MONTEBELLO PLANNING COMMISSION
MEETING AGENDA

TUESDAY, FEBRUARY 1, 2022 AT 6:30 P.M.

VIA ZOOM

PLANNING COMMISSION MEMBERS

ALEXANDRA BRISENO, CHAIRPERSON
MARLENE RAMIREZ, VICE CHAIR
NATALIA LOMELI, PLANNING COMMISSIONER
VICTOR CUEVAS, PLANNING COMMISSIONER
BERJ ALIKSANIAN, PLANNING COMMISSIONER

CITY STAFF

JOSEPH PALOMBI, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
MONICA MERCADO-RODRIGUEZ, PLANNING MANAGER
GLORIA V. RAMIREZ, LEGAL COUNSEL
SAMANTHA NEVAREZ, ADMINISTRATIVE SECRETARY

NOTICES

COVID-19 NOTICE: Pursuant to Assembly Bill (SB) 361, Planning Commissioners may attend Planning Commission meetings via teleconferencing and make public meetings accessible telephonically or electronically to all members of the public seeking to observe and address the Planning Commission. **To ensure the health and safety of the public during the local, state, and federally declared COVID-19 Emergency, City Hall Council Chambers will be closed to the public and all *real time* public participation, pursuant to AB 361, will continue to occur in writing, telephonically and/or in person until further notice.** Consistent with the Executive Order, the Planning Commission meeting will be live streamed and can be watched on the City's website at: https://www.cityofmontebello.com/government/live-streaming.html, and may also be viewed on Spectrum Public Access Channel 3 for all Spectrum cable subscribers.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act (ADA) any person with a disability who requires special accommodations in order to participate in a meeting should contact Samantha Nevarez at (323) 887- 1200 Ext: 493 Monday-Thursday from 7:30 a.m.-5:30 p.m. Please call 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II 1203). If you require translation services, please contact us 24 hours before this meeting.

STATEMENT OF PUBLIC COMMENTS AND PARTICIPATION: Members of the public may address the Commission on any items listed on the Agenda. Anyone wishing to address the Commission on an item not listed on the Agenda (Non-Agenda Items) that is within subject matter jurisdiction may do so during the "Public Comments" period. State Law prohibits the Commission from taking action or entertaining extended discussion on a topic not listed on the agenda. In order to conduct a timely meeting, the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per person. "Public Comments" may be limited to 30-minutes. Please show courtesy to others and direct all of your comments to the Commission.

For those interested in making public comments, you may call up until the day of the meeting **prior to the start of the Public Comments period**, **Tuesday, February 1, 2022 at (323) 887-1200 Ext: 494.** Staff will complete the speaker cards and the public will be called during the Commission meeting. The City has also created an email address, pcpubliccomment@cityofmontebello.com, where the public can submit public comments up until the day of the meeting, prior to the start of the Public Comments period. A summary of the comments will be read aloud and submitted for the record.

AGENDA MATERIALS: The agenda and agenda packet related to items on this agenda are available for public inspection at City's website at: https://www.cityofmontebello.com/government/commission.html. The agenda cover sheets may also be emailed upon request.

IN CONSIDERATION OF OTHERS, PLEASE TURN OFF, OR MUTE, ALL CELL PHONES AND PAGERS
THANK YOU FOR YOUR COOPERATION

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

CORRECTIONS TO THE AGENDA – PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

PUBLIC COMMENTS

Speakers wishing to address the Planning Commission on an item that is not on the agenda will be called upon in the order that their speaker card was received. Those persons not accommodated during this period will have an opportunity to speak under "Oral Communications – Continued" after all scheduled matters have been discussed.

Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per person. State Law prohibits the Planning Commission from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Planning Commissioner Chair.

STAFF COMMUNICATIONS

MINUTES

1. **APPROVAL OF MINUTES - January 18, 2022**

RECOMMENDATION: Approve said minute as written

PUBLIC HEARING(S)

2. **PLANNED SIGN PROGRAM ("PSP") NO. PC-2022-0002-PSP TO ESTABLISH DESIGN GUIDELINES AND REGULATIONS FOR PERMANENT AND TEMPORARY SIGNAGE FOR THE APPROVED METRO HEIGHTS (FORMERLY KNOWN "MONTEBELLO HILLS SPECIFIC PLAN") PHASE A PLANNING AREAS 1, 2, AND PART OF 3 ("PROJECT SITE") AND NOTICE OF EXEMPTION UNDER CEQA § 15311 (ACCESSORY STRUCTURES).**

RECOMMENDATION: It is recommended that the Planning Commission conduct a public hearing and take the following action:

A. ADOPT a Resolution approving PSP No. PC-2022-0002-PSP with conditions to establish design guidelines and regulations for permanent and temporary signage for the Project Site and approving

a Notice of Exemption under CEQA Categorical Exemption § 15311 (Accessory Structures).

3. **LOT LINE ADJUSTMENT ("LLA") NO. PC-2022-0001-LLA TO ADJUST THE BOUNDARY LINES FOR THE RECREATION CENTER BUILDING LOCATED WITHIN PHASE A (PLANNING AREA 3) OF THE APPROVED METRO HEIGHTS DEVELOPMENT ("PROJECT SITE") AND NOTICE OF EXEMPTION UNDER CEQA § 15182(C) (RESIDENTIAL PROJECTS IMPLEMENTING SPECIFIC PLANS).**

   RECOMMENDATION: It is recommended that the Planning Commission conduct a public hearing and take the following action:

   A. ADOPT a Resolution approving LLA No. PC-2022-0001-LLA with conditions to adjust the boundary lines for the Recreation Center Building located within Phase 3 of the approved Metro Heights Development and approving a Notice of Exemption under CEQA § 15182 (Residential Projects Implementing Specific Plans).

4. **COMPLIANCE REVIEW FOR CONDITIONAL USE PERMIT NO. 07-20 ("CUP 07-20") FOR THE SALE OF A FULL-LINE OF ALCOHOL (TYPE 47 LICENSE – ON-SALE GENERAL EATING PLACE) WITHIN AN EXISTING RESTAURANT (701 BAR AND RESTAURANT) LOCATED AT 620-624 WEST WHITTIER BOULEVARD.**

   RECOMMENDATION: It is recommended that the Planning Commission review, receive and file this report, attachments, and/or any other supportive evidence to confirm:

   A. That 701 Bar and Restaurant, Inc. (the "Applicant") has demonstrated compliance with the conditions of approval contained in Resolution No. 07-20/Conditional Use Permit No. 07-20 (Attachment "A") for the property located at 620-624 West Whittier Boulevard;

5. **COMPLIANCE REVIEW FOR CONDITIONAL USE PERMIT NO. 24-19 ("CUP 24-19") FOR THE SALE OF BEER AND WINE (TYPE 20 – OFF-SALE BEER AND WINE) AT A CONVENIENCE STORE OPERATED BY 7-ELEVEN, INC. AND LOCATED AT 2900 WEST BEVERLY, SUITES A & B.**

   RECOMMENDATION: It is recommended that the Planning Commission review, receive and file this report, attachments, and/or any other supportive evidence to confirm:

   A. That 7-Eleven, Inc. (the "Applicant") has demonstrated compliance with the conditions of approval listed in Resolution No. 20-24 (Attachment "A").

CONSENT ITEM

6. **CONSIDER A RESOLUTION FINDING THAT THE PROPOSED LEASE BETWEEN THE CITY OF MONTEBELLO AND TOPGOLF USA MB, LLC, TO USE A PORTION OF THE MONTEBELLO GOLF COURSE TO BE CONSISTENT WITH THE MONTEBELLO GENERAL PLAN PURSUANT TO GOVERNMENT CODE SECTION 65402**

RECOMMENDATION: It is recommended that the Planning Commission take the following action:

A. ADOPT a Resolution of the Montebello Planning Commission, pursuant to Government Code section 65402(a), finding that the proposed lease of a portion of the Montebello Golf Course in connection with the Montebello Golf Course Driving Range Relocation Project is consistent with the City of Montebello General Plan.

PLANNING COMMISSIONER ORALS

A. Chair, Alexandra Briseno
B. Vice Chair, Marlene Ramirez
C. Commissioner, Berj Aliksanian
D. Commissioner, Victor Cuevas
E. Commissioner, Natalia Lomeli

ADJOURNMENT

The City of Montebello Planning Commission will adjourn to the next Regular Meeting on February 15, 2022 at 6:30 p.m. which can be live streamed at www.cityofmontebello.com (Click on Live Stream)

I, Samantha Nevarez, Administrative Secretary for the City of Montebello Planning and Community Development department hereby certify that a copy of this agenda has been posted on or before Thursday, January 27, 2022 at 5:30 p.m.

Samantha Nevarez

Samantha Nevarez, Administrative Secretary

CITY OF MONTEBELLO

PLANNING COMMISSION
MEETING AGENDA

MINUTES

TUESDAY, JANUARY 18, 2022 AT 6:30 P.M.

CITY HALL COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA

CALL TO ORDER – Chair Briseno called the meeting to order at 6:28 p.m.

ROLL CALL – Members present were Chair-Briseno, Vice-Chair Ramirez, Commissioner Aliksanian, Commissioner Cuevas, and Commissioner Lomeli

PLEDGE OF ALLEGIANCE – Commissioner Cuevas

CORRECTIONS TO THE AGENDA – PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR - None

STATEMENT OF ORAL COMMUNICATIONS

STAFF COMMUNICATIONS – None

MINUTES

1. APPROVAL OF MINUTES FOR – November 16, 2021

Motion to approve the meeting minutes was abstained by Chair Briseno and was motioned by Commissioner Lomeli and Seconded by Commissioner Aliksanian. Director Palombi took roll and the item was approved 4-0.

PUBLIC HEARING(S)

2. GENERAL PLAN AMENDMENT (GPA), 6TH CYCLE HOUSING ELEMENT UPDATE (2021-2029)

The Public Hearing regarding the City of Montebello's draft Housing Element Update which is intended to address the city's housing needs for the 2021-2029 planning period in accordance with state law was opened. Planning Manager, Ms. Monica Mercado-Rodriguez provided a brief presentation for Montebello's 6th Cycle Housing Element Update (2021-2029). The final presentation was followed by Kaizer Rangwala, with Rangwala & Associates, to the Planning Commission regarding the City's ongoing work to update the Housing Element, which is part of the General Plan update. The presentation covered information regarding the goals and visions of the project, affordable housing and the future policies and programs that will address housing needs overall. The Public Hearing was then closed. Upon further discussion, the item was motioned by Vice-Chair Ramirez along with the condition be approved by City Council. The item was seconded by Commissioner Cuevas. Director Palombi took roll and the item was approved 5-0.

MOTIONED: Vice-Chair Ramirez
SECONDED: Commissioner Cuevas
APPROVED: 5-0-0-0
AYES: Chair Briseno, Vice-Chair Ramirez, Commissioner Aliksanian, Commissioner Cuevas and Commissioner Lomeli
NOES: None
ABSTAIN: None
ABSENT: None

PLANNING COMMISSIONER ORALS

A. Chair, Alexandra Briseno
B. Vice Chair, Marlene Ramirez
C. Commissioner, Berj Aliksanian
D. Commissioner, Victor Cuevas
E. Commissioner, Natalia Lomeli

ADJOURNMENT

Meeting was adjourned at 7:45 p.m. to the next regularly scheduled Planning Commission meeting on February 1, 2022.

_____

Joseph Palombi, Planning Commission Secretary

CITY OF MONTEBELLO
PLANNING COMMISSION

STAFF REPORT

ITEM NO. 2

MEETING DATE: FEBRUARY 1, 2022

MEETING: Regular Meeting

CASE NO.(S): PC-2022-0002-PSP
ENV No. 3-22-CE

Subject: Planned Sign Program ("PSP") No. PC-2022-0002-PSP to establish design guidelines and regulations for permanent and temporary signage for the approved Metro Heights (formerly known "Montebello Hills Specific Plan") Phase A Planning Areas 1, 2, and Part of 3 ("Project Site") and Notice of Exemption under CEQA § 15311 (Accessory Structures).

Location: Montebello Hills Specific Plan – Phase A (Planning Areas 1, 2, and Part of 3) located within the City of Montebello, generally bounded by Montebello Boulevard, Lincoln Avenue, and San Gabriel Boulevard.

Submitted By: Daniel Ruiz, Assistant Planner

RECOMMENDATION

It is recommended that the Planning Commission conduct a public hearing and take the following action:

1. ADOPT a Resolution approving PSP No. PC-2022-0002-PSP with conditions to establish design guidelines and regulations for permanent and temporary signage for the Project Site and approving a Notice of Exemption under CEQA Categorical Exemption § 15311 (Accessory Structures).

BACKGROUND

On December 1, 2021, Jason Certilman – Metro Heights Montebello, LLC. ("Applicant") filed a Planned Sign Program application (PC-2022-0002-PSP) to establish design guidelines and regulations for permanent and temporary signage for Phase A of the Metro Heights development at the Project Site.

On January 13, 2022, staff issued a deemed complete letter to the Applicant.

PROJECT DESCRIPTION

In 2015, the City of Montebello ("City") approved the Montebello Hills Specific Plan ("Specific Plan") for the development of a master planned residential community on the Montebello Hills Property ("Project"). The Specific Plan is a comprehensive plan for development of up to 1,200 residential dwelling units on approximately 174 acres of an overall larger area of approximately 488 acres. The Project consists of the combination of residential development, public and private parks, and 343 combined acres of open space, 263.2 acres of which will be dedicated as habitat reserve for the California Gnatcatcher ("Gnatcatcher").

Following approval in 2015, opponents challenged the Project in court where the Project was litigated at various levels of the California judicial system for approximately three (3) years. At each level, the courts found that the Project complied with the California Environmental Quality Act ("CEQA"), the Brown Act, and was consistent with the City's General Plan and California Planning and Zoning Laws.

On July 10, 2019, the City approved the Final "A" Map for VTTM No. 70420 (commonly referred to as an "A" level subdivision map or the "A-Map") subdividing the Montebello Hills Specific Plan Project area into 78 larger lots.

On January 8, 2020, the City approved VTTM No. 82724 (commonly referred to as a "B" level subdivision map or the "B-Map"), which allowed the subdivision of portions of the larger lots created under A-Map into 72 smaller numbered lots and 20 letter lots for residential development resulting in the creation of 92 new legal lots associated with B-Map - Phase A. Concurrently, the City approved Site Plan Review 01-19 (commonly referred to as "B-Map - Phase A") to allow for the development of 349 residential condominium units on an approximately 43.39 acre project site, located within Planning Areas 1, 2, and a portion of Planning Area 3 as established in the Montebello Hills Specific Plan and A-Map.

Section 6.13 of the Montebello Hills Specific Plan (hereinafter, the "Specific Plan") stipulates that "prior to issuance of the first certificate of occupancy, including the first model home complex of each development phase, a Master Sign Program for that phase shall be submitted by the developer and approved by the Planning Commission to address residential project entries, residential neighborhood identification signs, way finding signs, and any other signs identified as necessary by the developer for the successful signage of the development phase". If approved, this Planned Sign Program submittal for Phase A of the Metro Heights project will allow the development to comply with section 6.13 of the

Specific Plan.

PROJECT /APPLICANT INFORMATION

Project Location: Montebello Hills Specific Plan – Phase A (Planning Areas 1, 2, and Part of 3)
Project Applicant: Jason Certilman – Metro Heights Montebello, LLC
Property Owner: Metro Heights Montebello, LLC
General Plan Designation: Low Density Residential (LDR) and High Density Residential (HDR)
Zoning: Montebello Hills Specific Plan
Existing Use on Property: Oil drilling and undeveloped land

PROJECT SITE

The surrounding zoning and land uses are listed as follows:

Direction	Zone	Land Use
North	C-2/R-A	General Commercial and Low Density Residential
South	R-1	Low Density Residential
East	N/A	City of Pico Rivera/ Unincorporated Los Angeles County
West	R-1	Low Density Residential

Analysis

The proposed sign program would establish provisions for permanent and temporary signage that will be located within the boundaries associated with Phase A of the Metro Heights Development. The proposed permanent signage includes a monument sign for the community entrance, a monument sign for the recreation center, twelve (12) park trail head markers, as well as two (2) Park ID and Rules signs. The proposed temporary signage includes two (2) temporary sales center signs, nine (9) model ID's, three (3) project ID's, six (6) directional Burma shaves, four (4) directional kiosks, forty (40) project banner flags, one (1) recreational center sign, one (1) banner with a post structure, and five (5) fence wrap banners. The temporary signs are to be removed within one hundred eighty (180) days from the sale of the last available residential dwelling unit.

The dimensions and sign areas for both the permanent and temporary sign types are visible in the following tables:

Permanent Signage Type	Dimensions	Sign Area
(1) Community Entrance Monument	12’ x 113’	17 square feet
(1) Recreation Center Monument	6’ x 45’	15.66 square feet
(12) Park Trail Head Markers	48” x 5”	1.66 square feet
(1) Park ID and Rules Signs	72” x 46”	9 square feet

Temporary Signage Type	Dimensions	Sign Area
(2) Sales Center Signs	Toll Brothers: 4’ – 2 ½” x 3’-4” Lennar: 2’-1” x 2’-6”	Toll Brothers: 7.7 square feet Lennar: 5.21 square feet
(9) Model IDs	Dimensions vary	Toll Brothers: 2.25 square feet Lennar: 2.75 square feet
(3) Project IDs	10’ x 6’	60 square feet
(6) Directional Burma Signs	72” x 72 ‘	24 square feet
(4) Directional Kiosks	72” x 44”	12.2 square feet
(40) Project Banner Flags	27” x 96”	18 square feet
(1) Recreation Center Sign	6’-48” x 10”	60 square feet
(1) Banner with Post Structure	5’ x 50’	250 square feet
(5) Fence Wrap Banners	5’ x 2’-3/8”	250 square feet

MONTEBELLO MUNICIPAL CODE (MMC)

Pursuant to Section 17.62.140 of the MMC, “[t]he purpose and intent of this section is to encourage consistency of design and regulation to allow flexibility of design for signs which are harmonious” throughout the development on which the signs are situated and which “promote a positive identification and image”. Additionally, pursuant to Section 17.62.140 the Planning Commission has the authority to approve or deny applications for a Planned Sign Program.

Under Section 17.62.140 of the MMC, which outlines the regulations and procedures for a Planned Sign Program, a PSP may be approved or conditionally approved by the Planning Commission only if all of the following findings are made:

A. The proposed signs are consistent with the intent of this chapter, the general plan and any applicable specific plans;

As is stated within the introduction of Metro Height's "Master Sign Program," the purpose of the sign program is to implement consistent designs and guidelines within the development to complement the community as well as to provide the community with a sense of unity and place. This is consistent with the intent of the City's section pertaining to signs in that the City seeks to promote well-balanced and harmonious signs which will positively impact the image of the areas where signs are located. The proposed PSP will positively impact the image of the development by providing local residents and the community with signs that should allow them to better navigate throughout the development.

Additionally, the proposed signs are consistent with the City's General Plan Land Use Element Goal #1 which is to "formulate a plan which is responsive to the needs of the community and which permits the orderly arrangement of land uses, permitting sufficient areas for reasonable development." The enactment of a cohesive signage program directly ties into the Metro Heights development being arranged in an orderly manner. The proposed signs are also consistent with the Specific Plan in that the plan stipulates that a Master Sign Program must be submitted by the developer and approved by the Planning Commission. The plan also stipulates that signs are an allowed temporary use within the development and Section 6.13.1 provides a list of the minimum criteria that the master sign program should include, criteria that are met within the sign program proposal.

B. The proposed signs are aesthetically and architecturally consistent with each other;

The proposed signs are aesthetically and architecturally consistent with each other in that they are consistent in color scheme, font, material, and placement. The PSP includes four (4) approved exterior colors and three (3) approved fonts. Additionally, the PSP includes guidelines and regulations for both permanent signs and temporary signs. These guidelines and regulations list the acceptable materials and include a provision which states that all materials used in the fabrication and the installation of signs will be of high quality. Having a set of pre-approved color schemes, fonts, and materials ensures that the proposed signs are aesthetically and architecturally consistent with each other and will help to ensure that any future changes to signs within the site will also continue to be consistent with each other.

C. The proposed signs are aesthetically and architecturally compatible with the buildings and developments they identify, taking into account building materials, colors and design;

The proposed signs are aesthetically and architecturally compatible with the buildings and developments they identify. Both the permanent and temporary signage included within the proposal are consistent with the contemporary and clean overall look of the buildings approved as a part of Phase A of the Metro Heights development.

D. The proposed signs are aesthetically compatible with the surrounding commercial development and existing sign treatment in the vicinity; and

Given that the Metro Heights development is situated on land that was previously undeveloped, there is minimal commercial development surrounding the area for the proposed signs to be aesthetically compatible with. To the South and West of the development, there is a significant number of single-family developments, which do not typically have signs. To the East of the development, there are no commercial areas, with this area consisting of unincorporated Los Angeles County and parts of the City of Pico Rivera. There are some commercial areas to the North of the proposed Metro Heights development and based on the application materials submitted by the applicant, adjacent properties and lines of site were taken into account in the design and preparation of the PSP.

E. Approval does not constitute a grant of special privilege or allow substantially greater overall visibility than the standard provisions of this chapter would otherwise provide.

Approval of this PSP proposal does not constitute a grant of special privilege or allow greater overall visibility than the standard provisions of the City's code pertaining to signage would provide. The proposed signs are in conformance with the Specific Plan and are consistent with the overall theme in the community. There are no special requests with this sign program outside of what is allowed within city code and the MHSP.

Overall, the proposed PSP is consistent with the mandatory findings stipulated within Section 17.62.140 of the MMC and is consistent with the requirement found within the Specific Plan that the developer provide a sign program proposal for each phase of the Metro Heights development. The planned sign program section of the City of Montebello's zoning code states that it is intended that signs approved per a planned sign program "be equal to or better than that which the specific code standards would otherwise yield." Considering that the proposed sign program is consistent with the City's current sign standards, it does meet the criteria of being equal to or better than the City's current specific code standards for signs.

ENVIRONMENTAL

Planned Sign Program No. PC-2022-0002-PSP is considered a "project," per the California Environmental Quality Act definition of a "project." The project is categorically exempt per Section §15311 (Accessory Structures) because Class 11 exempts the construction or replacement of minor accessory structures such as the on premise signs and temporary uses included within this project proposal.

REPORTS RECEIVED

The application materials for the proposed project were routed to the Building Department for review. No conditions or comments were received from the Building Department. Given the scope of the proposal, the application materials were not routed to the city's other departments for review.

FISCAL IMPACT

None

PUBLIC NOTIFICATION

Pursuant to MMC Section 17.78 (Public Hearings, Notices, and Appeals), the following noticing was performed:

- On January 20, 2022, a Public Hearing Notice was published in the Daily Journal (Whittier Daily News); and

- On January 20, 2022, a Public Hearing Notice was mailed to all property owners within a 300-foot radius from the exterior boundaries of the Project Site.

ATTACHMENTS:

A. Resolution approving Planned Sign Program No. PC-2022-0002-PSP
B. Notice of Exemption
C. Public Hearing Notification
D. Metro Heights Master Sign Program (Phase A)

CITY OF MONTEBELLO
PLANNING COMMISSION

RESOLUTION NO. 03-2022

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO, CALIFORNIA, APPROVING PLANNED SIGN PROGRAM NO. PC-2022-0002-PSP TO ESTABLISH DESIGN GUIDELINES AND REGULATIONS FOR PERMANENT AND TEMPORARY SIGNAGE FOR THE APPROVED METRO HEIGHTS PHASE A (PLANNING AREAS 1, 2, AND PART OF 3) AND ADOPTING A NOTICE OF EXEMPTION UNDER CEQA § 15311 (ACCESSORY STRUCTURES)

WHEREAS, a Planned Sign Program ("PSP") (PC-2022-0002-PSP) application has been received and accepted; and

WHEREAS, the PSP would establish design guidelines and regulations for permanent and temporary signage for Phase A of the approved Metro Heights project ("Project Site"); and

WHEREAS, Section 6.13 of the Montebello Hills Specific Plan (hereinafter, the "Specific Plan") stipulates that "prior to issuance of the first certificate of occupancy, including the first model home complex of each development phase, a Master Sign Program for that phase shall be submitted by the developer and approved by the Planning Commission to address residential project entries, residential neighborhood identification signs, way finding signs, and any other signs identified as necessary by the developer for the successful signage of the development phase"; and

WHEREAS, pursuant to Section 17.62.140 of the Montebello Municipal Code, the Planning Commission of the City of Montebello ("Planning Commission") has the authority to approve or deny applications for a PSP; and

WHEREAS, on December 1, 2021, Jason Certilman – Metro Heights Montebello LLC. ("Applicant") filed a PSP application (PC-2022-0002-PSP) to establish design guidelines and regulations at the Project Site ("Project"); and

WHEREAS, pursuant to Section 21067 of the Public Resources Code, and Section 15367 of the California Environmental Quality Act ("CEQA") Guidelines (Cal. Code Regs.,

tit. 14, § 15000 et seq.), the City of Montebello is the lead agency for the proposed Project; and

WHEREAS, the PSP (PC-2022-0002-PSP) is considered a "project," per the CEQA definition of a "project"; and

WHEREAS, the Project is Categorically Exempt per CEQA Section §15311, Class 11 (Accessory Structures) because this section exempts the construction or replacement of minor accessory structures such as the on-premise signs and temporary uses included within this proposal; and

WHEREAS, a duly noticed public hearing has been held, at which the Planning Commission received and considered staff presentations, recommendations, public testimony, and all other matters presented at the public hearing and included in the record for this matter; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, the Planning Commission of the City of Montebello hereby finds, declares and resolves as follows:

SECTION 1. RECITALS. The foregoing recitals are true and correct and are hereby incorporated as substantive findings in this Resolution.

SECTION 2. FINDINGS.

a. Per MMC 17.62.140, before a PSP is approved by the Planning Commission, the following findings must be made:

    1. *The proposed signs are consistent with the intent of this chapter, the general plan and any applicable specific plans;*

        As is stated within the introduction of Metro Height's "Master Sign Program," the purpose of the sign program is to implement consistent designs and guidelines within the development to complement the community as well as to provide the community with a sense of unity and place. This is consistent with the intent of the City's section pertaining to signs in that the City seeks to promote well-balanced and harmonious signs which will positively impact the image of the areas where signs are located. The proposed PSP will positively impact the image of the

development by providing local residents and the community with signs that should allow them to better navigate throughout the development.

Additionally, the proposed signs are consistent with the City's General Plan Land Use Element Goal #1 which is to "formulate a plan which is responsive to the needs of the community and which permits the orderly arrangement of land uses, permitting sufficient areas for reasonable development." The enactment of a cohesive signage program directly ties into the Metro Heights development being arranged in an orderly manner. The proposed signs are also consistent with the Specific Plan in that the plan stipulates that a Master Sign Program must be submitted by the developer and approved by the Planning Commission. The plan also stipulates that signs are an allowed temporary use within the development and Section 6.13.1 provides a list of the minimum criteria that the master sign program should include, criteria that are met within the sign program proposal.

2. *The proposed signs are aesthetically and architecturally consistent with each other;*

   The proposed signs are aesthetically and architecturally consistent with each other in that they are consistent in color scheme, font, material, and placement. The sign program includes four (4) approved exterior colors and three (3) approved fonts. Additionally, the PSP includes guidelines and regulations for both permanent signs and temporary signs. These guidelines and regulations list the acceptable materials and include a provision which states that all materials used in the fabrication and the installation of signs will be of high quality. Having a set of pre-approved color schemes, fonts, and materials ensures that the proposed signs are aesthetically and architecturally consistent with each other and will help to ensure that any future changes to signs within the site will also continue to be consistent with each other.

3. *The proposed signs are aesthetically and architecturally compatible with the buildings and developments they identify, taking into account building materials, colors and design;*

   The proposed signs are aesthetically and architecturally compatible with the buildings and developments they identify. Both the permanent and temporary signage included within the proposal are consistent with the contemporary and clean overall look of the buildings approved as a part of

Phase A of the Metro Heights development.

4. *The proposed signs are aesthetically compatible with the surrounding commercial development and existing sign treatment in the vicinity;*

   Given that the Metro Heights development is situated on land that was previously undeveloped, there is minimal commercial development surrounding the area for the proposed signs to be aesthetically compatible with. To the South and West of the development, there is a significant number of single-family developments, which do not typically have signs. To the East of the development, there are no commercial areas, with this area consisting of unincorporated Los Angeles County and parts of the City of Pico Rivera. There are some commercial areas to the North of the proposed Metro Heights development and based on the application materials submitted by the applicant, adjacent properties and lines of site were taken into account in the design and preparation of the PSP.

5. *Approval does not constitute a grant of special privilege or allow substantially greater overall visibility than the standard provisions of this chapter would otherwise provide;*

   Approval of this PSP proposal does not constitute a grant of special privilege or allow greater overall visibility than the standard provisions of the City's code pertaining to signage would provide. The proposed signs are in conformance with the Specific Plan and are consistent with the overall theme in the community. There are no special requests with this sign program outside of what is allowed within city code and the MHSP.

SECTION 3. CEQA. The Planning Commission approves and adopts the CEQA Categorical Exemption §15311 (Accessory Structures) Class 11 exemption. A Class 11 exemption under CEQA § 15311 exempts the construction or replacement of minor accessory structures such as the on-premise signs and temporary uses included within the PSP.

SECTION 4. APPROVALS. The Planning Commission hereby approves PSP (PC-2022-0002-PSP) for the establishment of design guidelines and regulations for permanent and temporary signage for Metro Heights Phase A (Planning Areas 1, 2, and Part of 3) subject to the conditions of approval set forth in Section 5 of this Resolution.

SECTION 5. CONDITIONS. The Planning Commission finds that the foregoing conditions of approval are necessary and appropriate.

1. The Applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers, and employees from any claim, action, or proceeding brought against the City, its elected and appointed officials, agents,

officers, or employees arising out of, or which are related to the Applicant's project or application (collectively referred to as "proceedings"). The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities, and expenses incurred or awarded in connection with the proceedings whether incurred by the Applicant, the City and/or the parties initiating or bringing such proceedings. This indemnity provision shall include the Applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth herein. The City shall have the right to choose its own legal counsel to represent the City's interest in the proceedings.

2. The development and utilization of the subject site shall substantially conform to the planned sign program labeled as Attachment D within the Planning Commission staff report for this project including the uses as shown, except as provided for herein, and by subsequent revisions found by the City of Montebello Planning and Community Development ("Planning Department") Director ("Director") to be in substantial compliance with these provisions.

3. Development of the site shall be consistent with all of the provisions of the Montebello Municipal Code ("MMC") and Planned Sign Program ("PSP") (PC-2022-0002-PSP), and the specifications of the Planning Department.

4. The addition of any additional sign structures not included within this proposal shall be subject to the review and approval of the Planning Department based on conformance to the PSP:
   a) Any additional signage that is not regulated within the PSP shall be subject to the MMC's Sign Ordinance.
   b) Any significant changes to the PSP shall be subject to the review and approval by the Planning Commission.
   c) The temporary signs within this proposal are to be removed within one hundred eighty (180) days from the sale of the last available residential dwelling unit.

5. The development and utilization of the site shall comply with all provisions of the MMC and the City adopted versions of the Uniform Building Code, and/or specifications of the Building and Safety Division, including but not limited to the following:
   a) The project shall meet the requirements of all current Building Codes and City Ordinances.

6. Within 30 days of the Planning Department transmittal of the Acceptance Form, the Applicant shall sign and return a copy of the Acceptance Form, agreeing to the

conditions of approval and acknowledging that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval. Failure to return the Acceptance Form within 30 days shall constitute grounds for terminating the permit.

7. In the event the Applicant violates or fails to comply with any conditions of approval of this permit, no further permits, licenses, approvals, or certificate of occupancy shall be issued until such violation(s) has been fully remedied.

8. No signs shall be installed on the site until a sign permit has been approved by the Planning Department and Building & Safety Division in conformance with the provisions set forth in Chapter 17.62 (“Signs”) of the MMC and the provisions set forth in the PSP.

9. The approval of the entitlement shall expire if the rights granted are not exercised within one (1) year from the PSP’s effective date. Exercise of right shall mean issuance of a building permit to commence construction or similar activities demonstrating the intent to proceed with the project, as determined by the Planning Department Director.

10. The Applicant, Owner, Management and/or successor of the use shall bear full cost (hereinafter referred to as the "Inspection Fees") of all monitoring and inspection activities to be conducted by City staff or its designated consultant representative(s) as necessary to ensure compliance with the conditions of this Resolution

11. This approval shall not supersede the approval of any other affected agencies. The applicant shall comply with Federal, State, and local requirements.

PASSED AND ADOPTED this 1st day of February, 2022 by the Planning Commission.

Chair Briseno:	( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Vice Chair Ramirez:	( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Alikasanian:	( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Lomeli:	( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Cuevas:	( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN

_____
Alexandra Briseno, Chair

ATTEST:

_____
Joseph A. Palombi, Director
Planning & Community Development Department

Notice of CEQA Exemption

To:

County of Los Angeles
Registrar-Recorder/County Clerk
12400 Imperial Highway
Norwalk, CA 90650

From:

City of Montebello
Planning & Community Development Department
1600 W. Beverly Blvd.
Montebello, CA 90640

Lead Agency: City of Montebello Planning and Community Development Department
Project Title: Metro Heights Phase A Planned Sign Program
Project Location: Montebello Hills Specific Plan – Phase A (Planning Areas 1, 2, and Part of 3)
Case Number(s): PC-2022-0002-PSP & ENV No. 3-22-CE

Description of Nature, Purpose, and Beneficiaries of Project: Planned Sign Program ("PSP") No. PC-2022-0002-PSP to establish design guidelines and regulations for permanent and temporary signage for the approved Phase A Planning Areas 1, 2, and Part of 3 ("Project Site").
Name of the Public Agency Approving the Project: City of Montebello
Name of Person or Agency Carrying Out the Project: Jason Certilman – Metro Heights Montebello, LLC.

Exempt Status (*check one*)
☐ Ministerial (Sec. 21080(b)(1); 15268(b)(3))
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption. State type and section number: Class 11- CEQA Guidelines Section 15311 (Accessory Structures)
☐ Statutory Exemptions. State code number:

Justification for Project Exemption:

The Project is Categorically Exempt per §15311 - Class 11 (Accessory Structures) of the CEQA Guidelines and none of the exceptions under § 15300.2 apply. CEQA Guidelines §15311 exempts the construction or replacement of minor accessory structures such as the on-premise signs and temporary uses included within this proposal. The project is consistent with the General Plan as well as applicable zoning designation and regulations, the Project occurs within City limits and is on a project site of no more than five (5) acres, and the Project Site has no value as habitat for endangered, rare, or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services.

Lead Agency Contact Person: Joseph Palombi, Director of Planning & Community Development
Area Code/Telephone/Extension: (323) 887-1200

If filed by applicant, attach certified document issued by the Planning and Community Development Department stating that the Department has found the project to be exempt.

Signature: _____ **Date:** _____ **Title:** _____

☒ Signed by Lead Agency ☐ Signed by Applicant

NOTICE OF PUBLIC HEARING
CITY OF MONTEBELLO PLANNING COMMISSION

Planned Sign Program
Categorical Exemption (Section §15311 – Class 11 "Accessory Structures")

Location: Montebello Hills Specific Plan – Phase A (Planning Areas 1, 2, and Part of 3) located within the City of Montebello, generally bounded by Montebello Boulevard, Lincoln Avenue, and San Gabriel Boulevard.

Case No.: PC-2022-0002-PSP & ENV No. 3-22-CE

Applicant: Jason Certilman on behalf of Metro Heights Montebello, LLC.

Project Description: Metro Heights Montebello, LLC ("Applicant") proposes a Planned Sign Program to establish design guidelines and regulations for permanent and temporary signage for the approved Phase A Planning Areas 1, 2, and Part of 3.

Zone: Montebello Hills Specific Plan
General Plan Designation: Low Density Residential (LDR) and High Density Residential (HDR)

Environmental: The proposal is considered a "Project" and is categorically exempt under the California Environmental Quality Act (CEQA) Section 15311 – Class 11 (Accessory Structures) because this section exempts the construction or replacement of minor accessory structures such as the on-premise signs and temporary uses included within this proposal.

NOTICE IS HEREBY GIVEN that the City of Montebello ("City") Planning Commission ("Planning Commission") will hold a public hearing to consider the Planned Sign Program application for the design guidelines and regulations proposed for the Metro Heights Development, Phase A. The meeting is scheduled on:

Date: Tuesday, February 1, 2022
Time: 6:30 p.m.
Place: City Hall Council Chambers
1600 West Beverly Boulevard
Montebello, CA 90640

Members of the public may participate in a live audio broadcast of the Planning Commission meeting via a designated telephonic dial-in line. Dial-in details for the Planning Commission meeting will be contained in the meeting agenda, posted to the City webpage. The meeting agenda can be found at the following link:
https://www.cityofmontebello.com/planning-commission-meeting.html

All interested persons have the right to participate pursuant to Assembly Bill 361. **For those interested in making public comments, you may address the Planning Commission by calling into the Planning and Community Development Department office at (323) 887-1200 Ext. 493 until the day of the meeting prior to the start of each Public Comments period, Tuesday, February 1, 2022**. Staff will complete the speaker cards for telephonic comments and the public will be called in the order received during the Public Hearing, concluding telephone comments. The exact call back time is not predictable due to the nature of the Planning Commission agenda, and as a result you must be available to receive a live call until the end of the hearing on this matter. Regular Session begins at 6:30 p.m. In addition, the City has created an email address pcpubliccomment@cityofmontebello.com where the public can submit written public comments up until the day of the meeting, **Tuesday, February 1, 2022 between 7:30 a.m. – 6:30 p.m.** These comments will be read out loud and submitted for the record. The email address for Planning Commission meetings can be located on the City's webpage under https://www.cityofmontebello.com/planning-commission-meeting.html.

Written comments may also be mailed or delivered to the Planning Commission at the Planning Division office address identified below on or before the meeting date. If you challenge the matter in court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City of Montebello at, or prior to, the public hearing.

For more information about the project and the related environmental documentation please contact:

Contact Person: Daniel Ruiz, Assistant Planner
Phone: 323.887.1200 Ext. 484 / **Email:** druiz2@cityofmontebello.com
Address: City of Montebello, City Hall, Planning Division, 1600 W. Beverly Blvd, Montebello, CA 90640
City Website: www.cityofmontebello.com
Date of Publication: January 20, 2022

METRO HEIGHTS

Toll Brothers®

MASTER SIGN PROGRAM (Phase A)

Development:	Metro Heights
Address:	Montebello, CA
Zoning:	Single Family and Townhomes
Property Owner:	Toll Brothers/Lennar Homes 725 W. Town & Country Rd., Ste. 200 Orange, CA 92868
Program Designer:	Outdoor Dimensions, LLC. 5325 E. Hunter Ave. Anaheim, CA 92807 Contact: Maureen Cougnet 949-341-1210 E-mail: mcougnet@outdoordimensions.com

JANUARY 7, 2022

METRO HEIGHTS / TOLL BROTHERS

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

09/10/21 DTU, 12/21/21 DK

	Page
Table of Contents	2
Introduction	3
Guidelines & Regulations	4-8
Sign Type Location Map	9-13

PERMANENT SIGNAGE

Community Entrance Monument B2	14
Trail Head Markers - B3	15
Park ID and Rules - B4	16
“THE CLUB” Rec Center Monument	17

TEMPORARY SIGNAGE

Sales Center - B5	18
Model ID’s - B6	19
Parking ID’s - B6	20
Project ID’s - A2	21
Directional/Burma Shave - B1	22
Rec Center Rendering Sign - B1.1	23
Directional Kiosks - A1	24
Banner Flags - A5	25-26
Banner With Post Structure - D10	27
Fence Wrap Banners- B7	28
Signage/Property Line Distances	29

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

09/10/21 DTU, 12/21/21 DK

The Metro Heights Planned Community sign program embodies a comprehensive system of signage and monumentation that is consistent with and complements the community.

The monumentation and signage which is planned and designed is a balanced and responsive part of the entire community. The consistency in design helps create a sense of unity and place in the community, and at the same time, the guidelines provide for types and sizes of signs and monuments which allow the neighborhoods in Metro Heights to express their unique character and attributes.

The sign exhibits shown in this package are for illustrative purposes only. Construction drawings showing complete signage details will be prepared and shall be reviewed by the City of Montebello prior to issuance of necessary sign permits.

A monument has been designed to create a distinct sense of arrival. One Community Entry Monument Wall is planned for the entry on N. Montebello Blvd. One monument is planned for "The Club", at the pool and recreation area.

Park Identification rules signs will be installed to identify the two separate parks within Phase One of the Metro Heights Community.

In addition, future site identification, project identity signs, directional kiosks, trail head markers, park identity and rules, flags and fence wraps will be implemented in order to identify neighborhoods, as well as direct and inform residents and prospective buyers.

Model, temporary, and on-site signage may be designed and implemented for an individual project with the consent of Toll Brothers and the approval of the City of Montebello. Any additions or changes on any signage will be forwarded to Toll Brothers and the City of Montebello for approval prior to installation and must be consistent in appearance with signs presented in this sign criteria. See Guidelines and Regulations section for a description of Permanent and Temporary Signs.

PERMIT ISSUANCE

All sign permit applications shall be initially reviewed by the City of Montebello. When a permit application complies with applicable requirements, the application shall be granted. An application may be approved subject to such conditions as are necessary for full compliance with all applicable laws, rules and regulations. Any amendments to the sign program shall be submitted to the City of Montebello for review and approval. An updated Master Sign Program with listed amendments will be required.

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

09/10/21 DTU, 12/21/21 DK

GUIDELINES & REGULATIONS FOR PERMANENT SIGNS

Permanent signs will include one (1) Community Monument entrance wall and one (1) monument at "The Club" (pool and recreation center). Monument lettering will be 3" deep aluminum channel letters, painted and pin mounted. Letters will have halo illumination.

Twelve (12) Park Trail Head Markers throughout the project. Materials will include aluminum posts and dibond panels with vinyl and protective clearcoat.

Two (2) Park ID and Rules. Materials will include aluminum posts and MDO panels with high quality direct print face, vinyl and protective clearcoat.

All materials, colors and layouts are specified in this sign criteria.

COMMUNITY SIGNAGE

GENERAL SIGN INSTALLATION/FABRICATION REQUIREMENTS

No ladders, no installation equipment and no installation crews are permitted to lean on building facades to protect the building and landscape materials due to these being easily damaged by same. All installation equipment must be of scaffolding or bucket truck type to avoid contact with the building facade or landscaping.

All bolts, fasteners and hardware shall be corrosion resistant (i.e. stainless steel, aluminum, brass or bronze). No black iron materials of any type will be permitted.

All materials used in fabrication and installation of materials shall be of high quality.

All wall penetrations to be waterproofed and sealed with industrial strength epoxy.

COLORS AND MATERIAL DISCUSSION

It is the intent of these guidelines to support creative expression, eye-catching design and high quality sign materials on the part of Metro Heights. Within this context, the following material and color guidelines shall be followed:

A. Neon and "day glow" colors are prohibited
B. Reflective and rainbow vinyls are prohibited
C. Colors shall be used in combination to ensure legibility, contrast and distinction
D. Using the same type of sign supports or method of mounting for all signs of the same type or by using the same type of construction material for components, such as sign copy, cabinets and supports or by using dissimilar signing determined compatible by the City.

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

09/10/21 DTU, 12/21/21 DK

GUIDELINES & REGULATIONS FOR TEMPORARY SIGNS

Temporary signs will include two (2) Sales Center signs. Material will include aluminum posts and crossbar structure with MDO panels with high quality direct print face and protective clearcoat.

Nine (9) Model ID's. Material will include aluminum posts and MDO panels with high quality direct print face and protective clearcoat.

Three (3) Project ID's. Material will include wood posts, caps, crossbars and MDO panels with high quality direct print faces and protective clearcoat.

Six (6) Directional Burma Shaves. Material will include wood posts and MDO panels with high quality direct print faces and protective clearcoat.

Four (4) Directional Kiosks throughout the project. Material will include aluminum posts with caps and aluminum panels with high quality direct print, paint, vinyl and protective clearcoat.

