1. CALL MEETING TO ORDER
   6:36 P.M. by Chair Mooradian

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

   Absent: Vice Chair Aliksanian

   Also present:
   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:
   NONE

7. STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST
   NONE

8. PUBLIC HEARINGS

   A. Conditional Use Permit (CUP19-19)
      The applicant, Wing Stop, has submitted a Conditional Use Permit
      application to allow alcohol sales (Beer and Wine) within a new restaurant
      that will be located at 2401 West Whittier Boulevard.
Staff – presented

Staff – Condition 41 just for clarification is to be limited to regional managers and local manager’s onsite only

Chair – There’s always going to be manager onsite?

Staff – Yes, if local manager not available a lead certified person will need to be on site at all times.

Applicant representative – presented and discussed project

MOTION: Commissioner Lomeli motions to approve a Conditional Use Permit application to allow alcohol sales (Beer and Wine) within a new restaurant that will be located at 2401 West Whittier Boulevard.
SECOND: Commissioner Briseno
ACTION: 4-0-0-1 (Aliksanian)

B. Conditional Use Permit (CUP11-19)
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 7895 Telegraph Road, APN 6368-001-021.

Cannabis Consultant – presented

Applicant – presented and discussed project

Commissioner- What action are being taken to omit the odor from the grow rooms?

Applicant – We are going to have a complete filtration and spend extra money so we don’t have that problem.

Cannabis Consultant – There is a conditional approval for all CUP’s regarding air quality and omissions. The requirement is the applicant must get certification and approval from by local AQMD office in order to control any odor or air omissions and must submit the required equipment. The city will not issue a permit until they submit the required certification paperwork.

Chair – There is no testing happening at the facility, correct?

Applicant – No testing
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 7895 Telegraph Road, APN 6368-001-021.
SECOND: Commissioner Lomeli
ACTION: 4-0-0-1 (Aliksanian)

C. Conditional Use Permit (CUP12-19)
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 7121 Telegraph Road, APN 6354-024-039.

Cannabis Consultant – Presented. Applicant has decided not to pursue cultivation at this time.

Applicant – Presented and discussed project

Chair – Do you intend to employ Montebello Residents?

Applicant - Absolutely

MOTION: Commissioner Lomeli motions to 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 7121 Telegraph Road, APN 6354-024-039.
SECOND: Commissioner Ramirez
ACTION: 4-0-0-1 (Aliksanian)

D. 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 – An email from applicant was received stating that he was out of the country and wanted to continue this item to a date certain which would the July 16th hearing. We are recommending continuing this item until that time.
MOTION: Commissioner Mooradian motions to continue Conditional Use Permit (CUP13-19) to July 16, 2019.
SECOND: Commissioner Briseno
ACTION: 4-0-0-1 (Aliksanian)

E. Conditional Use Permit (CUP14-19)
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 7131 Telegraph Road, APN 6354-024-044.

Cannabis Consultant – presented

Applicant Representative – presented and discussed project

MOTION: Commissioner Ramirez motions to approve 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 7131 Telegraph Road, APN 6354-024-044.
SECOND: Commissioner Lomeli
ACTION: 4-0-0-1 (Aliksanian)

F. Conditional Use Permit (CUP15-19)
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 1801 Bluff Road, APN 6354-030-002.

Cannabis Consultant – Presented. Applicant originally applied for cultivation and has opted not to pursue cultivation at this time. Application will consist of Manufacturing, Distribution, and Non-Store Front.

Applicant – Presented and discussed project

Commissioner – There’s a lot of blank walls around your building maybe consider anti-graffiti design because area can get graffiti heavily

Applicant – There is a special 100% acrylic paint that makes so we are able to wash graffiti off the wall and we’ve utilized that in a lot of our other properties.
Staff – To address the commissioners’ question regarding graffiti, if they are not meeting conditions we can bring it forward to the Planning Commission to either make the conditions stricter or add additional conditions.

**MOTION:** Commissioner Lomeli motions to approve 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 1801 Bluff Road, APN 6354-030-002. **SECOND:** Commissioner Ramirez  
**ACTION:** 4-0-0-1 (Aliksanian)

G. Conditional Use Permit (CUP16-19)  
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 7107 and 7117 Telegraph, APN 6354-024-032 and 037.

Cannabis Consultant – Presented

Applicant Representative – Presented and discussed project

Commissioner - Does SB Montebello LLC hold a cannabis license anywhere else?  
Applicant Representative - No

**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 commercial building on the property located at 7107 and 7117 Telegraph, APN 6354-024-032 and 037.  
**SECOND:** Commissioner Lomeli  
**ACTION:** 4-0-0-1 (Aliksanian)

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 Alikanian
   Commissioner Briseno
   Commissioner Lomeli
   Commissioner Ramirez

13. **ADJOURNMENT**
   The meeting adjourned at 7:33p.m.

   [Signature]

   Matthew Feske, Planning Commission Secretary