

**CITY OF MONTEBELLO  
PLANNING COMMISSION  
MINUTES**

**September 1, 2020**

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

6:39 P.M. by Vice-Chair Briseno

2. ROLL CALL

Commissioners Present: Vice-Chair Briseno, Commissioner Aliksanian, Commissioner Mooradian, and Commissioner Ramirez

Absent: Chair Lomeli

MOTION: Commissioner Mooradian motions to excuse Chair Lomeli's absence for September 1, 2020.

SECOND: Commissioner Ramirez

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

Also present:

Director of Planning and Community Development – Joseph Palombi

Planning Commission Legal Counsel – Gloria Ramirez

Staff - Maria Roman

3. PLEDGE OF ALLEGIANCE

Commissioner Aliksanian

4. PLANNING COMMISSION SECRETARY –CORRECTION TO AGENDA

None

5. STATEMENT OF PUBLIC ORAL COMMUNICATIONS

Director Palombi - Good evening Commissioners. Members of the public wishing to speak or provide public comments during today's Planning Commission meeting were allowed to submit a public comment card via telephone and email per Executive Order No. N-29-20 issued by the Governor. Staff did not receive any comment cards in connection with today's meeting.

6. APPROVAL OF MINUTES:

A. August 18, 2020

MOTION: Commissioner Mooradian motions to approve minutes for August 18, 2020.

SECOND: Commissioner Ramirez

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

## 7. STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

### A. Status Update on Approved Cannabis Operators

Director Palombi - Vice-Chair Briseno and Members of the Commission. I would like to take this opportunity to provide you with an update regarding the on-going progress and implementation of the 24 approved cannabis locations in the City of Montebello. Before I begin, please note that staff prepared the Cannabis Cluster Map which has been shared with you to show the general locations where the approved cannabis operators are located. It is important to note that all of these locations are in manufacturing zones away from residential and commercial uses.

Out of the 24 locations with approved conditional use permits, 1 location is fully operational and staff is currently working on plan check submittals for 14 of the 24 locations. A Building Permit has been issued to 7 of the 14 locations which are currently under construction. The City has not received any plans or experienced any activity for 9 locations. Pursuant to the approved conditional use permit for each location, all of the approved operators are required to effectuate the permitted uses within 24 months of the date of approval. Effectuation occurs once the building permit is issued.

Please note that some of the approved operators have decided to transfer their entitlements to other entities. This process requires approval from the City Council and staff has worked closely with the City Attorney's office to process these requests. As of today, the City Council has approved requests to amend the Development Agreement for 7 operators to complete the transfer process.

With regard to approved operations, these activities are limited to cultivation, distribution, manufacturing, and non-storefront retail delivery. Once all 24 locations become operational, it is anticipated that the City will collect annual revenue of approximately \$1,200,000 under the Montebello Cannabis Benefit Program which was included in the Development Agreement. In addition, the operators will be required to make quarterly payments to the City based on activity. For example, Cultivation would trigger a \$10.00 per square foot quarterly payment based on area; distribution would require a 2.5% tax based on gross receipts; and manufacturing and non-storefront retail delivery would

require 2% tax based on gross receipts. Staff has been working closely with the operators in connection with the permitting process. This concludes the update and staff is available to answer any questions.

Commissioner Briseno – Director Palombi, did you say that 7 of them that requested the transfer their operations already did so?

Director Palombi - That is correct. And to give you an overview of this map we actually have a new staff member and he is has been here 3 months and his name is Rigoberto Sanchez. He specializes in GIS overlays and he was able to take information and create this map which clusters the various approved operators and providers their general locations with the number. You will see a number 4 around the cluster symbol and that goes to show there are 4 approved operators in that location.

Commissioner Briseno – Ok, so in total there are 24.

Director Palombi - Yes.

## 8. PUBLIC HEARINGS

### A. Site Plan Review and Zone Variance

Case No.: PC-2020-0013-SPR-ZV/ENV No. 108-20-CE

Director Palombi - Item 8A which is the Beverly Oncology Health Foundation request for the Beverly Proton Center which includes a Site Plan Review and Zone Variance to permit the improvement, use, and maintenance of the 1.52 acre site for the construction of a new two-story commercial medical building at 111 W. Beverly Boulevard for Beverly Oncology Health Foundation. Pursuant to a request by the applicant this matter will be continued to September 15, 2020.

## 9. CONSENT ITEM (S)

None

## 10. STAFF COMMUNICATIONS TO THE PLANNING COMMISSION

### A. General Plan Update

Director Palombi – Vice-Chair Briseno and members of the Commission. The City's General Plan Update will require a nine member Technical Advisory Committee to provide on-going and specific direction throughout the

process. This Committee will discuss and finalize work program objectives, project team member roles, and civic engagement strategy and will include two members from the City Council as well as two members from the Planning Commission. Unless there are any objections, this item will be placed on the Planning Commission Agenda for September 15 at which point we will ask the Commission to take action to nominate two members to participate.

Vice-Chair Briseno - I have no objections to that.

Director Palombi – That concludes staff communication to the Planning Commission.

11. ORAL COMMUNICATIONS – CONTINUED

None

12. PLANNING COMMISSION ORALS

Chair Lomeli  
Vice-Chair Briseno  
Commissioner Aliksanian  
Commissioner Mooradian  
Commissioner Ramirez

13. ADJOURNMENT

The meeting adjourned at 6:55 p.m.

  
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Joseph Palombi, Planning Commission Secretary