Forty (40) Project Banner Flags. Material is vinyl banner material with digital print. Installed on 18'6" ID poles, 2" diameter, 30" below grade cement footing.

One (1) Recreational Center sign. Material will incude wood posts and an MDO panel with high quality direct print face and protective clearcoat.

One (1) Banner with post structure. Material will incude perforated ultra mesh vinyl with direct print, banner will have grommets and attached to wood post structure.

Five (5) Fence Wrap Banners to be placed on existing fence. Material will be perforated ultra mesh vinyl with direct print.

All materials, colors and layouts are specified in this sign criteria.

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

09/10/21 DTU, 12/21/21 DK

TYPE OF SIGN PERMITTED
PERMANENT SIGN TYPES

The Community allows One (1) set of illuminated channel letters attached to wall at main entry and pool/recreation building.
Total of Twelve (12) trail markers
One (1) each Park rules per Park

TEMPORARY SIGN TYPES

Two (2) Sales Center signs. One (1) for Toll Brothers, one (1) for Lennar.
Nine (9) Model ID signs. Six (6) for Toll Brothers, three (3) for Lennar
Four (4) Parking ID signs, three (3) for Toll Brothers, one (1) for Lennar
Three (3) Project ID signs.
Six (6) directional/burma shaves
One (1) Rec Center ID sign
Four (4) directional kiosks
Forty (40) banner flags.
One (1) banner with post structure
Five (5) fence wrap banners
Temoporary signs shall be removed at completion of community build out and all homes are sold

TYPE OF SIGN COPY PERMITTED

Wording of the signage shall be limited to the intent of sign, identification or rules and shall not include specification of merchandise sold or services rendered. Logos may be permitted at the discretion of the City/Owner.
Owner and/or the City Council shall be the sole judge in its discretion as to conformity in accordance herewith.

APPROVED EXTERIOR COLORS FOR THIS PROJECT

SW 7710 BRANDYWINE

WHITE

PMS BLACK C

SW 7574 ECHELON ECRU

APPROVED EXTERIOR COLORS FOR THIS PROJECT

ANY OTHER TYPESTYLE CAN BE REQUESTED AND MUST BE APPROVED BY CITY/OWNER.

Sweet Sans Heavy:
ABCDEFGHIJKLMN
OPQRSTUVWXYZ
1234567890

Gotham Narrow Medium:
ABCDEFGHIJKLMN
OPQRSTUVWXYZ
1234567890

Reckless Medium:
ABCDEFGHIJKLMN
OPQRSTUVWXYZ
1234567890

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

09/10/21 DTU, 12/21/21 DK

DEFINITION OF SIGN TYPES

A. Community & Rec/Pool Monuments: These are ground-mounted, low-profile, architectural signs. Monument signs are placed within the landscaping of the community. The purpose of these signs is to identify Metro Heights' neighborhoods as well as to identify the amenities found within the development's Recreation Center and Poolarea. They are custom formed from stone and aluminum.

B. Trail Markers: These signs are posts, labeled with a name, mile mark or direction to help hikers follow a given path. They are used to indicate things such as the beginning and end of a trail, a change of direction or an intersection. Their purpose is to identify the different trails within Metro Heights and provide location markers within the community.

C. Park Rules: These are posted and mounted signs made of aluminum or other exterior grade material that can withstand weather. These are typically placed at the entrance to the park to identify the park and list the rules of conduct and hours of operation for the safety of the neighborhood.

D. Sales Center ID signs: These signs consist of an aluminum cabinet joined with an aluminum post set in a below grade footing at the front of the sales center. The graphics are direct printed onto the aluminum material. Their purpose is to identify to guests the locations where they can obtain information on the community and homes for sale.

E. Model ID signs: These signs are aluminum cabinets with aluminum posts placed in front of each different housing model. The graphics are printed. The purpose is to identify the different home floorplans available for purchase within the community.

F. Parking ID signs: These are aluminum signs on aluminum posts placed at the entry to the parking lots. Their purpose is to identify the locations in which guests can park, and to help control traffic/parking with construction.

G. Project ID signs: This sign type is wood with direct print and clear coat. The sign panels are mounted to 2 posts and set in a 5' underground footings. Their purpose is to identify the Metro Heights community and the two main entries off Montebello Blvd.

H. Directional Burma Shaves signs: These are wood sign panels mounted to wood posts and set in a below grade 2'6" footing. Their purpose is to highlight the amenities of Metro Heights for guests visiting the community.

I. Rec Center ID: This is a wood sign panel mounted to 2 wood posts, and set in a 4' below grade footing. The graphics and copy are direct printed. Their purpose is to identify the location of the Pool & Recreation area within Metro Heights.

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

09/10/21 DTU, 12/21/21 DK

DEFINITION OF SIGN TYPES (continued)

J. Directional Kiosks: This sign type is an aluminum sign with aluminum posts. Rider panels are inter-changeable for flexibility. The purpose of this sign type is to direct guests to the sales centers for Toll Brothers and Lennar, as well as to control traffic flow and pattern as to not interfere with construction traffic.

K. Banner flags: These are aluminum poles, 2" diameter with a painted finish. Each pole has a top and bottom aluminum cross arm to hold a printed vinyl banner. Their purpose is to identify the Metro Heights community and to help with the flow of traffic for guests.

L. Banner with Post Structure: This sign type is a perforated vinyl banner material, with printed graphics. Its purpose is to identify the Metro Heights community.

PROHIBITED SIGNS

Except as otherwise expressly permitted in this Sign Criteria, all additional signs are prohibited including, but not limited to the following:

A. Flashing, moving, animated and intermittently lighted signs and advertising devices including animals and human beings, excluding public service signs such as time and temperature signs and traditional barber shop poles.

B. Roof signs.

C. Signs which project over public right-of-way or adjacent private property, except those allowed by approved or amended encroachment easement.

D. Vehicular signs including signs attached by any means to automobiles, trucks, trailers or other vehicles on private or public property for the purpose of advertising, identifying or providing direction to a use or activity not related to the lawful use of the vehicle for rendering service or delivering merchandise.

E. Obscene or unlawful signs.

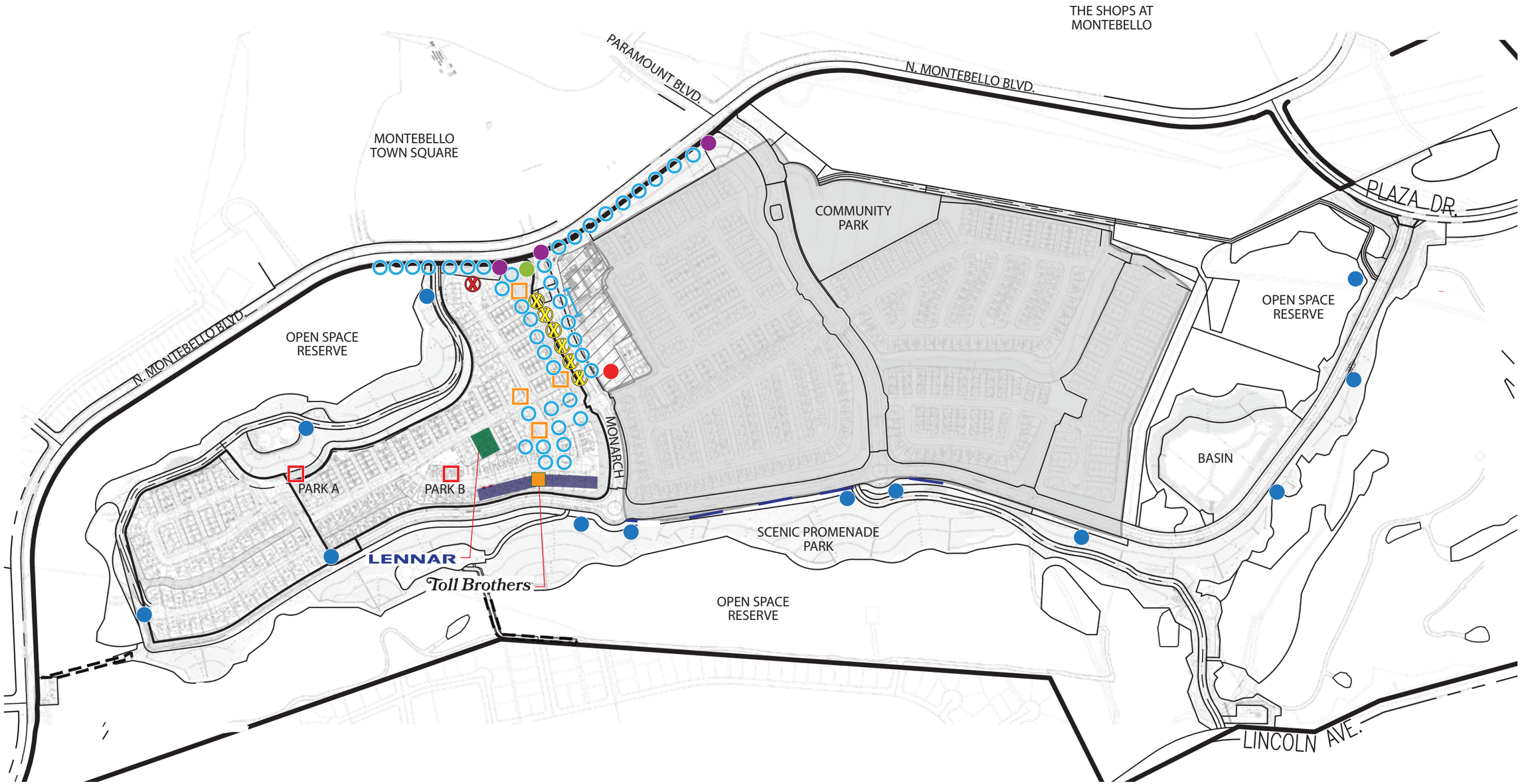
F. Signs in the public right-of-way and public property except those signs that are provided for in this Sign Criteria.

G. Audible signs and advertising devices.

H. Inflatable signs and advertising devices.

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

09/10/21 DTU, 12/21/21 DK



SIGNAGE PLAN

Legend

- Project ID's
- Directional Kiosks
- Monument
- Burma Shave
- Flags
- Cielo Trail Head Markers
- Rec Center Sign
- Park ID + Rules
- Fence Wrap Banners
- The Club Monument
- Banner in Post Structure
- Lennar Sales Center & Model Homes
- Toll Brothers Sales Trailer
- Toll Brothers Model Homes

GRAPHIC SCALE

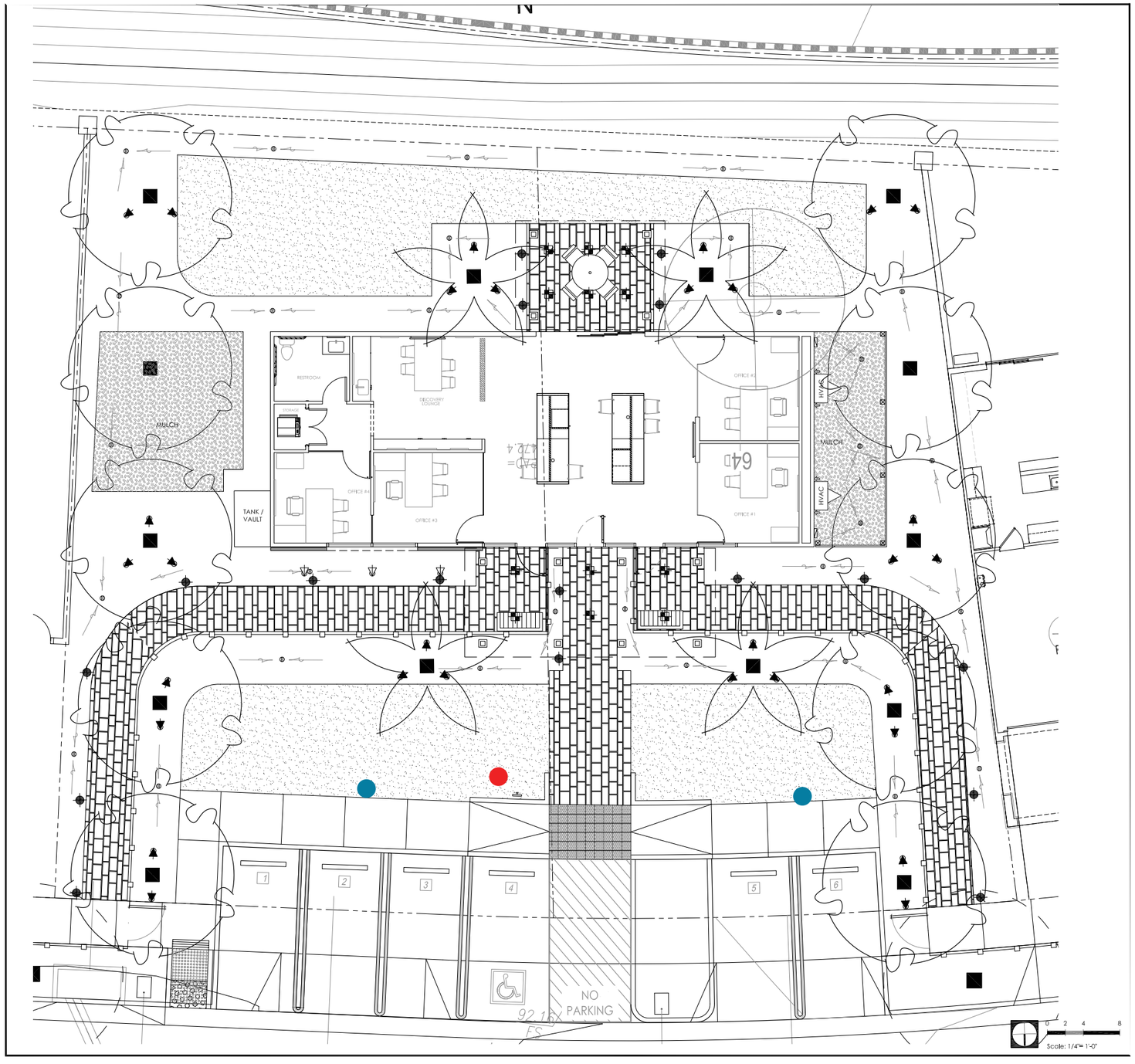
500 0 250 500 1000 1500

SCALE: 1" = 500'

N

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

10/06/21 RC, 12/20/21 DK



LEGEND

- SALES CENTER
- FUTURE TOLL HOMEOWNER PARKING

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

10/06/21 RC, 12/20/21 DK

● - MODEL ID'S

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

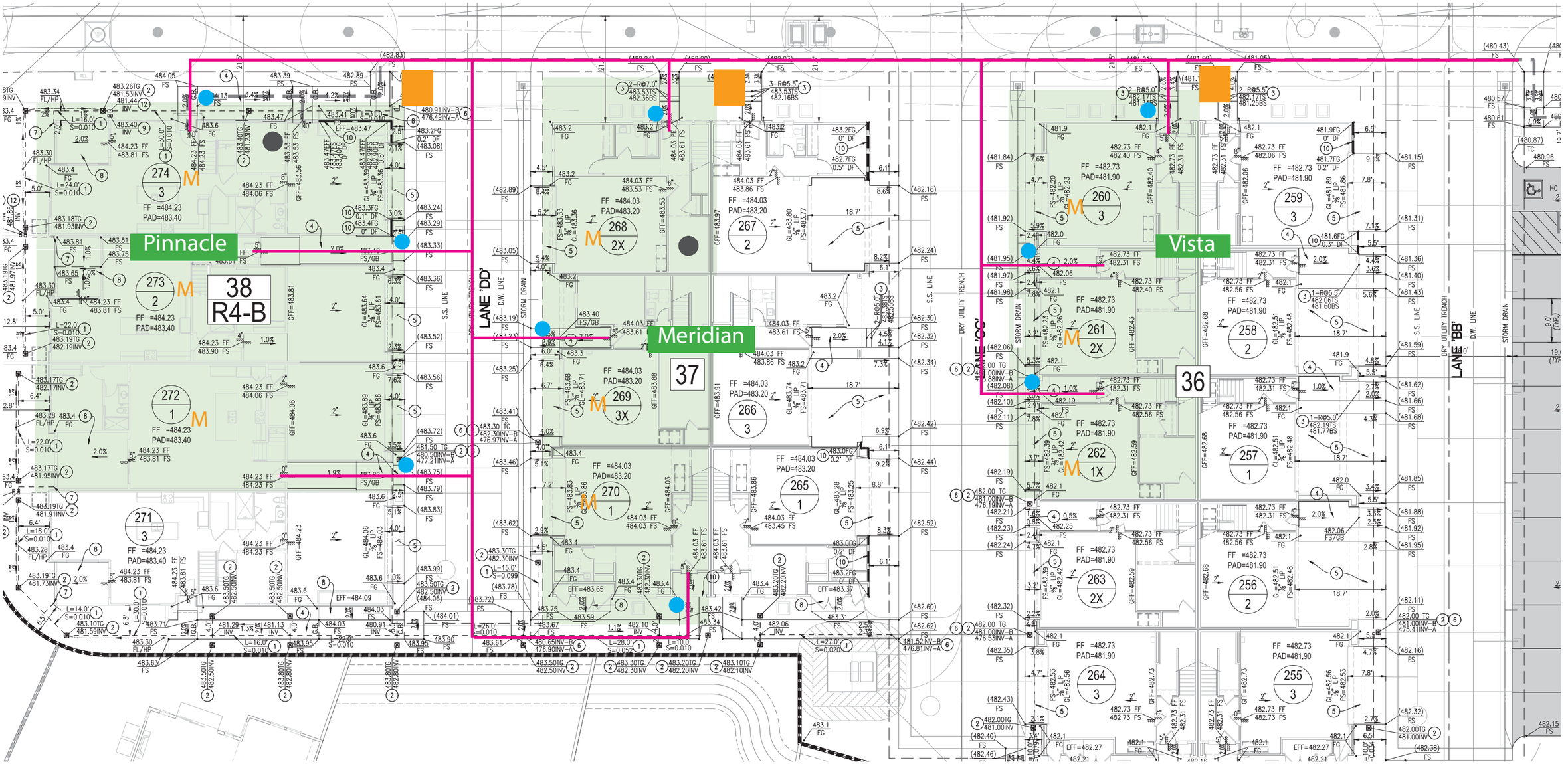
10/06/21 RC, 12/20/21 DK

- MODEL ID'S

METRO HEIGHTS / TOLL BROTHERS

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

10/06/21 RC, 12/20/21 DK



M Models Model ID Signs Model path of travel Sales Center Sign

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

10/06/21 RC, 12/20/21 DK

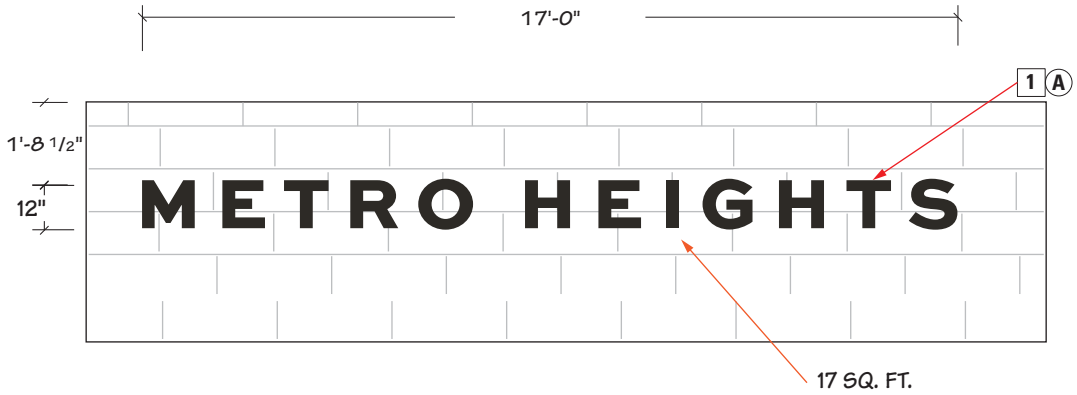
SIGN TYPE B2 - S/F COMMUNITY ENTRANCE MONUMENT HALO ILLUMINATED COPY

QUANTITY: 1
LOCATION: AS INDICATED ON LOCATION MAP
COPY: "METRO HEIGHTS"
MATERIALS: ALUMINUM AND ACRYLIC
SIGN AREA: 17 SQ. FT.
LETTER HEIGHT: 12"
LOGO HEIGHT: N/A
COLORS: PMS BLACK C
TYPE FACE: SWEET SANS HEAVY
LIGHTING: HALO-ILLUMINATED

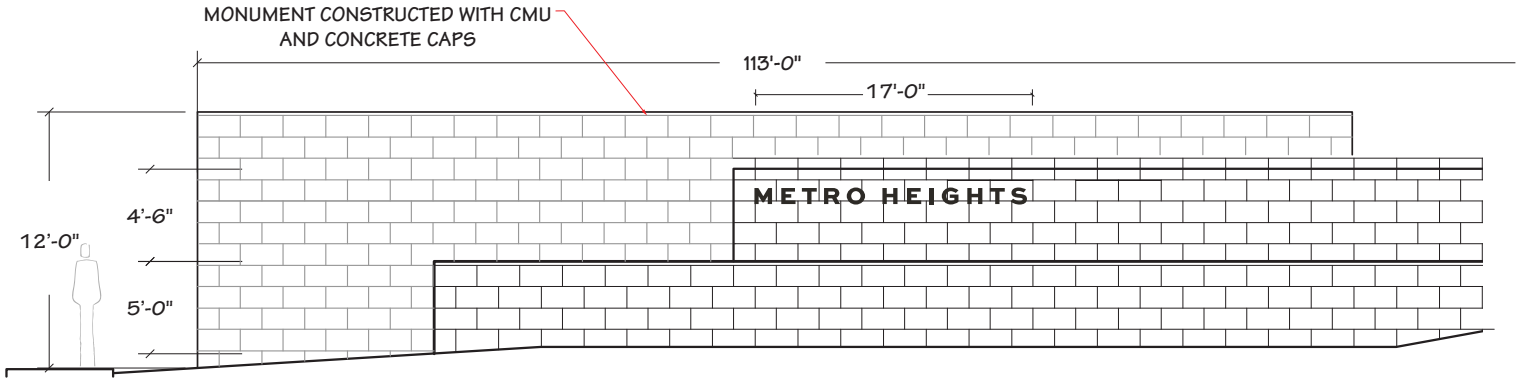
COMMUNITY ENTRANCE MONUMENT HALO ILLUMINATED CHANNEL LETTERS

1 3" DEEP HALO ILLUMINATED CHANNEL LETTERS
2 LETTERS MOUNTED 1-1/2" AWAY FROM THE WALL
3 RACEWAY IS REQUIRED

Ⓐ PMS BLACK C



1 **FRONT VIEW: DETAIL**
SCALE: 1/4"= 1' - 0"



2 **FRONT VIEW: DETAIL**
1/8" =1-0"

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

09/10/21 DTU, 12/21/21 DK

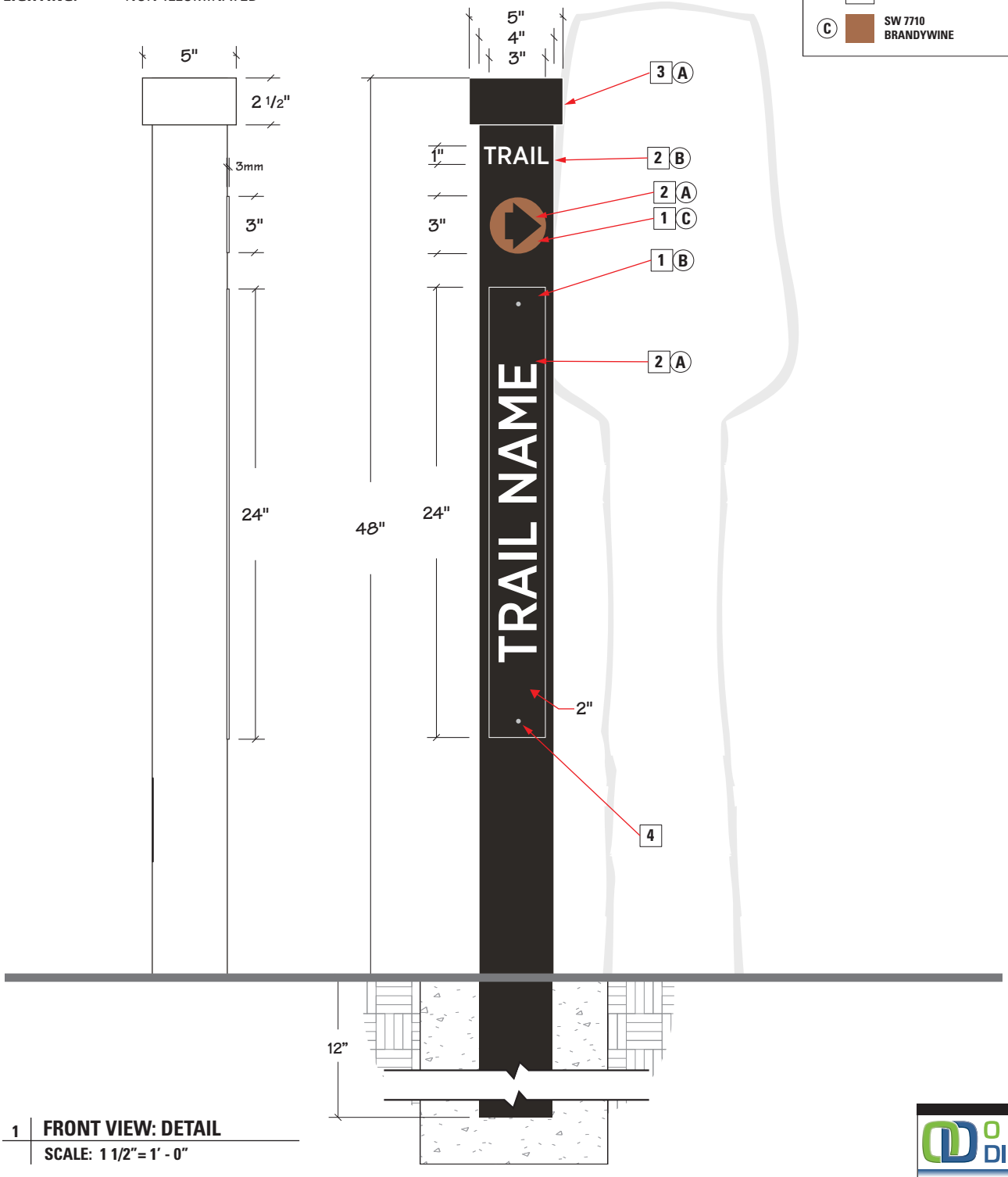
SIGN TYPE B3 - S/F TRAIL HEAD MARKERS

QUANTITY: 12
LOCATION: AS INDICATED ON LOCATION MAP
COPY: TRAIL NAME
MATERIALS: ALUMINUM POST, CAP AND DIBOND WITH VINYL, PROTECTIVE CLEARCOAT
SIGN AREA: 1.66 SQ. FT.
LETTER HEIGHT: 2 1/2" & 1" H
LOGO HEIGHT: N/A
COLORS: PMS BLACK C, WHITE & SW 7710 BRANDYWINE
TYPE FACE: GOTHAM NARROW MEDIUM
LIGHTING: NON-ILLUMINATED

S/F TRAIL HEAD MARKERS

1. 3mm DIBOND PANEL WITH RADIUS CORNERS
2. VINYL COPY & ARROW, CLEARCOAT
3. 4" X 4" PAINTED ALUMINUM POST W/CUSTOM CAP
4. SELF TAPPING SCREWS WITH SNAP CAPS

- A — PMS BLACK C
- B — WHITE
- C — SW 7710 BRANDYWINE



1 **FRONT VIEW: DETAIL**
SCALE: 1 1/2"= 1' - 0"

METRO HEIGHTS / TOLL BROTHERS

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

09/10/21 DTU, 12/21/21 DK

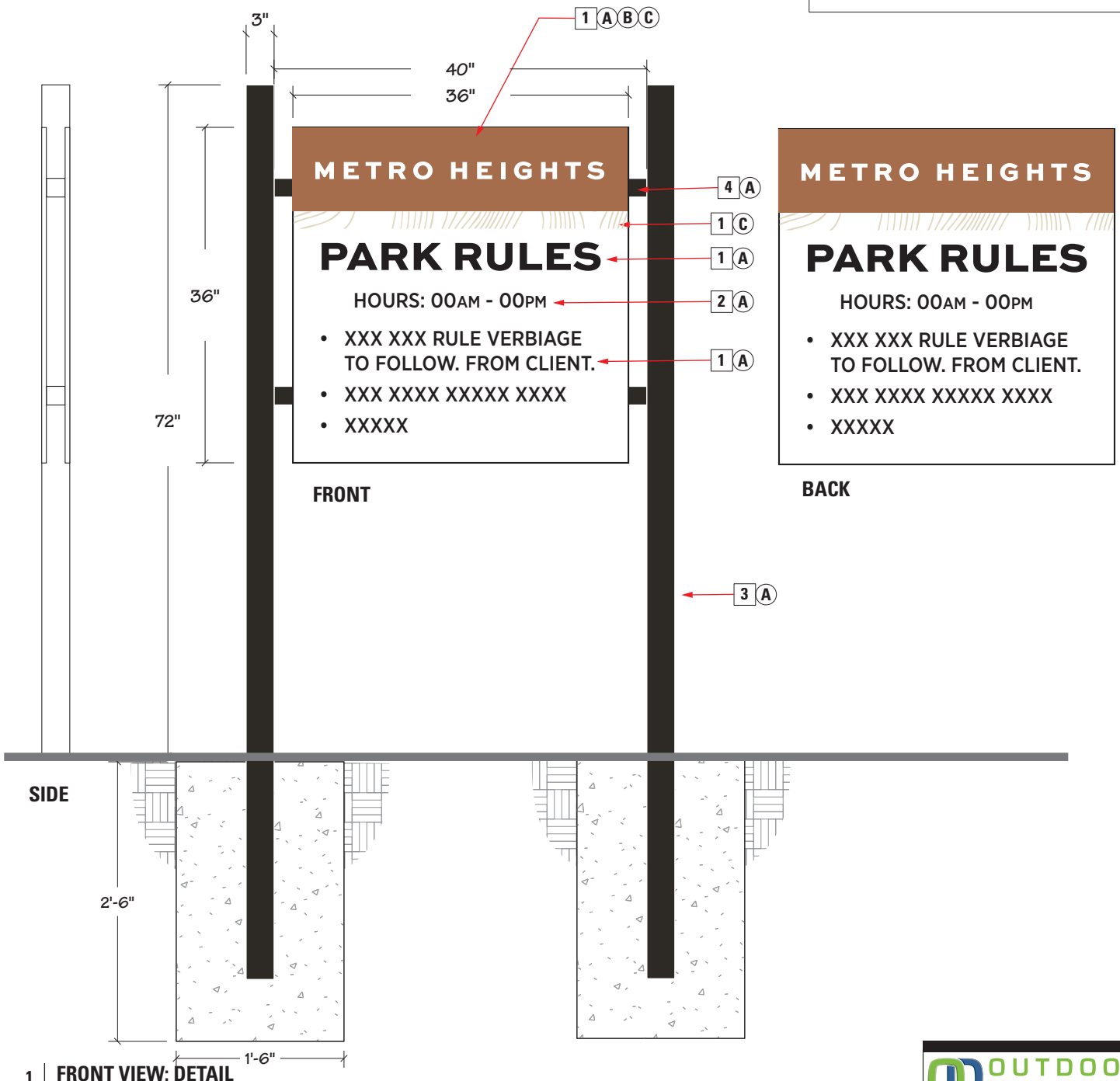
SIGN TYPE B4 - D/F PARK ID & RULES

QUANTITY: 2
LOCATION: AS INDICATED ON LOCATION MAP
COPY: VARIES / TBD
MATERIALS: ALUMINUM POSTS, MDO, DIRECT PRINT & VINYL, PROTECTIVE CLEARCOAT
SIGN AREA: 36" X 36" - 9 SQ. FT.
LETTER HEIGHT: Varies
LOGO HEIGHT: N/A
COLORS: PMS BLACK C, WHITE & SW 7574 ECHELON ECRU
TYPE FACE: GOTHAM NARROW MEDIUM
LIGHTING: NON-ILLUMINATED

D/F PARK ID & RULES

1 1/2" MDO PANEL W/DIRECT PRINT MOUNTED TO CROSS BARS
2 VINYL COPY (HOURS), CLEARCOAT
3 3" X 3" PAINTED ALUMINUM POST STRUCTURE W/CUSTOM CAPS
4 2"X 2" PAINTED ALUMINUM CROSS BARS SECURED TO INSIDE OF POSTS

A PMS BLACK C
B WHITE
C SW 7710 BRANDYWINE



1 **FRONT VIEW: DETAIL**
SCALE: 3/4"= 1' - 0"

METRO HEIGHTS / TOLL BROTHERS

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

09/10/21 DTU, 12/21/21 DK

SIGN TYPE B8 - S/F REC CENTER MONUMENT NON ILLUMINATED CHANNEL LETTERS

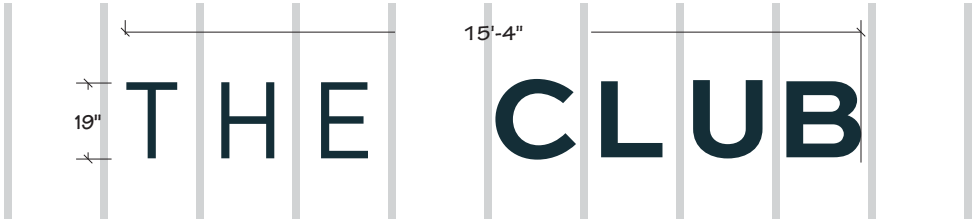
QUANTITY: 1
LOCATION: AS INDICATED ON LOCATION MAP
COPY: "THE CLUB"
MATERIALS: ALUMINUM
SIGN AREA: 15.66 SQ. FT.
LETTER HEIGHT: 2'-0" MAX
LOGO HEIGHT: N/A
COLORS: PMS BLACK C
TYPE FACE: PER ART
LIGHTING: NON ILLUMINATED

S/F REC CENTER MONUMENT W/ NON ILLUMINATED CHANNEL LETTERS

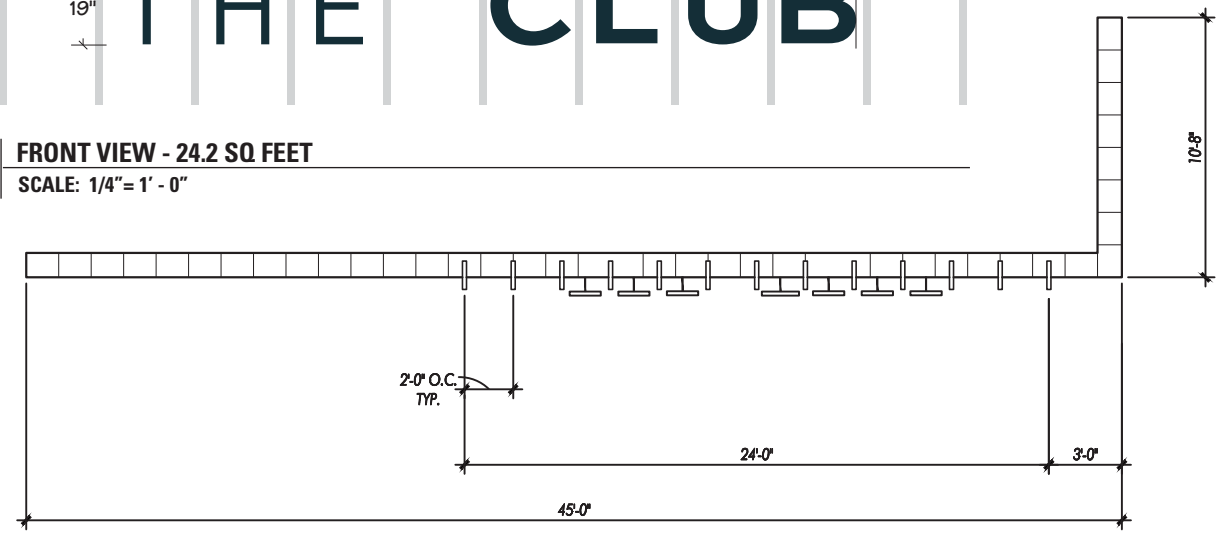
1 1" THICK NON ILLUMINATED CHANNEL LETTER
-1/4"-20 PIN MOUNT WITH EPOXY
-7" STANDOFFS

2 2"X 6" WELDED ALUMINUM FRAME
-1/4"-20 PIN MOUNT WITH EPOXY
-1/2" STANDOFFS FOR RAIN RUNOFF

Ⓐ PMS BLACK C



1 **FRONT VIEW - 24.2 SQ FEET**
SCALE: 1/4"= 1' - 0"



3 **TOP VIEW**
SCALE: 1/8"= 1' - 0"

4 **FRONT VIEW**
SCALE: 1/8"= 1' - 0"

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

10/6/21 DTU, 12/21/21 DK

SIGN TYPE B5 - D/F SALES CENTER

QUANTITY: 2
LOCATION: AS INDICATED ON LOCATION MAP
COPY: POSTED
MATERIALS: ALUMINUM CABINET WITH ALUMINUM POST, MDO & DIRECT PRINT, PROTECTIVE CLEARCOAT
SIGN AREA: TOLL 40" X 28" - 7.7 SQ. FT. - LENNAR 25" X 30" - 5.21 SQ.FT.
LETTER HEIGHT: 3"h, 2"h & 1"h COPY - SIZE MAY VARY
LOGO HEIGHT: N/A
COLORS: PMS BLACK C, WHITE & SW 7574 ECHELON ECRU
TYPE FACE: GOTHAM NARROW MEDIUM
LIGHTING: NON-ILLUMINATED
TYPICAL TEMPORARY SCALES CENTER SIGNAGE

D/F WELCOME SIGN

1 1/2" MDO PANEL WITH DIRECT PRINT & PROTECTIVE CLEAR COAT MOUNTED TO CROSS BARS

2 ALUMINUM CABINET WITH 3" X 3" PAINTED ALUMINUM POST, PAINTED

- (A) SW 7710 BRANDYWINE
- (B) WHITE
- (C) PMS BLACK C
- (D) SW 7574 ECHELON ECRU (COLOR TBD)

1 **FRONT VIEW: DETAIL**
SCALE: 1/2"= 1' - 0"

2 **FRONT VIEW: DETAIL**
SCALE: 3/4"= 1' - 0"

METRO HEIGHTS / TOLL BROTHERS

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

SIGN TYPE B6 - S/F MODEL ID

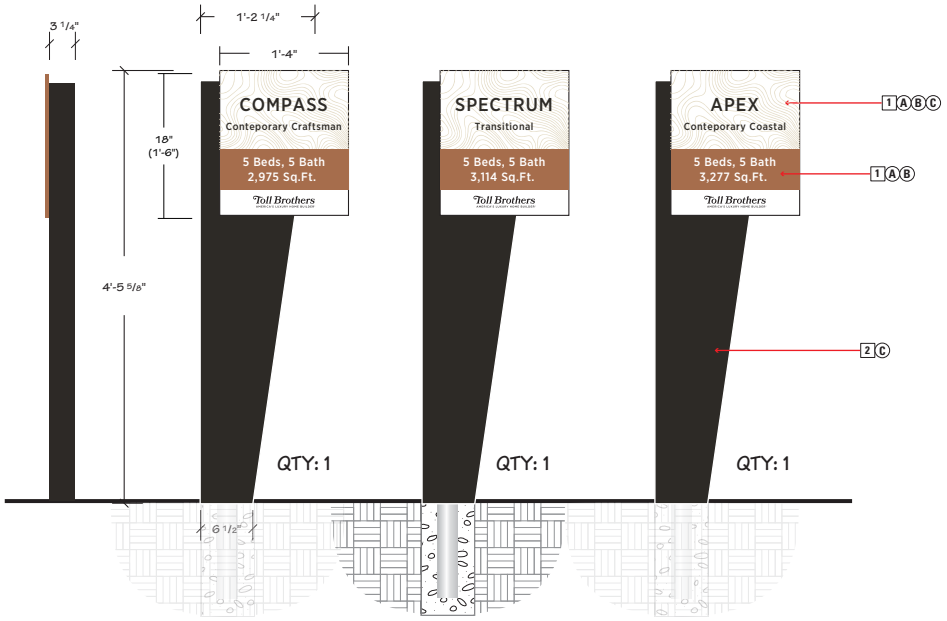
QUANTITY: 9
LOCATION: AS INDICATED ON LOCATION MAP
COPY: POSTED
MATERIALS: ALUMINUM POST, MDO & DIRECT PRINT
SIGN AREA: TOLL 18" X 18" - 2.25 SQ. FT. - LENNAR 22" X 18" - 2.75 SQ.FT.
LETTER HEIGHT: 3"h, 2"h & 1"h COPY - SIZE MAY VARY
LOGO HEIGHT: N/A
COLORS: PMS BLACK C, WHITE & SW 7574 ECHELON ECRUV
TYPE FACE: GOTHAM NARROW MEDIUM, RECKLESS MED
LIGHTING: NON-ILLUMINATED

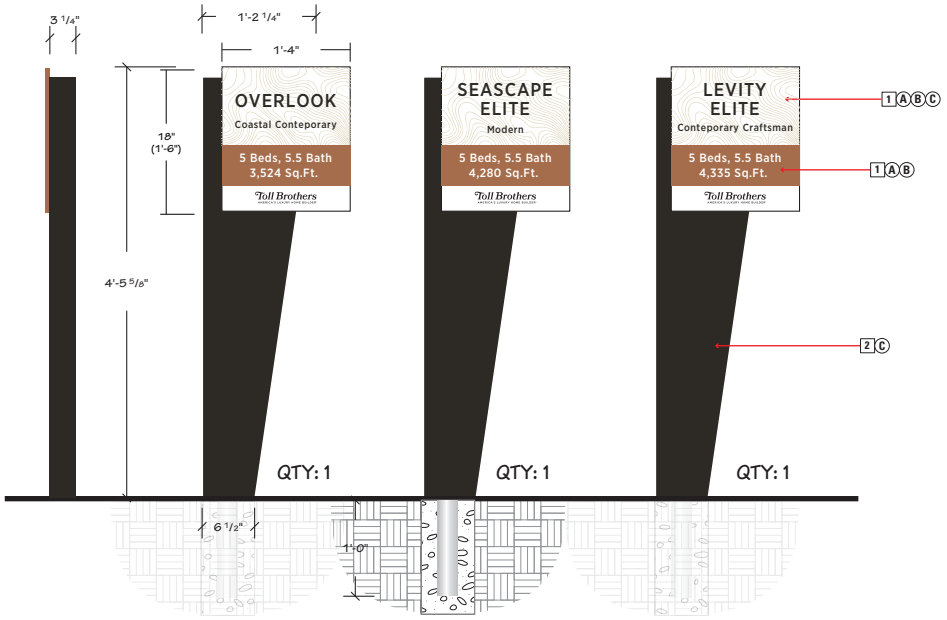
S/F MODEL ID SIGNS

1 1/2" MDO PANEL W/DIRECT PRINT & PROTECTIVE CLEAR COAT SIDES PAINTED

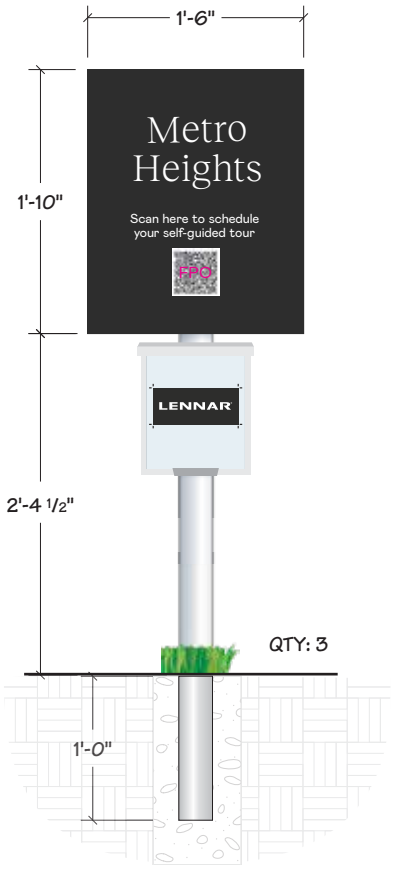
2 ALUM. CABINET W/ 3"X3" ALUM. POST INSIDE, PAINTEDV

