest on this item. While I felt that I did not have a conflict of interest I was advised by the then planning manager, Matt Feske, that he believed that I should recuse myself from participating on this item. While I did not have the opportunity to confer with a representative from the city attorney's office I nevertheless felt it appropriate for the good of the order to recuse myself from participating on the General Plan Amendment (GPA012-19) and Zone Change (ZCA02-19) application related to the property located at 429 North Montebello Boulevard after further consultation with the city attorney, the guidance suggested by Mr. Feske and the accusation by the member of the public was wrong I now know that I have no legal reason or economic interest to disqualify myself from participating on this item tonight or in the future. Based on this information and advice, I want it reflected on the record that there is not a financial interest that I have or any member of my family has that would give rise to a conflict of interest or potential conflict of interest that would prohibit me from participating in this matter further I would like to make it clear that no conflict of interest existed before the October 15, 2019 planning commission meeting either during the October 15, 2019 meeting at the present time and the foreseeable future. As such based upon the advice and guidance of the city attorney's office I will fully participate during this meeting including item 8A General Plan Amendment (GPA012-19) and Zone Change (ZCA02-19) related to the property located at 429 North Montebello Boulevard.

Commissioner Lomeli – I was absent last meeting but for the record I was given material and I feel comfortable voting on General Plan Amendment (GPA012-19) and Zone Change (ZCA02-19).

Director of Planning – This project was continued from last meeting due to lack of majority vote. Applicant is requesting General Plan Amendment to Change Zoning from High Density Residential to Boulevard Commercial and Zone Change is from R-1 to C-R for consistency of surrounding properties.

Edwina Garcia – I never stated anything about monetary gain. This gentleman should have been told from day one what he needed to do and what was needed and was given information that he felt was enough and that was incorrect. It should have never happened but had the planning department been accurate about what a person needs to do all of this could have been avoided.

Rosie Vasquez – I believe you have an illegal item, meeting today. There was a majority vote, 3 council people, 2 to deny and 1 to approve. Simple majority is what passes.

Linda Nicholas – Applicant spoke to 4 of us in parking lot. He never applied for zone variance and that was the city's idea. All he wanted was special permit to be able to have business in his garage and never wanted to change to commercial.

Atabak Youssefzadeh – I'm an architect and an urban planner and I'm here to advocate for my client regarding this property. This property will not increase traffic. The use will not be detrimental to the city, to the neighbors or community.

Hargop Yapoujian – I did apply for zone change in January 2018 to be able to use as my office and have been waiting all this time. I didn't want to work from my own garage, the purpose is to use as my office. There will be minimal traffic created and it's a suitable location for me.

Commissioner Ramirez – Just wanted to clarify red tag. Red tag is when the building is dangerous and they are doing something that would impose a danger. A stop order was issued not a red tag. I have a concern of the property becoming commercial because of the corner lot that had become vacant. I feel confident that client has had his business for 25 years and will keep it as a mixed use as residential and commercial.

Director of Planning – That is correct.

Commissioner Lomeli – Just to verify, this is just for the individual property that we are changing the zone?

Director of Planning – This is just one property. The property behind them is CR so we are pulling the zone to incorporate this property.

MOTION: Commissioner Lomeli 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 Aliksanian  
ACTION: 4-1-0-0 (Briseno)

B. 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.

Director of Planning – During the last meeting commission requested that staff come back with ordinance and resolution to allow electrical fences in the city. Direction was not given to staff to allow in the commercial or industrial zone.

Chair Mooradian – Are we voting on whether it's commercial?

Director of Planning – That's one of the issues that weren't given direction on. We do have it to modify it before it goes to City Council if Commission would like, you can condition to only allow it in certain areas maybe industrial, commercial or both.

Chair Mooradian - Concerns we had was to have this type of application come in front of commission to ensure we are protecting the city, a Site Plan Review.

Director of Planning – We can add to ordinance and resolution to adding that this type of fencing will come to planning commission for Site Plan Review.

Keith Kaneko - I have some suggestions in regards to zoning applicability. Industrial use types are very specific to heavy uses. I would recommend in regard to Site Plan Review that we exclude industrial but include commercial. This helps for efficiency.

Director of Planning – Motion can be made to approve resolution and modify to add certain types of uses that would allow electrical fences and we can put a list together of type of uses allowed for site plan review. We

can look at industrial uses would be allowed to do this under Site Plan Review as far as commercial we would make a list of uses that would be able to apply for Site Plan Review.

