

**CITY OF MONTEBELLO  
PLANNING COMMISSION  
MINUTES**

**February 4, 2020**

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

1. CALL MEETING TO ORDER

6:36 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 – Joseph Palombi  
Planning Commission Legal Counsel – Gloria Ramirez

3. PLEDGE OF ALLEGIANCE

Commissioner Briseno

4. PLANNING COMMISSION SECRETARY –CORRECTION TO AGENDA

Deputy Director Palombi - We have one correction to agenda item 13. This needs to be corrected to reflect the next regularly scheduled meeting will take place on February 18, 2020.

5. STATEMENT OF PUBLIC ORAL COMMUNICATIONS

NONE

6. APPROVAL OF MINUTES:

- A. November 19, 2019 - Approved
- B. December 3, 2019
- C. December 17, 2019
- D. January 7, 2020
- E. January 21, 2020

Chair Mooradian – Noted for the record, there were no meetings for 6B, 6C, 6D and 6E.

7. STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST  
NONE

8. PUBLIC HEARINGS

A. Conditional Use Permit (CUP 06-20)

A Conditional Use Permit application to allow off-site sales of general alcohol (Type 21) that will replace an existing off-site sales of alcohol; beer and wine (Type 20) previously approved under CUP 03-18, within the existing mini-mart located at 7825 Telegraph Road.

Deputy Director Palombi – For the record, item 8A will be re-noticed and republished due to defective noticing.

B. Conditional Use Permit (CUP 2-71-M1)

A Conditional Use Permit application to allow the consolidation of an existing service station (1,262 sq. ft.) and snack shop store (781 sq. ft.) into one 2,043 square-foot convenience store within the existing Arco Service station located at 1761 Paramount Boulevard.

Deputy Director Palombi – Louis Morales will provide a presentation.

Louis Morales – Good evening Madam Chair and members of the Commission. I put together a PowerPoint to illustrate more than anything else the photographs of the current site and what it could look like upon approval as they move forward with improvements. Right here before you is CUP 2-71-M1, M1 meaning modification. This is an amendment to the original CUP that was approved back at this site in 1971. The project site is located at 1761 Paramount Boulevard and the applicant is Meana Agaiby and today's date is February 4<sup>th</sup>. The project site is located at 1761 Paramount located at southeast corner of Arroyo Drive and Paramount Blvd in the northeast portion of the City. It's one of the first areas you see when you come into the City from the unincorporated area from the north of us. The site is approximately .57 acres and it's surrounded by the following uses. To the north is an R-3 commercial unincorporated LA County. It's developed with a small shopping center with restaurants and other retail uses. To the south is multi-family retail R-3, to the east is multi-family retail R-3 and to the west is multi-family retail R-3. The project was approved back in 1971 by the Commission under the original CUP 2-71. The original approval was for a service station, auto bay

and a snack bar. The building proposed is 2,043 sq. ft. The applicant submitted a CUP to modify that application in 2019 December and the idea here is to amend the CUP to consolidate all the uses within the building which were the auto bay and snack bar into one convenience store for the full amount of 2,043 sq. ft. That is a revised project. Here is the condition of the current site to give you an idea of what's going to be converted. The auto bay site will be converted and will be part of the convenience store. Here is the snack shop to the south of the building; it's a small piece of property approximately 700 sq. ft. As you can see it's pretty crowded inside, it's very condensed and small. Combining the snack bar which is 700 sq. ft., the auto bay is about 1200 sq. ft. that equals to the amount that being proposed 2,043 sq. ft. The service station itself will remain unchanged. There are 8 service pumps currently that will remain unchanged that will continue to remain operating and servicing gasoline to the patrons. What is being proposed to CUP 2-71-M1, again currently there are three auto bays approximately 1200 sq. ft., a snack bar approx. 781 sq. ft. The proposal is to consolidate both of those uses into one use which will be a convenience store and at this time the applicant is not proposing or applying for any alcohol uses at this site. The site is approximately .57 acres and includes a total of 8 parking spaces. There are 4 existing driveways 2 on Arroyo Drive and 2 on Paramount Blvd. All improvements are interior work, no exterior work except for façade improvements to enhance the entry way to the building itself.