A		SW 7710 BRANDYWINE
B		WHITE
C		PMS BLACK C
D		SW 7574 ECHELON ECRU (COLOR TBD)





1 TOLL MODEL ID'S
SCALE: 3/4"= 1' - 0"



2 LENNAR MODEL ID
SCALE: 3/4"= 1' - 0"

METRO HEIGHTS / TOLL BROTHERS

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

09/10/21 DTU, 12/21/21 DK

SIGN TYPE B6 - S/F MODEL ID

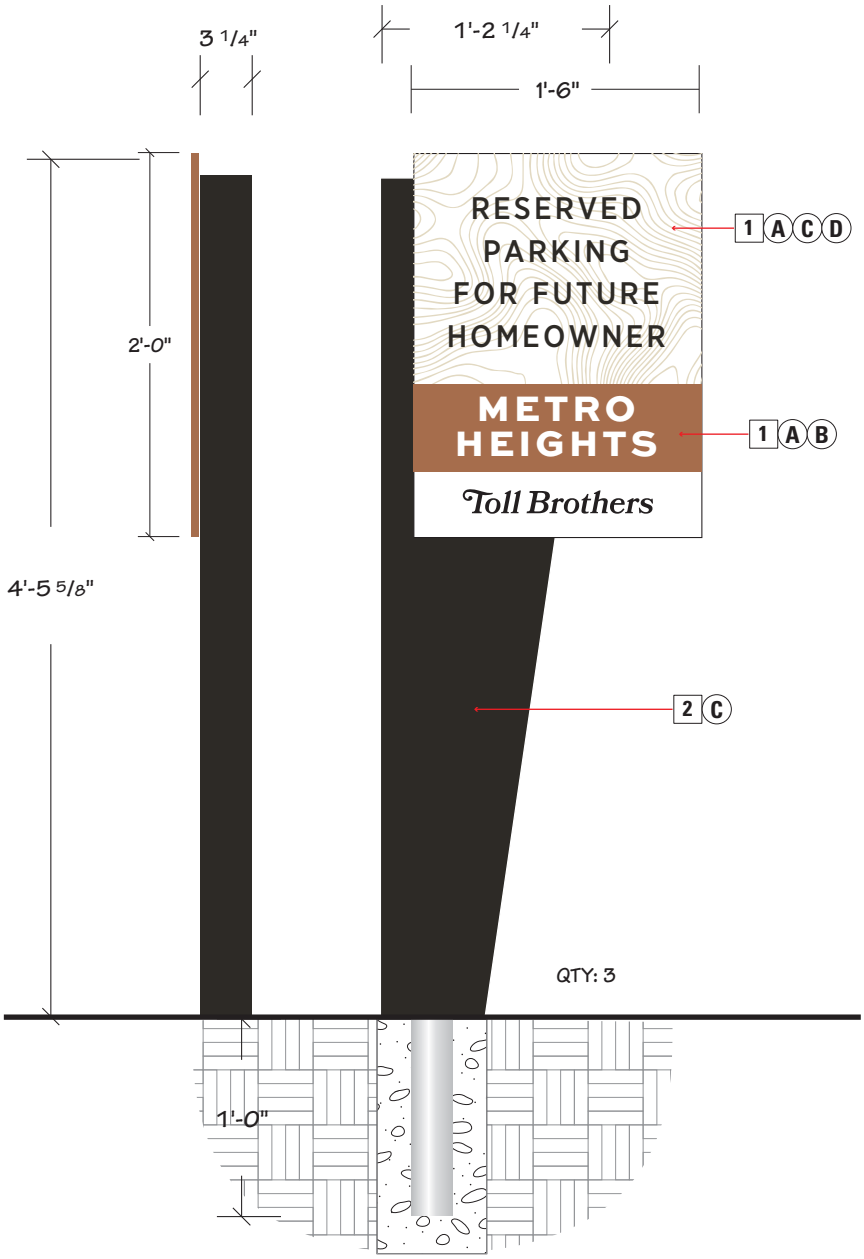
QUANTITY: 4
LOCATION: AS INDICATED ON LOCATION MAP
COPY: POSTED
MATERIALS: ALUMINUM POST, MDO & DIRECT PRINT
SIGN AREA: TOLL 18" X 24" - 3.0 SQ.FT. LENNAR 25" X 30" - 5.21 SQ.FT.
LETTER HEIGHT: 2"h, 1-1/2"h COPY - SIZE MAY VARY
LOGO HEIGHT: N/A
COLORS: PMS BLACK C, WHITE & SW 7574 ECHELON ECRUV
TYPE FACE: GOTHAM NARROW MEDIUM
LIGHTING: NON-ILLUMINATED

S/F MODEL ID SIGNS

1 1/2" MDO PANEL W/DIRECT PRINT & PROTECTIVE CLEAR COAT SIDES PAINTED

2 ALUM. CABINET W/ 3"X3" ALUM. POST INSIDE, PAINTEDV

A		SW 7710 BRANDYWINE
B		WHITE
C		PMS BLACK C
D		SW 7574 ECHELON ECRU (COLOR TBD)



1 | **TOLL PARKING ID'S**
SCALE: 1"= 1' - 0"

2 | **LENNAR PARKING ID**
SCALE: 3/4"= 1' - 0"

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

09/10/21 DTU, 12/21/21 DK

SIGN TYPE A2 - D/F PROJECT ID

QUANTITY: 3
LOCATION: AS INDICATED ON LOCATION MAP
COPY: WOOD POSTS, CAPS, MDO & DIRECT PRINT, PROTECTIVE CLEARCOAT
MATERIALS: 6' X 10' - 60 SQ. FT.
SIGN AREA: APPROX. 6"h COPY - SIZE MAY VARY
LETTER HEIGHT: N/A
LOGO HEIGHT: PMS BLACK C, WHITE & SW 7710 BRANDYWINE
COLORS: SWEET SANS HEAVY
TYPE FACE: NON-ILLUMINATED
LIGHTING:

D/F PROJECT ID

1 1/2" MDO PANELS
- DIRECT PRINT, CLEARCOAT
- SIDE BOXING

2 4"x 10" WOOD POSTS
- PAINTED

3 1/2" THICK MDO RIDER
-DIRECT PRINT

A PMS BLACK C

B WHITE

C SW 7710 BRANDYWINE

D CMYK 17, 14, 58, 0

BACK SIDE

SIDE VIEW: 1 | **FRONT VIEW: DETAIL**
SCALE: 1/2"= 1' - 0"

METRO HEIGHTS / TOLL BROTHERS

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

09/10/21 DTU, 12/21/21 DK

SIGN TYPE B1 - S/F DIRECTIONAL/BURMA SHAVE RENDERING SIGN

QUANTITY: 6
LOCATION: AS INDICATED ON LOCATION MAP
COPY: VARIES
MATERIALS: WOOD POSTS, MDO & DIRECT PRINT, PROTECTIVE CLEARCOAT
SIGN AREA: 72" X 48" - 24 SQ. FT.
LETTER HEIGHT: 3"H & 2 5/8"H
LOGO HEIGHT: 2 1/2"H
COLORS: PMS BLACK C & WHITE
TYPE FACE: GOTHAM NARROW MEDIUM & SWEET SANS HEAVY
LIGHTING: NON-ILLUMINATED

D/F DIRECTIONAL/BURMA SHAVE

1 1/2" MDO PANEL W/DIRECT PRINT AND PROTECTIVE CLEAR COAT
2 4" X 4" PAINTED WOOD POSTS

A WHITE
B PMS BLACK C

ALL ARTWORK LOW RESOLUTION FPO ONLY. CLIENT TO SUPPLY HI RESOLUTION ARTWORK FOR PRODUCTION

1 **FRONT VIEW: DETAIL**
SCALE: 3/4"= 1' - 0"

METRO HEIGHTS / TOLL BROTHERS

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

09/10/21 DTU, 12/21/21 DK

SIGN TYPE B1 - S/F DIRECTIONAL RECREATIONAL CENTER RENDERING SIGN

QUANTITY: 1
LOCATION: AS INDICATED ON LOCATION MAP
COPY: VARIES
MATERIALS: WOOD POSTS, MDO & DIRECT PRINT, PROTECTIVE CLEARCOAT
SIGN AREA: 10'-0" X 6'-0" - 60 SQ. FT.
LETTER HEIGHT: 3"H & 2 5/8"H
LOGO HEIGHT: 2 1/2"H
COLORS: PMS BLACK C & WHITE
TYPE FACE: GOTHAM NARROW MEDIUM & SWEET SANS HEAVY
LIGHTING: NON-ILLUMINATED

S/F REC CENTER SIGNS

1 1/2" MDO PANELS
- DIRECT PRINT
- CLEAR COAT

2 4"x 6" WOOD POSTS
- PAINTED

A WHITE

B PMS BLACK C

C PER ART

PANELS HAVE SEAMS

IMAGES FOR PLACEMENT ONLY

1 **FRONT VIEW: DETAIL**
SCALE: 3/8"= 1' - 0"

METRO HEIGHTS / TOLL BROTHERS

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

09/10/21 DTU, 12/21/21 DK

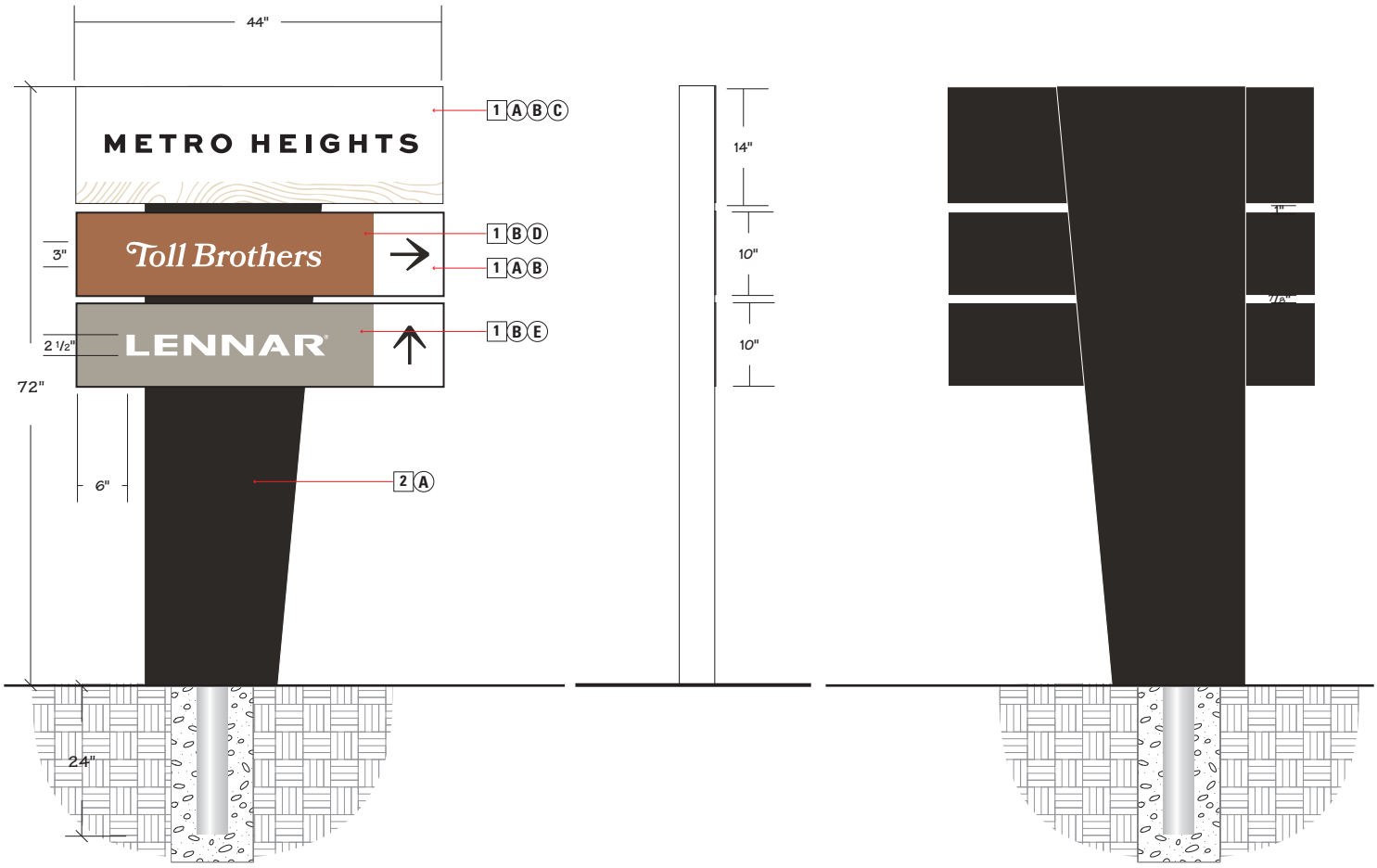
SIGN TYPE A1 - D/F DIRECTIONAL

QUANTITY: 4
LOCATION: AS INDICATED ON LOCATION MAP
COPY: POSTED
MATERIALS: ALUMINUM POSTS, CAPS, ALUMINUM, HQ DIRECT PRINT & VINYL, PROTECTIVE CLEARCOAT
SIGN AREA: 44" X 40" (44" X 14", 44" X 7 3/4" PANELS) - 12.2 SQ. FT.
LETTER HEIGHT: 2 1/4"H & 2"H COPY
LOGO HEIGHT: N/A
COLORS: PMS BLACK C, WHITE, SW 7574, 7710, 7640 & 7001
TYPE FACE: GOTHAM NARROW MEDIUM & SWEET SANS HEAVY
LIGHTING: NON-ILLUMINATED

D/F KIOSK SIGNS

1 1/8" ALUM. PANELS, PAINTED, VINYL COPY SCREW & CAP MOUNTED
2 ALUM. CABINET STRUCTURE W/ 4"X4" ALUM. POST INSIDE -PAINTED
3 CEMENT FOOTING

A PMS BLACK C
B WHITE
C SW 7574 ECHELON ECRU
D SW 7710 BRANDYWINE
E SW 7640 FAWN BRINDLE



1 **FRONT VIEW** SCALE: 1/2"= 1' - 0"

2 **SIDE VIEW** SCALE: 1/2"= 1' - 0"

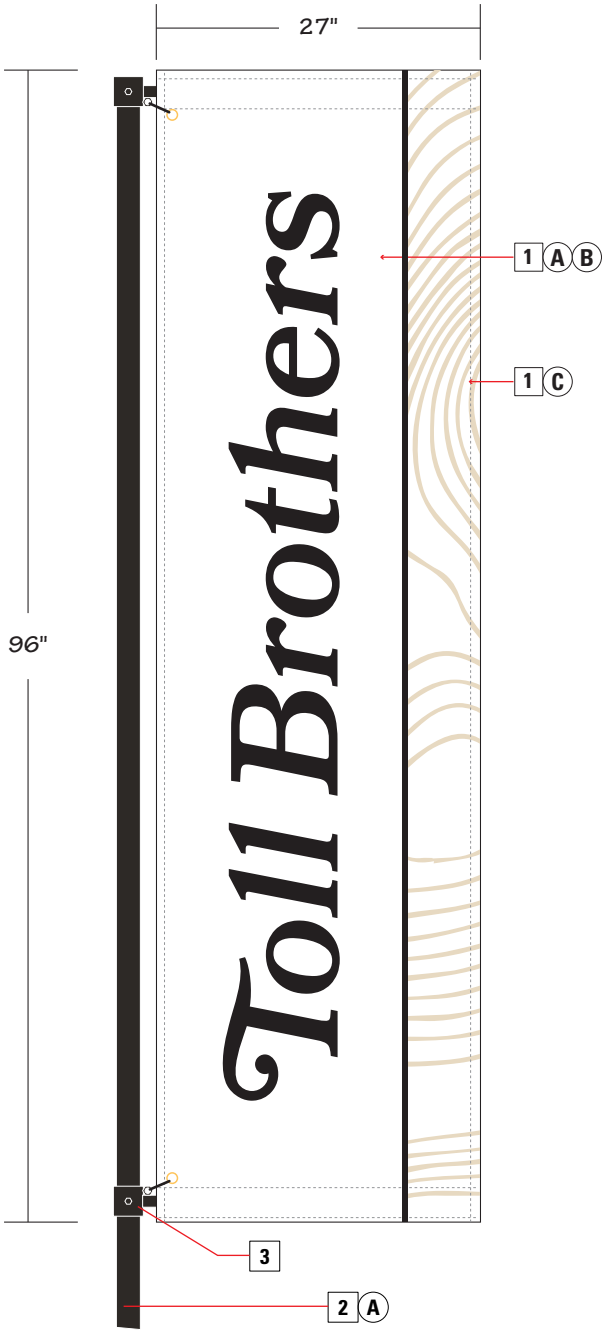
3 **BACK VIEW** SCALE: 1/2"= 1' - 0"

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

09/10/21 DTU, 12/21/21 DK

SIGN TYPE A5 - D/F PROJECT BANNER FLAGS

QUANTITY: 40
LOCATION: AS INDICATED ON LOCATION MAP
COPY: VARIES / TBD
MATERIALS: 18'-6" H - 2"Ø ID POLE W/CROSS ARMS, VINYL AND DIGITAL PRINT
SIGN AREA: 27" X 96" - 18 SQ. FT.
LETTER HEIGHT: 6 1/2"H & 4"H COPY
LOGO HEIGHT: N/A
COLORS: PMS BLACK C, WHITE, SW 7710, SW 7640 & SW 7001
TYPE FACE: SWEET SANS HEAVY
LIGHTING: NON-ILLUMINATED



PROJECT SALES CENTER SIGNAGE
D/F NEIGHBORHOOD BANNER FLAGS

SQUARE FLAG POLE

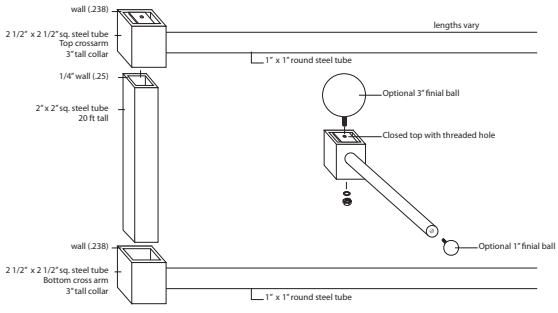
1 VINYL BANNER FLAG
- DIGITAL PRINT
- 3" SLEEVE (TOP & BOTTOM)
- GROMMETS w. ZIP TIES
- WIND SLITS

2 2" SQUARE HD STEEL POLE
- 2" SQUARE CAP

3 2 1/2"x 2 1/2" COLLAR
- 3" TALL
- .238" WALL
- 1" ROUND CROSS ARMS

2 1/2"x 2 1/2" SLEEVE IN GROUND
- .238" WALL
- CEMENT FOOTING

A PMS BLACK C
B WHITE
C SW 7574 ECHELON ECRU



EXPLODED VIEW NTS

1 **FRONT VIEW: DETAIL**
SCALE: 3/4"= 1' - 0"

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

09/10/21 DTU, 12/21/21 DK

SIGN TYPE A5 - D/F PROJECT BANNER FLAGS

QUANTITY: 40
LOCATION: AS INDICATED ON LOCATION MAP
COPY: VARIES / TBD
MATERIALS: 18'-6" H - 2"Ø ID POLE W/CROSS ARMS, VINYL AND DIGITAL PRINT
SIGN AREA: 27" X 96" - 18 SQ. FT.
LETTER HEIGHT: 6 1/2"H & 4"H COPY - SIZE MAY VARY
LOGO HEIGHT: N/A
COLORS: PMS BLACK C, WHITE, SW 7710, SW 7640 & SW 7001
TYPE FACE: SWEET SANS HEAVY
LIGHTING: NON-ILLUMINATED

PROJECT SALES CENTER SIGNAGE
D/F NEIGHBORHOOD BANNER FLAGS

SQUARE FLAG POLE

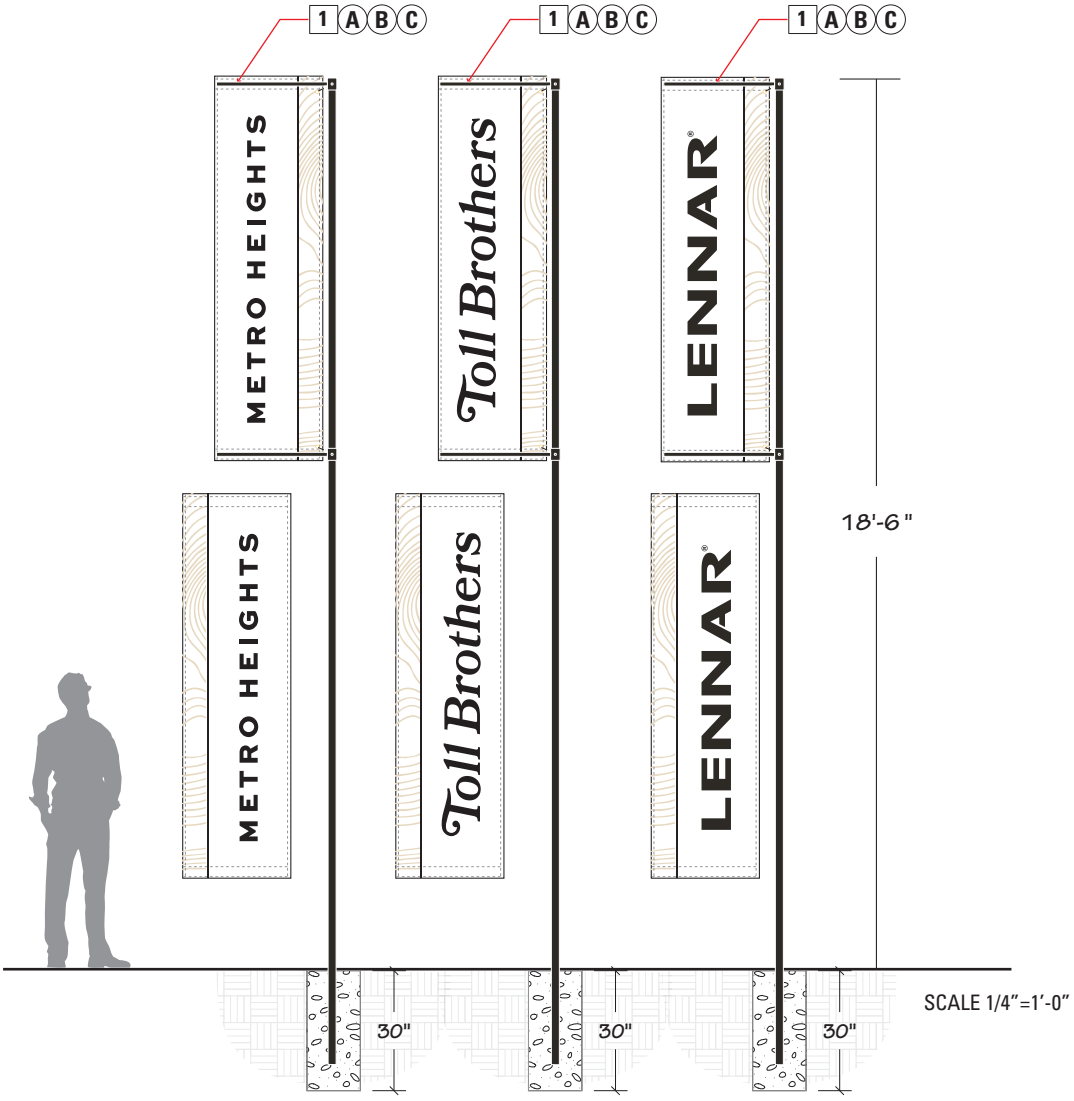
1 VINYL BANNER FLAG
- DIGITAL PRINT
- 3" SLEEVE (TOP & BOTTOM)
- GROMMETS w. ZIP TIES
- WIND SLITS

2 2" SQUARE HD STEEL POLE
- 2" SQUARE CAP

3 2 1/2"x 2 1/2" COLLAR
- 3" TALL
- .238" WALL
- 1" ROUND CROSS ARMS

2 1/2"x 2 1/2" SLEEVE IN GROUND
- .238" WALL
- CEMENT FOOTING

A PMS BLACK C
B WHITE
C SW 7574 ECHELON ECRU



METRO HEIGHTS / TOLL BROTHERS

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

SIGN TYPE B8 - S/F BILLBOARD

QUANTITY:	1
LOCATION:	AS INDICATED ON LOCATION MAP
COPY:	POSTED
MATERIALS:	1/2" MDO PANELS, DIRECT PRINT
SIGN AREA:	5" X 50'-0" = 250 SQ. FT.
LETTER HEIGHT:	16 1/2"H COPY
LOGO HEIGHT:	N/A
COLORS:	PMS BLACK C, WHITE, SW 7710, SW 7640 & SW 7001
TYPE FACE:	SWEET SANS HEAVY
LIGHTING:	NON-ILLUMINATED

BANNER W/ POST STRUCTURE

1 ULTRA PERFORATED MESH VINYL
-DIRECT PRINT
-GROMMETS

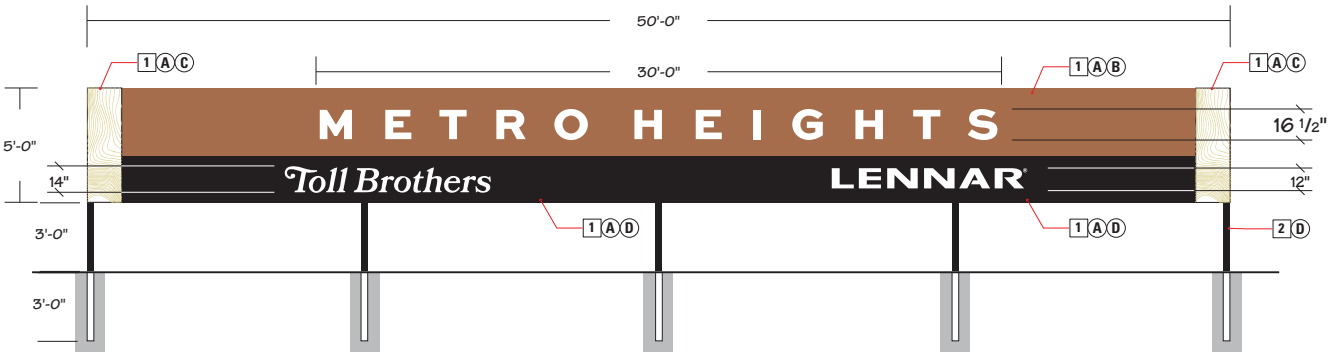
2 4"X10" WOOD POST STRUCTURE
W/ 2"X6" STRINGERS

A WHITE

B SW 7710
BRANDYWINE

C CMYK
17, 14, 58, 0

D CMYK PER CLIENT ART



1 **FRONT VIEW: DETAIL**
SCALE: 1"= 8'-6"

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

09/10/21 DTU, 12/21/21 DK

SIGN TYPE B1 - S/F FENCE WRAP BANNERS

QUANTITY: 5
LOCATION: AS INDICATED ON LOCATION MAP
COPY: "METRO HEIGHTS"
MATERIALS: VINYL BANNER
SIGN AREA: 20' W X 5'H - 250 SQ. FT.
LETTER HEIGHT: N/A
LOGO HEIGHT: 6 5/8"H
COLORS: PMS BLACK C & WHITE
TYPE FACE: SWEET SANS HEAVY
LIGHTING: NON-ILLUMINATED

S/F FENCE WRAP BANNERS

1 ULTRA PERFORATED MESH VINYL, WITH GROMMETS

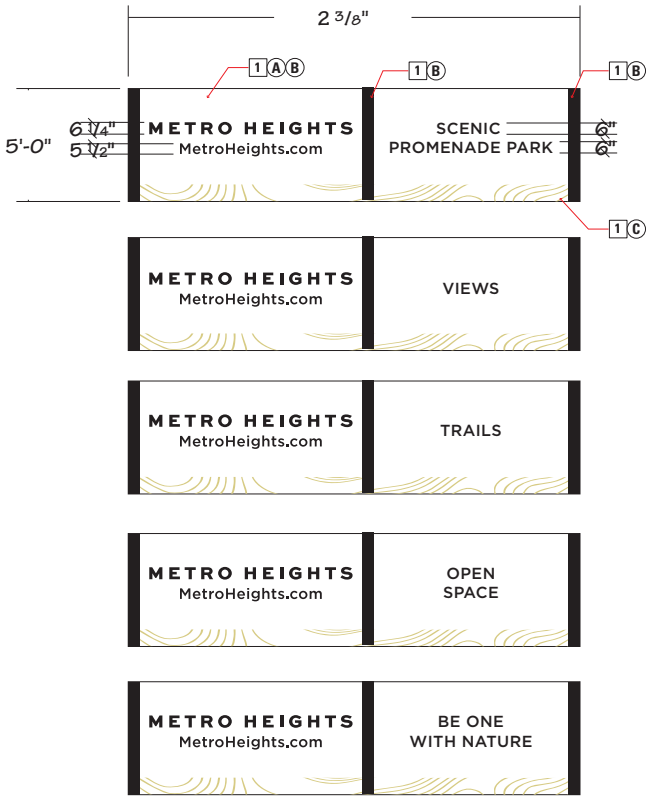
2 HQ DIRECT PRINT

A WHITE

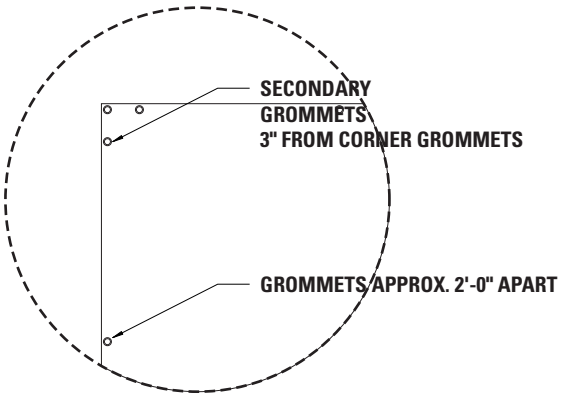
B CMYK PER CLIENT ART

C CMYK PER CLIENT ART

D IMAGE PER PHOTO



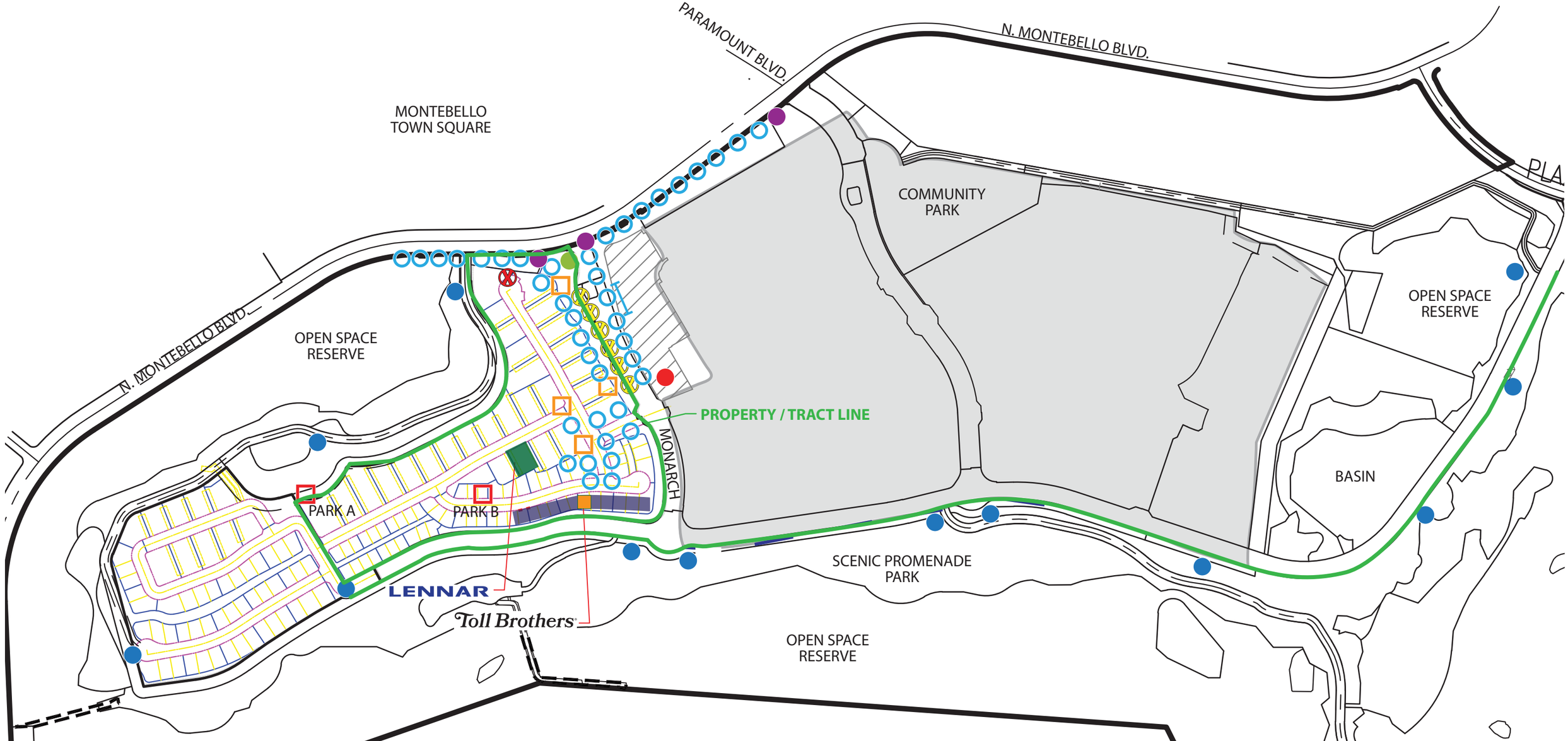
1 **FRONT VIEW: DETAIL**
SCALE: 1"= 8'-6"



2 **TYPICAL GROMMET DETAIL**
SCALE: 1/2"= 1' - 0"

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

10/6/21 DTU, 12/21/21 DK



GRAPHIC SCALE

500 0 250 500 1000 1500

SCALE: 1" = 500'

PROPERTY / TRACT LINE IN LEGEND (PHASE A)

Legend

- Project ID's 10'-0" inside TL
- Directional Kiosks 20'-0" inside, outside TL
- Monument 1'-0" inside TL
- Burma Shave 30'-0" outside TL
- Flags 8'-0"
- Cielo Trail Head Markers 8'-0" outside TL
- Rec Center Sign 125'-0" outside TL
- Park ID + Rules 8'-0"
- Fence Wrap Banners 1'-0"
- The Club Monument 300'-0" outside TL
- Banner in Post Structure 40'-0"
- Lennar Sales Center & Model Homes
- Toll Brothers Sales Trailer
- Toll Brothers Model tHomes

METRO HEIGHTS / TOLL BROTHERS

OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

10/06/21 RC, 12/20/21 DK

CITY OF MONTEBELLO
PLANNING COMMISSION

ITEM NO. 3

MEETING DATE: FEBRUARY 1, 2022

MEETING: Regular Meeting

STAFF REPORT

CASE NO.(S): PC-2022-0001-LLA
ENV No. 1-22-CE

Subject: Lot Line Adjustment ("LLA") No. PC-2022-0001-LLA to adjust the boundary lines for the Recreation Center Building located within Phase A (Planning Area 3) of the approved Metro Heights Development ("Project Site") and Notice of Exemption under CEQA § 15182(c) (Residential Projects Implementing Specific Plans).

Location: Montebello Hills Specific Plan – Planning Area 3 – Recreation Center Building

Submitted By: Daniel Ruiz, Assistant Planner

RECOMMENDATION

It is recommended that the Planning Commission conduct a public hearing and take the following action:

1. ADOPT a resolution approving LLA No. PC-2022-0001-LLA with conditions to adjust the boundary lines for the Recreation Center Building located within Phase 3 of the approved Metro Heights Development and approving a Notice of Exemption under CEQA § 15182 (Residential Projects Implementing Specific Plans).

BACKGROUND

On December 16, 2021, Jason Certilman– Metro Heights Montebello, LLC ("Applicant") filed a LLA application (PC-2022-0001-LLA) to adjust the boundary lines for the Recreation Center Building located within Phase 3 of the approved Metro Heights Development. On January 13, 2022, staff issued a deemed complete letter to the Applicant.

PROJECT DESCRIPTION

In 2015, the City of Montebello ("City") approved the Montebello Hills Specific Plan ("Specific Plan") for the development of a master planned residential community on the Montebello

Hills Property ("Project"). The Specific Plan is a comprehensive plan for development of up to 1,200 residential dwelling units on approximately 174 acres of an overall larger area of approximately 488 acres. The Project consists of the combination of residential development, public and private parks, and 343 combined acres of open space, 263.2 acres of which will be dedicated as habitat reserve for the California Gnatcatcher ("Gnatcatcher").

Following approval in 2015, opponents challenged the Project in court where the Project was litigated at various levels of the California judicial system for approximately three (3) years. At each level, the courts found that the Project complied with the California Environmental Quality Act ("CEQA"), the Brown Act, and was consistent with the City's General Plan and California Planning and Zoning Laws.

On July 10, 2019, the City approved the Final "A" Map for VTTM No. 70420 (commonly referred to as an "A" level subdivision map or the "A-Map") subdividing the Montebello Hills Specific Plan Project area into 78 larger lots.

On January 8, 2020, the City approved VTTM No. 82724 (commonly referred to as a "B" level subdivision map or the "B-Map"), which allowed the subdivision of portions of the larger lots created under A-Map into 72 smaller numbered lots and 20 letter lots for residential development resulting in the creation of 92 new legal lots associated with B-Map - Phase A. Concurrently, the City approved Site Plan Review 01-19 (commonly referred to as "B-Map - Phase A") to allow for the development of 349 residential condominium units on an approximately 43.39 acre project site, located within Planning Areas 1, 2, and a portion of Planning Area 3 as established in the Montebello Hills Specific Plan and A-Map.

The proposed lot line adjustment would adjust the existing boundary lines to accommodate the construction phasing for the Recreation Center building and related amenities that were previously approved as part of Phase A of the Project.

PROJECT /APPLICANT INFORMATION

Project Location:	Montebello Hills Specific Plan – Phase A (Planning Area 3)
Project Applicant:	Jason Certilman – Metro Heights Montebello, LLC
Property Owner:	Metro Heights Montebello, LLC
General Plan Designation:	Low Density Residential (LDR) and High Density Residential (HDR)
Zoning:	Montebello Hills Specific Plan
Existing Use on Property:	Oil drilling and undeveloped land

PROJECT SITE

The surrounding zoning and land uses are listed as follows:

Direction	Zone	Land Use
North	C-2/R-A	General Commercial and Low Density Residential
South	R-1	Low Density Residential
East	N/A	City of Pico Rivera/Unincorporated Los Angeles County
West	R-1	Low Density Residential

ANALYSIS

A lot line adjustment between four (4) or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created, is allowed under the Subdivision Map Act (California Government Code sections 66410 *et seq*.). Furthermore, Section 66412 of the California Government Code specifies that a local agency or advisory agency shall limit its review and approval to a determination of whether or not parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

Within the City of Montebello, Title 16 of the Montebello Municipal Code is the section which pertains to subdivisions. Section 16.04.030 of the MMC states that the Planning Commission shall approve lot line adjustments. The findings that must be made by the Planning Commission to approve a Lot Line Adjustment include finding that the proposal is in conformance and consistent with the City of Montebello's General Plan, the Montebello Hills Specific Plan, the Montebello Municipal Code, as well as the Subdivision Map Act.

For this lot line adjustment proposal, the Applicant seeks to adjust three (3) boundary lines surrounding the Recreation Center approved as a part of Phase A of the Metro Heights residential development project. There are four (4) parcels that are impacted under this proposal (Parcels A, B, C, and D in the attached exhibits). The size of these parcels and the placement of the boundary lines would change based on the exhibits attached.

A Lot Line Adjustment application is required to be processed and approved in order to allow the reconfiguration of these boundary lines. The alteration to these boundary lines is consistent with the intent of the General Plan and with the intent of the Montebello Hills Specific Plan. This proposal meets Goal #1 of the General Plan's Land Use Element which

is to "formulate a plan which is responsive to the needs of the community and which permits the orderly arrangement of land uses, permitting sufficient areas for reasonable development." This proposal helps the applicant to arrange the property under a more orderly arrangement. The use of the site will also remain consistent with the Montebello Hills Specific Plan and is in compliance with the Montebello Municipal Code and the Subdivision Map Act. The proposed lot line are set at locations consistent with the proposed Recreation Center and open space as approved in the Montebello Hills Specific Plan and Tentative Tract Map. No new lots will be created as a part of this proposal.

ENVIRONMENTAL

Lot Line Adjustment No. PC-2022-0001-LLA is considered a "project," per the California Environmental Quality Act definition of a "project." The project is exempt per Section §15182 (c) (Residential Projects Implementing Specific Plans) because this section expressly exempts residential projects undertaken to implement, and that are consistent with, an approved specific plan for which an Environmental Impact Report (EIR) was certified after January 1, 1980. This lot line adjustment proposal is consistent with the Montebello Hills Specific Plan for which an EIR was certified after January 1, 1980. Additionally, the project is also exempt per California Government Code Section 65457(a) and California Public Resources Code Section 21083.3(a) and (b). None of the events specified in Section 21166 of the California Public Resources Code have occurred.

REPORTS RECEIVED

The application materials were routed to the Building Department and to the Public Works Department for review. No conditions or comments were received from the Building Department and additional information was requested by the Public Works Department to complete their review. Given the proposed scope of work, the application materials were not routed to any other City of Montebello department.

FISCAL IMPACT

None

PUBLIC NOTIFICATION

Pursuant to MMC Section 17.78 (Public Hearings, Notices, and Appeals), the following noticing was performed:

- On January 20, 2022, a Public Hearing Notice was published in the Daily Journal (Whittier Daily News); and

- On January 20, 2022, a Public Hearing Notice was mailed to all property owners within a 300-foot radius from the exterior boundaries of the Project Site.

ATTACHMENTS:

A. Resolution approving LLA No. PC-2022-0001-LLA
B. Notice of Exemption
C. Public Hearing Notification
D. Lot Line Adjustment #1 Exhibits B and D
E. Lot Line Adjustment #2 Exhibits B and D
F. Lot Line Adjustment #3 Exhibits B and D

CITY OF MONTEBELLO
PLANNING COMMISSION

RESOLUTION NO. 04-2022

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO, CALIFORNIA, APPROVING LOT LINE ADJUSTMENT NO. PC-2022-0001-LLA TO ADJUST THE BOUNDARY LINES FOR THE RECREATION CENTER (PLANNING AREA 3) APPROVED AS A PART OF PHASE A OF THE METRO HEIGHTS PROJECT AT MONTEBELLO HILLS AND FINDING AND DETERMINING THAT PC-2022-0001-LLA IS EXEMPT FROM CEQA PURSUANT TO SECTION 15182(C) OF THE CEQA GUIDELINES AND GOVERNMENT CODE SECTION 65457(A) AND PUBLIC RESOURCES CODE SECTION 21083.3(A) AND (B)

WHEREAS, a Lot Line Adjustment ("LLA") (PC-2022-0001-LLA) application has been received and accepted; and

WHEREAS, the LLA would allow the adjustment of the property lines for the proposed Recreation Center approved as a part of Phase A of the Metro Heights Project at Montebello Hills ("Project Site"); and

WHEREAS, on December 16, 2021, Jason Certilman – Metro Heights Montebello LLC ("Applicant") filed a LLA application (PC-2022-0001-LLA) to adjust the property lines at the Project Site ("Project"); and

WHEREAS, pursuant to Section 21067 of the Public Resources Code, and Section 15367 of the State California Environmental Quality Act ("CEQA") Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City of Montebello is the lead agency for the proposed Project; and

WHEREAS, the LLA (PC-2022-0001-LLA) is considered a "project," as per the CEQA definition of a "project"; and

WHEREAS, the Project is exempt from CEQA pursuant to California Government Code section 65457(a), Public Resources Code section 21083.3(a) and (b), and CEQA Guidelines Section 15182(c), which expressly exempts residential projects undertaken to implement, and that are consistent with, an approved specific plan for which an Environmental Impact Report (EIR) was certified after January 1, 1980; and

WHEREAS, a duly noticed public hearing has been held, at which the Planning Commission received and considered staff presentations, recommendations, public testimony, and all other matters presented at the public hearing and included in the record for this matter, and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, the Planning Commission of the City of Montebello hereby finds, declares and resolves as follows:

SECTION 1. RECITALS. The foregoing recitals are true and correct and are hereby incorporated as substantive findings in this Resolution.

