CITY OF MONTEBELLO
PLANNING COMMISSION
MINUTES

June 18, 2019

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

1. CALL MEETING TO ORDER
   6:38 P.M. by Chair Mooradian

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

   Absent: None

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

3. PLEDGE OF ALLEGIANCE
   Commissioner Aliksanian

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. PUBLIChearings

   A. Conditional Use Permit (CUP02-19) - Continued
A Conditional Use Permit application to allow indoor cannabis Cultivation and Manufacturing, within an existing commercial building on the property located at 8129 Slauson Avenue, APN 6354-030-001.

CORRECTED: A Conditional Use Permit application to allow indoor cannabis Manufacturing, Distribution, and Non-Store Front Delivery service within an existing building on the property located at 8129 Slauson Avenue, APN 6354-030-001.

Cannabis Consultant – Presented

Applicant – Presented and discussed project

Bobby Nassir (??) – In favor of project and expressed concern regarding crime

Cannabis Consultant – Police department has been involved with review of all projects and will address issues in the development agreement

Linda Nicholas – Expressed concerned regarding cultivation

Planning Commission Legal Counsel – Clerical error on agenda, applicant to clarify uses that are being proposed

Applicant – No cultivation, no indoor cultivation its distribution, Non-Store Front delivery and manufacturing

MOTION: Commissioner Lomeli motions to approve a Conditional Use Permit application to allow indoor cannabis Manufacturing, Distribution, and Non-Store Front Delivery service within an existing building on the property located at 8129 Slauson Avenue, APN 6354-030-001.
SECOND: Commissioner Aliksanian
ACTION: 4-0-0-1 (vacant)

B. Conditional Use Permit (CUP06-19)

A Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, and Non-Store Front delivery, within an existing commercial building on the property located at 760 Vail Avenue, APN 6353-002-006.

Cannabis Consultant – Presented

Applicant Representative – Presented and discussed project
Edwina Garcia – Concerned regarding testing

Applicant Representative - We are doing Cultivation, Manufacturing, and retail delivery we are not doing testing.

MOTION: Commissioner Aliksanian motions to Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, and Non-Store Front delivery, within an existing commercial building on the property located at 760 Vail Avenue, APN 6353-002-006.
SECOND: Commissioner Lomeli
ACTION: 3-1-0-1 (Briseno, Vacant)

C. Conditional Use Permit (CUP07-19)
A Conditional Use Permit application to allow indoor cannabis Manufacturing and Non-Store Front delivery, within an existing commercial building on the property located at 728 Vail Avenue, APN 6353-002-005.

Cannabis Consultant – Presented

Applicant – Presented and discussed project

MOTION: Commissioner Aliksanian motions to approve Conditional Use Permit application to allow indoor cannabis Manufacturing and Non-Store Front delivery, within an existing commercial building on the property located at 728 Vail Avenue, APN 6353-002-005.
SECOND: Commissioner Lomeli
ACTION: 4-0-0-1 (vacant)

D. Conditional Use Permit (CUP08-19)
A Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, and Non-Store Front delivery, within an existing commercial building on the property located at 760 Vail Avenue, APN 6353-002-006.

Cannabis Consultant – Presented

Applicant – Presented and discussed project
Linda Nicholas – Applicant stated distribution and wanted clarification

Cannabis Consultant – The staff report and resolution clearly states what is being approved and considered on all applications today.

Rosie Vasquez – Would Non-Store Front delivery be able to change to retail and who would be monitoring the environment

Cannabis Consultant - Condition 58 talks about air quality and permits required for clearance from the agencies AQMD, Building and Safety and Public works.

Planning Commission Legal Counsel - A question was asked about non store front retail would they be able to later change to store front retail business. The answer is no. Unless the city was to at a later date amend their local laws, their ordinance which would require 1st and 2nd reading and approval.

MOTION: Commissioner Lomeli motions to Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, and Non-Store Front delivery, within an existing commercial building on the property located at 760 Vail Avenue, APN 6353-002-006.
SECOND: Commissioner Aliksanian
ACTION: 3-1-01 (vacant)

E. Conditional Use Permit (CUP09-19)
A Conditional Use Permit application to allow indoor cannabis Manufacturing and Non-Store Front delivery, within an existing commercial building on the property located at 7111- 7115 Telegraph Road, APN 6354-024-034, 035, and 036.

Cannabis Consultant – Presented

Applicant – Presented and discussed project

MOTION: Commissioner Lomeli motions to approve Conditional Use Permit application to allow indoor cannabis Manufacturing and Non-Store Front delivery, within an existing commercial building on the property located at 7111- 7115 Telegraph Road, APN 6354-024-034, 035, and 036.
SECOND: Commissioner Aliksanian
ACTION: 4-0-0-1 (vacant)

F. Conditional Use Permit (CUP10-19)
A Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, Non-Store Front delivery, and Testing in a new structure located at 1711 S. Bluff Road, APN 6354-030-045.

CORRECTION: A Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, Non-Store Front delivery in a new structure located at 1711 S. Bluff Road, APN 6354-030-045.

Cannabis Consultant – Presented

Applicant representative – Presented and discussed project

Linda Nicholas – Concerns regarding security

Cannabis Consultant – All applicants have a general requirement in conditional approval about security plan. All security plans must be reviewed and approved by the police chief or designee.

MOTION: Commissioner Aliksanian motions to approve Conditional Use Permit application to allow indoor cannabis Cultivation, Manufacturing, Distribution, Non-Store Front delivery in a new structure located at 1711 S. Bluff Road, APN 6354-030-045.
SECOND: Commissioner Briseno
ACTION: 4-0-0-1 (vacant)

9. CONSENT ITEM (S)
None

10. STAFF COMMUNICATIONS TO THE PLANNING COMMISSION
None

11. ORAL COMMUNICATIONS – CONTINUED
None

12. PLANNING COMMISSION ORALS

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Chair Mooradian  
Vice Chair Aliksanian  
Commissioner Briseno  
Commissioner Lomeli  

13. **ADJOURNMENT**  
The meeting adjourned at 8:20p.m.  

Matthew Feske, Planning Commission Secretary