Chair Mooradian – I don't know about a list because we are restricting maybe more general, if its industrial to streamline it not have site plan review but if its commercial project then it is required.

MOTION: Commissioner Ramirez motions to approve Zone Code Amendment (ZCA07-19) with the added change amendment that industrial uses would not have to go through SPR unless they were abutting different zone all other zones such as commercial zone would have to go through SPR.

SECOND: Commissioner Briseno

ACTION: 5-0-0-0

C. Conditional Use Permit (CUP26-19)

A Conditional Use Permit application to allow indoor cannabis Non-Store Front Retail Delivery and Distribution within an existing commercial building on the property located at 8127 Slauson Avenue, APN 6354-030-003.

Consultant – Presented

Christian Neetu(??) (Representative) – We want to apply for CUP we are intending to operate just distribution non-store front delivery. Personally I have over 10 years' experience in the legal cannabis space. I have been operating distribution and delivery companies for the past 2 years in California. We intend to operate in an efficient manner in a compliant business.

Commissioner Aliksanian – What's the remainder of the building going to be used for?

Christian Neetu(??) (Representative) – The entire building will be used for storage and non-store front delivery.

Commissioner Ramirez – The effort to hire locally, what are the steps for that?

Christian Neetu(??) (Representative) – We are going to be holding a hiring fair in the area in December. We have already found 2 different perspective people to work with our company in the area.

Commissioner Ramirez – How many employees?

Christian Neetu(??) (Representative) – We only anticipate 4-5 employees.

Commissioner Briseno – How many other cannabis businesses are you currently operating?

Christian Neetu(??) (Representative) – We don't have any current operating businesses right now.

Chair Mooradian – You stated you have 10 years' experience, what type of experience?

Christian Neetu(??) (Representative) – I used worked for the state of Colorado. I designed the trace and track system metric which is used in over 10 states in the entire country. I've consulted a lot of businesses; I worked with a lot of government agencies in difference places. I've ran and operated distribution companies here in California.

MOTION: Commissioner Lomeli to approve a Conditional Use Permit application to allow indoor cannabis Non-Store Front Retail Delivery and Distribution within an existing commercial building on the property located at 8127 Slauson Avenue, APN 6354-030-003.

SECOND: Commissioner Ramirez

ACTION: 5-0-0-0

D. Conditional Use Permit (CUP27-19)

A Conditional Use Permit application to allow indoor cannabis Cultivation, Distribution, and Non-Store Front Retail Delivery, within an existing commercial building on the property located at 1040 S. Vail Avenue, APN 6353-015-002.

Consultant – Presented

Andrew Angulo (Applicant) – Presented

Commissioner Ramirez – Is this your only cannabis business?

Andrew Angulo (Applicant) – No it isn't. We hold licenses in Riverside County and Long Beach as well. We have applications in for Social Equity Program in Los Angeles. We are waiting approval.

Commissioner Ramirez – How long have those business been operating?

Andrew Angulo (Applicant) – We're in build out right now. We're awaiting approval in Los Angeles so that hasn't started. We do have partnerships with other facilities that are operating.

Chair Mooradian – Do you intend to hire local?

Andrew Angulo (Applicant) – Yes we do. We estimate 8-10 employees.

MOTION: Commissioner Ramirez to approve a Conditional Use Permit application to allow indoor cannabis Cultivation, Distribution, and Non-Store Front Retail delivery, within an existing commercial building on the property located at 1040 S. Vail Avenue, APN 6353-015-002.

SECOND: Commissioner Lomeli

ACTION: 5-0-0-0

E. Conditional Use Permit (CUP28-19)

A Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, and Non-Store Front Retail delivery, within an existing commercial building on the property located at 8040 Slauson Avenue, APN 6368-001-002.

Consultant – Presented

Michael Lazah (Representative) – Presented

Commissioner Ramirez – Are you hiring locals and how many?

Michael Lazah (Representative) – Yes, they anticipate 10-15 employees that will enter the labor development agreement. They want to hire within the 3 miles radius which is the initial hiring plan and build out from there.

MOTION: Commissioner Lomeli to approve a Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, and Non-Store Front Retail delivery, within an existing commercial building on the property located at 8040 Slauson Avenue, APN 6368-001-002.

SECOND: Commissioner Aliksanian

ACTION: 5-0-0-0

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 7:39p.m.

A handwritten signature in cursive script, reading "Manuel A. Mancha", written over a horizontal line.

Manuel A. Mancha, Planning Commission Secretary