SECTION 2. FINDINGS.

a. The following findings are hereby adopted as the Findings of the Planning Commission:

1. *The proposed Lot Line Adjustment is consistent with the intent of the General Plan and the Montebello Hills Specific Plan.*

   The applicant is proposing to adjust three (3) boundary lines within the area designated for the Recreation Center approved as part of Phase A of the Metro Heights residential development project. This proposal meets Goal #1 of the General Plan's Land Use Element which is to "formulate a plan which is responsive to the needs of the community and which permits the orderly arrangement of land uses, permitting sufficient areas for reasonable development." This proposal helps the applicant to arrange the property under a more orderly arrangement. The use of the site will also remain consistent with the Montebello Hills Specific Plan. The proposed lot lines are set at locations consistent with the proposed Recreation Center and open space as approved in the Montebello Hills Specific Plan and Tentative Tract Map. Therefore, this proposal meets the intent of the City of Montebello's General Plan as well as the Montebello Hills Specific Plan.

2. *The proposed Parcel Map is in compliance with the provisions of the Subdivision Chapter of the Montebello Municipal Code.*

   According to the Subdivision Map Act, a Lot Line Adjustment application is permitted when the property lines of four (4) or fewer parcels are adjusted

and do not result in a greater number of parcels than originally existed. The proposal would adjust three (3) boundary lines for the Metro Height Development's Phase A Recreation Center, impacting a total of four (4) parcels. The adjustment of property boundaries will not result in the creation of new lots, and no non-conforming conditions will be created as a result of this proposal. As such, the proposal meets the provisions of the Subdivision Chapter of the Montebello Municipal Code.

SECTION 3. CEQA. The Planning Commission approves and adopts the CEQA exemption 15182(c) (Residential Projects Implementing Specific Plans). An exemption under CEQA section 15182(c) applies to a residential project undertaken to implement, and that is consistent with, an approved specific plan for which an Environmental Impact Report (EIR) was certified after January 1, 1980. The proposed Lot Line Adjustment meets this criteria. Additionally, the project is also exempt per California Government Code Section 65457(a) and California Public Resources Code Section 21083.3(a) and (b). None of the events specified in Section 21166 of the California Public Resources Code have occurred.

SECTION 4. APPROVALS. The Planning Commission hereby approves LLA (PC-2022-0001-LLA) for the adjustment of the boundary lines for the Recreation Center (Planning Area 3) approved as a part of Phase A of the Metro Heights project subject to the conditions of approval set forth in Section 5 of this Resolution.

SECTION 5. CONDITIONS. The Planning Commission finds that the foregoing conditions of approval are necessary and appropriate.

1. The Applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers, and employees from any claim, action, or proceeding brought against the City, its elected and appointed officials, agents, officers, or employees arising out of, or which are related to the Applicant's project or application (collectively referred to as "proceedings"). The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities, and expenses incurred or awarded in connection with the proceedings whether incurred by the Applicant, the City and/or the parties initiating or bringing such proceedings. This indemnity provision shall include the Applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth herein. The City shall have the right to choose its own legal counsel to represent the City's interest in the proceedings.

2. The utilization of the subject site shall conform to the allowed use, except as provided for herein and by subsequent revisions found by the Director ("Director") of the Planning and Community Development Department ("Planning Department") to be in substantial compliance with these provisions.

3. Development of the site shall be consistent with all provisions of the Montebello Municipal Code ("MMC"), Lot Line Adjustment ("LLA") application (PC-2022-0001-LLA), and the specifications of the Planning Department.

4. Within 30 days of the Planning Department transmittal of the Acceptance Form, the Applicant shall sign and return a copy of the Acceptance Form, agreeing to the conditions of approval and acknowledging that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval. Failure to return the Acceptance Form within 30 days shall constitute grounds for terminating the permit.

5. The Applicant shall be responsible for recording with the Los Angeles County Recorder a Certificate of Compliance that has been approved by the City's Planning Manager ("Planning Manager") and the City Engineer. A Grant Deed containing legal descriptions matching the legal descriptions contained in the Certificate of Compliance shall be included in the documents recorded with the Los Angeles County Recorder. Proof of recordation shall be provided to the Planning Manager prior to the issuance of any permits.

6. The approval of the Lot Line Adjustment shall expire if the rights granted are not exercised within one (1) year from the effective date of the Lot Line Adjustment. Exercise of rights shall mean the recording with the Los Angeles County Recorder a Certificate of Compliance that has been approved by the Planning Department Director and the City Engineer or similar activities demonstrating the intent to proceed with the project, as determined by the Planning Department Director.

7. The Applicant, Owner, Management and/or successor of the use shall bear full cost (hereinafter referred to as the "Inspection Fees") of all monitoring and inspection activities to be conducted by City staff or its designated consultant representative(s) as necessary to ensure compliance with the conditions of this Resolution

8. This approval shall not supersede the approval of any other affected agencies. The applicant shall comply with Federal, State, and local requirements.

9. The specifications of the Montebello Public Works Department and the Engineering Division shall be complied with at all times:

    a. The Applicant will continue to work with the Public Works Department and Engineering Division to finalize their review.

    b. The Applicant shall provide a current title report within 60 days along with a legal description and exhibit showing the distance and bearings of the lot lines for all lots involved with the Lot Line Adjustment.

PASSED AND ADOPTED this 1st day of February, 2022 by the Planning Commission.

Chair Briseno:	( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Vice Chair Ramirez:	( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Alikasanian:	( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Lomeli:	( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Cuevas:	( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN

_____
Alexandra Briseno, Chair

ATTEST:

_____
Joseph A. Palombi, Director
Planning & Community Development Department

Notice of CEQA Exemption

To:

County of Los Angeles
Registrar-Recorder/County Clerk
12400 Imperial Highway
Norwalk, CA 90650

From:

City of Montebello
Planning & Community Development Department
1600 W. Beverly Blvd.
Montebello, CA 90640

Lead Agency: City of Montebello Planning and Community Development Department
Project Title: Lot Line Adjustment at Metro Heights Phase A Recreation Center
Project Location: Montebello Hills Specific Plan – Planning Area 3 – Recreation Center Building
Case Number(s): PC-2022-0001-LLA & ENV No. 1-22-CE

Description of Nature, Purpose, and Beneficiaries of Project: Lot Line Adjustment ("LLA") No. PC-2022-0001-LLA to adjust the boundary lines for the Recreation Center (Planning Area 3) approved as a part of Phase A of the Metro Heights project ("Project Site")
Name of the Public Agency Approving the Project: City of Montebello
Name of Person or Agency Carrying Out the Project: Jason Certilman – Metro Heights Montebello, LLC.

Exempt Status (*check one*)
☐ Ministerial (Sec. 21080(b)(1); 15268(b)(3))
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☐ Categorical Exemption. State type and section number:
☒ Statutory Exemptions. State code number: Section §15182(c) – "Residential Projects Implementing Specific Plans"

Justification for Project Exemption:

The Project is exempt per §15182(c) – Residential Projects Implementing Specific Plans of the CEQA Guidelines and none of the exceptions under California Public Resources Code §21166 have occurred. CEQA guidelines §15182(c) expressly exempts residential projects undertaken to implement, and that are consistent with, an approved specific plan for which an Environmental Impact Report (EIR) was certified after January 1st, 1980.

Lead Agency Contact Person: Joseph Palombi, Director of Planning & Community Development
Area Code/Telephone/Extension: (323) 887-1200

If filed by applicant, attach certified document issued by the Planning and Community Development Department stating that the Department has found the project to be exempt.

Signature: _____ **Date:** _____ **Title:** _____

☒ Signed by Lead Agency ☐ Signed by Applicant

NOTICE OF PUBLIC HEARING
CITY OF MONTEBELLO PLANNING COMMISSION

Lot Line Adjustment
Projects Pursuant to a Specific Plan Exemption
(Section §15182(c) – "Residential Projects Implementing Specific Plans")

Location: Montebello Hills Specific Plan – Planning Area 3 – Recreation Center Building

Case No.: PC-2022-0001-LLA & ENV No. 1-22-CE

Applicant: Jason Certilman on behalf of Metro Heights Montebello, LLC.

Project Description: Metro Heights Montebello, LLC ("Applicant") proposes a Lot Line Adjustment to adjust the boundary lines for the Recreation Center approved as part of Phase A of the project.

Zone: Montebello Hills Specific Plan
General Plan Designation: Low Density Residential (LDR) and High Density Residential (HDR)

Environmental: The proposal is considered a "Project" and exempt from the California Environmental Quality Act ("CEQA") pursuant to California Government Code Section 65457(a) and CEQA Guidelines Section 15182, which expressly exempt residential projects undertaken to implement, and that are consistent with, an approved specific plan for which an Environmental Impact Report (EIR) was certified after January 1, 1980, and California Public Resources Code Section 21083.3(a) and (b). None of the events specified in Section 21166 of the California Public Resources Code have occurred.

NOTICE IS HEREBY GIVEN that the City of Montebello ("City") Planning Commission ("Planning Commission") will hold a public hearing to consider the Lot Line Adjustment application for the alteration of the lot lines surrounding Metro Height's Recreation Center located within Planning Area 3 of the Montebello Hills Specific Plan. The meeting is scheduled on:

Date: Tuesday, February 1, 2022
Time: 6:30 p.m.
Place: City Hall Council Chambers
1600 West Beverly Boulevard
Montebello, CA 90640

Members of the public may participate in a live audio broadcast of the Planning Commission meeting via a designated telephonic dial-in line. Dial-in details for the Planning Commission meeting will be contained in the meeting agenda, posted to the City webpage. The meeting agenda can be found at the following link:
https://www.cityofmontebello.com/planning-commission-meeting.html

All interested persons have the right to participate pursuant to Assembly Bill 361. **For those interested in making public comments, you may address the Planning Commission by calling into the Planning and Community Development Department office at (323) 887-1200 Ext. 493 until the day of the meeting prior to the start of each Public Comments period, Tuesday, February 1, 2022**. Staff will complete the speaker cards for telephonic comments and the public will be called in the order received during the Public Hearing, concluding telephone comments. The exact call back time is not predictable due to the nature of the Planning Commission agenda, and as a result you must be available to receive a live call until the end of the hearing on this matter. Regular Session begins at 6:30 p.m. In addition, the City has created an email address pcpubliccomment@cityofmontebello.com where the public can submit written public comments up until the day of the meeting, **Tuesday, February 1, 2022 between 7:30 a.m. – 6:30 p.m.** These comments will be read out loud and submitted for the record. The email address for Planning Commission meetings can be located on the City's webpage under https://www.cityofmontebello.com/planning-commission-meeting.html.

Written comments may also be mailed or delivered to the Planning Commission at the Planning Division office address identified below on or before the meeting date. If you challenge the matter in court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City of Montebello at, or prior to, the public hearing.

For more information about the project and the related environmental documentation please contact:

Contact Person: Daniel Ruiz, Assistant Planner
Phone: 323.887.1200 Ext. 484 / **Email:** druiz2@cityofmontebello.com
Address: City of Montebello, City Hall, Planning Division, 1600 W. Beverly Blvd, Montebello, CA 90640
City Website: www.cityofmontebello.com
Date of Publication: January 20, 2022

EXHIBIT B: MAP

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CITY OF MONTEBELLO, CA

LOT LINE ADJUSTMENT NO. 1

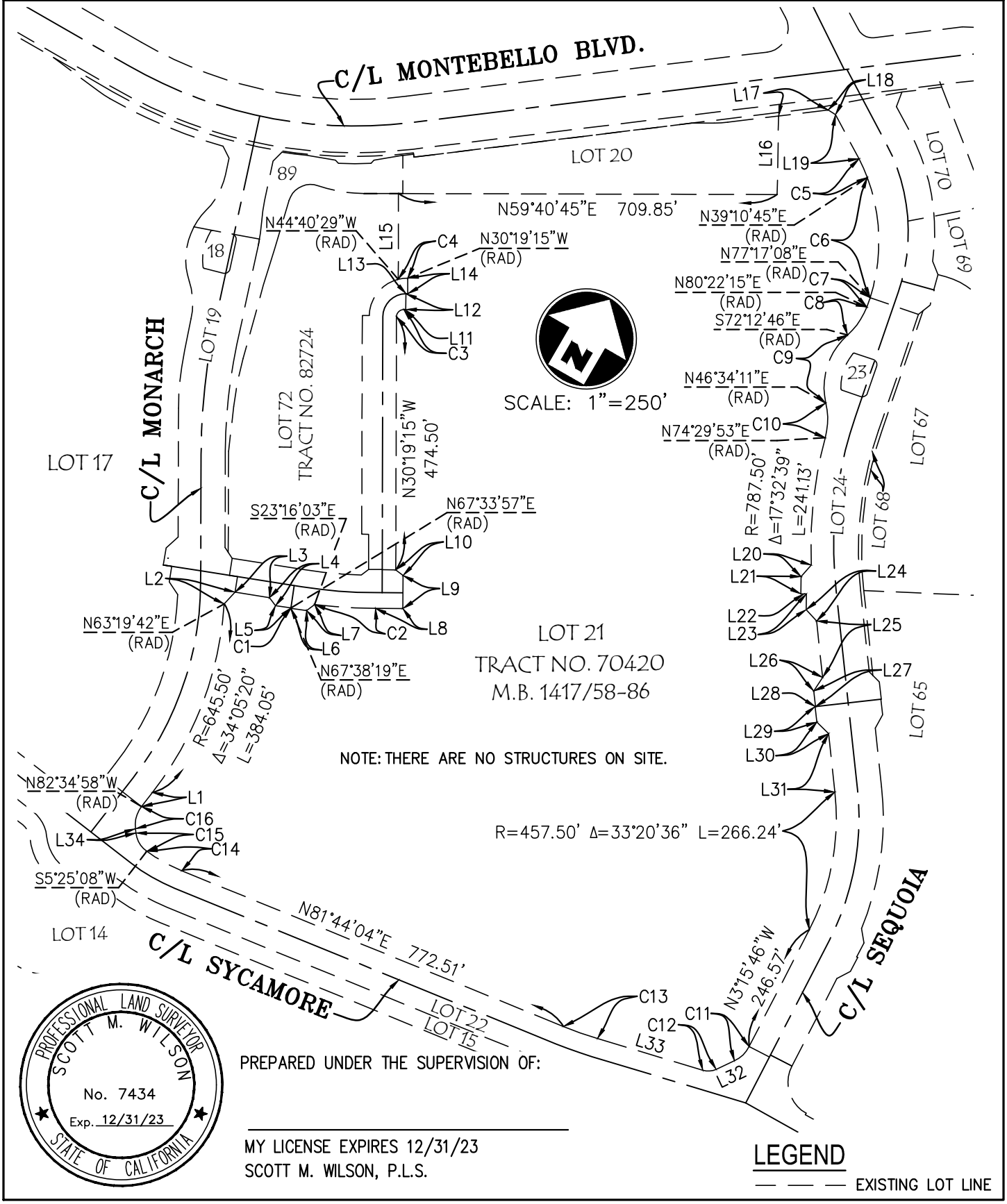


EXHIBIT B: MAP

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CITY OF MONTEBELLO, CA

LOT LINE ADJUSTMENT NO. 1

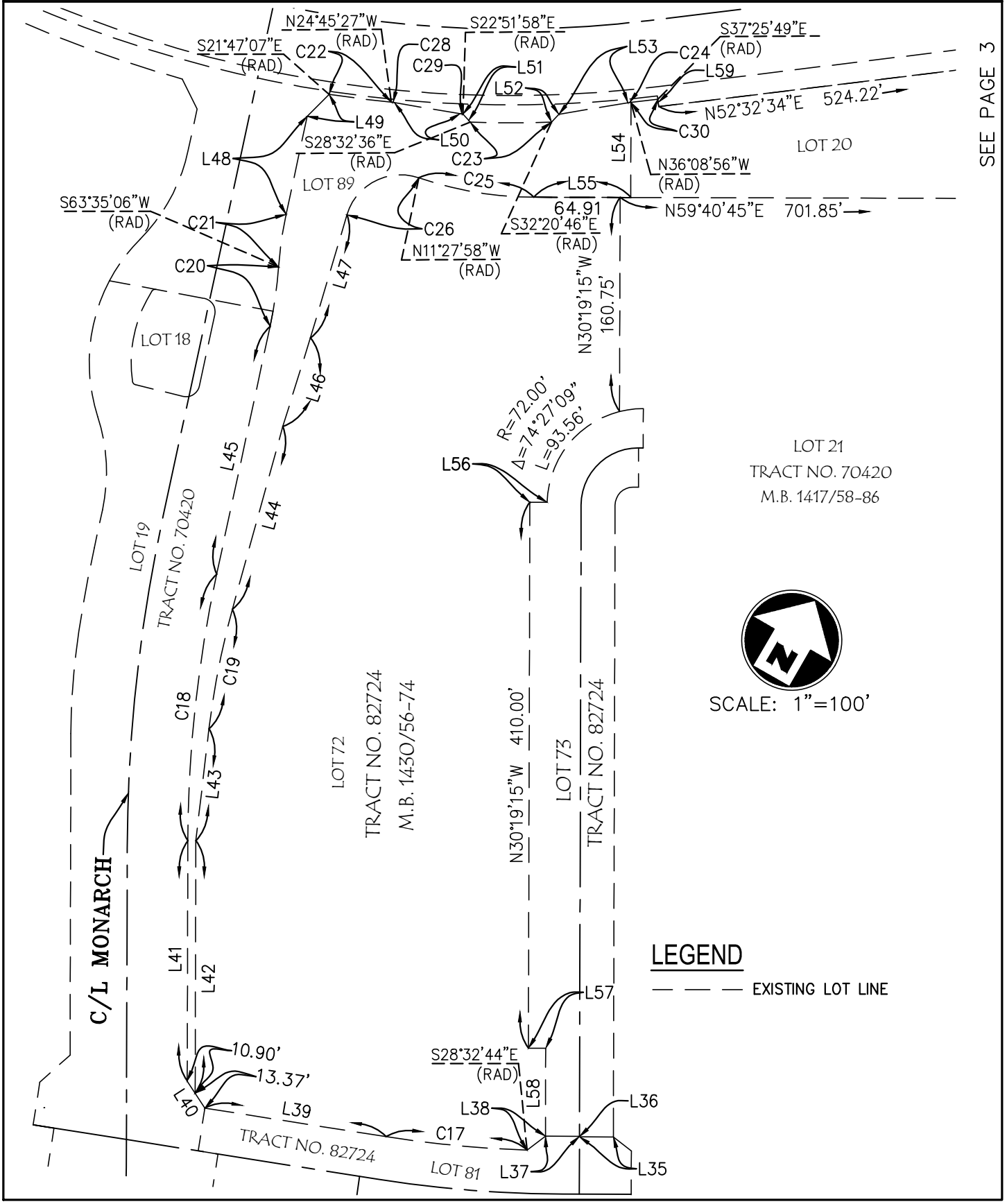
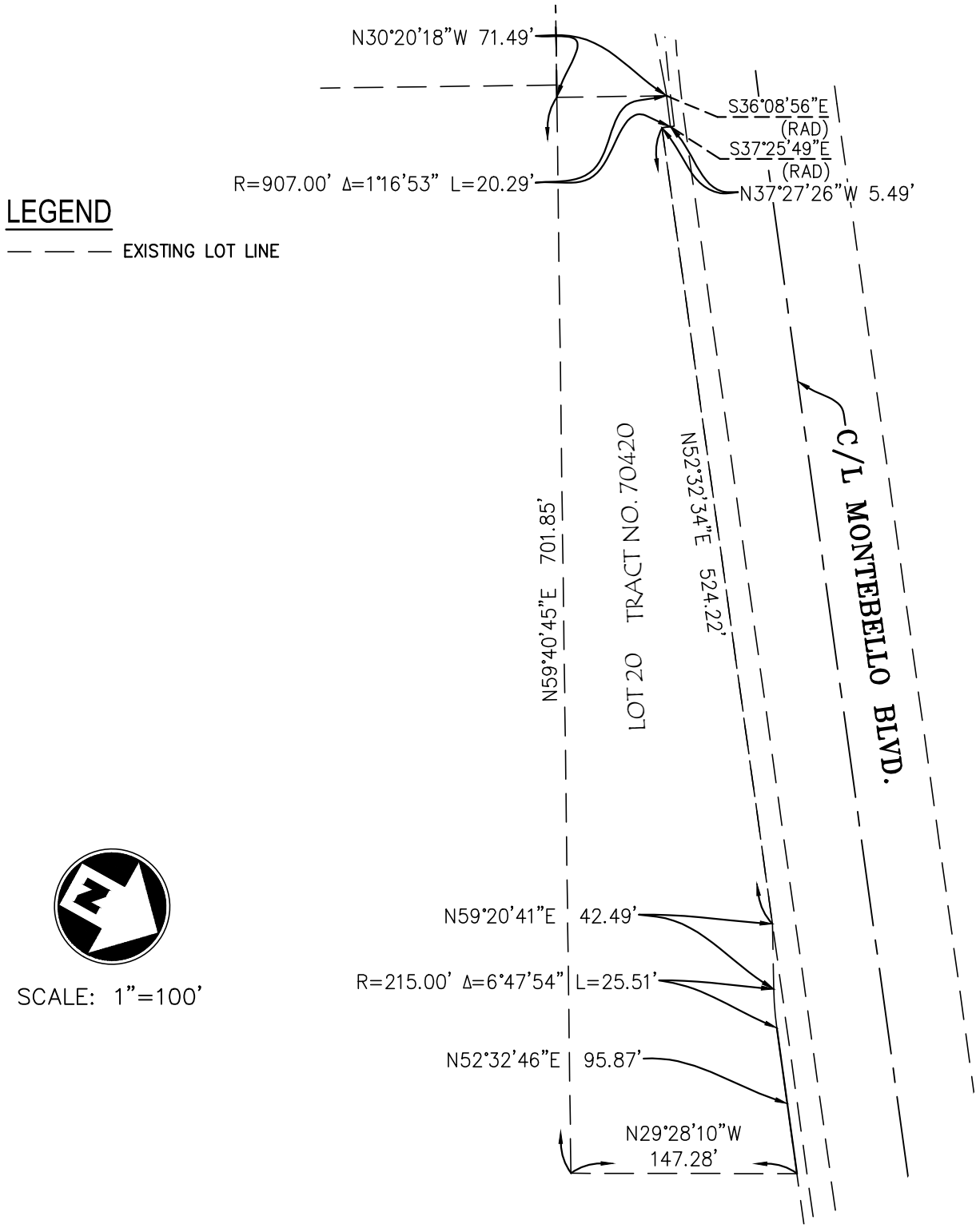


EXHIBIT B: MAP
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
CITY OF MONTEBELLO, CA
LOT LINE ADJUSTMENT NO. 1

SEE PAGE 2



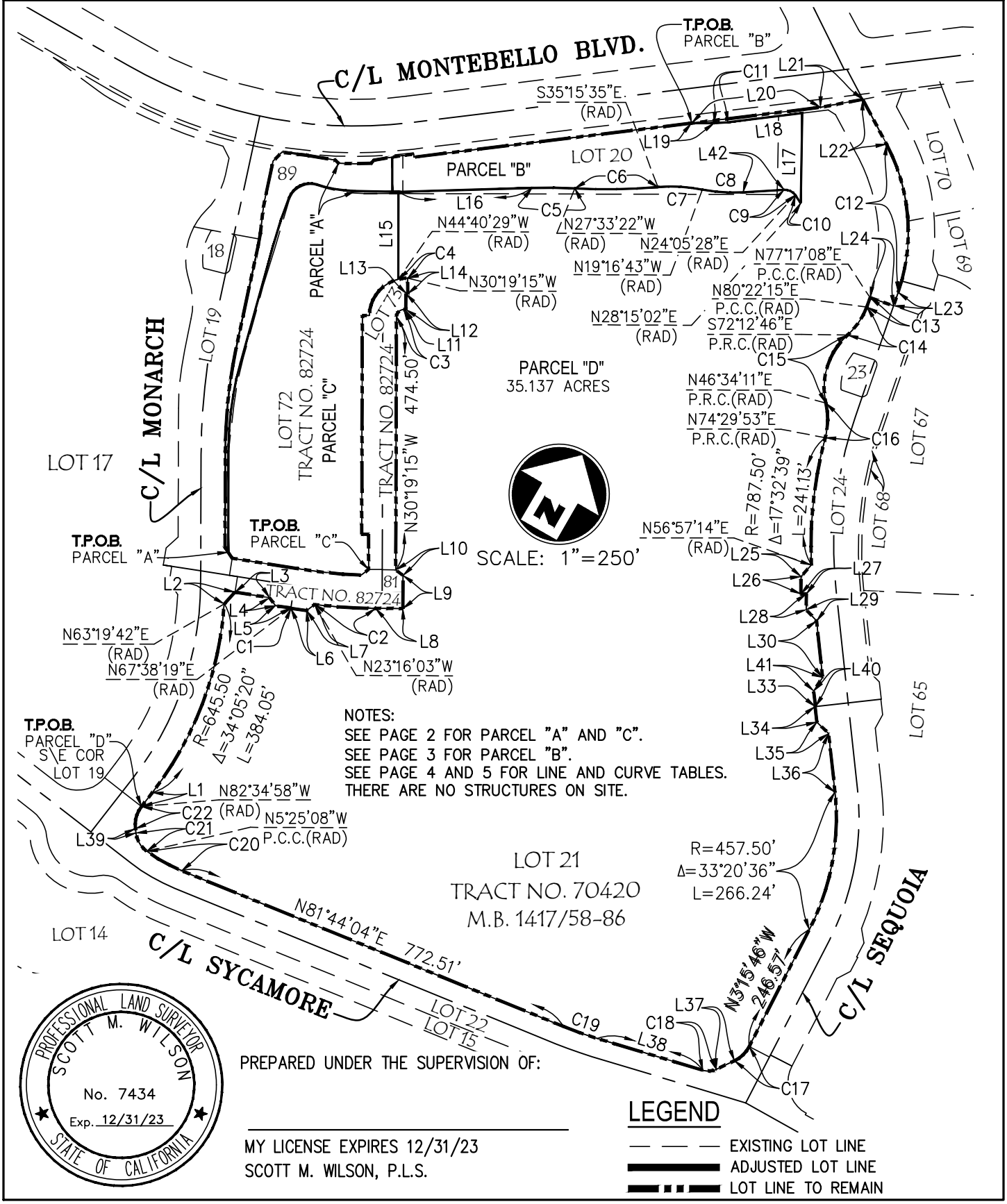
SEE PAGE 1

EXHIBIT D: MAP

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CITY OF MONTEBELLO, CA

LOT LINE ADJUSTMENT NO. 1



NOTES:
SEE PAGE 2 FOR PARCEL "A" AND "C".
SEE PAGE 3 FOR PARCEL "B".
SEE PAGE 4 AND 5 FOR LINE AND CURVE TABLES.
THERE ARE NO STRUCTURES ON SITE.

PROFESSIONAL LAND SURVEYOR
SCOTT M. WILSON
No. 7434
Exp. 12/31/23
STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:

MY LICENSE EXPIRES 12/31/23
SCOTT M. WILSON, P.L.S.