The site plan proposed as you can see the building exists is currently showing 2 spaces, the snack bar and the auto bays. This will all be one use and it will be a convenience store. There is ample parking on site; they meet the minimum requirements for parking and there's landscaping and the service station for the gasoline service. The store itself is 2,043 sq. ft.; it's going to be a typical convenient store with walk-in coolers, countertop for the cashier, and a store area space for merchandise. The improvements to the site are strictly interior improvements with one exception to the exterior, the façade of the building to enhance the entry way and to show that it is now a convenience store. The environmental review as you know all projects, regardless of size, are required to go through the CEQA process. This particular project is a project and is considered an exemption under CEQA section 15301 which is existing facilities. The project is consistent with the General Plan in conformance with goals, policies, and objectives. The project complies with the development standards relative to parking, access, building height, setbacks, and landscaping. The property itself is adequate in size to accommodate the project. The project will not have an adverse effect to the surround properties especially with ambient noise given that typically auto repair has noises with

machinery and here it will be eliminated and it will be strictly a convenience store providing retail services to the community. Staff believes the findings can be made in a positive manner as noted in the report and resolution. Public comments, none were received as recently as this meeting. We did do the proper noticing for this project. We did the noticing to the paper on January 23<sup>rd</sup> and also did mailers to the all properties within 300 ft. from this site. Therefore, the recommendation for this project is for the planning commission to adopt Resolution No. 01-20 approving CUP 2-71-M1 with the proposed established Conditions of Approval. That concludes the presentation. The applicant is here to answer any questions that the commission may have as well. The applicant has read the resolution and conditions and has accepted them.

Chair Mooradian – Do any of the commissioners have questions?

Commissioner Ramirez – Yes. The original CUP from 1971 was that a CUP to allow the use of the gas station?

Louis Morales – Yes, that was for the development of the service station and the service bays, the snack bar probably came after. The size of the building was approved at that time.

Commissioner Aliksonian - Can we discuss the environmental impact of the old repair shop and getting rid of the hazardous material or is that something that has already been taken care of?

Louis Morales – I believe the auto bays have not been used in a while based on the observation of what is there now. The doors are not open, there's a bunch of stored items within the service bays. I'm not sure exactly when they used the solvents or oils in connection with any auto repair. But definitely part of the disposal and conversion would include the disposing of the materials in a proper manner. We would make sure that the building and safety and inspector note that as they go through the process and conversion.

Commissioner Briseno – Any nearby mom and pop small grocery stores that could potentially be affected?

Louis Morales – Further to the north there is an unincorporated area of LA County, to the south going towards the 60 freeway there is a similar use which I believe is a Chevron with their version of an AM PM where they provide similar as to what's being proposed at this location.

Chair Mooradian - Hours of operation are not changing; it's what it was with the original setup with the smaller version of the convenience store?

Louis Morales – Correct.

Chair Mooradian – You showed some pictures and the aisles are pretty narrow as you mentioned, with this upgrade are they going to be ADA compliant?

Louis Morales – That will be part of the requirement to provide access accessibility and various of others combinations per the ADA standards done through the plan check process.

Chair Mooradian – You said there's going to be landscaping and there's going to be one entrance because the garages are going to be shut down. Are there going to be additional lights or maybe cameras that are going to improve on security?

Louis Morales – I'll let the applicant answer that. If the commission feels that they need to add security measures that can be a condition that can be added to the resolution.

Meana Agaiby (Applicant) - For security we are going to add cameras and lighting.

Louis Morales – This is an entry point to the City so I think by having the enhancement of the façade it will be a welcomed change. As you come in, you see the auto repair as the first welcoming business. I'm not saying there is anything wrong with auto repair but typically they go in more industrial related areas.

Chair Mooradian – This is very minimal because there's an existing store but increasing the size. Will you be increasing employees?

Meana Agaiby (Applicant) – I think we have enough.

Commissioner Ramirez – Are you going to be selling any vaping products or anything that cannot be sold to minors?

Meana Agaiby (Applicant) – No.

Commissioner Ramirez – That's great because I know there's a Don Bosco that's close by and you'd probably get some students.

Abdelmalak Atef (Owner) – I am the owner of the station for 22 years now. We have never had any problems and we don't sell anything illegal. The reason I changed is because I closed the shop for 4 years now. I want to convert to a convenience store because that space is empty. I have another business so I'm usually busy with the other business. Now I need to be with Montebello. I need to clean the area. I need to make it look nice for the neighbors.

MOTION: Commissioner Ramirez motions to approve a Conditional Use Permit application to allow the consolidation of an existing service station (1,262 sq. ft.) and snack shop store (781 sq. ft.) into one 2,043 square-foot convenience store within the existing Arco Service station located at 1761 Paramount Boulevard.

SECOND: Commissioner Briseno  
ACTION: 5-0-0-0

9. CONSENT ITEM (S)

None

10. STAFF COMMUNICATIONS TO THE PLANNING COMMISSION

Louis Morales – I want to acknowledgment that Joseph Palombi is now our permanent Director for Community Development and received the promotion on Monday.

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 7:03p.m.

  
Joseph Palombi, Planning Commission Secretary