LEGEND

- EXISTING LOT LINE
- ADJUSTED LOT LINE
- LOT LINE TO REMAIN

EXHIBIT B: MAP

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CITY OF MONTEBELLO, CA

LOT LINE ADJUSTMENT NO. 1

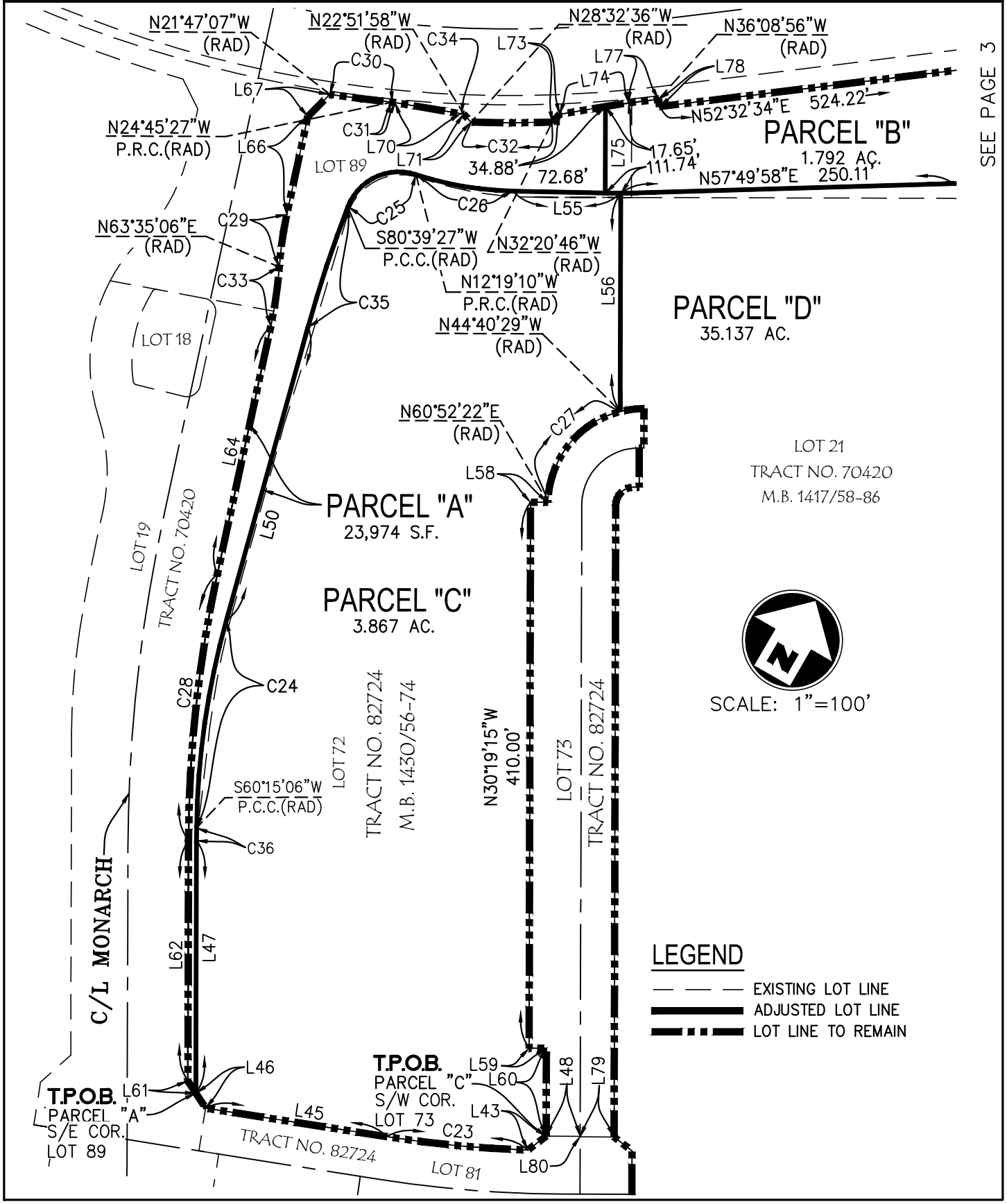


EXHIBIT D: MAP

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
CITY OF MONTEBELLO, CA
LOT LINE ADJUSTMENT NO. 1

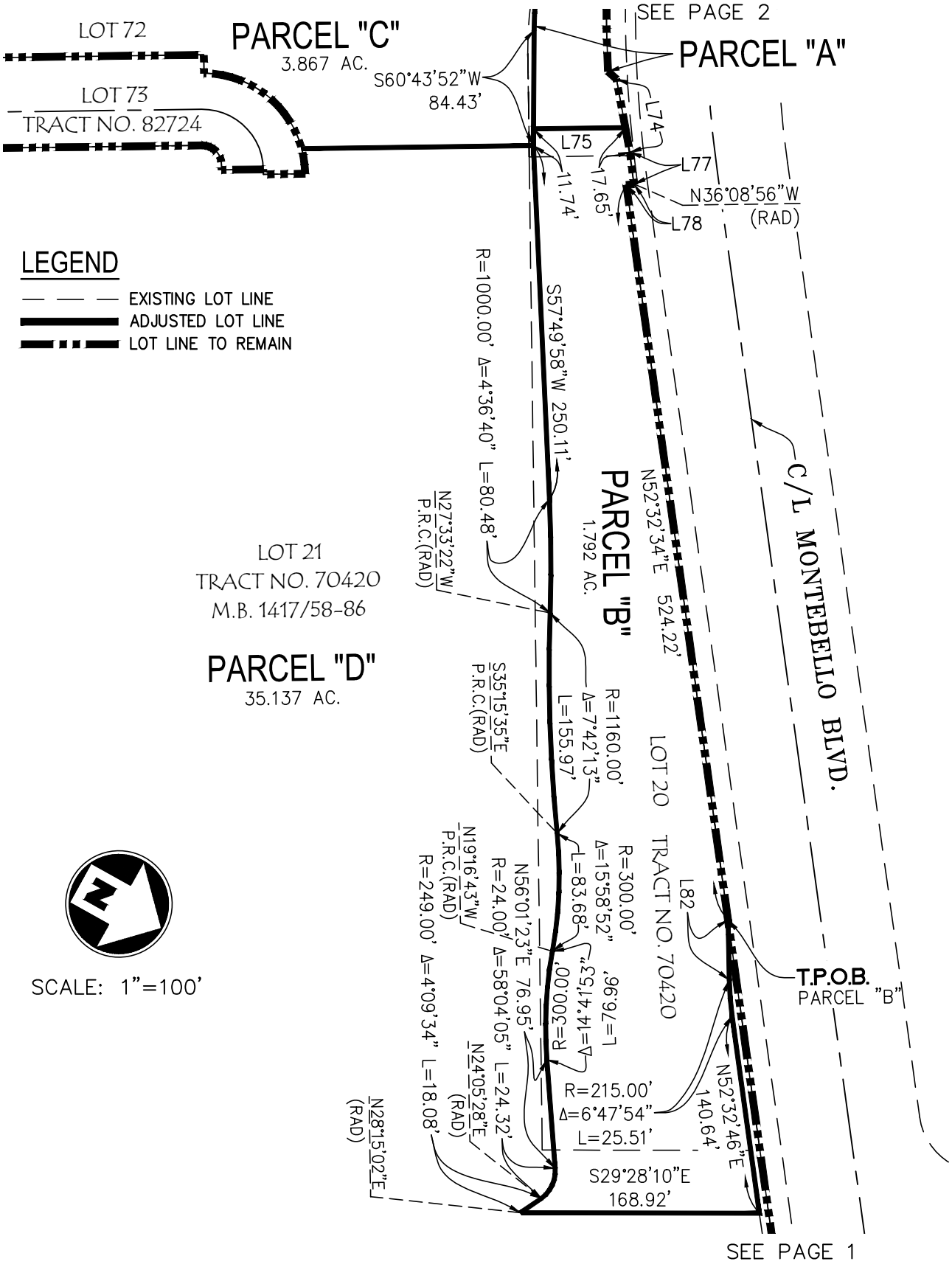


EXHIBIT B: MAP

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CITY OF MONTEBELLO, CA

LOT LINE ADJUSTMENT NO. 2

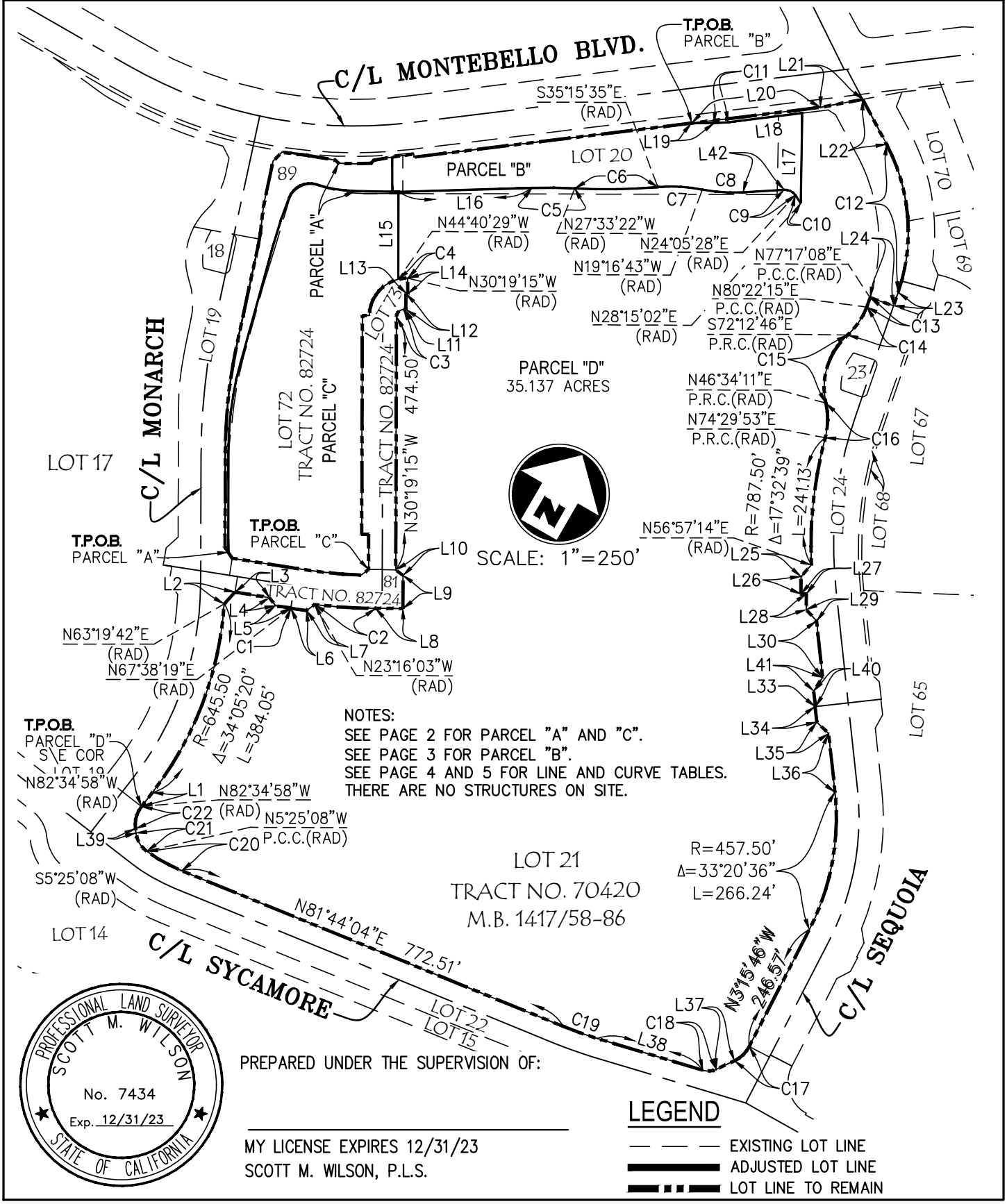


EXHIBIT B: MAP

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CITY OF MONTEBELLO, CA

LOT LINE ADJUSTMENT NO. 2

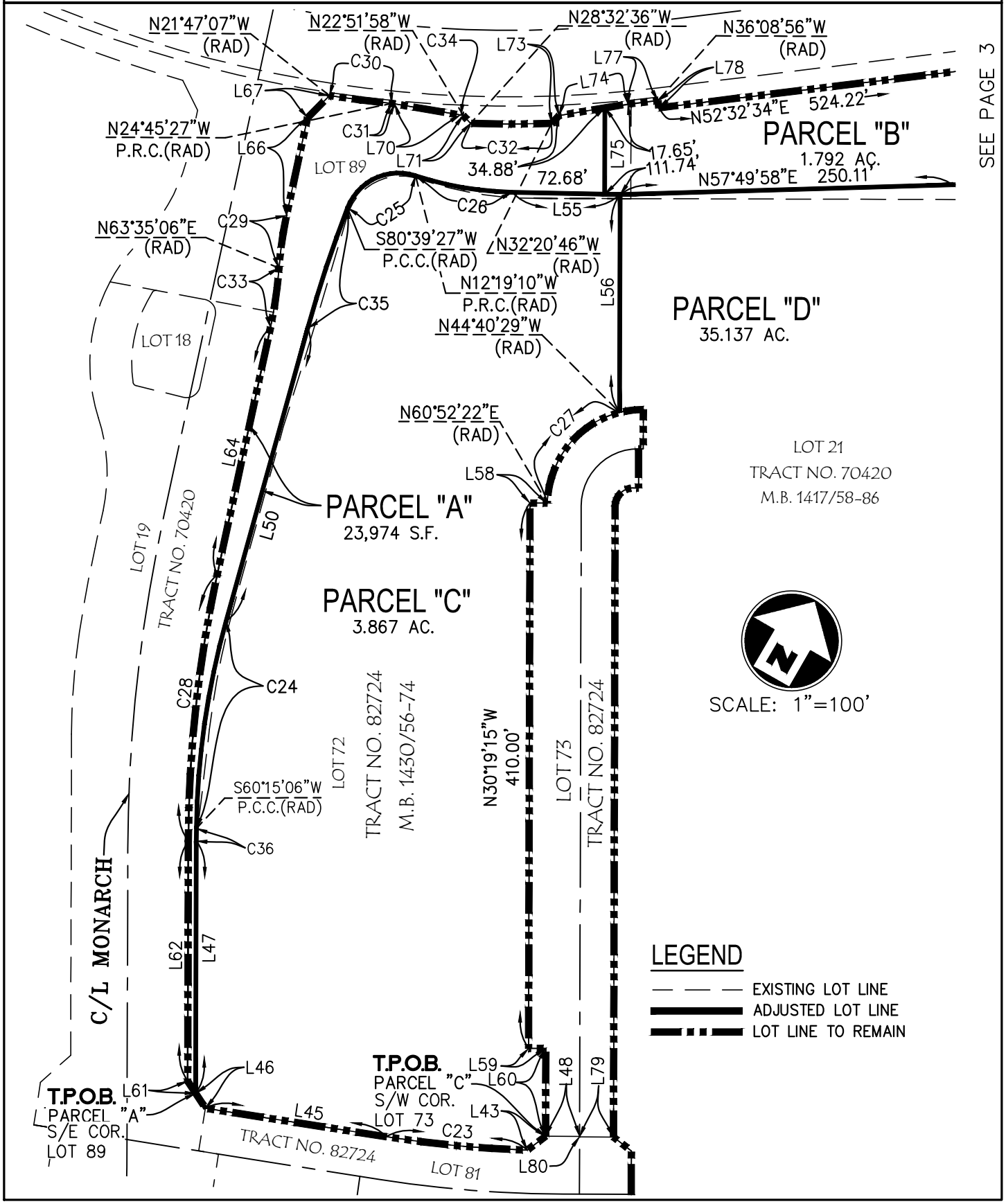


EXHIBIT B: MAP

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CITY OF MONTEBELLO, CA

LOT LINE ADJUSTMENT NO. 2

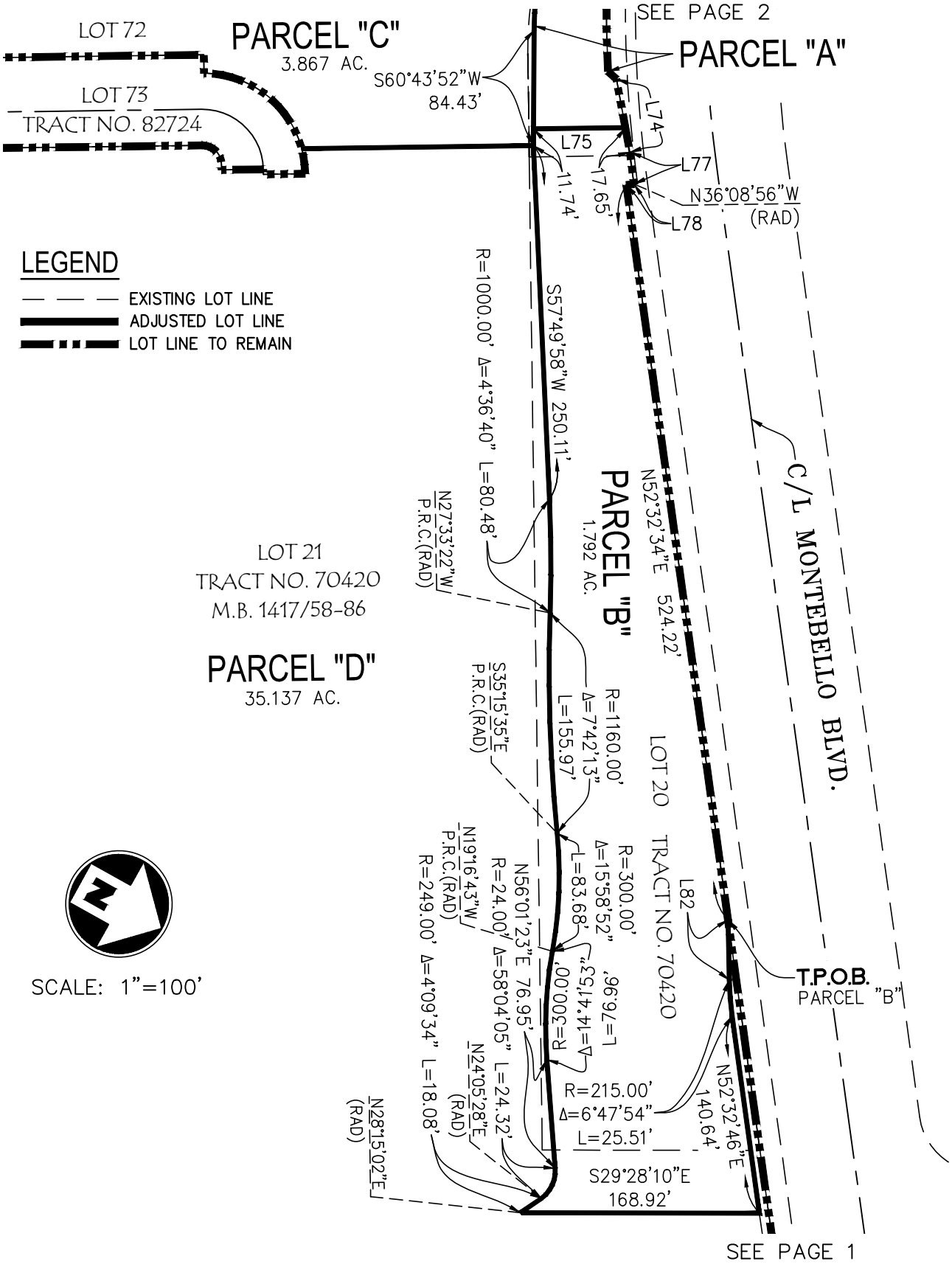
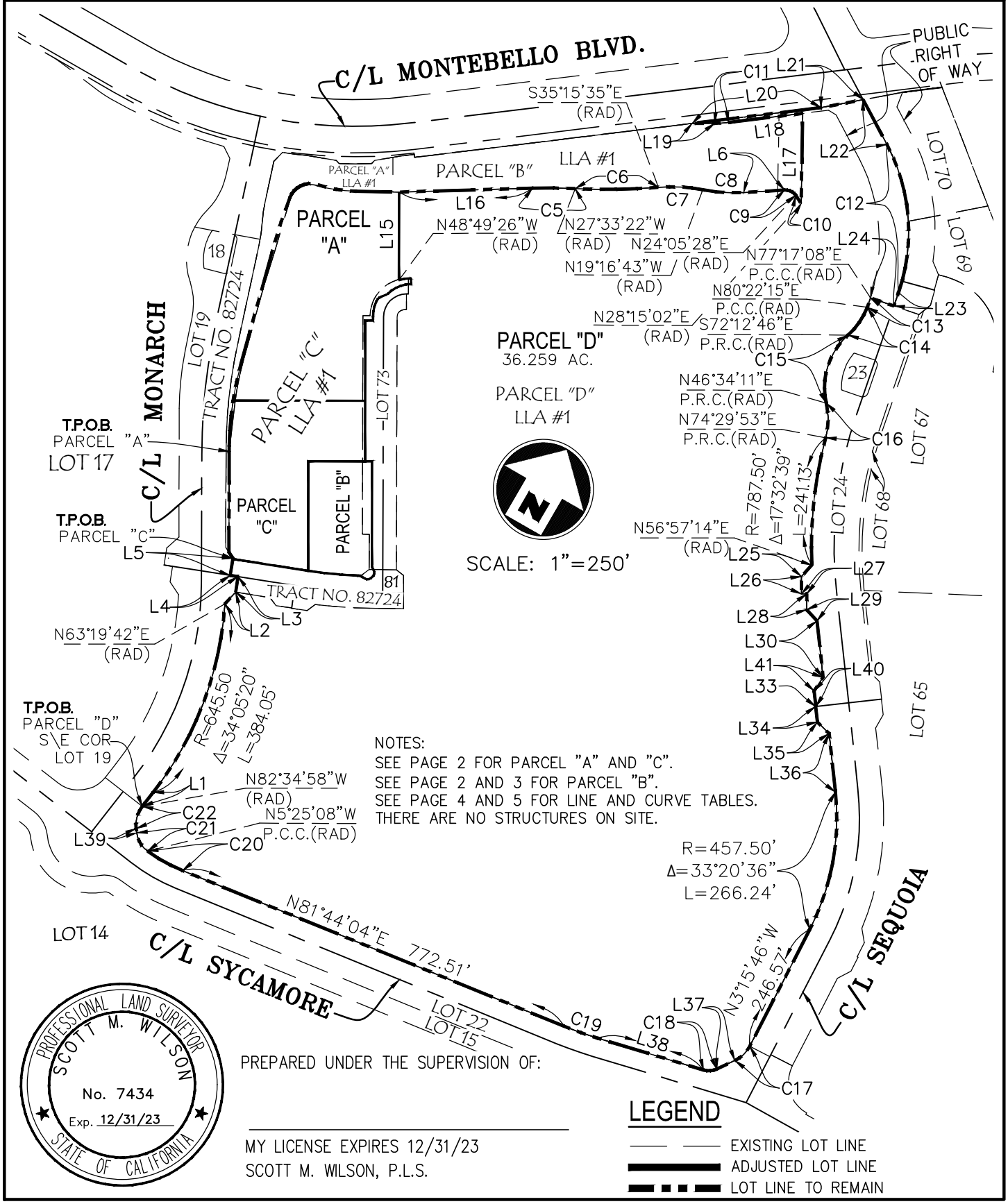


EXHIBIT D: MAP

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CITY OF MONTEBELLO, CA

LOT LINE ADJUSTMENT NO. 2



NOTES:
SEE PAGE 2 FOR PARCEL "A" AND "C".
SEE PAGE 2 AND 3 FOR PARCEL "B".
SEE PAGE 4 AND 5 FOR LINE AND CURVE TABLES.
THERE ARE NO STRUCTURES ON SITE.

PROFESSIONAL LAND SURVEYOR
SCOTT M. WILSON
No. 7434
Exp. 12/31/23
STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:

MY LICENSE EXPIRES 12/31/23
SCOTT M. WILSON, P.L.S.

LEGEND

- EXISTING LOT LINE
- ADJUSTED LOT LINE
- LOT LINE TO REMAIN

EXHIBIT D: MAP
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
CITY OF MONTEBELLO, CA
LOT LINE ADJUSTMENT NO. 2

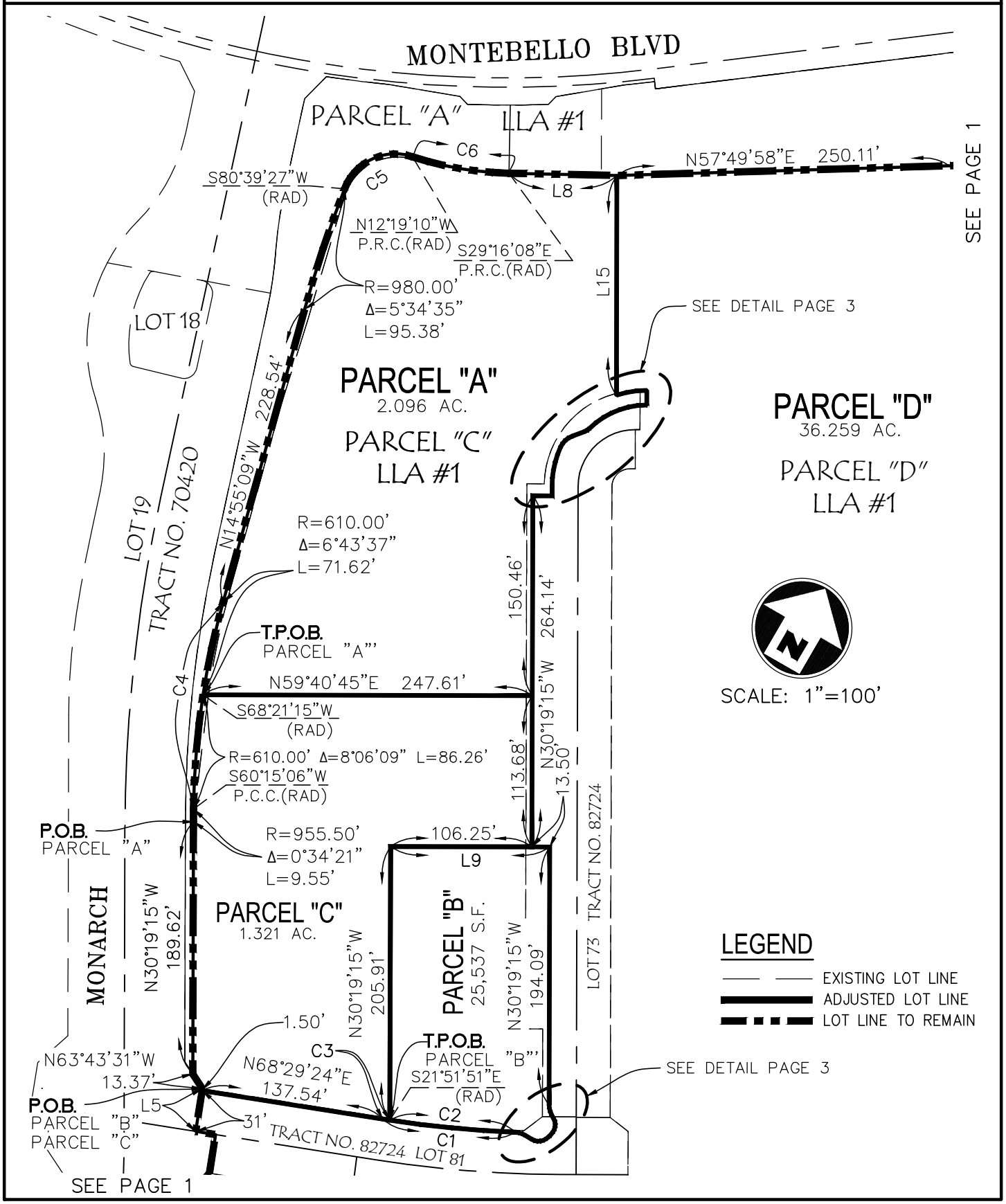


EXHIBIT D: MAP
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
CITY OF MONTEBELLO, CA
LOT LINE ADJUSTMENT NO. 2

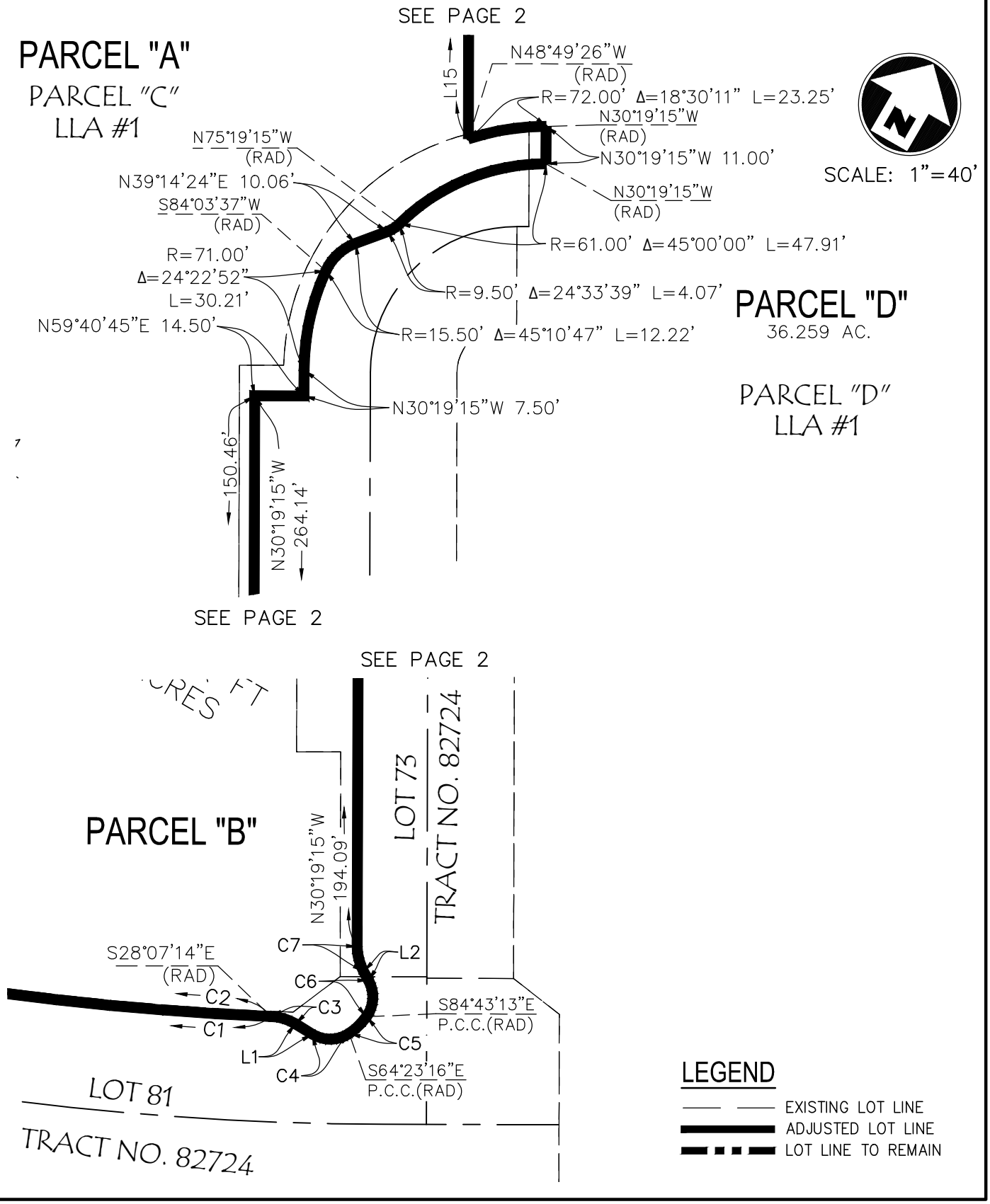
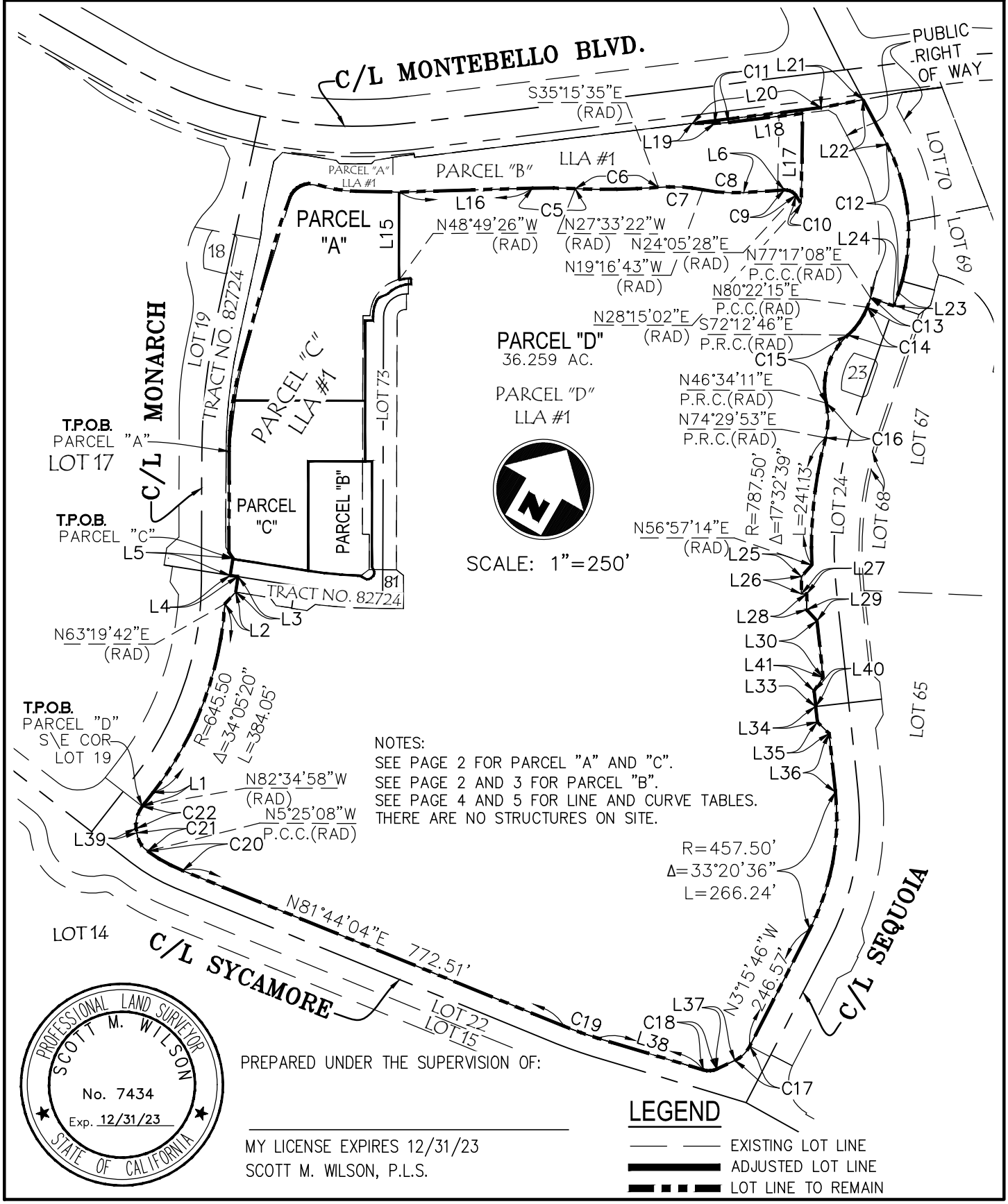


EXHIBIT B: MAP

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CITY OF MONTEBELLO, CA

LOT LINE ADJUSTMENT NO. 3



S:\10303.00\survey\LLAS\LLA NO3\LLA NO2 AS EX-B FOR LLA 3.dwg

EXHIBIT B: MAP
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
CITY OF MONTEBELLO, CA
LOT LINE ADJUSTMENT NO. 3

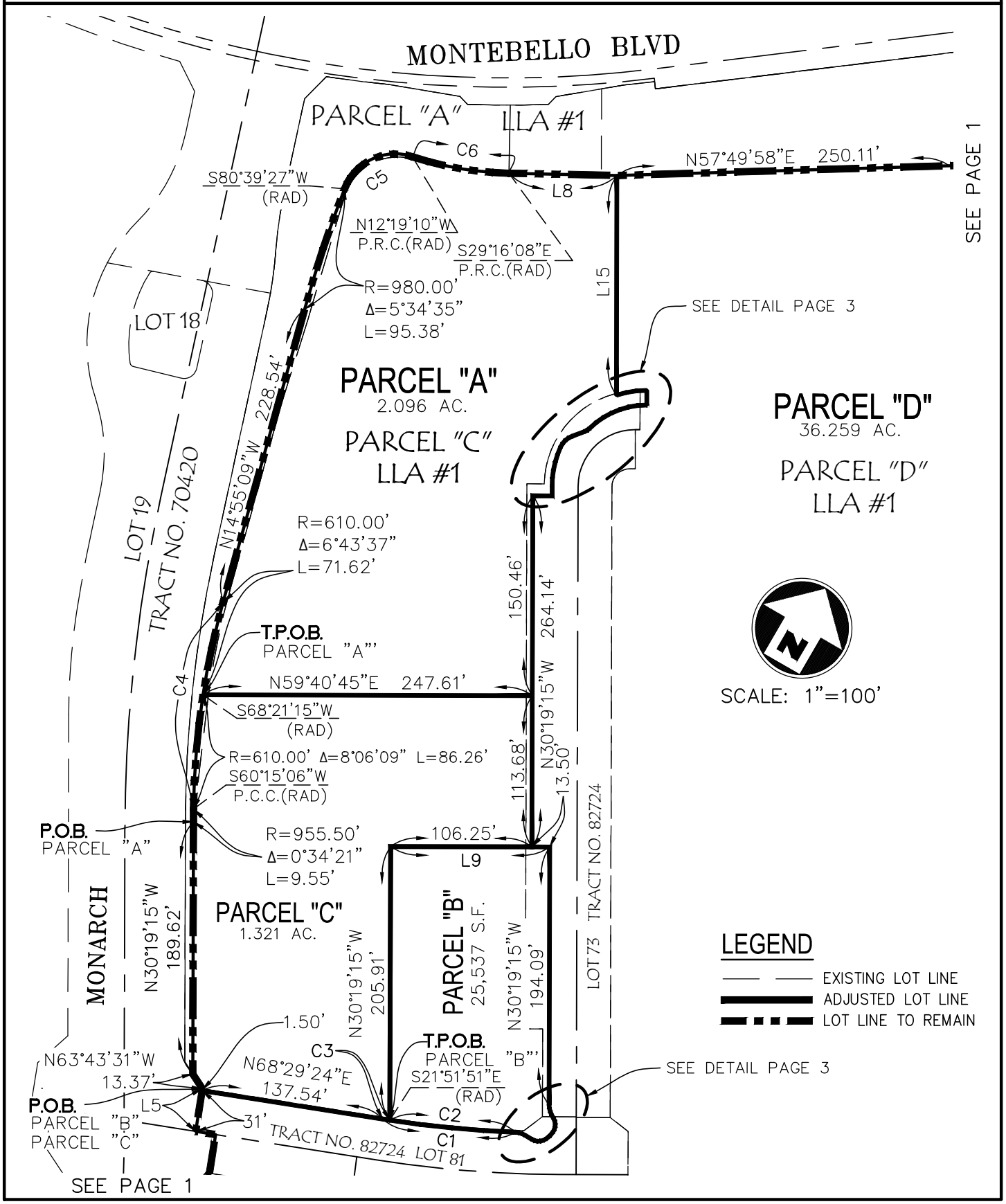


EXHIBIT B: MAP
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
CITY OF MONTEBELLO, CA
LOT LINE ADJUSTMENT NO. 3

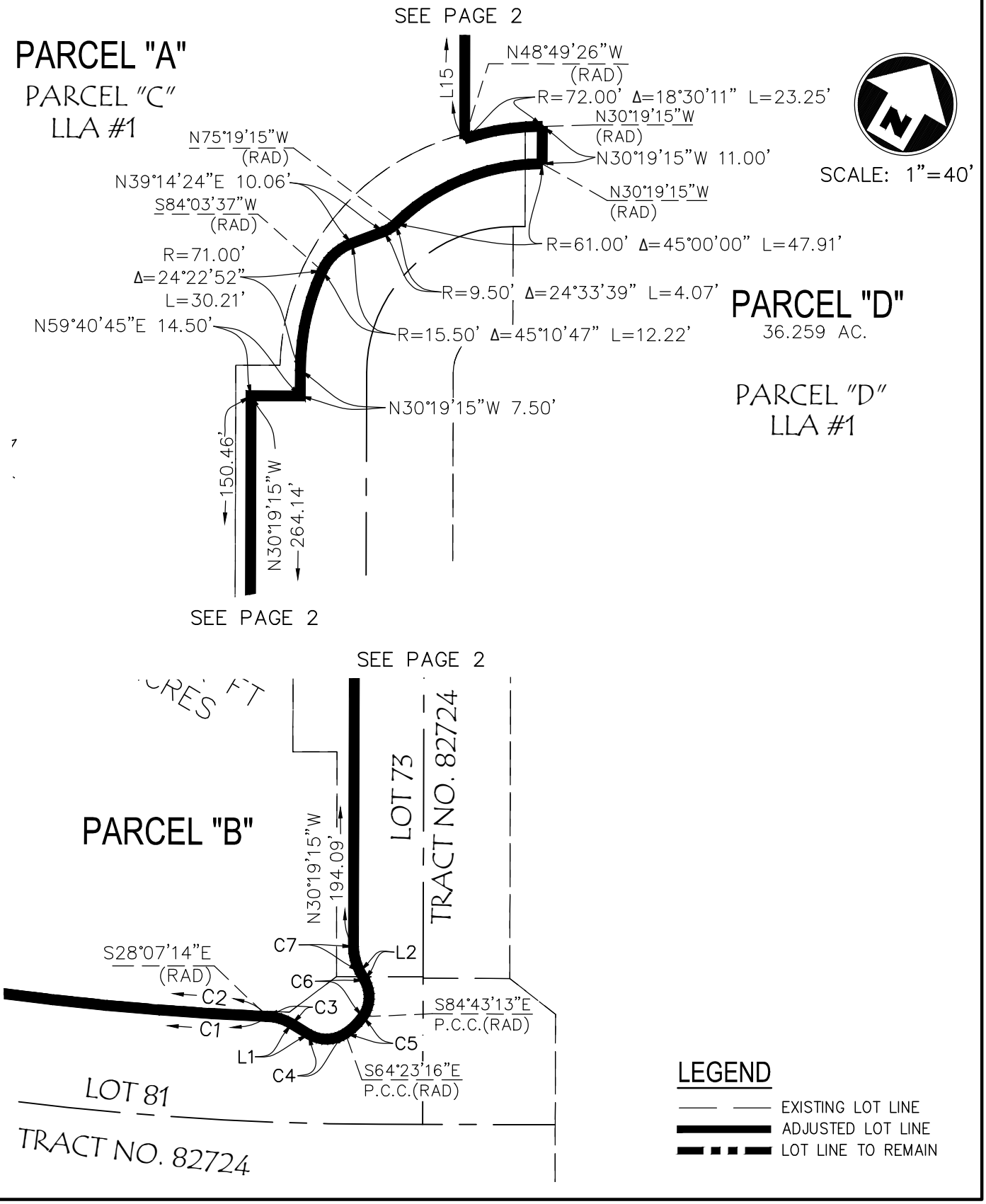


EXHIBIT D: MAP

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CITY OF MONTEBELLO, CA

LOT LINE ADJUSTMENT NO. 3

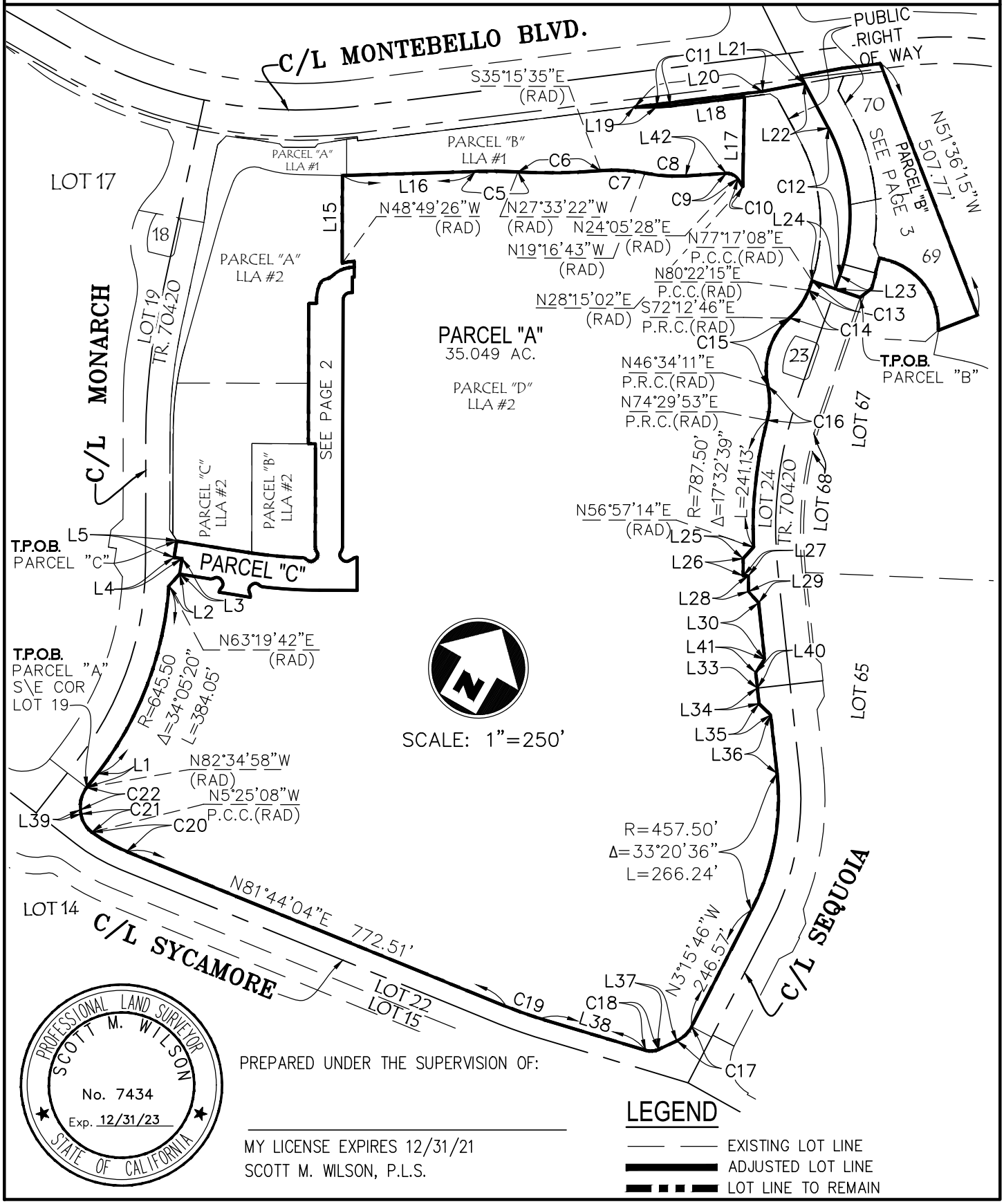
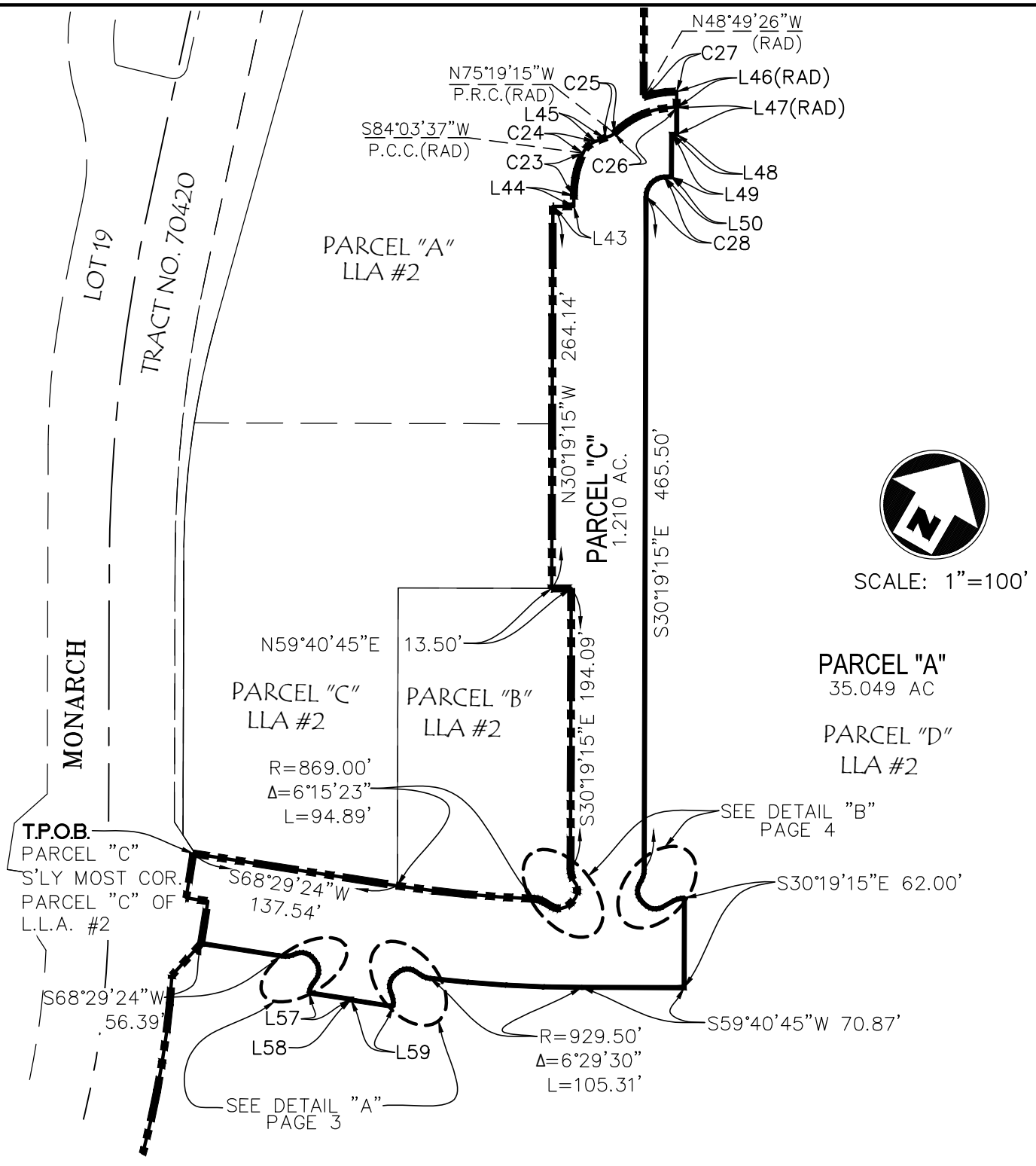


EXHIBIT D: MAP

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CITY OF MONTEBELLO, CA

LOT LINE ADJUSTMENT NO. 3



LEGEND

- EXISTING LOT LINE
- ADJUSTED LOT LINE
- LOT LINE TO REMAIN

EXHIBIT D: MAP
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
CITY OF MONTEBELLO, CA
LOT LINE ADJUSTMENT NO. 3

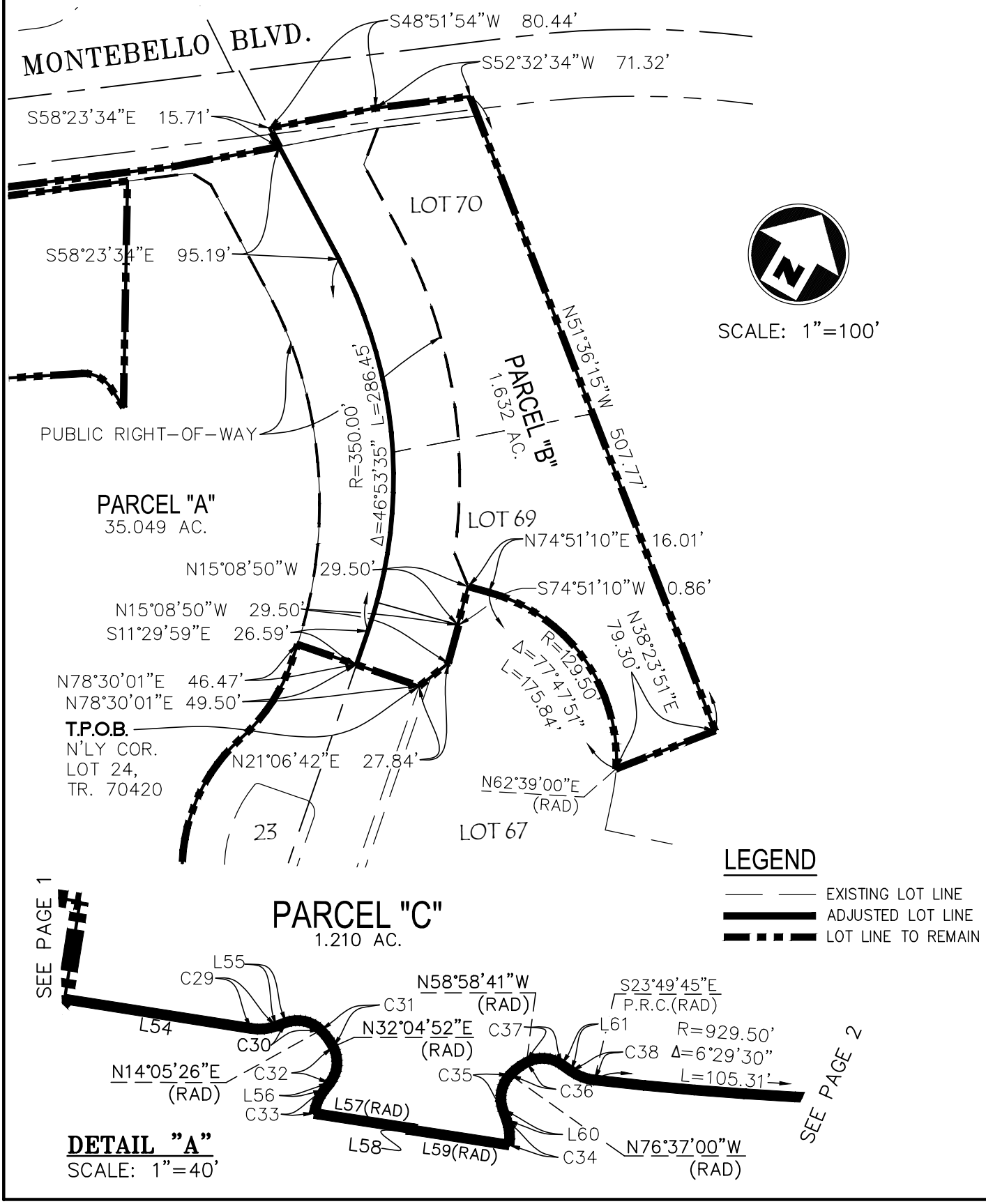
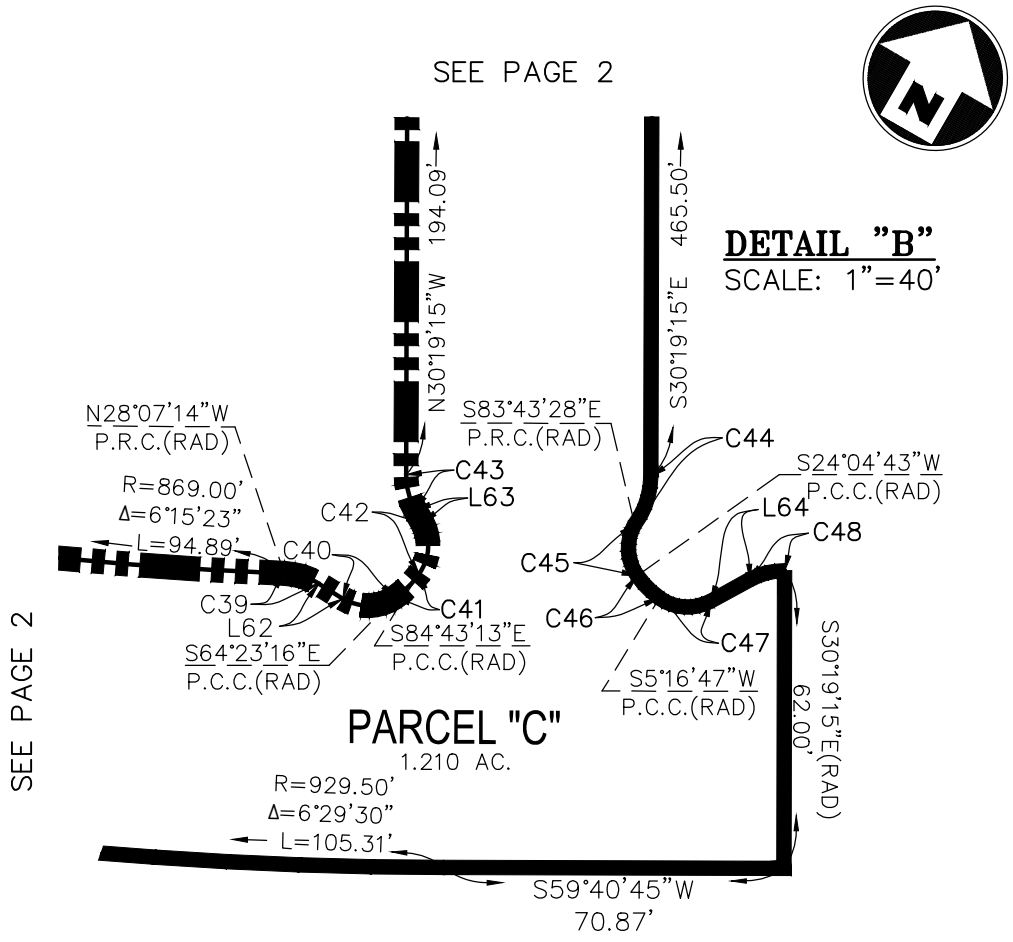


EXHIBIT D: MAP
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
CITY OF MONTEBELLO, CA
LOT LINE ADJUSTMENT NO. 3



CITY OF MONTEBELLO
PLANNING COMMISSION

STAFF REPORT

ITEM NO. 4

MEETING DATE: FEBRUARY 1, 2022

MEETING: Regular Meeting

CASE NO.(S): CUP 07-20

Subject: Compliance Review for Conditional Use Permit ("CUP") No. 07-20 for the sale of a full-line of alcohol (Type 47 License – On-sale General Eating Place) within an existing restaurant (701 Bar and Restaurant) located at 620-624 West Whittier Boulevard ("Project Site").

Location: 620-624 West Whittier Boulevard

Submitted By: Michael Donovan, Assistant Planner

RECOMMENDATION

It is recommended that the Planning Commission review, receive and file this report, attachments, and/or any other supportive evidence to confirm:

1. That 701 Bar and Restaurant, Inc (the "Applicant") has demonstrated compliance with the conditions of approval contained in Resolution No. 07-20/Conditional Use Permit No. 07-20 (Attachment "A") for the property located at 620-624 West Whittier Boulevard;

BACKGROUND

- On November 25, 1996, the Planning Commission approved CUP 13-96 to allow a restaurant, cocktail bar, live music with dancing, and banquet room facilities for the property located at 620-624 W. Whittier Blvd.
- On November 19, 2013, the Planning Commission approved a modification to CUP 13-96, under Modification 1-12, to allow a Type 47 license (On Sale General-Eating Place) in connection with the existing restaurant. This modification, among other things, contained a condition that required periodic compliance review to demonstrate compliance with its conditions of approval. The previous operator failed to comply with this condition. Subsequently, the previous operator vacated the subject site and the premises remained vacant for approximately two (2) years.
- On February 13, 2020, 701 Bar and Restaurant Inc. (the "Applicant") filed a Conditional Use Permit application (CUP 07-20) to modify the previously approved CUP 13-96 to reinstate a Type 47 License (On Sale General-Eating Place) with live entertainment, dancing, and banquet room facilities and to confirm their commitment to comply with the previously

approved conditions under CUP 13-96 and Modification 1-12.

- On April 7, 2020, the Planning Commission approved CUP 07-20 to permit the sale of alcohol for on-site consumption (Type 47 License) at 620-624 W. Whittier Blvd.
- On December 23, 2021, Planning Staff conducted a site visit to confirm compliance with the conditions of approval outlined in Resolution No. 07-20.

PROJECT/APPLICANT INFORMATION

Project Location:	620-624 West Whittier Boulevard
Project Applicant:	701 Bar and Restaurant, Inc.
Property Owner(s):	US Pan Family LLC
General Plan Designation:	Boulevard Commercial
Zoning:	C-2 (General Commercial)
Existing Use on Property:	Multi-tenant building

PROJECT SITE

Direction	Zone	Land Use
North	C-2	General Commercial
South	C-2	General Commercial
East	C-2	General Commercial
West	C-2	General Commercial

COMPLIANCE REPORT

Pursuant to Resolution No. 07-20, Condition No. 2(oo) (Attachment "A"), "the Conditional Use Permit shall be subject to a performance review by the Planning Commission 12 months after the Certificate of Occupancy is issued for the proposed improvements to the restaurant, or earlier, at the discretion of the Director."

A certificate of occupancy was not necessary for the existing operation due to the permit history maintained by the City's Building Division; therefore, the Annual Review is required 12 months after the Applicant received its business license. The business license was issued on December 5, 2020, and the Applicant submitted the Compliance Report on December 20, 2021.

The compliance report (Attachment "B") received from the Applicant has been reviewed by staff in the Planning and Community Development Department who confirmed that it demonstrates compliance with the conditions of approval, specifically Condition Nos. 1 - 5.

Based on staff's inspection conducted on December 23, 2021, and information provided by the Applicant, the following provides status of compliance with the conditions of approval:

Condition Nos. 1 – 5, outlined in the approved Resolution No. 07-20, have been met.

CONCLUSION

The results of the compliance review for 701 Bar and Restaurant, Inc. show that the restaurant is in compliance with the conditions contained in Resolution No. 07-20/Conditional Use Permit No. 07-20. Based on the findings contained in this report including all attachments, it is recommended that this information be received and filed.

ATTACHMENTS:

A. Planning Commission Resolution No. 07-20 (approved August 6, 2019)
B. Compliance Report
C. Compliance Report Attachments

CITY OF MONTEBELLO
PLANNING COMMISSION
RESOLUTION NO. 07-20

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO APPROVING CONDITIONAL USE PERMIT NO. CUP 07-20 TO ALLOW THE ON-SALES OF ALCOHOL (TYPE 47 LICENSE) WITHIN AN EXISTING RESTAURANT LOCATED AT 620-624 WEST WHITTIER BOULEVARD.

WHEREAS, A Conditional Use Permit (CUP 07-20) application has been received and accepted;

WHEREAS, the Conditional Use Permit would allow On-Sale General alcohol sales (Type 47 License) within the existing restaurant located at 620-624 W. Whittier Boulevard ("Project Site");

WHEREAS, in November 1996, the Planning Commission approved a conditional permit (CUP 13-96) for a restaurant, cocktail bar, with live music for dancing, and banquet room facilities at 620-624 W. Whittier Boulevard allowing for the sale of alcohol;

WHEREAS, the previous operator of the Project Site failed to comply with conditions of CUP 13-96 and thereafter vacated the Project Site;

WHEREAS, on February 13, 2020, 701 Bar and Restaurant Inc. (the "Applicant") filed CUP 07-20 to modify the previously approved CUP 13-96 to reinstate a Type 47 License (On Sale General-Eating Place) within a Bona fide restaurant as defined by MMC 17.61.020 and desires to confirm its commitment to comply with the previously approved conditions and new conditions outlined herein; and

WHEREAS, CUP 07-20 will supersede the previously approved conditional use permit;

WHEREAS, pursuant to section 21067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City of Montebello is the lead agency for the proposed Project;

WHEREAS, the Conditional Use Permit (CUP 07-20) is considered a "project," as per the California Environmental Quality Act definition of a "project";

WHEREAS, the project is Categorically Exempt per CEQA Section §15301, Class 1 (Existing Facilities); and

WHEREAS, after conducting a duly noticed public hearing, and considering the evidence submitted by the applicant, public testimony, staff presentations, and such other matters properly presented during the hearing on this matter; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, the Planning Commission of the City of Montebello hereby resolves that:

SECTION 1. RECITALS. The foregoing recitals are true and correct and are hereby incorporated as substantive findings in this Resolution.

SECTION 2. FINDINGS

a. The proposed use would conform with the City of Montebello General Plan Land Use Element, Goal 1, "To formulate a plan which is responsive to the needs of the community and which permits the orderly arrangement of land uses, permitting sufficient areas for reasonable development;" Objective #3, "cluster" type commercial development is preferential to proliferation of strip commercial;" Policy Commercial #1, "Commercial development in the City should be sited in appropriate locations according to need," and Commercial Policy #5. "The City should contain ample commercial facilities to meet the needs of its residents as well as provide taxable revenues to the City"; because the project site is developed with commercial uses and the development will occupy the existing commercial space and provide a service to the community and bring taxable revenue to the City.

b. The design of the building is compatible with the surrounding neighborhood because the building already exists and there will be no exterior changes to the building.

c. Per MMC 17.61.050:

    1. The site for the proposed use would not adversely affect the general welfare of the surrounding property owners.

The project is located within the General Commercial (C-2 Zone) and is consistent with the land use designations. The zoning district is intended to offer a large variety of commercial opportunities serving the local communities. Some of the identified commercial uses include but are not limited to: retail, professional offices, restaurants and/or specialty shops. The direct proposal is not a new use and was previously approved in the past for On-sale beer and wine.

The Restaurant will be conveniently located near commercial uses and is also in close proximity to residential uses via walking or public transit. The addition of alcohol sales for the on-site consumption with the imposition of approved conditions addressing operational and alcohol-related issues will assure that the service will not be disruptive to the community. It will also offer a consistent experience to the returning guests of the local community and visitors to the area when dining at the establishment. The proposed use will lead to the improvement of the current structure, which will enhance the quality and general welfare of the neighborhood.

2. Would not result in an undesirable concentration of premises for the sale of alcoholic beverages, including general sales, in the area in light of the findings set forth below;

According to the California State Department of Alcoholic Beverage Control licensing criteria, 5 on-site and 3 off-site licenses are allocated to the subject Census Tract No. 5301.01. There are currently 3 on-site and 2 off-site active licenses within this census tract. As a result, the granting of this permit will not result in an overconcentration in the area since the total number of active licenses does not exceed the permitted number. Furthermore, the direct request helps to reestablish the sale of on-site alcoholic beverages which was previously approved by the city and state.

Food establishments offer a convenient service to the local residents, working population and visitors to the area. The city of Montebello is consistently developing commercial enhancements. The proposed request supports the community's progress, adding to the growth of the city. Any operational conditions placed on the approval of the request will safeguard the public's welfare and further protect the integrity of the community.

3. The proposed use would not detrimentally affect the nearby surrounding area after giving special consideration to the proximity and nature of the proposed use with respect to other on-sale of off-sale alcoholic beverage establishments, residential districts and uses, schools (public private), day care center, public parks, playgrounds, and other recreational facilities, churches and other places of religious worship, hospitals, clinics or other health care facilities.

   The proposed use is within 300 feet of a residential district, 2 Type 41 Licenses (On Sale Beer & Wine-Eating Place), and 1 Type 47 (On Sale General- Eating Place). The proposed use is within 1000 feet of sensitive uses such as Dusk to Dawn Urgent Care, Montebello Christian School, Montebello Christian Fellowship, and First Church of Nazarene. If operated in accordance with the law and the Conditions of Approval, the primary use of the subject site as a restaurant, bar, and banquet hall, complimented with live entertainment, should not be problematic to surrounding sensitive uses. Additionally, it will be required to meet conditions of approval that affect the hours of operation, safety, parking, lighting, and property maintenance of the proposed use to ensure minimal impacts to neighboring uses and surrounding properties.

4. The proposed use would not aggravate existing problems created by the sale of alcohol (e.g. littering, loitering, noise, public drunkenness, calls for service and sales to minors

   The applicant is requesting the conditional use permit to allow the on-site alcohol sales and live entertainment to complement its primary use as a restaurant and banquet facility. As a secondary featured use, the potential to aggravate any existing problems created by the sale of alcohol is very minimal. All appropriate measure will be taken to ensure the safety and well-being of the restaurant's patrons. While there isn't concern for an overconcentration in the area, additional security measures will be taken in preparation to maintain a safe environment both inside and outside the establishment. Security cameras will be on-site for interior and exterior monitoring. The surveillance footage will be kept on premise for at least a 30 day period. Additionally, security guards will be present at the establishment daily from 8:00pm until 30 minutes after the restaurant closes. The exterior of the location will be illuminated at all entrances and exits, along with the parking lot located directly

behind the restaurant.

Although there is a request for live entertainment, the applicant will operate the feature respectfully to the surrounding establishments. At no point will the noise level go beyond what is approved by the city's guidelines. The live entertainment and dancing will be limited to the interior of the premise with any doorways remaining close to mitigate the noise concern. There will be no outdoor patio dining requested further addressing any potential noise concerns or disruption to the immediate area.

5. The proposed use is in conformance with the goals, policies and objectives of the General Plan and the purpose and intent of this code and any applicable specific plan.

Each of the General Plan Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of the Montebello Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Montebello Municipal Code. The proposed use conforms with the City of Montebello Land Use Element, Goal 1, "To formulate a plan which is responsive to the needs of the community and which permits the orderly arrangement of land uses, permitting sufficient areas for reasonable development;" Objective #3, "cluster" type commercial development is preferential to proliferation of strip commercial;" Policy Commercial #1, "Commercial development in the City should be sited in appropriate locations according to need," and Commercial Policy #5. "The City should contain ample commercial facilities to meet the needs of its residents as well as provide taxable revenues to the City"; because the project site is developed with commercial uses and the development will occupy the existing commercial space and provide a service to the community and bring taxable revenue to the City.

SECTION 3. CEQA. The Planning Commission approves and adopts the CEQA Categorical Exemption §15301 (Existing Facilities) Class 1 exemption, as the proposed use constitutes the operation, repair, maintenance, permitting, leasing,

licensing, or minor alteration of existing private structure involving negligible or no expansion of use.

SECTION 4. APPROVALS. The Planning Commission hereby approves Conditional Use Permit (CUP 07-20) for the On-Sale General of alcohol (Type 47 License) subject to the conditions of approval set forth in Section 5 of this Resolution.

SECTION 5. CONDITIONS. The Planning Commission finds that the foregoing conditions of approval are necessary and appropriate.

1. The development and utilization of the subject site shall substantially conform to the site plan labeled Planning Commission Exhibit "A" dated April 7, 2020, including the uses as shown, except as provided for herein, and by subsequent revisions found by the Director of Planning and Community Development (hereinafter referred to as the "Director") to be in substantial compliance with these provisions.

2. Development of the site shall be consistent with all of the provisions of the Montebello Municipal Code (MMC) and the specifications of the Planning Division, including but not limited to:

    a. The Director, at any time, can call for a review of the Conditional Use Permit at a duly noticed public hearing. At that time, the Conditions of Approval may be modified or new conditions may be added to reduce any impacts of the use. The Planning Commission may revoke the Conditional Use Permit if sufficient cause is given. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.

    b. The Director, at any time, can call for a review of the Conditional Use Permit at a duly noticed public hearing. At that time, the Conditions of Approval may be modified or new conditions may be added to reduce any impacts of the use. The Planning Commission may revoke the Conditional Use Permit if sufficient cause is given. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.

    c. The facade facing Whittier Boulevard shall be improved with additional architectural features, including, but not limited to an additional window constructed of non-view obscuring glass, subject to the review and approval of the Director prior to the issuance of a building permit and the interior remodeling.

d. The landscaping associated with the establishment shall be improved to enhance the visual appearance, subject to the review and approval of the Director.

e. The size of the stage and dance floor shall be 540 square feet as shown on Exhibit "A". The dance floor area shall be constructed with a permanent, distinct material. Any enlargement shall require the review and approval of the Planning

f. Soundproof doors and windows shall be installed. Doors and windows shall be kept closed while music or live entertainment is playing.

g. Existing and/or proposed table layout shall meet the minimum aisle clearance as determined by the City's Building and Safety Division and Fire Department.

h. No outdoor patio allowed except through a modification to the existing conditional use permit.

i. Wheel stops shall be provided for the four (4) parking spaces provided at the rear of the subject site, located three (3) feet away from the building.

j. In the event the applicant violates or fails to comply with any conditions of approval of this permit, no further permits, licenses, approvals, or certificate of occupancy shall be issued until such violation(s) has been fully remedied.

k. The approval is for a bona fide restaurant, bar, with live entertainment (televisions, disc jockey, comedy acts, pay-per-view sporting broadcasts, recitals and seminars during restaurant dining) and dancing with the on-site sale of full alcohol (beer, wine, and distilled spirits). The kitchen shall be open and serving food during all hours of operation in all areas of the establishment. Alcohol shall not be served to persons except those intending to purchase meals. All menus, including late-night menus shall be subject to the review and approval of the Police Department and the Director prior to the issuance of a Certificate of Occupancy.

l. The business shall be operated as a restaurant at all times. A full menu shall be available to patrons in the bar areas, as well as the rest of the dining areas during all hours of operation. A breakfast menu shall be provided, subject to the review and approval of the Director, prior to issuance of Certificate of

Occupancy. There shall be no restriction on the age of customers except as stated in the conditions of approval.

m. The restaurant shall be restricted to a maximum number of 326 seats, as shown on the approved Conditional Use Permit plans. The number of seats in the dining area shall not exceed 80. Seating in the banquet area shall not exceed 180 seats. Seating in the bar shall not exceed 32 (11 in banquet bar and 21 in the restaurant bar). Any expansion, intensification, or substantial change in operation to the main dining room or bar area of the approved floor plan shall require a modification to the Conditional Use Permit with a public hearing before the Planning Commission. This condition shall not supersede any established accessibility standards or occupancy limits established by the City's Fire Department and Building and Safety Division.

n. Prior to the issuance of the Certificate of Occupancy, the operator shall submit a plan for approval by the Director regarding employee alcohol awareness training programs and policies. The plan shall outline a mandatory alcohol awareness training program for all employees having contact with the public and shall state management's policies addressing alcohol consumption and inebriation. The program shall require all employees having contact with the public to complete a California Department of Alcoholic Beverage Control (ABC) sponsored alcohol awareness training program within 90 days of the effective date of this approval. In the case of new employees, the employee shall attend the alcohol awareness training within 90 days of hiring. In the event the ABC no longer sponsors an alcohol awareness training program, all employees having contact with the public shall complete an alternative program approved by the Director. The operator shall provide the City with an annual report regarding compliance with this condition.

o. Prior to issuance of a Certificate of Occupancy, the operator shall also submit a plan describing the establishment's designated driver program, which shall be offered by the operator to the establishment's patrons. The plan shall specify how the operator will inform patrons of the program, such as offering on the menu a free non-alcoholic drink for every party of two (2) or more ordering alcoholic beverages.

p. No more than 50% of total gross revenues per year shall be from alcohol sales. The operator shall maintain records of gross revenue sources which

shall be submitted to the City of Montebello Planning Division and/or the State Alcoholic Beverage Control upon request.

q. The operation shall at all times be conducted in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking, and other actions. Management shall patrol the business premises and the surrounding vicinity, including the public rights-of-way to the property, during all hours of operation. Management shall ensure that no littering, loitering, or consumption of alcohol occurs in and around the project site.

r. Permitted business hours will be 7AM to midnight Sunday-Wednesday and 7AM to 2AM Thursday-Saturday.

s. The permitted hours of alcohol service shall be from 11:00 a.m. to last call, with all tables cleared by 1:30 a.m. Thursday-Saturday and 11:00 a.m. to last call, with all tables cleared by 11:30 Sunday-Wednesday. Complete closure of the business and all customers shall be vacated from the building by 2:00 a.m., Thursday-Saturday and by Midnight Sunday-Wednesday. In addition, all employees of the business shall be out of the premises no later than one (1) hour after closing. No "after hours" operations shall be permitted.

t. The site and surrounding area shall be maintained in a litter and graffiti free manner. Any graffiti that occurs on the site shall be removed within 24- hours.

u. The bar area shall be defined with a clear separation barrier, as depicted on Exhibit "A".

v. The sale of alcoholic beverages for consumption outside or off the premises shall be prohibited. As stated in Section 9.04.010 of the Montebello Municipal Code, no person shall drink any intoxicating liquor in or upon any public street or public place within the City. Signs shall be posted on the premises both inside and outside indicating that the sale of alcoholic beverages for consumption outside or off the premises is prohibited.

w. The owner of the establishment shall maintain all required permits and/or licenses for the sale of alcoholic beverages in good standing.

x. No person shall sell alcoholic beverages for on-premise consumption if there has been any lapse or breach in good standing of anyone or more of the permits and/or licenses required for such sale.

y. No alcoholic beverages shall be served in any disposable container such as disposable plastic or paper cups.

z. No pool tables, dart boards, video games, juke box, similar entertainment devices are permitted on the premises. There shall be no coin operated games or video machines maintained upon the premises at any time.

aa. There shall be no pay telephone maintained on the interior or exterior of the premises.

bb. The operator of the establishment shall take the necessary steps to assure the orderly conduct of employees, patrons and visitors on the premises.

cc. Any outstanding violations of the MMC shall be remedied prior to the issuance of a Certificate of Occupancy. The applicant shall be responsible for remedying outstanding Code Enforcement issues. When corrective action requires the issuance of a building permit, the building permit must be issued within 12 months of the effective date of this approval. Corrective action that does not require a building permit shall be remedied within one month of the effective date of this approval. The Director may grant an extension to these time frames, but such extensions shall not extend more than one (1) year from the date of this approval.

dd. Adequate illumination of the exterior building shall be provided and maintained subject to the review and approval by the Montebello Police Department of a Photometric Plan certified by a licensed lighting engineer, including, but not limited to:

1) A maximum of 10 foot-candles along fronts of buildings shall be provided. The maximum lighting level to average lighting level ratio shall not exceed 2.5 to 1.

ee. Exterior signage and window signs advertising brands of alcoholic beverages or other signage advertising alcoholic beverages shall not be visible from public right-of-way.

ff. All windows of the facility shall be treated with anti-graffiti film. It is the responsibility of the property owner and/or applicant to have all graffiti on the

site removed within 24 hours of its appearance, or be subject to citations from the City Code Enforcement Division.

gg. All outdoor utilities, machinery and equipment, including roof-mounted equipment, shall be completely screened from public right-of-way, in a manner that is compatible with the structure. The method of screening shall be subject to the review and approval of the Director and the Building Official prior to the issuance of building permits.

hh. The approval of the entitlement shall expire if the rights granted are not exercised within one year from the permit's effective date. Exercise of right shall mean issuance of a building permit to commence construction, or similar activities demonstrating the intent to proceed with the project, as determined by the Director.

ii. Within 30 days of the City Planning Division transmittal of the Acceptance Form, the operator shall sign and return a copy of the Acceptance Form prepared by the City Planning Division, agreeing to the conditions of approval and acknowledging that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval. Failure to return the Acceptance Form within 30 days shall constitute grounds for terminating the permit.

jj. Prior to the issuance of the Certificate of Occupancy, the operator shall post a notice in a conspicuous location at the building entry stating that the site is regulated by a Conditional Use Permit and the Acceptance Form, which includes the establishment's conditions of approval, is available upon request. This notice shall remain posted at all times the establishment is in operation.

kk. The operator and / or successor of the use shall bear full cost (hereinafter referred to as the "Inspection Fees") of all monitoring and inspection activities to be conducted by City staff or its designated consultant representative(s) as necessary to ensure compliance with the conditions of this Resolution

ll. This approval shall not supersede the approval of any other affected agencies. The applicant shall comply with Federal, State, and local requirements.

mm. A copy of the approved Resolution shall be incorporated onto the construction plans for any improvements prior to the submittal for plan check.

nn. It is recommended that the operator establish a curbside valet service during peak business hours.

oo. The Conditional Use Permit shall be subject to a performance review by the Planning Commission 12 months after the Certificate of Occupancy is issued for the proposed improvements to the restaurant, or earlier, at the discretion of the Director.

3. The development and utilization of the site shall comply with all of the provisions of the MMC, and the City adopted versions of the Uniform Building Code and of the Building and Safety Division, including but not limited to:

    a. The project shall meet the requirements of all current Building, Plumbing, Mechanical, Electrical codes and City Ordinances (CBC 2010, NEC 2008, T-24 2008, CGB 2010, UPC 2010, UMC 2010, CRC 2010, and ADA 2008).

    b. A complete set of construction plans shall be submitted for Plan Check for the proposed project.

    c. Construction plans submitted for Plan Check shall satisfy ADA seating requirements.

    d. Construction plans submitted for Plan Check shall show a clear path of travel to the ADA accessible restrooms.

4. The development and utilization of the site shall comply with all the provisions of the City adopted version of the California Fire Code, including, but not limited to:

    a. The entire structure shall be provided with an automatic and manual fire alarm system or life safety system.

5. The following on-site requirements shall comply with the security provisions of the Montebello Municipal Code and/or the specifications of the City's Police Department and Code Enforcement Division:

    a. Live entertainment (televisions, disc jockey, comedy acts, pay-per-view sporting broadcasts, recitals and seminars) is authorized during permitted hours unless expressly stated otherwise in this resolution. The operator of

the establishment is required to notify the City and obtain the Director's approval for comedy acts, sporting events (pay-per-view) recitals, and seminars.

b. Promoter produced parties or events shall be prohibited. These events include private parties with outside promoters who profit from organizing and/or drawing attendees to the events. Advertisements and promotions which promote events or operations in violation of this CUP and Conditions of approval shall be subject to citation from the City's Code Enforcement Division.

c. Banquets and promoter produced events are prohibited.

d. Dancing is allowed on Thursdays, Fridays, Saturdays, and during City authorized special events, between the hours of 9:00 p.m. to 1:30 a.m. and Sunday between the hours of 8:00 p.m. to 11:00 p.m. provided there is a current Cabaret License in good standing. There shall be no dancing allowed Monday through Wednesday within the establishment unless a Temporary Use Permit is obtained through the City's Code Enforcement Division. Due to a holiday or special occasion dancing may be permitted on days other than Thursday, Friday, Saturday, and Sunday with the issuance of a Temporary Use Permit. A maximum of nine (9) Temporary Use Permits will be issued within a twelve month period. (This includes all permits issued, including: dancing, special events, etc.).

e. All live entertainment and dancing (when permitted) shall cease no later than 30 minutes prior to closing time.

f. Fundraisers for non-profit organizations registered with the federal government shall be permitted provided that they are open to the public and fall within the conditions of this Conditional Use Permit.

g. Adult entertainment of any nature is strictly prohibited. Televised and/or recorded adult entertainment is prohibited. The City's Police Department shall determine what constitutes "adult" entertainment.

h. There shall be no bottle service provided, except for wine.

i. Dial-A-Ride and Taxicab phone numbers shall be posted in conspicuous locations throughout the establishment at all times.

j. The availability of a variety of non-alcoholic beverages shall be made known and offered to the customers.

k. Televisions shall be limited to a total of eight (8) inside the bar area and dining area only and shall not exceed 52 inches per television.

l. The noise levels generated by the operation of such establishment shall not exceed sixty-five dBA between the hours of 7:00 a.m. to 10:00 p.m., and not exceed sixty dBA between the hours of 10:00 p.m. to 7:00 a.m., in accordance with the MMC. All deliveries to the establishment shall be between 7:00 a.m. to 10:00 p.m. daily.

m. From Monday to Wednesday, there shall be a minimum of one (1) licensed, identifiable, bonded, security guards on duty from 8:00 p.m. until 30 minutes after closing and all patrons have left the premises and surrounding properties, and a minimum of two (2) security guards if more than (fifty) 50 customers are on the property. The security guards shall monitor and ensure that patrons of the restaurant are not parking, loitering, or littering on adjacent properties. The Chief of Police or his/her designee may require additional security if he/she deems it necessary in the interest of public safety.

n. On Thursday, Friday, Saturday, and Sunday there shall be a minimum of two (2), licensed, identifiable, bonded, security guards on duty from 8:00 p.m. until 30 minutes after closing and all patrons have left the premises and surrounding properties, and a minimum of four (4) security guards if there are more than fifty (50) customers on the property. The security guards shall monitor and ensure that patrons of the restaurant are not parking, loitering, or littering on adjacent properties. The Chief of Police or his/her designee may require additional security if he/she deems it necessary in the interest of public safety.

o. On any day when there is live entertainment and/or dancing there shall be a minimum of two (2) identifiable, licensed, bonded, security guards on duty from 8:00 p.m. until 30 minutes after closing and all patrons have left the premises and surrounding properties, and a minimum of four (4) security guards if more than fifty (50) customers are on the property. The security guards shall monitor and ensure that patrons of the restaurant are not parking, loitering, or littering on adjacent properties. The Chief of

Police or his/her designee may require additional security if he/she deems it necessary in the interest of public safety.

p. Should a line form outside the restaurant, the line shall be kept quiet and orderly at all times. Lines which block the entrances to any other open business or any parking space or any part of the public-right-of way are prohibited.

q. A copy of the ABC license, business license, health permit, seller's permit, and all other required licenses shall be posted and made readily available to any law enforcement officer.

r. The premises shall be subject to inspection by members of the Montebello Police Department, Montebello Fire Department, Montebello Code Enforcement, Los Angeles County Department of Public Health or, any other law enforcement officer at any time without warrant.

s. The applicant shall maintain a video surveillance system that captures the entrance(s) and exit(s) of the restaurant, parking lot area, and the interior of their restaurant. Placement of cameras shall be approved by the Montebello Police Department prior to issuance of the Certificate of Occupancy. The recordings shall be kept for a minimum of ninety (90) days. Recordings requested by the Police Department shall be provided immediately. The system shall record during the hours of the business operation' and all equipment must be maintained in good working order at all times.

t. A responsible person over the age of 21 must be on the premises at all times while the business is open. This person must possess valid identification.

u. No gambling of any type shall be allowed on the premises.

v. The City's Police Department reserves the right to review this Conditional Use Permit at any time if there are excessive calls for service or if the Department feels that the operation of the establishment is a risk to public health, safety, welfare, or morals.

w. The City's Police Department reserves the right to close the business if it appears that the continued operation would create an unsafe environment

for the employees, patrons, bystanders, or emergency personnel. Examples would include, but not limited to, patrons fighting, overcrowding, unruly crowds, etc.

x. The business owner shall install, maintain, and obtain City permits for a burglary and robbery alarm system. The City's Police Department shall approve the plans for the alarm system and placement of the panic buttons prior to the issuance of a Certificate of Occupancy.

y. Doors that are not utilized for customer access shall be locked from the outside and have alarmed panic hardware.

z. If police or fire services are required at the location the applicant will be responsible for reimbursing the City of Montebello for all related costs.

aa. If Code Enforcement is required due to any code violations and/or violations of the conditions of this Conditional Use Permit, the applicant will be responsible to reimburse the City of Montebello for all inspections and costs.

bb. An approved Emergency Access Plan shall be provided, subject to review and approval of the Police and Fire Departments prior to issuance of the Certificate of Occupancy.

cc. A signed copy of the Acceptance Form shall be kept at the business and presented to any law enforcement officer on demand.

dd. Any violation of the conditions of this permit may cause the revocation of the subject Conditional Use Permit. These conditions may be modified to reduce the level of review should the operator demonstrate a history of satisfactory compliance.

PASSED AND ADOPTED this 7th day of April, 2020 by the Planning Commission.

Commissioner Mooradian:	(X) AYE ( ) NAYE ( ) ABSENT ( ) ABSTAIN
Commissioner Aliksanian:	(X) AYE ( ) NAYE ( ) ABSENT ( ) ABSTAIN
Commissioner Briseno:	(X) AYE ( ) NAYE ( ) ABSENT ( ) ABSTAIN
Commissioner Lomeli:	(X) AYE ( ) NAYE ( ) ABSENT ( ) ABSTAIN
Commissioner Ramirez:	(X) AYE ( ) NAYE ( ) ABSENT ( ) ABSTAIN

Sona Mooradian, Vice Chair

ATTEST:

Joseph A. Palombi, Director
Planning & Community Development Department

Column1
SECTION 5. CONDITIONS. The Planning Commission finds that the foregoing conditions of approval are necessary and appropriate.
1. The development and utilization of the subject site shall substantially conform to the site plan labeled Planning Commission Exhibit "A" dated April 7, 2020, including the uses as shown, except as provided for herein, and by subsequent revisions found by the Director of Planning and Community Development (hereinafter referred to as the "Director") to be in substantial compliance with these provisions.
In Compliance
2. Development of the site shall be consistent with all of the provisions of the Montebello Municipal Code (MMC) and the specifications of the Planning Division, including but not limited to
In Compliance
a. The Director, at any time, can call for a review of the Conditional Use Permit at a duly noticed public hearing. At that time, the Conditions of Approval may be modified or new conditions may be added to reduce any impacts of the use. The Planning Commission may revoke the Conditional Use Permit if sufficient cause is given. The applicant or successor in interest shall meet the applicable code requirements of all other City
Ongoing
b. The Director, at any time, can call for a review of the Conditional Use Permit at a duly noticed public hearing. At that time, the Conditions of Approval may be modified or new conditions may be added to reduce any impacts of the use. The Planning Commission may revoke the Conditional Use Permit if sufficient cause is given. The applicant or successor in interest shall meet the applicable code requirements of all other City
Ongoing
c. The facade facing Whittier Boulevard shall be improved with additional architectural features, including, but not limited to an additional window constructed of non-view obscuring glass, subject to the review and approval of the Director prior to the issuance of a building permit and the interior remodeling, outdoor patios, and increased banquet hall operations.
In Compliance
d. The landscaping associated with the establishment shall be improved to enhance the visual appearance, subject to the review and approval of the Director.
In Compliance
e. The size of the stage and dance floor shall be 540 square feet as shown on Exhibit "A". The dance floor area shall be constructed with a permanent, distinct material. Any enlargement shall require the review and approval
In Compliance
f. Soundproof doors and windows shall be installed. Doors and windows shall be kept closed while music or live entertainment is playing.
In Compliance
g. Existing and/or proposed table layout shall meet the minimum aisle clearance as determined by the Building and Safety Division and Fire Department.
In Compliance
h. No outdoor patio allowed except through a modification to existing conditional use permit.
In Compliance
i. Wheel stops shall be provided for the four (4) parking spaces provided at the rear of the subject site, located three (3) feet away from the building.
In Compliance
j. In the event the applicant violates or fails to comply with any conditions of approval of this permit, no further permits, licenses, approvals, or certificate of occupancy shall be issued until such violation(s) has been fully
Ongoing
k. The approval is for a bona fide restaurant, bar, with banquet facility and live entertainment (televisions, disc jockey, comedy acts, pay-per-view sporting broadcasts, recitals and seminars during restaurant dining) and dancing with the on-site sale of full alcohol (beer, wine, and distilled spirits). The kitchen shall be open and serving food during all hours of operation in all areas of the establishment. Alcohol shall not be served to persons except those intending to purchase meals. All menus, including late-night menus shall be subject to the review and approval of the Police Department and Planning Manager prior to the issuance of a Certificate of
In Compliance
l. The business shall be operated as a restaurant at all times. A full menu shall be available to patrons in the patios and bar areas, as well as the rest of the dining areas during all hours of operation. A breakfast menu shall be provided, subject to the review and approval of the Director, prior to issuance of Certificate of Occupancy. There shall be no restriction on the age of customers except as stated in the conditions of approval.
In Compliance -Refer to attachment
m. The restaurant shall be restricted to a maximum number of 326 seats, as shown on the approved Conditional Use Permit plans. The number of seats in the dining area shall not exceed 80. Seating in the banquet area shall not exceed 180 seats. Seating in the bar shall not exceed 32 (11 in banquet bar and 21 in the restaurant bar). Seating in the patio shall not exceed 34 (10 in the front patio, 24 in the rear bar). Any expansion, intensification, or substantial change in operation to the main dining room or bar area of the approved floor plan shall require a modification to the Conditional Use Permit with a public hearing before the Planning Commission. This
In Compliance
n. Prior to the issuance of the Certificate of Occupancy, the operator shall submit a plan for approval by the Director regarding employee alcohol awareness training programs and policies. The plan shall outline a mandatory alcohol awareness training program for all employees having contact with the public and shall state management's policies addressing alcohol consumption and inebriation. The program shall require all employees having contact with the public to complete a California Department of Alcoholic Beverage Control (ABC) sponsored alcohol awareness training program within 90 days of the effective date of this approval. In the case of new employees, the employee shall attend the alcohol awareness training within 90 days of hiring. In the event the ABC no longer sponsors an alcohol awareness training program, all employees having contact with the public
In Compliance - RBS Certificates Attached
o. Prior to issuance of a Certificate of Occupancy, the operator shall also submit a plan describing the establishment's designated driver program, which shall be offered by the operator to the establishment's patrons. The plan shall specify how the operator will inform patrons of the program, such as offering on the menu a free non-alcoholic drink for every party of two (2) or more ordering alcoholic beverages.
In Compliance - refer to attachment
p. No more than 50% of total gross revenues per year shall be from alcohol sales. The operator shall maintain records of gross revenue sources which shall be submitted to the City of Montebello Planning Division and/or the
In Compliance - 2021 Sales Record Attached
q. The operation shall at all times be conducted in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking, and other actions. Management shall patrol the business premises and the surrounding vicinity, including the public rights-of-way to the property, during all hours of operation. Management shall ensure that no littering, loitering, or consumption of alcohol occurs in and around the
In Compliance
r. Permitted business hours will be 7AM to midnight Sunday-Wednesday and 7AM to 2AM Thursday-Saturday.
In Compliance
s. The permitted hours of alcohol service shall be from 11:00 am to last call, with all tables cleared by 1:30 am. Thursday - Saturday and 11:00 am to last call, with all tables cleared by 11:30 Sunday-Wednesday. Complete closure of the business and all customers shall be vacated from the building by 2:00 am., Thursday-Saturday and by Midnight Sunday-Wednesday. In addition, all employees of the business shall be out of the premises no
In Compliance
t. The site and surrounding area shall be maintained in a litter and graffiti free manner. Any graffiti that occurs on the site shall be removed within 24 hours.
In Compliance
u. The bar area shall be defined with a clear separation barrier, as depicted on Exhibit "A".
In Compliance
v. The sale of alcoholic beverages for consumption outside or off the premises shall be prohibited. As stated in Section 9.04.010 of the Montebello Municipal Code, no person shall drink any intoxicating liquor in or upon any public street or public place within the City. Signs shall be posted on the premises both inside and outside indicating that the sale of alcoholic beverages for consumption outside or off the premises is prohibited.
In Compliance - refer to attachment
w. The owner of the establishment shall maintain all required permits and/or licenses for the sale of alcoholic beverages in good standing.
In Compliance
x. No person shall sell alcoholic beverages for on-premise consumption if there has been any lapse or breach in good standing of anyone or more of the permits and/or licenses required for such sale.
Ongoing
y. No alcoholic beverages shall be served in any disposable container such as disposable plastic or paper cups.
In Compliance
z. No pool tables, dart boards, video games, juke box, similar entertainment devices are permitted on the premises. There shall be no coin operated games or video machines maintained upon the premises at any time.
In Compliance
aa. There shall be no pay telephone maintained on the interior or exterior of the premises.
In Compliance
bb. The operator of the establishment shall take the necessary steps to assure the orderly conduct of employees, patrons and visitors on the premises.
In Compliance

cc. Any outstanding violations of the Montebello Municipal Code shall be remedied prior to the issuance of a Certificate of Occupancy. The applicant shall be responsible for remedying outstanding Code Enforcement issues. When corrective action requires the issuance of a building permit, the building permit must be issued within 12 months of the effective date of this approval. Corrective action that does not require a building permit shall be remedied within one month of the effective date of this approval. The Director may grant an extension to these time frames, but such extensions shall not extend more than one (1) year from the date of this approval.
Ongoing
dd. Adequate illumination of the exterior building shall be provided and maintained subject to the review and approval by the Montebello Police Department of a Photometric Plan certified by a licensed lighting engineer,
In Compliance - refer to attachment
1) A maximum of 10 foot-candles along fronts of buildings shall be provided. The maximum lighting level to average lighting level ratio shall not exceed 2.5 to 1.
In Compliance
ee. Exterior signage and window signs advertising brands of alcoholic beverages or other signage advertising alcoholic beverages shall not be visible from public right-of-way.
In Compliance
ff. All windows of the facility shall be treated with anti-graffiti film. It is the responsibility of the property owner and/or applicant to have all graffiti on the site removed within 24 hours of its appearance, or be subject to
In Compliance
gg. All outdoor utilities, machinery and equipment, including roof-mounted equipment, shall be completely screened from public right-of-way, in a manner that is compatible with the structure. The method of screening shall be subject to the review and approval of the Director and the Building Official prior to the issuance of building permits.
In Compliance
hh. The approval of the entitlement shall expire if the rights granted are not exercised within one year from the permit's effective date. Exercise of right shall mean issuance of a building permit to commence construction, or similar activities demonstrating the intent to proceed with the project, as determined by the Planning Manager.
In Compliance
ii. Within 30 days of the City Planning Division transmittal of the Acceptance Form, the operator shall sign and return a copy of the Acceptance Form prepared by the City Planning Division, agreeing to the conditions of approval and acknowledging that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval. Failure to return the Acceptance Form within 30 days shall constitute grounds
In Compliance
jj. Prior to the issuance of the Certificate of Occupancy, the operator shall post a notice in a conspicuous location at the building entry stating that the site is regulated by a Conditional Use Permit and the Acceptance Form, which includes the establishment's conditions of approval, is available upon request. This notice shall remain posted at all times the establishment is in operation.
In Compliance - refer to attachment
kk. The operator and / or successor of the use shall bear full cost (hereinafter referred to as the "Inspection Fees") of all monitoring and inspection activities to be conducted by City staff or its designated consultant representative(s) as necessary to ensure compliance with the conditions of this Resolution
Ongoing
ll. This approval shall not supersede the approval of any other affected agencies. The applicant shall comply with Federal, State, and local requirements.
Ongoing
mm. A copy of the approved Resolution shall be incorporated onto the construction plans for any improvements prior to the submittal for plan check.
In Compliance
nn. It is recommended that the operator establish a curbside valet service during peak business hours.
In Compliance
oo. The Conditional Use Permit shall be subject to a performance review by the Planning Commission 12 months after the Certificate of Occupancy is issued for the proposed improvements to the restaurant, or earlier, at the
Ongoing
3. The development and utilization of the site shall comply with all of the provisions of the Montebello Municipal Code, and the City adopted versions of the Uniform Building Code and of the Building and Safety Division,
Ongoing
a. The project shall meet the requirements of all current Building, Plumbing, Mechanical, Electrical codes and City Ordinances (CBC 2010, NEC 2008, T-24 2008, CGB 2010, UPC 2010, UMC 2010, CRC 2010, and ADA 2008).
In Compliance
b. A complete set of construction plans shall be submitted for Plan Check for the proposed project.
In Compliance
c. Construction plans submitted for Plan Check shall satisfy ADA seating requirements for the new outdoor dining area.
In Compliance
d. Construction plans submitted for Plan Check shall show a clear path from the new outdoor dining area to the ADA accessible restrooms.
In Compliance
4. The development and utilization of the site shall comply with all the provisions of the City adopted version of the California Fire Code, including, but not limited to
In Compliance
a. The entire structure shall be provided with an automatic and manual fire alarm system or life safety system.
In Compliance
5. The following on-site requirements shall comply with the security provisions of the Montebello Municipal Code and/or the specifications of the Police Department and Code Enforcement Division
In Compliance
a. Live entertainment (televisions, disc jockey, comedy acts, pay-per-view sporting broadcasts, recitals and seminars) is authorized during permitted hours unless expressly stated otherwise in this resolution. The operator of the establishment is required to notify the City and obtain the Director’s approval for comedy acts, sporting events (pay-per-view) recitals, and seminars.
In Compliance
b. Promoter produced parties or events shall be prohibited. These events include private parties with outside promoters who profit from organizing and/or drawing attendees to the events. Advertisements and promotions which promote events or operations in violation of this CUP and Conditions of approval shall be subject to citation from the Code Enforcement Division.
In Compliance
c. Banquets and promoter produced events are prohibited.
In Compliance
d. Dancing is allowed on Thursdays, Fridays, Saturdays, and during City authorized special events, between the hours of 9
In Compliance
e. All live entertainment and dancing (when permitted) shall cease no later than 30 minutes prior to closing time.
In Compliance
f. Fundraisers for non-profit organizations registered with the federal government shall be permitted provided that they are open to the public and fall within the conditions of this Conditional Use Permit.
In Compliance
g. Adult entertainment of any nature is strictly prohibited. Televised and/or recorded adult entertainment is prohibited. The City’s Police Department shall determine what constitutes "adult" entertainment.
In Compliance
h. There shall be no bottle service provided, except for wine.
In Compliance
i. Dial-A-Ride and Taxicab phone numbers shall be posted in conspicuous locations throughout the establishment at all times.
In Compliance - refer to attachment
j. The availability of a variety of non-alcoholic beverages shall be made known and offered to the customers.
In Compliance
k. Televisions shall be limited to a total of eight (8) inside the bar area and dining area only and shall not exceed 52 inches per television.
In Compliance
l. The noise levels generated by the operation of such establishment shall not exceed sixty five dBA between the hours of 7
In Compliance
m. From Monday to Wednesday, there shall be a minimum of one (1) licensed, identifiable, bonded, security guards on duty from 8
In Compliance
n. On Thursday, Friday, Saturday, and Sunday there shall be a minimum of two (2), licensed, identifiable, bonded, security guards on duty from 8
In Compliance
o. On any day when there is live entertainment and/or dancing there shall be a minimum of two (2) identifiable, licensed, bonded, security guards on duty from 8

In Compliance
p. Should form a line outside the restaurant, the line shall be kept quiet and orderly at all times. Lines which block the entrances to any other open business or any parking space or any part of the public-right-of way are
In Compliance
q. A copy of the ABC license, business license, health permit, seller's permit, and all other required licenses shall be posted and made readily available to any law enforcement officer.
In Compliance - refer to attachment
r. The premises shall be subject to inspection by members of the Montebello Police Department, Montebello Fire Department, Montebello Code Enforcement, Los Angeles County Department of Public Health or, any other
Ongoing
s. The applicant shall maintain a video surveillance system that captures the entrance(s) and exit(s) of the restaurant, parking lot area, and the interior of their restaurant. Placement of cameras shall be approved by the Montebello Police Department prior to issuance of the Certificate of Occupancy. The recordings shall be kept for a minimum of ninety (90) days. Recordings requested by the Police Department shall be provided immediately. The system shall record during the hours of the business operation' and all equipment must be maintained in good working order at all times.
In Compliance - refer to attachment
t. A responsible person over the age of 21 must be on the premises at all times while the business is open. This person must possess valid identification.
In Compliance
u. No gambling of any type shall be allowed on the premises.
In Compliance
v. The City's Police Department reserves the right to review this Conditional Use Permit at any time if there are excessive calls for service or if the Department feels that the operation of the establishment is a risk to public
Ongoing
w. The City's Police Department reserves the right to close the business if it appears that the continued operation would create an unsafe environment for the employees, patrons, bystanders, or emergency personnel. Examples would include, but not limited to, patrons fighting, overcrowding, unruly crowds, etc.
Ongoing
x. The business owner shall install, maintain, and obtain City permits for a burglary and robbery alarm system. The City's Police Department shall approve the plans for the alarm system and placement of the panic buttons
In Compliance
y. Doors that are not utilized for customer access shall be locked from the outside and have alarmed panic hardware.
In Compliance
z. If police or fire services are required at the location the applicant will be responsible for reimbursing the City of Montebello for all related costs.
Ongoing
aa. If Code Enforcement is required due to any code violations and/or violations of the conditions of this Conditional Use Permit, the applicant will be responsible to reimburse the City of Montebello for all inspections and
Ongoing
bb. An approved Emergency Access Plan shall be provided, subject to review and approval of the Police and Fire Departments prior to issuance of the Certificate of Occupancy.
In Compliance
cc. A signed copy of the Acceptance Form shall be kept at the business and presented to any law enforcement officer on demand.
In Compliance
dd. Any violation of the conditions of this permit may cause the revocation of the subject Conditional Use Permit. These conditions may be modified to reduce the level of review should the operator demonstrate a history of
Ongoing

Exhibit 1

CITY ORDINANCE
9.04.010 DRINKING IN PUBLIC PROHIBITED
DON'T DRINK AND DRIVE, USE ANY OF THESE SERVICES
Uber
lyft
TAXI Montebello
(323) 552-5588
Taxi Express Yellow Cab TAXI
(323) 400-5016
Do you ? Tag us #701restaurantbar or follow us @701restaurantbar
701 RESTAURANT & BAR
WE RESERVE THE RIGHT TO REFUSE THE SERVICE TO ANYONE
NOS RESERVAMOS EL DERECHO DE NEGAR EL SERVICIO O ENTRADA A CUALQUIER PERSONA
DRESS CODE / CODIGO DE VESTIMENTA
STRICTLY ENFORCED ON WEEKEND NIGHTS
APPLICA ESTRICTAMENTE LAS NOCHES DEL FIN DE SEMANA
A PRESENTABLE APPEARANCE WILL BE VERY MUCH APPRECIATED. SINGLETS, TANK TOPS, JOGGING SHORTS, SLIPPERS WILL NOT BE ACCEPTED. BASEBALL HATS MUST BE WORN FORWARD, PANTS MUST BE WORN AT WAIST. NO EXCESSIVELY BAGGY CLOTHING
SE LE AGRADECE UN APARIENCIA PRESENTABLE. CAMISAS SIN MANGAS, SHORTS, SANDALIAS NO SON ACEPTADOS. LAS GORRAS DEBERAN PORTARSE CON LA SOMBRA AL FRENTE. LOS PANTALONES A LA CINTURA, Y LA ROPA EXCESIVAMENTE FLOJA NO SE PERMITEN
NON ALCOHOLIC BEVERAGES WILL BE SOLD TO ANYONE UNDER 21 (PROOF OF AGE REQUIRED)
LAS BEBIDAS NO ALCOHÓLICAS SE VENDERÁN A MENORES DE 21 AÑOS DE EDAD (SE REQUIERE COMPROBANTE DE EDAD)
NO FIREARMS OR WEAPONS PERMITTED ON THIS PROPERTY
NO SE PERMITEN ARMAS DE FUEGO, NI DE NINGÚN TIPO EN ESTA PROPIEDAD
BE WISE
PLEASE DON'T DRINK AND DRIVE USE UBER, LYFT OR TAXI
SEA SABIO
NO MANEJE EBRIO USE UBER, LYFT OR TAXI
UBER
lyft

EXIT

This establishment is regulated by a Conditional Use Permit 07-20 with the City of Montebello

This establishment is regulated by a Conditional Use Permit with the City of Montebello

DON'T DRINK AND DRIVE, USE ANY OF THESE SERVICES

Uber lyft TAXI Montebello Taxi Express Yellow Cab TAXI

(323) 552-5588 (323) 400-5016

EXIT

Push

TUDN

Exhibit 2

701 RESTAURANT & BAR

ENTRADAS

BOTANA DE CAMARONES
Camarones cocidos pelados con, pepino, sal, limón y chile **$18**

3 MINI TOSTADAS DE CEVICHES
1 Camarón 1 Pulpo 1 Robalo **$18**

GUACAMOLE
Con pico de gallo y chips tradicionales **$11**

1/2 DOCENA DE OSTIONES
En su concha **$17**

3 OSTIONES SHOTS
Ostiones en jugo de tomate, limón y chile **$13**

CAMARÓN ROCA
Camarones tempura aderezados con spicy mayonesa acompañado de salsa de la casa **$20**

JALAPEÑOS
Orden de tres jalapeños empanizados rellenos de queso crema y camarón cocido bañados de salsa de chile dulce **$12**

1/2 DOCENA DE OSTIONES EN SU CONCHA PREPARADOS
Ceviche O Callo y Camaron **$25**

ENSALADAS

MARTHA
Ensalada mixta, aderezo de la casa, queso mozzarella, tomate, cebolla, chips y pollo a la parrilla **$18**

ENSALADA CEASAR POLLO A LA PARRILLA
Tomate, queso parmesano, crutones y aderezo Ceasar **$18**

ENSALADA CEASAR C/ SALMON
Tomate, queso parmesano, crutones y aderezo Ceasar **$19**

ENSALADA CEASAR CON CAMARON
Tomate, queso parmesano, crutones y aderezo Ceasar **$19**

BOTANAS

DEL JEFE
Camarón cocido, pulpo con pepino, tomate, cebolla, y agucate **$28**

701
Abulón, camarón cocido, camarón curtido, pulpo, callo de hacha, ostiones, cebolla, aguacate, pepino y salsa verde **$36**

CALLO DE HACHA
Callo de hacha, pepino, cebolla y aguacate **$32**

AGUACHILES

Selección de Salsas ROJA - VERDE - CHILPITIN - NEGRA - PIÑA - MANGO - HABANERA

MIXTO
Pulpo, callo, camaron curtido, camaron cocido pepino, cebolla, tomate y aguacate **$32**

CAMARÓN COCIDO
Pepino, cebolla, tomate y aguacate **$26**

CALLO DE HACHA
Callo de hacha, Pepino, cebolla, tomate y aguacate **$36**

CAMARÓN CURTIDO
Pepino, cebolla, tomate y aguacate **$26**

SUSHI ROLLS

LANGOSTA
Camarón, kanikama, aguacate, pasta de langosta flameada con un toque de salsa de chili sweet **$23**

TUNA SPICY
Camarón, queso crema, y spicy tuna **$18**

CALIFORNIA ROLL
Camaron, cangrejo, pepino, queso crema, y aguacate **$14**

GUAMUCHILITO (EMPANIZADO)
Cangrejo, tampico, queso crema, aguacate, y pepino **$18**

DEL CHEF
láminas de pepino relleno de salmón, atún, queso crema, aguacate y kanikama **$20**

SALMÓN - TOSHIRO
Camarón, salmón horneado y topping de camarom **$18**

CORONADO (EMPANIZADO)
Camaron, kanikama, y tampico **$19**

MONTEBELLO
Camaron, salmon, callo, pulpo, queso crema, pepino y aguacate **$21**

PLATOS

PLATOS SERVIDOS CON FRIJOL TIENEN OPCIONES DE FRIJOLES REFRITOS, CHARROS

O FRIJOL NEGRO

CAMARONES A LA DIABLA
Camarones cocinados con salsa roja picante servidos con ensalada, arroz y frijol. **$20**

CAMARONES BRAVOS
Camarones cocinados en salsa picante servidos con arroz **$20**

PULPO ASADO
Pulpo sasonado ala parrilla servido con ensalada y papas salteadas **$26**

LOBSTER DE LA CASA
Cocinado al mojo de ajo y vino blanco servido con ensalada y papas salteadas **$42**

LANGOSTINOS ZARANDEADOS
Cocinados y sasonados ala plancha con queso fundido en plato caliente servidos con ensalada y arroz **$30**

TILAPIA FRITA
servida con ensalada, arroz, frijol y pico de gallo **$17**

CAMARONES RANCHEROS
camarones cocinados con chile de campana, cebolla, y tomate servidos con frijoles, ensalada y arroz **$20**

CAMARONES COSTA AZUL
Camarones envueltos con tocino rellenos con queso mozzarella y servidos con ensalada, arroz y frijol. **$25**

CAMARONES COCO
Camarones empanizados en coco servidos con ensalada, arroz, frijol y salsa de la casa **$25**

LANGOSTINOS
Cocinados con salsa roja picante servidos con ensalada y arroz **$29**

CHILE RELLENO
Chile poblano relleno de queso oaxaca con salsa ranchera y aguacate servido con arroz y frijol **$17**

ALAMBRE TROPICAL
servido en media Piña con camaron, pulpo y callo servido con frijol, arroz y ensalada **$42**

TORRES

CALLO DE HACHA
Combinación de callo hacha y robalo, cebolla morada, pepino, aguacate y salsa verde **$27**

SALMÓN
aguacate, cebolla, camarón cocido y salmón picante y salsa roja **$26**

701 TOWER
Atún, salmón, camarón curtido, pulpo, camarón cocido, callo de hacha, abulon, cebolla y aguacate **$29**

CAMARÓN
Base de ceviche de camarón, camarón aguachile, camarón cocido, aguacate y cebolla morada **$25**

TUNA
callo robalo, camarón curtido, atun cebolla y aguacate **$26**

FAJITAS

OPCIONES FRIJOLES REFRITOS, FRIJOLES NEGROS O CHARROS

VEGETARIANA
Servidas con arroz, ensalada, frijol, pico de gallo, crema y guacamole **$19**

POLLO
Servidas con arroz, ensalada, frijol, pico de gallo, crema y guacamole **$22**

TRIO (ARRACHERA, CAMARON Y POLLO)
Servidas con arroz, ensalada, frijol, pico de gallo, crema y guacamole **$26**

CARNE ARRACHERA (USDA PRIME)
Servidas con arroz, ensalada, frijol, pico de gallo, crema y guacamole **$24**

CAMARON
Servidas con arroz, ensalada, frijol, pico de gallo, crema y guacamole **$24**

CEVICHES

CAMARON CURTIDO
tomate, pepino, cilantro, cebolla, limón y jugo de tomate **$17**

CAMARON COCIDO
tomate, pepino, cilantro, cebolla, limón y jugo de tomate **$17**

CEVICHE ESPECIAL MITOTERO
Combinación de mariscos, Atún, salmón, pulpo, camarones, pescado, abulon, callo de hacha **$20**

CEVICHE DE ATUN CON MANGO
Preparado con cebolla morada, pepino y mango **$19**

PESCADO
tomate, pepino, cilantro, cebolla, limón y jugo de tomate **$15**

CAMARON Y PULPO
tomate, pepino, cilantro, cebolla, limón y jugo de tomate **$18**

CEVICHE DE CAMARON CON MANGO
Preparado con cebolla morada, pepino y mango **$19**

CEVICHE DE SALMON CON MANGO
Preparado con cebolla morada, pepino y mango **$19**

TACOS

TACO DE CAMARON (CAPEADO)
servidos con repollo, pico de gallo, cebolla morada curtida y aderezo chipotle **$7**

TACO DE PESCADO (CAPEADO)
servidos con repollo, pico de gallo, cebolla morada curtida y aderezo chipotle **$6**

TACO GOBERNADOR
tortilla ala parrilla con queso fundido y camaron cocinado servidos con repollo, pico de gallo, cebolla morada curtida y aderezo chipotle **$7**

TACO MARLIN
tortilla ala parrilla con queso fundido, atun ahumado servidos con repollo, pico de gallo, cebolla morada curtida y aderezo chipotle **$7**

2 TACOS DE CARNE ASADA
Pico de Gallo y guacamole **$15**

COCTELES

CAMARÓN
Pepino, tomate, cebolla y aguacate **$21**

CAMARÓN Y PULPO
Pepino, tomate, cebolla and avocado **$22**

CAMPECHANA
Camaron cocido, camaron curtido, atun, salmon, ostion, pulpo, abulon, callo de hacha, robalo, pepino, tomate, y cebolla **$25**

MENU DE NIÑOS

TACO ASADA
Acompañado con papas fritas **$9**

QUESADILLA
Queso mozzarella gratinado acompañado con papas fritas **$9**

TIRITAS DE POLLO
Tiras de pollo empanizadas acompañadas de papas fritas **$11**

MICHEM BURRITO
Mini burrito frito con queso crema, camarón y papas fritas **$9**

CAMARONES ANNE
Camarones empanizados con queso crema **$10**

MARGARITAS

SKINNY **$13**

ESPECIAL (SANDIA) **$13**

DE LA CASA **$13**

CADILLAC **$16**

MANGO $13

FRESA $13

MATADOR $13

FROZEN MANGO $13

DRAGON $14

TAMARINDO $13

PEPINO JALAPEÑO $13

VAMPIRO $13

FROZEN STRAWBERRY $13

IPA $13
Vodka

CERVEZAS

CERVEZAS IMPORTADAS $6
Modelo, Tecate Light, Pacifico, Corona, Corona Light, Negra modelo, XX, Heineken, Corona Familiar, Estrella Jalisco, Victoria, Michelob ultra

CERVEZAS $6
Bud Light, Budweiser

MICHELADA $12

MICHELADA C/CAMARON $16

BEBIDAS

JAMAICA $3.5
16oz

HORCHATA $3.5
16oz

TAMARINDO $3.5
16oz

PIÑA $3.5
16oz

PEPSI $3.5
16oz

DIET, PEPSI $3.5
16oz

SIERRA MIST $3.5
16oz

RASPBERRY $3.5
16oz

LIMONADA $3.5
16oz

SWEET & SOUR $3.5
16oz

POSTRES

CREME BRULEE $8

PETITE DULCE DE LECHE $9

DULCE DE LECHE CHEESE BITES(4 PIECES) $7

PETITE CHOCOLATE TRUFFLE $8

CHOCOLATE MOUSSE CUT $8

RASPBERRY CHEESE BITES(4 PIECES) $7

CHOCOLATE TRUFFLE CHEESE BITES(4 PIECES) $8

STRAWBERRY CHEESECAKE $8

DESAYUNOS

OPCIONES FRIJOLES REFRITOS, CHARROS O FRIJOL NEGRO

CHILAQUILES (SALSA ROJA/SALSA VERDE)
cocinados con salsa al gusto y queso oxaca servidos con arroz, frijol, crema. panela y aguacate $12

CHILAQUILES CON CARNE(POLLO O CARNE ASADA) $17

HUEVOS DIVORCIADOS
Montados en tortilla frita bañados con salsa verde y salsa roja separados por guarnición de frijol y arroz con aguacate y queso $12

CHORIZOS CON HUEVOS
servido con arroz, frijol, queso panela y aguacate $14

CHILAQUILES / HUEVOS
cocinados con salsa al gusto y queso oxaca servidos con arroz, frijol, crema, panela y aguacate $13

HUEVOS RANCHEROS
Bañados de salsa ranchera, cocinados con tomates, chile verde, cebolla, chile serrano, cilantro y jugo de tomate, acompañado de frijoles arroz con queso y aguacate $12

HUEVOS A LA MEXICANA $12

BEBIDAS CALIENTES

CAFE $3.5

CAFÉ DESCAFEINADO $3.5

CHOCOLATE CALIENTE $3.5

TÉ CALIENTE $3.5

CORTES ALA PARRILLA

CARNE TAMPIQUEÑA FILET MIGNON (USDA PRIME)
Montado en plato chillón servida con cebollitas fritas, frijol, arroz, pico de gallo, ensalada y guacamole. $45

ARRACHERA ASADA (USDA PRIME)
Arracherra asada sobre plato chillón acompañada de cebollitas fritas, frijol, arroz, pico de gallo, ensalada y guacamole. $32

TOMAHAWK STEAK (USDA PRIME) 2LBS
Servido con guacamole, pico de gallo, papas sarteneadas y ensalada $110

T-BONE STEAK (USDA PRIME)
Servido con ensalada y papas salteadas $42

RIB-EYE STEAK (USDA PRIME)
Servido con ensalada y papas salteadas $43

701 VIP COCKTAILS

LA DAMA & EL REY
Tequila Don Julio Reposado $20

PIÑA COLADA $14

PALOMA NEGRA $14

CANTARITO $15

BLOODY MARY $14

STRAWBERRY MOJITO $14

AMOR ETERNO $14

SUNRISE TEQUILA $14

DIABLITO COCKTAIL $15

MOJITO $14

LONG ISLAND ICE TEA $14

HORCHATA COCKTAIL $14

SABOR AMI $14

VODKA & CRANBERRY $14

GIN & TONIC $13

JAGER BOMB $13

CAZUELITA $28.00

AMOR DE UN RATO $14

SANGRE AZUL XVIII
Buchannan's 18 $20

MUJER DE NADIE $14

PINK VODKA LEMONADE $13

SANGRIA $14

JAGER BOMB GOODNIGHT $13

MOSCOW MULE $13

SANGRE DE REY XII
Buchannan's 12 $14

701 GOLD SIGNATURE
Tequila Don Julio 70 $20

MARTINIS

COSMOPOLITAN $12

VAMPIRE KISS $12

HALLOWEEN PURPLE $12

CLASICO $12

APPLETINI $12

701 GOLD MARTINI $14

WHISKEY

OLD FASHIONED $14

701 SOUR $14

MANHATTAN $14

TEQUILA SHOTS

1 oz

DON JULIO
Blanco-$10, Reposado-$12, Anejo-$14, 70-$16 1942,$30 1942 Orange,$30

PATRON
Silver-$10, Reposado-$12, Anejo-$14

1800
Silver-$10, Reposado-$12, Anejo-$14

FORTALEZA
Blanco-$13, Reposado-$15,

CASAMIGOS
Blanco-$13, Reposado-$14

TEQUILA OCHO
Reposado-$14, Anejo-$15

CENTENARIO
Plata-$10, Reposado-$12, Anejo-$13

TEQUILA DE LA CASA
$8

CASAMIGOS
blanco-$13, reposado-$14

CASA NOBLE
cristal-$12, reposado-$13, anejo-$14

MANDALA
Blanco,$10 Reposado,$12 Anejo,$14 Extra anejo,$30

CLASE AZUL
Plata,$25 Reposado,$30

HERRADURA
Silver,$8 Reposa,$10 Anejo,$12 Ultra,$16 Suprema,$75

ADITICVO
Plata,$12 Extra anejo,$20 Cristalino,$22

DAME MAS
Reposado,$20 Extra Anejo,$30

MEXICAN CANDY SHOTS

BANDERA SHOTS

MEZCAL SHOTS

1 oz

SILENCIO
Espadin,$8 Joven,$13 **?**

CASAMIGOS
Joven,$13 **?**

TOSBA
Espadin,$12 Pechuga,$16 Tobala,$20 **?**

SOMBRA
Joven,$8 **?**

PELOTON
Joven,$8 **?**

MONTE LOBOS
Espadin,$8 **?**

LOS JAVIS
Joven espadin,$9 Reposado espadin,$12 **?**

WHISKY SHOTS

1 oz

MACALLAN
12,$12 Gold,$13 18,$20 **?**

YAMAZAKI
12,$30 **?**

WOODFORD RESERVE
$8 **?**

AMERICAN HONEY
$8 **?**

GREEN LABEL
$12 **?**

GOLD LABEL
$12 **?**

JACK DANIELS
$8 **?**

BUCHANAN'S
12$9 18$16 Red seal$30 **?**

HIBIKI
Harmony,$15 **?**

BLUE LABEL
$30 **?**

COGNAC SHOTS

1 oz

REMY MARTIN
1738,$10 Vosp,$10 Ox,$30 **?**

HENNESSY
Vs,$10 Black,$10 Vosp,$13 **?**

SHOTS ESPECIALES

1 oz

PATRON EN LALIQUE
Tequila **$900**

REMY MARTIN LOUIS XIII
Cognac **$500**

CLASE AZUL GERRERO
Mezcal **$170**

CLASE AZUL DURANGO
Mezcal **$60**

CLASE AZUL GOLD
Tequila $180

DON JULIO REAL
Tequila $120

PATRON PIEDRA
Tequila $80

CLASE AZUL ULTRA
Tequila $350

GRAND PATRON BURDEOS
Tequila $80

CLASE AZUL ANEJO
Tequila $120

Exhibit 3

Condition 2n: Employees must complete alcohol awareness training program with the ABC

List of Employees	RBS Certified	Certificate Attached
Marilin Alvarez	Yes	Yes
Leslie Gonzalez	Yes	Yes
Gustavo Guzman	Yes	Yes
Alondra Hernandez	Yes	Yes
Iriam Lopez	Yes	Yes
Rey Lopez	Yes	Yes
Damitsa Manjarrez	Yes	Yes
Sergio Pelechu	Yes	Yes
Santos Perez	Yes	Yes
Alonso Sepulveda	Yes	Yes
Natali Torres	Yes	Yes

StateFoodSafety
Food Safety Training & Certification™

Certificate of Completion

Awarded to

Marilin Alvarez

For successfully completing the

California Responsible Beverage Service Training Course

10c7dh-j2958af
Certificate Verification Number

Dec 14, 2021
Issue Date (valid for 3 years)

Bryan Chapman, CCFS, CP-FS
CEO, StateFoodSafety
711 Timpanogos Pkwy; Orem, UT

Scan with a smart device to verify.

StateFoodSafety
Food Safety Training & Certification™

Certificate of Completion

Awarded to

Leslie Gonzalez

For successfully completing the

California Responsible Beverage Service Training Course

108d93-j1ki2b8
Certificate Verification Number

Nov 23, 2021
Issue Date (valid for 3 years)

Bryan Chapman, CCFS, CP-FS
CEO, StateFoodSafety
711 Timpanogos Pkwy; Orem, UT

Scan with a smart device to verify.

StateFoodSafety
Food Safety Training & Certification™

Certificate of Completion

Awarded to

GUSTAVO GUZMAN

For successfully completing the

California Responsible Beverage Service Training Course

103570-j1909bd
Certificate Verification Number

Oct 27, 2021
Issue Date (valid for 3 years)

Bryan Chapman, CCFS, CP-FS
CEO, StateFoodSafety
711 Timpanogos Pkwy; Orem, UT

Scan with a smart device to verify.

StateFoodSafety
Food Safety Training & Certification™

Certificate of Completion

Awarded to

Alondra Hernandez

For successfully completing the

California Responsible Beverage Service Training Course

108i99-j20f7ha
Certificate Verification Number

Nov 25, 2021
Issue Date (valid for 3 years)

Bryan Chapman, CCFS, CP-FS
CEO, StateFoodSafety
711 Timpanogos Pkwy; Orem, UT

Scan with a smart device to verify.

StateFoodSafety
Food Safety Training & Certification™

Certificate of Completion

Awarded to

Iriam Lopez

For successfully completing the

California Responsible Beverage Service Training Course

10c50a-j2909j1
Certificate Verification Number

Dec 14, 2021
Issue Date (valid for 3 years)

Bryan Chapman, CCFS, CP-FS
CEO, StateFoodSafety
711 Timpanogos Pkwy; Orem, UT

Scan with a smart device to verify.

StateFoodSafety
Food Safety Training & Certification™

Certificate of Completion

Awarded to

Rey Lopez

For successfully completing the

California Responsible Beverage Service Training Course

10c4f4-j28jhb5
Certificate Verification Number

Dec 13, 2021
Issue Date (valid for 3 years)

Bryan Chapman, CCFS, CP-FS
CEO, StateFoodSafety
711 Timpanogos Pkwy; Orem, UT

Scan with a smart device to verify.

StateFoodSafety
Food Safety Training & Certification™

Certificate of Completion

Awarded to

Damitsa Manjarrez

For successfully completing the

California Responsible Beverage Service Training Course

10c4f7-j28jhg2
Certificate Verification Number

Dec 13, 2021
Issue Date (valid for 3 years)

Bryan Chapman, CCFS, CP-FS
CEO, StateFoodSafety
711 Timpanogos Pkwy; Orem, UT

Scan with a smart device to verify.

StateFoodSafety
Food Safety Training & Certification ™

Certificate of Completion

Awarded to

Sergio Pelechu

For successfully completing the

California Responsible Beverage Service Training Course

107f26-j1i881b
Certificate Verification Number

Nov 17, 2021
Issue Date (valid for 3 years)

Bryan Chapman, CCFS, CP-FS
CEO, StateFoodSafety
711 Timpanogos Pkwy; Orem, UT

Scan with a smart device to verify.

StateFoodSafety
Food Safety Training & Certification ™

Certificate of Completion

Awarded to

Santos Perez

For successfully completing the

California Responsible Beverage Service Training Course

10c845-j2965f9
Certificate Verification Number

Dec 14, 2021
Issue Date (valid for 3 years)

Bryan Chapman, CCFS, CP-FS
CEO, StateFoodSafety
711 Timpanogos Pkwy; Orem, UT

Scan with a smart device to verify.

StateFoodSafety
Food Safety Training & Certification™

Certificate of Completion

Awarded to

alonso sepulveda

For successfully completing the

California Responsible Beverage Service Training Course

10c7ff-j295bc7
Certificate Verification Number

Dec 14, 2021
Issue Date (valid for 3 years)

Bryan Chapman, CCFS, CP-FS
CEO, StateFoodSafety
711 Timpanogos Pkwy; Orem, UT

Scan with a smart device to verify.

StateFoodSafety
Food Safety Training & Certification

Certificate of Completion

Awarded to

Natali Torres

For successfully completing the

California Responsible Beverage Service Training Course

109f5k-j2343jg
Certificate Verification Number

Dec 1, 2021
Issue Date (valid for 3 years)

Bryan Chapman, CCFS, CP-FS
CEO, StateFoodSafety
711 Timpanogos Pkwy; Orem, UT

Scan with a smart device to verify.

Exhibit 4

Condition 2(o) – Designate Driver Program

The restaurant has established a designated driver program to reduce the potential of patrons driving under the influence. The program will be promoted for every party consisting of two or more who place an order for alcoholic beverages. Servers will inform the patrons that free non-alcoholic drinks will be available to an individual who is not ordering alcoholic beverages to encourage a designated driver for the table. Non-alcoholic drinks available include Pepsi, Diet Pepsi, Sierra Mist, Raspberry iced tea, Sweet and Sour tea, lemonade and freshly made options Jamaica, Horchata, Tamarindo and Pineapple.

Exhibit 5

701 RESTAURANT & BAR
620 W WHITTIER BLVD
MONTEBELLO CA. 90640

System Financial

From 01-Nov-2021 00:10 To 01-Dec-2021 00:10

Cash Balance Section

Gross Sales	$156444.72
Total Due Est	$156444.72
CREDIT CARD	$97466.20 -
Total Cash Due	$58978.52

Discount Section

Description	Count	Amount	Percent
EMPLOY DISC	43	$2579.65 -	100.00 %
Total	43	$2579.65 -	100.00 %

Major Group Section

Description	Amount	Percent
FOOD	$79258.79 +	50.66%
BEVERAGE	$15782.48 +	10.09%
BEER & WINE	$20547.78 +	13.13%
LIQUOR	$37958.15 +	24.26%
MISC	$2897.52 +	01.86%
DISCOUNTS	$2579.65	
Total	153865.07	

701 RESTAURANT & BAR
620 W WHITTIER BLVD
MONTEBELLO CA. 90640

System Financial

From 01-Oct-2021 00:10 To 01-Nov-2021 00:10

Cash Balance Section

Gross Sales	$145700.89
Total Due Est	$145700.89
CREDIT CARD	$90806.66 -
Total Cash Due	$54894.23

Discount Section

Description	Count	Amount	Percent
EMPLOY DISC	38	$2017.89 -	100.00 %
Total	38	$2017.89 -	100.00 %

Major Group Section

Description	Amount	Percent
FOOD	$74850.45 +	51.37%
BEVERAGE	$14789.45 +	10.15%
BEER & WINE	$19786.78 +	13.58%
LIQUOR	$33695.72 +	23.13%
MISC	$2578.49 +	01.77%
DISCOUNTS	$2017.89	
Total	143683.00	

Cash Balance Section

Gross Sales	$124678.42
Total Due Est	$124678.42
CREDIT CARD	$74798.84 -
Total Cash Due	$49879.58

Discount Section

Description	Count	Amount	Percent
EMPLOY DISC	35	$1879.55 -	100.00 %
Total	35	$1879.55 -	100.00 %

Major Group Section

Description	Amount	Percent
FOOD	$63547.89 +	50.97%
BEVERAGE	$12578.49 +	10.09%
BEER & WINE	$17894.69 +	14.35%
LIQUOR	$29077.79 +	23.32%
MISC	$1579.56 +	01.27%
DISCOUNTS	$1879.55	
Total	122798.87	

Cash Balance Section

Gross Sales	$127800.70
Total Due Est	$127800.70
CREDIT CARD	$78854.50 -
Total Cash Due	$48946.20

Discount Section

Description	Count	Amount	Percent
EMPLOY DISC	41	$2150.23 -	100.00 %
Total	41	$2150.23 -	100.00 %

Major Group Section

Description	Amount	Percent
FOOD	$66945.24 +	52.38%
BEVERAGE	$13578.20 +	10.62%
BEER & WINE	$19246.29 +	15.06%
LIQUOR	$25927.39 +	20.29%
MISC	$2103.58 +	01.65%
DISCOUNTS	$2150.23	
Total	125650.47	

System Financial

From 01-Jul-2021 00:10 To 01-Aug-2021 00:10

Cash Balance Section

Gross Sales	$124900.05
Total Due Est	$124900.05
CREDIT CARD	$81736.18 -
Total Cash Due	$43163.87

Discount Section

Description	Count	Amount	Percent
EMPLOY DISC	39	$1978.65 -	100.00 %
Total	39	$1978.65 -	100.00 %

Major Group Section

Description	Amount	Percent
FOOD	$65987.50 +	52.83%
BEVERAGE	$11578.96 +	09.27%
BEER & WINE	$18654.21 +	14.94%
LIQUOR	$26691.86 +	21.37%
MISC	$1987.52 +	01.59%
DISCOUNTS	$1978.65	
Total	122921.40	

701 RESTAURANT & BAR
620 W WHITTIER BLVD
MONTEBELLO CA. 90640

System Financial

From 01-Jun-2021 00:10 To 01-Jul-2021 00:10

Cash Balance Section

Gross Sales	$128204.11
Total Due Est	$128204.11
CREDIT CARD	$81324.59-
Total Cash Due	$46879.52

Discount Section

Description	Count	Amount	Percent
EMPLOY DISC	37	$1647.58 -	100.00 %
Total	37	$1647.58 -	100.00 %

Major Group Section

Description	Amount	Percent
FOOD	$66135.23 +	51.99%
BEVERAGE	$12788.98 +	09.98%
BEER & WINE	$19546.25 +	15.25%
LIQUOR	$27628.42 +	21.55%
MISC	$2105.23 +	01.64%
DISCOUNTS	$1647.58	
Total	126556.53	

701 RESTAURANT & BAR
620 W WHITTIER BLVD
MONTEBELLO CA. 90640

System Financial

From 01-May-2021 00:10 To 01-Jun-2021 00:10

Cash Balance Section

Gross Sales	$120591.45
Total Due Est	$120591.45
CREDIT CARD	$75377.13-
Total Cash Due	$45214.32

Discount Section

Description	Count	Amount	Percent
EMPLOY DISC	35	$1548.97 -	100.00 %
Total	35	$1548.97 -	100.00 %

Major Group Section

Description	Amount	Percent
FOOD	$62549.23 +	51.87%
BEVERAGE	$10522.21 +	08.73%
BEER & WINE	$18978.45 +	15.74%
LIQUOR	$26862.67 +	22.28%
MISC	$1678.89 +	01.39%
DISCOUNTS	$1548.97	
Total	119042.48	

Cash Balance Section

Gross Sales	$95680.98
Total Due Est	$95680.98
CREDIT CARD	$63118.86 -
Total Cash Due	$325662.12

Discount Section

Description	Count	Amount	Percent
EMPLOY DISC	31	$1215.47 -	100.00 %
Total	31	$1215.47 -	100.00 %

Major Group Section

Description	Amount	Percent
FOOD	$49840.49 +	52.09%
BEVERAGE	$9548.98 +	09.98%
BEER & WINE	$14698.14 +	15.36%
LIQUOR	$19903.50 +	20.80%
MISC	$1689.87 +	01.77%
DISCOUNTS	$1215.47	
Total	94465.51	

701 RESTAURANT & BAR
620 W WHITTIER BLVD
MONTEBELLO CA. 90640

System Financial

From 01-Mar-2021 00:10 To 01-Apr-2021 00:10

Cash Balance Section

Gross Sales	$84056.81
Total Due Est	$84056.81
CREDIT CARD	$58578.03-
Total Cash Due	$25478.78

Discount Section

Description	Count	Amount	Percent
EMPLOY DISC	26	$1025.46 -	100.00 %
Total	26	$1025.46 -	100.00 %

Major Group Section

Description	Amount	Percent
FOOD	$45028.41 +	53.27%
BEVERAGE	$5961.12 +	07.09%
BEER & WINE	$15075.97 +	17.94%
LIQUOR	$16564.99 +	19.71%
MISC	$1426.32 +	01.70%
DISCOUNTS	$1025.46	
Total	83031.35	

701 RESTAURANT & BAR
620 W WHITTIER BLVD
MONTEBELLO CA. 90640

System Financial

From 01-Feb-2021 00:10 To 01-Mar-2021 00:10

Cash Balance Section

Gross Sales	$65797.20
Total Due Est	$65797.20
CREDIT CARD	$46339.97 -
Total Cash Due	$19457.23

Discount Section

Description	Count	Amount	Percent
EMPLOY DISC	21	$879.32-	100.00 %
Total	21	$897.32 -	100.00 %

Major Group Section

Description	Amount	Percent
FOOD	$36898.60 +	56.08%
BEVERAGE	$3846.18 +	05.85%
BEER & WINE	$23075.97 +	35.07%
LIQUOR	+	
MISC	$1976.45 +	03.00%
DISCOUNTS	$ 897.32 -	
Total	64899.88	

701 RESTAURANT & BAR
620 W WHITTIER BLVD
MONTEBELLO CA. 90640

System Financial

From 01-Jan-2021 00:10 To 01-Feb-2021 00:10

Cash Balance Section

Gross Sales	$00.00
Total Due Est	$00.00
CREDIT CARD	$00.00 -
Total Cash Due	$00.00

Discount Section

Description	Count	Amount	Percent
EMPLOY DISC		$00.00 -	00.00 %
Total		$00.00 -	00.00 %

Major Group Section

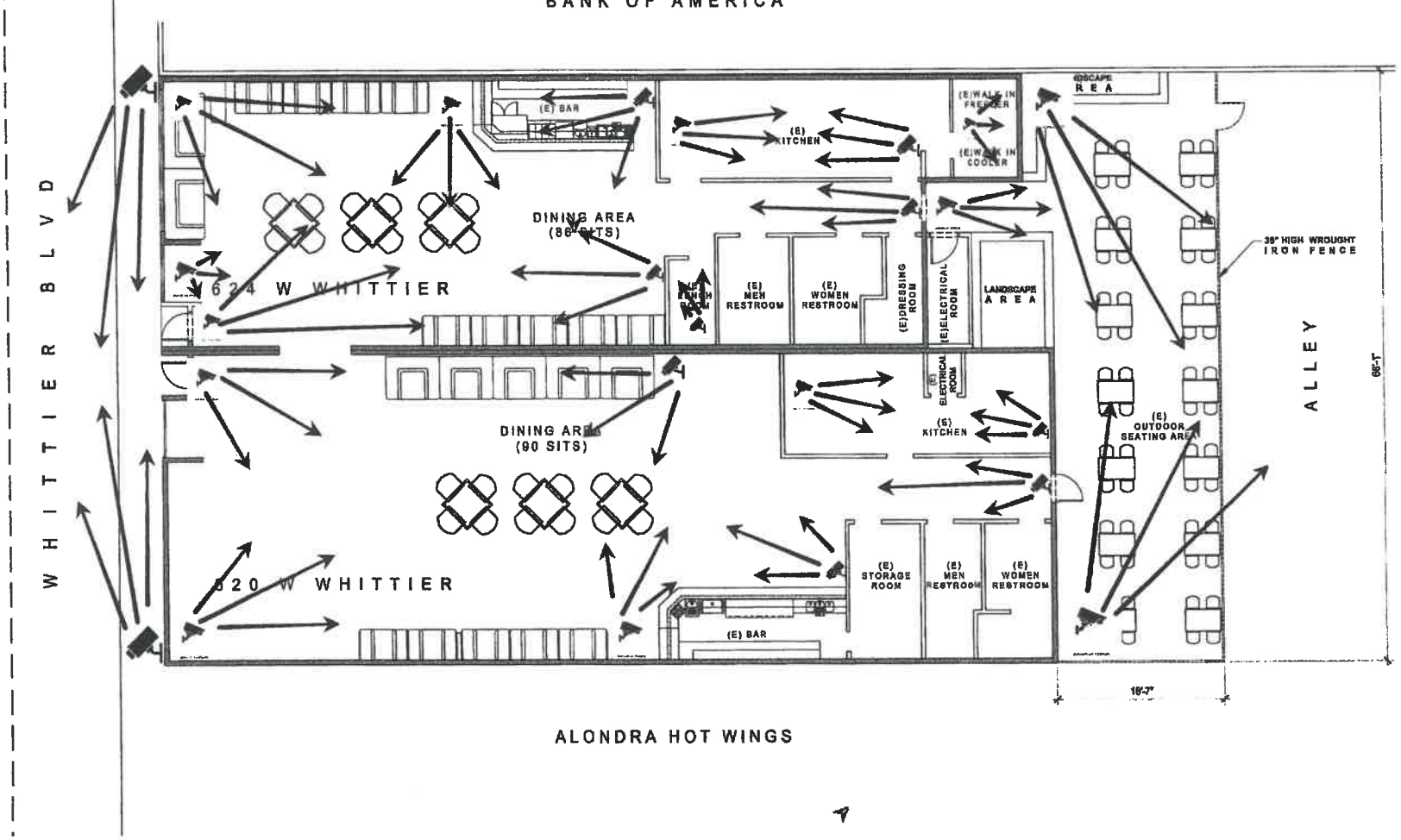
Description	Amount	Percent
FOOD	$00.00 +	00.00%
BEVERAGE	$00.00 +	00.00%
BEER & WINE	$00.00 +	00.00%
LIQUOR	+	
MISC	$00.00 +	00.00%
DISCOUNTS	$ 000.00 -	
Total	00.00	

Exhibit 6

701 RESTAURANT

620 / 624 W WHITTIER BLVD. MONTEBELLO, CA 90640

SECURITY CAMERAS PLAN



SECURITY CAMERAS PLAN — SCALE 3/16"=1'-0" A

CONCOR designs

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF CONCOR DESIGNS AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH CONCOR DESIGNS

701 RESTAURANT & BAR

701 RESTAURANT
620 / 624 W WHITTIER BLVD
MONTEBELLO, CA 90640

REVISIONS		
	REV./ISSUE	DATE

DATE: 07.21.2020

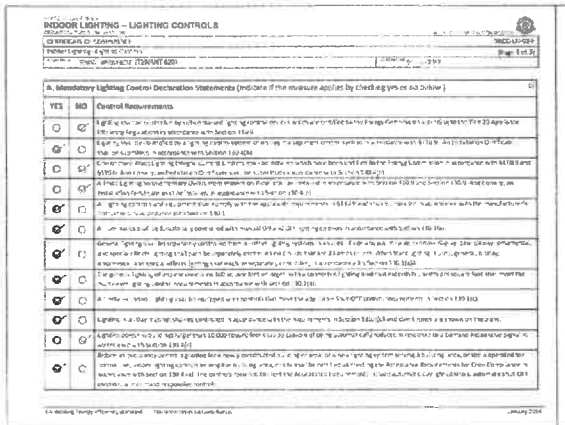
SCALE: AS SHOWN

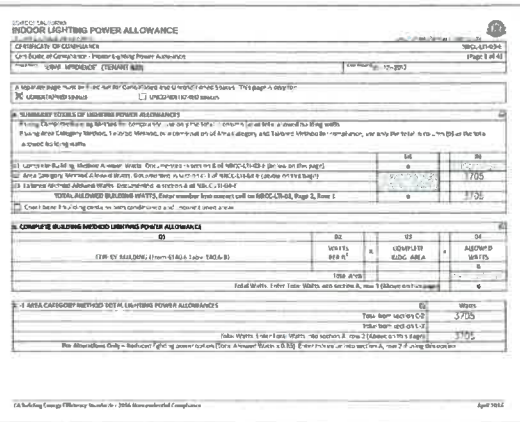
SHEET NAME
OUTDOOR SEATING LAYOUT

SHEET NO.
SK.01

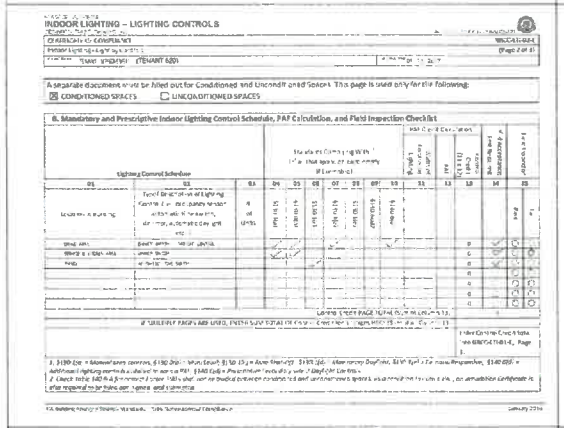
CAMERA PLANS APPROVED

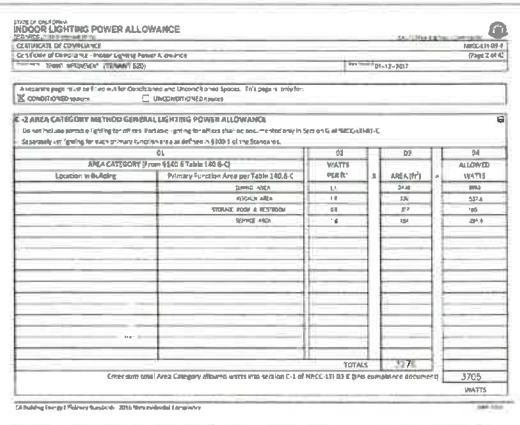
Exhibit 7


INDOOR LIGHTING – LIGHTING CONTROLS

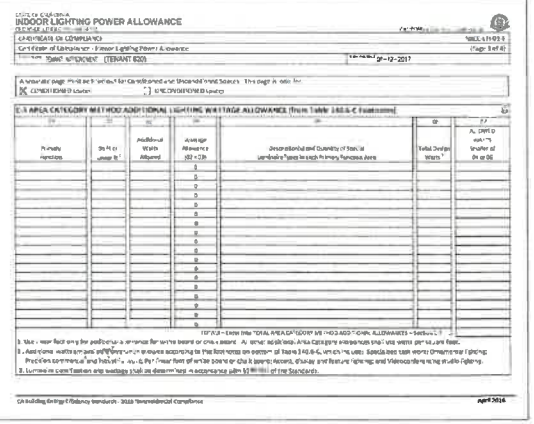

INDOOR LIGHTING POWER ALLOWANCE

INDOOR LIGHTING POWER ALLOWANCE


INDOOR LIGHTING – LIGHTING CONTROLS


INDOOR LIGHTING POWER ALLOWANCE

INDOOR LIGHTING – LIGHTING CONTROLS


INDOOR LIGHTING POWER ALLOWANCE

D.L. Design

REVISIONS | BY

JS ENGINEERING, INC

Review of the plans, specifications, reports, studies or calculations are solely to confirm that they meet the requirements of design codes and fully functional as presented in the documents submitted. Interpretations has not conducted a separate and independent investigation of the calculations to confirm the design. Any changes, alterations to any of the documents submitted without the written permission of the reviewer will invalidate the review process. The rendering of this document shall not relieve the [illegible] of any [illegible] violation of any [illegible] Jurisdictions Engineer assumes no liability for any errors or omissions [illegible]

Reviewed by: _____ Date: _____

Sheet Title (620) TITLE-24

Project Name
WHITTIER TEPPANYAKI RESTAURANT AND FESTIVAL RESTAURANT
620 - 624 W. WHITTIER BLVD. MONTEBELLO, CA 90640

Date 09/2016
Scale AS SHOW
Drawn DL
Job
Sheet E-7
Of Sheets

APPROVED 1-13-22
G. DAVID KIM MPD

INDOOR LIGHTING

CERTIFICATE OF COMPLIANCE

Indoor Lighting

Project Name: TENANT IMPROVEMENT (TENANT 620)

A. General Information

Climate Zone: 8	Conditioned Floor Area: 5,705		
	Unconditioned Floor Area: 0		
B. Lighting Power	X Mandatory Measures	High-Rise Residential	Hotel/Motel
Schedules	Prescriptive Path Measures	Outdoor Lighting Zone(s)	Sleeping Units
Performance Calculations	New Construction	Addition	Alteration
Method of Compliance	Energy Budget	Area Category	Tailored
Project Address			

C. Lighting Compliance Documents (check all that apply for each document listed)

YES	NO	Check Box	
X		NRCC-PRF-E	Certificate of Compliance. All pages required on sheets for all submittals
X		NRCC-MCH-E	ASHRAE 90.1 Mandatory Compliance, and HVAC Provisions. All pages required on sheets for all submittals
X		NRCC-LTG-E	Indoor Lighting Power Allowance
		NRCC-LTI-E	Indoor Lighted Interiors
		NRCC-LTO-E	Low-Voltage Track Lighting Miscellaneous
		NRCC-LTR-E	Indoor Lighting Tailoring Checklist

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance — April 2016

INDOOR LIGHTING

CERTIFICATE OF COMPLIANCE — NRCC-LTI-01-E — (Page 4 of 6)

Indoor Lighting

Project Name: TENANT IMPROVEMENT (TENANT 620) — Date Prepared: 07-12-2017

E. Installed Portable Luminaires in Offices – Exception to Section 140.6(a)

This section only applies to Tenant Improvement projects in offices greater than 100 ft². All other projects shall enter "0" on page 1 of this compliance document.

- This section is used to determine if greater than 0.5 watts of dedicated lighting is provided for any office.
- If not, a screwable fixture for each office shall be specified. These fixtures shall be controlled by the same general area, switchable lighting that serves the office.
- Shall not be subject to shut off by the lighting system.

Office Portable Luminaire Schedule								Office Locations	Panel Schedule
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
Complete luminaire Description (i.e., 2 x 4 Lens Troffer with 4 lamps and 2 ballasts)	Total # per schedule	Maximum # of watts/fixture	Installed wattage per fixture (Watts + Watts for Ballast)	Total # that will be controlled by occupant sensor	Watts per fixture (Col 4 + Col 5)	Total Watts (Col 3 x Col 6)	ANSI C-78.1	Identify Office areas in which these portable luminaires are installed	Panel Schedule
			0		0	0			
			0		0	0			
			0		0	0			
			0		0	0			
			0		0	0			
Total Watts of portable Luminaires watts that are greater than 0.5 watts per office:								Enter sum total of all pages. Use NRCC-LTI-01-E, Page 2	

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance — April 2016

INDOOR LIGHTING

CERTIFICATE OF COMPLIANCE — NRCC-LTI-01-E — (Page 3 of 6)

Indoor Lighting

Project Name: TENANT IMPROVEMENT (TENANT 620) — Date Prepared: 07-12-2017

C. Summary of Allowed Lighting Power

Luminaires and Lighting Controls that are not Tandem Wired are Considered Separate

		Indoor Lighting Power for Conditioned Spaces		Outdoor Lighting Power for Unconditioned Spaces	
		Watts	Area	Watts	Area
01	Installed Lighting (Table C, Page 3)	5705			
02	Tailored Lighting for Offices (NRCC-LTI-E, Table C, Page 4)				
03	Additional Installed Lighting Power (NRCC-LTI-E, Page 4)				
04	Allowed Installed Lighting Power (Table B, Page 3)	5705			
05	Compliance Installed Lighting Power (Col 01 + Col 02 + Col 03)				
06	Allowed Lighting Power (Table B, Page 3)				

Compliance with maximum allowed power? Is the proposed lighting power less than or equal to the allowed lighting power? (Col 05 ≤ Col 06)

D. Declaration of Required Certificates of Installation

Check all boxes that apply. Add or delete certificates as needed for compliance.

YES	NO	Form Title	
X		NRCI-LTI-01-E - Must be submitted for all buildings	Field Inspector
X		NRCI-LTI-02-E - Must be submitted for a lighting control system or for an Energy Management Control System (EMCS) to be recognized for its function	Third Party
	X	NRCI-LTI-03-E - Must be submitted for all newly constructed and altered spaces where lighting is controlled by occupant sensing devices, time-of-day sensors, daylighting controls, or automatic daylighting controls	HERS Rater
	X	NRCI-LTI-04-E - Must be submitted for each multifamily dwelling unit where lighting is provided by an in-unit controller	Field Inspector
	X	NRCA-LTI-02-F - Must be submitted for all projects that install lighting in parking garages	Field Inspector
	X	NRCI-LTI-05-E - Must be submitted for each newly constructed outdoor luminaire that is not subject to the requirements in Section 130.2(a)	Field Inspector

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance — April 2016

INDOOR LIGHTING

CERTIFICATE OF COMPLIANCE — NRCC-LTI-01-E — (Page 5 of 6)

Indoor Lighting

Project Name: TENANT IMPROVEMENT (TENANT 620) — Date Prepared: 07-12-2017

E. Declaration of Required Certificates of Acceptance

Declare the certificates of acceptance that will be submitted. (Certificates of acceptance are only required when a box is checked.)

YES	NO	Form Title	
X		NRCA-LTI-02-F - Must be submitted for all projects that install lighting in parking garages	Field Inspector
X		NRCA-LTI-03-A - Must be submitted for all projects that install occupant sensing devices, time-of-day sensors, daylighting controls, or automatic daylighting controls	Third Party
X		NRCA-LTI-04-A - Must be submitted for each multifamily dwelling unit where lighting is provided by an in-unit controller	Field Inspector
	X	NRCA-LTI-05-A - Must be submitted for each outdoor luminaire that is not subject to the requirements in Section 130.2(a)	Third Party
	X	NRCA-LTI-06-A - Must be submitted for each newly constructed outdoor luminaire that is not subject to the requirements in Section 130.2(a)	Field Inspector

4. Separate Lighting Schedule Must Be Filled Out for Conditioned and Unconditioned Spaces. Installed Lighting Power Total on this Lighting Schedule is only for: X CONDITIONED SPACE ☐ UNCONDITIONED SPACE

F. Indoor Lighting Schedule and Field Inspection Energy Credits

X Is actual installed lighting power less than or equal to allowed lighting power (Table C, Page 3)?

☐ Where Tailored Lighting Method is used for compliance, is actual installed lighting power less than or equal to tailored lighting power (NRCC-LTI-E, Table C, Page 4)?

X Where Area Category Method is used for compliance, is actual installed lighting power less than or equal to allowed lighting power (NRCC-LTI-E, Table B, Page 3)?

☐ Does this project have an occupancy or automatic daylighting control credit (NRCC-LTI-E, Page 4)?

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance — April 2016

INDOOR LIGHTING

CERTIFICATE OF COMPLIANCE — NRCC-LTI-01-E — (Page 6 of 6)

Indoor Lighting

Project Name: TENANT IMPROVEMENT (TENANT 620) — Date Prepared: 07-12-2017

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	JOSEPH ZHANG	Documentation Author's Signature:	
Company:	JS ENGINEERING, INC	Signature Date:	07-12-2017
Address:	418 E. San Gabriel Blvd #8,	City, State, Zip:	SAN GABRIEL, CA 91776
Phone:		Phone:	626-451-0588

RESPONSIBLE PERSON'S DECLARATION STATEMENT

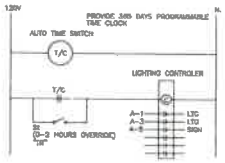
I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am responsible for the building design or system design features identified on the Certificate of Compliance (Responsible Designer).
3. The energy features and performance specifications, materials, components, and manufacturer devices for the building design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for the permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Person's Name:	JOSEPH ZHANG	Responsible Person's Title:	
Company:	JS ENGINEERING, INC	Signature Date:	07-12-2017
Address:	418 E. San Gabriel Blvd #8,	City, State, Zip:	E 91840
Phone:	SAN GABRIEL, CA 91776	Phone:	626-451-0588

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance — April 2016

LIGHTING FIXTURE SCHEDULE									
TYPE	SYMBOL	MARK	LAMP TYPE	LAMP NO.	WATT	CEILING HT.	VOLT	MOUNTING	MANUFACTURER & MODEL
A		2X4 LED LT	LED		50	50	120	CEILING	SPECIFIED BY OWNER WHICH CONTROLLED BY OWNER SWITCH
B		RECESS LT	LED		14	14	120	CEILING	SPECIFIED BY OWNER WHICH CONTROLLED BY OWNER SWITCH
C	EXIT	EXIT SIGN	LED		2.5	120		CEILING/WALL	DIRECT SIGN UP OR DOWN
D		EMERGENCY LIGHT	MR16		30	120		WALL	DIRECT SIGN UP OR DOWN
E		TRACK LIGHT	LED		14	14	120	CEILING	SPECIFIED BY OWNER WHICH CONTROLLED BY OWNER SWITCH
F		PENDANT LIGHT	LED		14	14	120	CEILING	SPECIFIED BY OWNER WHICH CONTROLLED BY OWNER SWITCH
G		SPOT LIGHT	LED		14	14	120	CEILING	SPECIFIED BY OWNER WHICH CONTROLLED BY OWNER SWITCH
H		2X2 LED LT	LED		35	35	120	CEILING	SPECIFIED BY OWNER WHICH CONTROLLED BY OWNER SWITCH
I		SCONCE WALL LIGHT	LED		14	14	120	WALL	SPECIFIED BY OWNER WHICH CONTROLLED BY OWNER SWITCH



LIGHTING SHUT OFF CONTROL DIAGRAM

D.L. Design
1695 COOSHAY J. RD.
SOLANA BEACH, CA 92075
TEL. (626) 617-9565

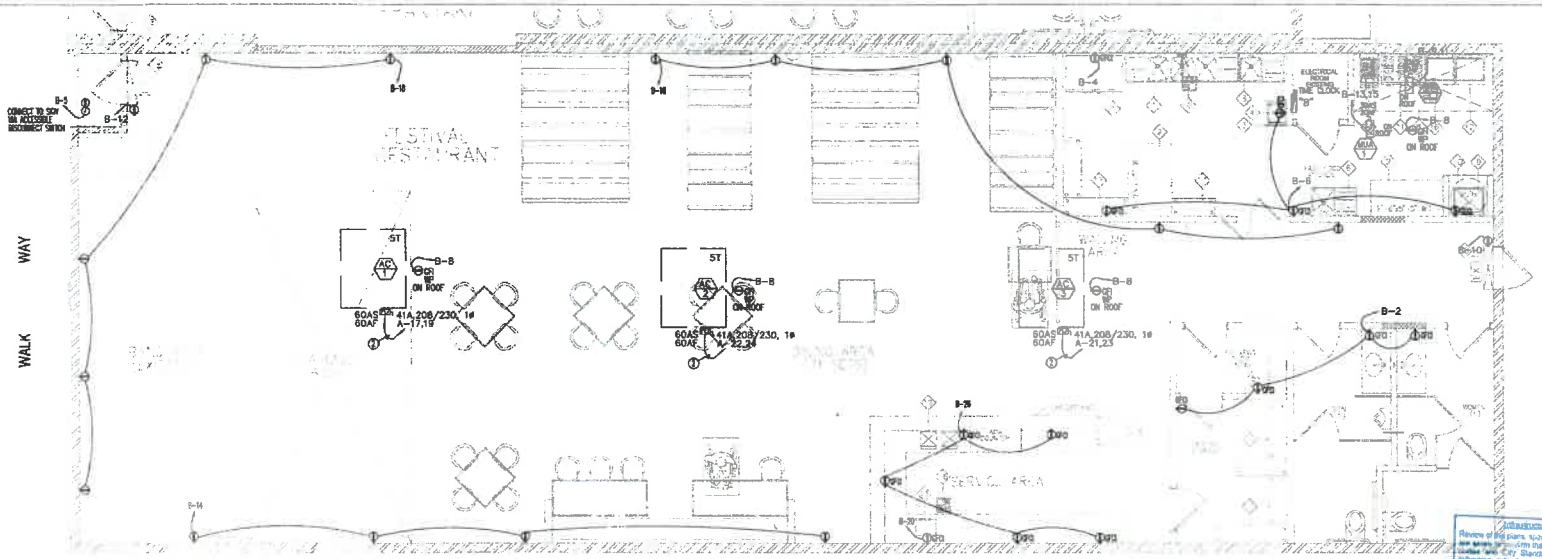
REVISIONS	BY
09-25-18 1ST. DEPT. 0 BUILDING AND SAFETY	
02-20-19 2ND. DEPT. 0 BUILDING AND SAFETY	

JS ENGINEERING, INC
STRUCTURAL CONSULTANTS IN BUILDING
TEL: (626) 451-0588 FAX: (626) 451-0588
418 S. SAN GABRIEL BLVD. #8 SAN GABRIEL, CA 91776

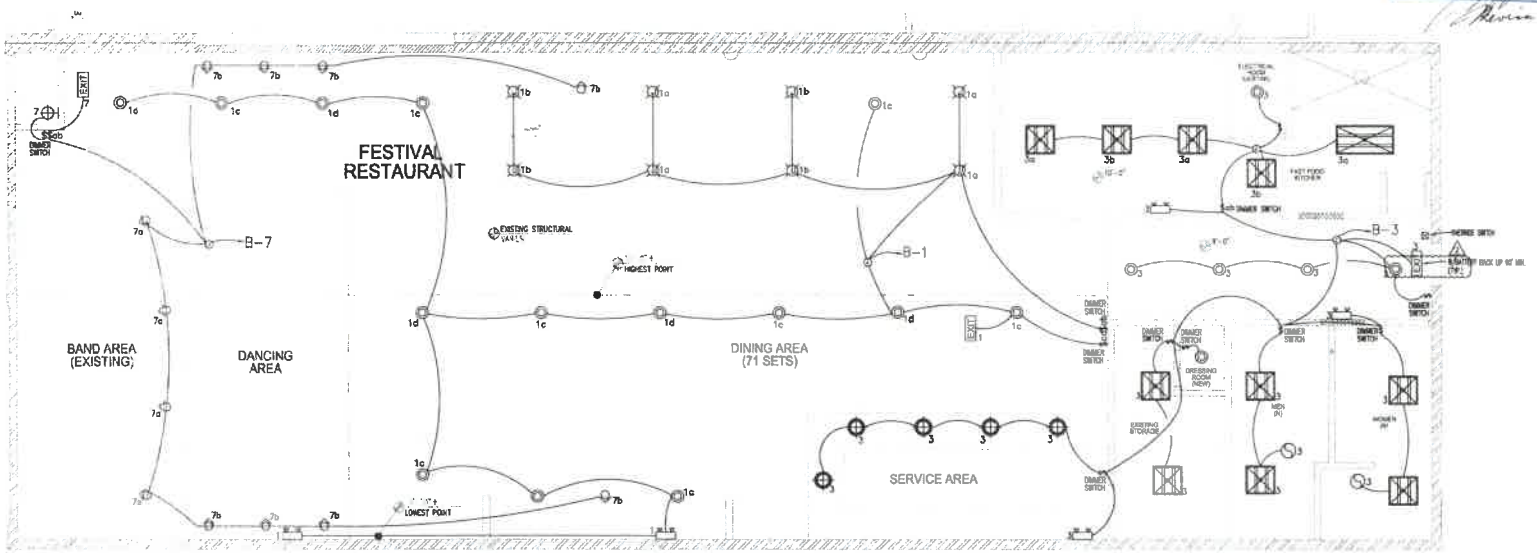
Sheet Title: (620) TITLE-24

Project Name: WHITTIER TEPPANYAKI RESTAURANT AND FESTIVAL RESTAURANT
620 - 624 W. WHITTIER BLVD. MONTEBELLO, CA 90640

Date	08/2016
Scale	AS SHOW
Drawn	DL
Job	
Sheet	E-6
Of	Sheets



POWER PLAN
SCALE 1/4" = 1'-0"



LIGHTING PLAN
SCALE 1/4" = 1'-0"

Infrastructure Engineers Plan Review
Reviewed by: Date: 6/9/16

D.L. Design
1695 ROSELLA RD
SOUTH EL MONTE, CA 91733
TEL: (626) 617-9645

REVISIONS	BY
09-2016 1st DEPT. OF BUILDING AND SAFETY	
01-2017 2ND. DEPT. O BUILDING AND SAFETY	

JS ENGINEERING, INC.

Sheet Title
(620) POWER PLAN & LIGHTING PLAN

Project Name
WHITTIER TEPPANYAKI RESTAURANT AND FESTIVAL RESTAURANT
620 - 624 W. WHITTIER BLVD. MONTEBELLO, CA 90640

Date	06/2016
Scale	AS SHOW
Drawn	DL
Job	
Sheet	E-5
Of	Sheets

INDOOR LIGHTING – LIGHTING CONTROLS

CERTIFICATE OF COMPLIANCE — NRCC-LTI-02-E — (Page 1 of 3)

Project Name: JOINT APPEARANCE (TENANT 624) — Date: 9 - 12 - 2017

A. Mandatory Lighting Control Declaration Statements (Indicate if the measure applies by checking 'yes' or 'no' below.)

YES	NO	Control Requirements
○	○	Lighting for each dwelling unit complies with Section 150.0(k)1A.
○	○	Lighting for each sleeping unit complies with Section 150.0(k)1B.
○	○	Lighting for corridors, stairways, and other enclosed exit access spaces complies with Section 150.0(k)1C.
○	○	Lighting for parking garages for residential occupancies complies with Section 150.0(k)1D.
○	○	Lighting for outdoor lighting complies with Section 150.0(k)1E.
○	○	Lighting for common areas of low-rise residential buildings complies with Section 150.0(k)1F.
○	○	Lighting for internally illuminated exit signs complies with Section 150.0(k)1G.
○	○	Lighting for internally illuminated address signs complies with Section 150.0(k)1H.
○	○	Lighting for luminaires not recessed complies with Section 150.0(k)2.
○	○	Lighting for kitchen luminaires complies with Section 150.0(k)3.
○	○	Lighting for bathroom luminaires complies with Section 150.0(k)4.
○	○	Lighting for laundry luminaires complies with Section 150.0(k)5.
○	○	Lighting for garage luminaires complies with Section 150.0(k)6.
○	○	Lighting for utility room luminaires complies with Section 150.0(k)7.
○	○	Lighting for closet luminaires complies with Section 150.0(k)8.
○	○	Lighting for storage room luminaires complies with Section 150.0(k)9.
○	○	Lighting for hotel/motel guestroom luminaires complies with Section 150.0(k)10.
○	○	Lighting for dormitory luminaires complies with Section 150.0(k)11.
○	○	Lighting for case display luminaires complies with Section 150.0(k)12.
○	○	Lighting for display luminaires complies with Section 150.0(k)13.
○	○	Lighting for display luminaires complies with Section 150.0(k)14.
○	○	Lighting for display luminaires complies with Section

INDOOR LIGHTING

CERTIFICATE OF COMPLIANCE — NRCC-LTI-01-E

Project Name: TENANT IMPROVEMENT (TENANT 624) — Date Prepared: 01-12-2017

A. General Information

Climate Zone: 8	Conditioned Floor Area: 2463				
Building Type:	Special Occupancy:		Lighting Control:		High-Rise:
New Construction	Multi-family:		Control Credit:		Hotel/Motel:
Number of Dwelling Units:	Office Control:		Area Category:		Alteration:
Number of Zones:	Common Area:		Addition:		Exempt:
Project Address:					

B. Lighting Compliance Documents (check yes for each document reviewed)

Yes	NA	Name
X		NRCC-LTI-01-E Certificate of Compliance (all Pages required including all applicable sheets)
X		CMTC-1402-C Lighting Controls Certificate of Compliance and Installation Certificate (all pages required including all applicable sheets)
X		NRCC-LTI-02-E Indoor Lighting Power Allowance
		NRCC-LTI-03-E Internally Illuminated Signage
		NRCC-LTI-04-E Daylighting Worksheets
		NRCC-LTI-05-E Other Indoor Lighting Compliance

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance — April 2016

INDOOR LIGHTING

CERTIFICATE OF COMPLIANCE — NRCC-LTI-01-E (Page 2 of 6)

Project Name: TENANT IMPROVEMENT (TENANT 624) — Date Prepared: 01-12-2017

C. Summary of Allowed Lighting Power

Complete and enclose Lighted Space Lighting must not exceed the Allowed Lighting Power

	Indoor Lighting Power for Conditioned Spaces	watts	Indoor Lighting Power for Unconditioned Spaces	watts
01	Installed Lighting (NRCC-LTI-01-E, Table 1, page 3)	2663	Installed Lighting (NRCC-LTI-01-E, Table 1, page 3)	
02	Remote Display Lighting (NRCC-LTI-01-E, Table 1, page 4)			
03	Sales Lighting Exempt by Credit (NRCC-LTI-01-E, page 3)		Sales Lighting Not Exempt by Credit (NRCC-LTI-01-E, page 3)	
04	Any other Installed Lighting Power (NRCC-LTI-01-E, Table 1, page 3)	+ 2663.1	Any other Installed Lighting Power (NRCC-LTI-01-E, Table 1, page 3)	
	Common Area Installed - Allowed (Box 05 < Box 03)		Common Area Installed - Allowed (Box 05 < Box 03)	
05	Allowed Lighting Power: Complete the NRCC-LTI-02-E, page 1. Alternatively, a whole-building Performance Method may be used. Contact your building department to find out if this option is available. Complete the NRCC-LTI-03-E, page 1		Allowed Lighting Power: Enter the total from NRCC-LTI-03-E, page 1. Alternatively, a whole-building Performance Method may be used. Contact your building department to find out if this option is available. Complete the NRCC-LTI-03-E, page 1	

D. Declaration of Required Certificates of Acceptance

Declare the selected signatory for each of the Certificates of Acceptance that will be submitted. (Retain copies and one is to be submitted with permit.)

YES	NA	Name/Title
X		NRCA-LTI-02-A - All of the lighting controls for the building
X		NRCA-LTI-03-A - All of the automatic daylighting controls
X		NRCA-LTI-04-A - All of the certificates for the manufacturing of the fixtures
	X	NRCA-LTI-05-A - All of the submitted for the National Energy Manager (PEM)

A Separate Lighting Schedule Must Be Filled Out for Conditioned and Unconditioned Spaces. Installed Lighting Power Values are Only Lighting Schedule Given.

For: X CONDITIONED SPACE ☐ UNCONDITIONED SPACE

E. Indoor Lighting Schedule and Field Inspection Energy Checklist

X The actual indoor lighting power density for the next 2 pages has been or will be determined, recorded or entered on the plans.

☐ When Complete & Filling Systems & Zone for some space, at least all the lighting systems have been specified.

X Where New Category Washed or Area Washing is used for some space, at least all the lighting for all rooms in the area is controlled by a vacancy sensor.

☐ Also, all interior lighting is turned off when the time clock or energy management control system is in the "off" mode.

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance — April 2016

INDOOR LIGHTING

CERTIFICATE OF COMPLIANCE — NRCC-LTI-01-E (Page 3 of 6)

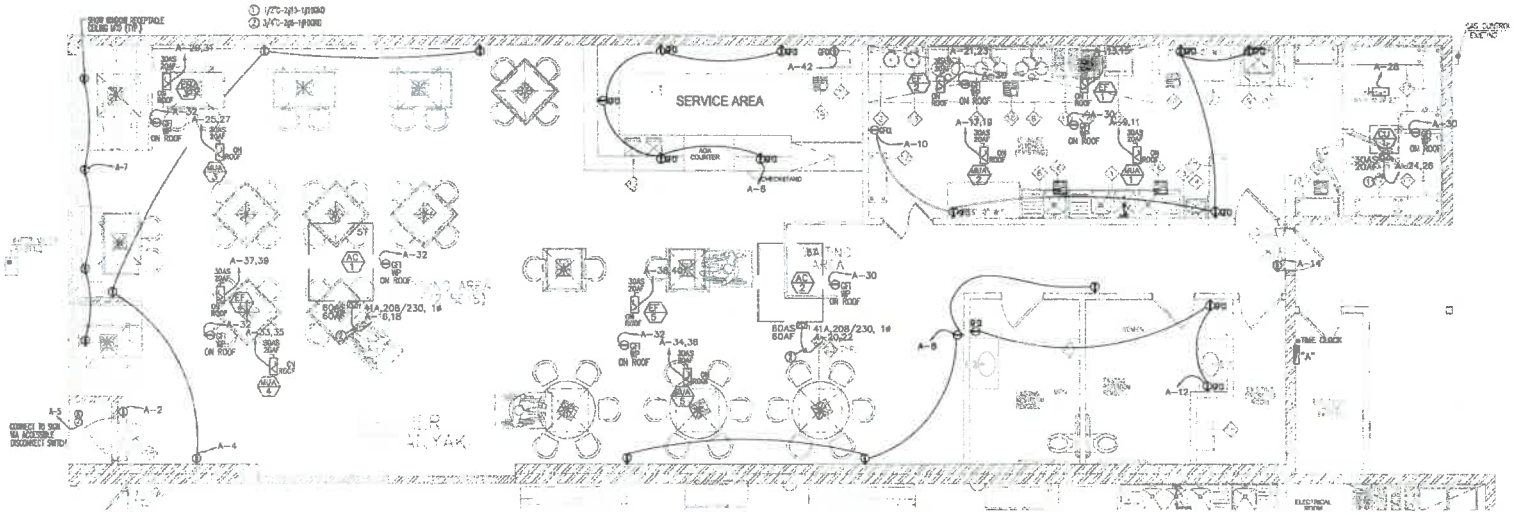
Project Name: TENANT IMPROVEMENT (TENANT 624) — Date Prepared: 01-12-2017

A Separate Lighting Schedule Must Be Filled Out for Conditioned and Unconditioned Spaces. Installed Lighting Power Values are the Lighting Schedule as Applied

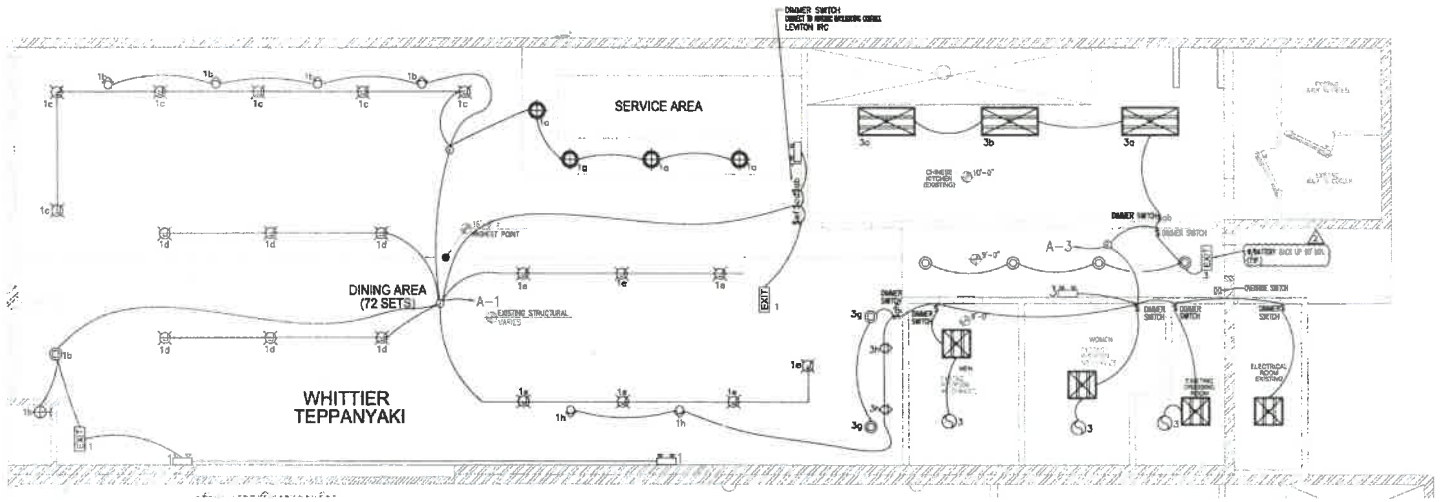
X CONDITIONED SPACE ☐ UNCONDITIONED SPACE

G. Indoor Lighting Schedule and Field Inspection Energy Checklist

01	02	03	04	05	06	07	08	09	10
			Installed Watts					Location	Field Inspector
Name of Lighting	Complete Luminaire Description (e.g. Lamp Fixture, Lamp Holder, Ballast, Shade, Diffuser, Reflector, Etc.)	Wattage per Luminaire	Number of Luminaires	Total Installed Watts (Col. 03 x 04)	Allowed Watts per Luminaire (Col. 03 x 05)	Total Allowed Watts (Col. 03 x 06)	Total Installed Watts (Col. 04)	Where Luminaires are Installed	Yes
A	2x4 LED LT	50	30	1500					☐
B	RECESS LT	14	14	196					☐
C	SIGN	14	1	14					☐
D	EMERGENCY LIGHT	14	1	14					☐
E	WALL LIGHT	14	14	196					☐
F	CEILING LIGHT	14	14	196					☐
G	SPOT LIGHT	14	14	196					☐
H	2X2 LED LT	35	35	1225					☐
I	SCONCE WALL LIGHT	14	14	196					☐
									☐
									☐



POWER PLAN
SCALE 1/4" = 1'-0"



LIGHTING PLAN
SCALE 1/4" = 1'-0"

D.L. Design
1695 COTTAGE RD.
SOUTH EL MONTE, CA 91733
TEL: (626) 817-9663

REVISIONS	BY
01-2016 1st DEPT OF BUILDING AND SAFETY	
03-2017 2ND. DEPT. OF BUILDING AND SAFETY	

D ENGINEERING, INC.
MECHANICAL CONSULTING & ENGINEERING
HVAC, PLUMBING, FIRE SPRINKLER
415 S. SAN GABRIEL BLVD. SAN GABRIEL, CA 91776
TEL: (626) 872-7766 FAX: (626) 872-7768

Sheet Title: (624) POWER & LIGHTING PLAN

NOV 2 1 2017

Project Name: WHITTIER TEPPANYAKI RESTAURANT AND FESTIVAL RESTAURANT
620 - 624 W. WHITTIER BLVD. MONTEBELLO, CA 90640

Date	06/2016
Scale	AS SHOW
Drawn	DL
Job	
Sheet	E-2
Of	Sheets

SPECIFICATIONS

1. SCOPE: THE WORK OF THIS SECTION INCLUDES EVERYTHING NECESSARY FOR AND INCIDENTAL TO EXECUTING AND COMPLETING ELECTRICAL WORK, EXCEPT AS OTHERWISE HEREINAFTER SPECIFICALLY EXCLUDED.

2. GUARANTEE: CONTRACTOR SHALL PROMISE TO THE OWNER A WRITTEN GUARANTEE, IN COMPLIANCE WITH DIVISION 1, AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP FOR ONE (1) YEAR, UPON FINAL ACCEPTANCE OF PROJECT BY OWNER.

3. TESTING AND ADJUSTMENT: UPON COMPLETION OF ALL ELECTRICAL WORK, ELECTRICAL CONTRACTOR SHALL ADJUST AND TEST ALL CIRCUITS, OUTLETS, SWITCHES, LIGHTS, MOTORS AND ANY OTHER ELECTRICAL ITEMS TO INSURE PERFECT OPERATION OF ALL ELECTRICAL EQUIPMENT. ITEMS, FIXTURES AND PARTS IN NEED OF CORRECTION AND DISCOVERED DURING SUCH TESTING SHALL BE IMMEDIATELY REPAIRED OR REPLACED WITH ALL NEW EQUIPMENT AND THAT PART OF THE SYSTEM SHALL THEN BE RETESTED. ALL SUCH REPLACEMENT OR REPAIR SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.

4. SITE INSPECTION: THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND EXISTING BUILDINGS, SHALL COMPARE THE DRAWINGS WITH THE EXISTING ELECTRICAL INSTALLATIONS, AND SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS WITHIN THE SCOPE OF THIS WORK. BY THE ACT OF SUBMITTING A BID, THE CONTRACTOR WILL BE DEEMED TO HAVE MADE SUCH EXAMINATION AND TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE ALLOWANCE THEREOF IN PREPARING HIS FIGURE.

5. LOCATIONS AND ACCESSIBILITY: CONTRACTOR SHALL FULLY INFORM HIMSELF REGARDING PECULIARITIES AND LIMITATIONS OF THE SPACES AVAILABLE FOR INSTALLATION OF WORK AND MATERIALS FURNISHED AND INSTALLED UNDER THIS DIVISION. DRAWINGS INDICATE DESIRED LOCATION AND ARRANGEMENT OF PIPING, EQUIPMENT, AND OTHER ITEMS, AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. WORK SPECIFIED AND NOT CLEARLY DEFINED BY DRAWINGS SHALL BE INSTALLED AND ARRANGED IN A MANNER SATISFACTORY TO ARCHITECT. THEY SHALL BE MADE BY CONTRACTOR WITHOUT ADDITIONAL CHARGES, PROVIDED THE CHANGE IS ORDERED BEFORE WORK IS INSTALLED AND NO EXTRA MATERIAL ARE REQUIRED.

6. CLEANUP: AFTER COMPLETION OF WORK UNDER THIS SECTION, CLEAN UP ALL RESULTANT DEBRIS FROM THIS WORK AND REMOVE FROM THE SITE.

7. CUTTING AND PATCHING: THE CONTRACTOR SHALL DO ALL CUTTING AND PATCHING OF THE EXISTING CONSTRUCTION WORK WHICH MAY BE REQUIRED FOR THE PROPER INSTALLATION OF THE ELECTRICAL WORK. ALL PATCHING SHALL BE OF THE SAME MATERIALS, WORKMANSHIP AND FINISH AS, AND SHALL ACCURATELY MATCH ALL SURROUNDING WORK.

8. DRAWINGS AND SPECIFICATIONS: ELECTRICAL DRAWINGS ARE DIAGRAMMATIC IN SOME RESPECTS. SIZES AND LOCATION OF EQUIPMENT AND WIRING ARE SHOWN TO SCALE WHERE POSSIBLE, BUT MAY BE DISTORTED FOR CLARITY ON THE DRAWINGS. IT IS NOT WITHIN THE SCOPE OF DRAWINGS TO SHOW ALL NECESSARY BENDS, OFFSETS, PULLBOXES, AND OBSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL HIS WORK TO CONFORM TO THE STRUCTURE, PRESERVE HEADROOM AND KEEP OPENINGS AND PASSAGEWAYS CLEAR.

9. WIRING AND CONNECTIONS OF EQUIPMENT BY OTHERS: FURNISH AND INSTALL WIRING FOR POWER REQUIREMENT AS SHOWN ON DRAWINGS. COORDINATE WITH OTHER TRADES ON DETAILS OF INSTALLATION. THE TERM "WIRING" AS USED HEREIN, INCLUDES FURNISHING AND INSTALLING CONDUIT, WIRE, JUNCTION BOXES, DISCONNECTS, AND MAKING CONNECTIONS. ELECTRICAL DRAWINGS
INDICATE IN GENERAL THE INTENT AND SCOPE OF SYSTEMS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WIRING AND NECESSARY ELECTRICAL ADJUSTMENTS TO EQUIPMENT TO CONFORM TO SPECIFIED REQUIREMENTS OF THE EQUIPMENT.

10. SHOP DRAWINGS: WITHIN FOURTEEN (14) DAYS AFTER RECEIPT OF CONTRACT, SUBMIT TO ARCHITECT SEVEN (7) COMPLETE SETS OF DRAWINGS FOR ALL ELECTRICAL EQUIPMENT AND DEVICES. DO NOT DELIVER THESE ITEMS TO THE JOB SITE UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED BY ARCHITECT AND ELECTRICAL ENGINEER.

11. OUTLET BOXES: OUTLET BOXES SHALL BE ONE PIECE PRESS STEEL 800c. "4S" MINIMUM SIZE OR LARGER AS REQUIRED PER CODE.

12. CONDUIT SHALL BE STANDARD STEEL RIGID, EMC OR EMT (THIN WALL) ACCORDING TO CEC CODE AND LANDLORD REQUIREMENTS. CONDUIT SHALL BE CONCEALED IN FINISHED AREAS, EXCEPT AS OTHERWISE APPROVED BY ARCHITECT. EMT CONNECTIONS SHALL BE COMPRESSION OR SET SCREW TYPE. LIQUIDTIGHT FLEXIBLE METAL CONDUIT SHALL BE USED FOR MOTOR CONNECTIONS, AND COMPLY WITH ARTICLE 350.
PVC CONDUIT SHALL BE USED ONLY FOR UNDERGROUND CONDUIT.
FLEXIBLE METAL CONDUIT SHALL BE INSTALLED PER ARTICLE 348.
NO CABLE SHALL BE SUITABLE FOR INSTALLATION IN CONCEALED AREAS SUCH AS ABOVE CEILINGS AND INSIDE WALL CONSTRUCTION AND COMPLY WITH ARTICLE 330. MINIMUM CONDUIT SIZE SHALL BE 1/2".

13. WIRE AND CABLE: ALL CONDUCTORS SHALL BE DELIVERED TO THE SITE IN THEIR ORIGINAL UNBROKEN PACKAGES, PLAINLY MARKED OR TAGGED AS FOLLOWS:

14. UNDERWRITERS' LABELS.
SIZE, TYP. AND INSULATION OF WIRE.
NAME OF THE MANUFACTURING COMPANY AND THE TRADE NAME OF THE WIRE.
MONTH AND YEAR WHEN MANUFACTURED WHICH DATE SHALL NOT EXCEED TWO (2) YEARS PRIOR TO THE DATE OF DELIVERY TO THE SITE.

15. CONDUCTORS FOR SIZES #14 THRU #10 SHALL BE SOLID SOFT DRAWN COPPER, 600 VOLT, TYPE THHN/THWN INSULATION EXCEPT AS HEREINAFTER SPECIFIED.

16. CONDUCTORS FOR SIZES #8 AND LARGER SHALL BE STRANDED COPPER WITH 600 VOLT, TYPE THHN/THWN INSULATION.

17. MINIMUM WIRE SIZE SHALL BE #12 A.W.G. UNLESS SPECIFICALLY NOTED AS #14.

UTILITY NOTES:

1. ELECTRICAL CONTRACTOR MUST OBTAIN APPROVED CONSTRUCTION DRAWINGS FROM THE RESPECTIVE UTILITY COMPANIES AND INCLUDE ALL MATERIAL AND WORK AS INDICATED THEREON IN THIS BID PRICE. IF UTILITY DRAWINGS ARE NOT AVAILABLE WHEN BIDS ARE SUBMITTED, SO INDICATE AND ADVISE ELECTRICAL ENGINEER ACCORDINGLY.
2. ELECTRICAL CONTRACTOR SHALL VERIFY EXACT LOCATION OF UTILITY PANELS, CONDUITS AND XFMR WITH RESPECTIVE UTILITY COMPANIES PRIOR TO START OF ANY SITE WORK.
3. ELECTRICAL CONTRACTOR SHALL SUBMIT THE MAIN SWITCHBOARD SHOP DRAWING TO POWER COMPANY REPRESENTATIVE PRIOR TO START OF ANY WORK AND OBTAIN APPROVED DRAWINGS.
4. GENERAL CONTRACTOR SHALL SUBMIT SINGLE LINE DIAGRAM, SITE PLAN AND LOAD INFORMATION DRAWINGS TO UTILITY POWER COMPANY TO OBTAIN SERVICE REPORT INDICATING THE AVAILABLE FAULT CURRENT AND SERVICE ROUTING.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE STATE OF CALIFORNIA, TITLE 24 AND ALL OTHER GOVERNING CODES AND ORDINANCES. 2013 CEC,& 2013 CALIFORNIA ENERGY CODE.

2a. ELECTRICAL SWITCHES AND CONTROLS,W/MOUNTING HEIGHTS/DISABLED ACCESS: 2013 CBC NOW REQUIRES CONTROLS AND SWITCHES INTENDED TO BE USED BY OCCUPANTS OF THE ROOM OR AREA TO BE LOCATED:
2a.1 NO MORE THAN 48-INCHES, MEASURED FROM THE TOP OF THE OUTLET BOX.

2a.2 NO LESS THAN 15 INCHES, MEASURED FROM THE BOTTOM OF THE OUTLET BOX, TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM.

2b. ELECTRICAL RECEPTACLE OUTLETS/MOUNTING HEIGHTS/DISABLED ACCESS: 2013 CBC REQUIRES ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLE TO BE LOCATED:
2b.1 NO MORE THAN 48-INCHES, MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING.
2b.2 NO LESS THAN 15-INCHES, MEASURED FROM THE BOTTOM OF RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING, TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM.

3. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN FOR THE EXACT TYPE AND LOCATION OF LIGHT FIXTURES.

4. REFER TO THE ARCHITECTURAL PLANS AND TELEPHONE PLAN FOR THE EXACT LOCATION AND MOUNTING HEIGHTS AND TYPES OF ALL OUTLETS (RECEPTACLES, TELEPHONES, CPT'S, CLOCKS, ETC.).

5. ALL ELECTRICAL WORK, ITEMS, DEVICES, ETC. SHALL CONFORM TO THE REQUIREMENTS OF THE BASE BUILDING SPECIFICATION.

6. ALL OUTLETS SHALL BE INSTALLED AT THE HEIGHTS INDICATES ON THE SYMBOL LIST UNLESS OTHERWISE NOTED ON THE DRAWINGS.

7. EVERY OUTLET HEIGHT SHALL BE VERIFIED ON EACH WALL WITH THE ARCHITECT OR INTERIOR DESIGNER TO ENSURE THE PROPER HEIGHT AND LOCATION WITH RESPECT TO CABINET, EQUIPMENT, ETC.

8. ALL WORK/MATERIALS SHOWN ON PLANS SHALL BE NEW UNLESS OTHERWISE INDICATED.

9. UNLESS INSTRUCTED OTHERWISE, THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES, AND FEES REQUIRED FOR INSTALLATION OF THE ELECTRICAL WORK. FURNISH FINAL CERTIFICATE OF INSPECTION OR WRITTEN EVIDENCE OF ACCEPTANCE BY INSPECTION AUTHORITIES FOR ALL WORK INSTALLED.

10. BEFORE STARTING ANY WORK, THE ELECTRICAL CONTRACTOR SHALL EXAMINE THE COMPLETE SET OF DRAWINGS FOR ALL TRADES, INCLUDING ARCHITECTURAL, HEATING-VENTILATING-AIR CONDITIONING AND PLUMBING. VERIFY ALL DIMENSIONS, SPACE REQUIREMENTS AND POINTS OF CONNECTION TO ALL EQUIPMENT. MAKE ANY MINOR ADJUSTMENTS NECESSARY TO AVOID CONFLICT WITH THE BUILDING STRUCTURE AND THE WORK OF OTHER TRADES.

11. UPDATE PANEL CARDS INDICATING CIRCUIT'S SPECIFIC FUNCTION/LOCATION.

12. AS-BUILT DRAWINGS SHALL BE MAINTAINED AND REFLECT THE FOLLOWING:
   A. ANY DEVIATION FROM THE CIRCUIT NUMBERS ON WORKING DRAWINGS SHALL BE INDICATED ON AS-BUILTS.
   B. THE ADDITION, DELETION OR RELOCATION OF OUTLETS AS SHOWN ON WORKING DRAWINGS SHALL BE INDICATED ON "AS-BUILTS".

13. ALL CONDUIT OTHER THAN USED FOR ELECTRICAL WIRING SHALL HAVE #12 GALVANIZED PULL WIRE INSTALLED BY THE ELECTRICAL CONTRACTOR.

14. ALL EXTERIOR RECEPTACLES SHALL BE WEATHER-PROOF TYPE, AND GFCI PROTECTION.

15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL & STATE CODES.

16. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT LOCATION, DEPTH AND ADEQUACY OF ALL SERVICES BEFORE STARTING AND SHALL NOTIFY THE GENERAL CONTRACTOR IF SAID CONNECTION ARE NOT IN THE LOCATION SHOWN OR ARE NOT OF SUFFICIENT SIZE OR DEPTH TO MAKE THIS CONNECTION IN COMPLIANCE WITH THIS PLAN.

17. THESE PLANS INDICATE APPROXIMATE DIMENSIONS ONLY FOR EQUIPMENT OR FIXTURES. EXACT DIMENSIONS MUST BE OBTAINED FROM THE EQUIPMENT MANUFACTURER.

18. THE CONDUIT & PIPING SHOWN ON PLANS ARE SCHEMATIC ONLY. INSTALL DUCT AND PIPING TO SUIT THE STRUCTURAL CONDITIONS. PROVIDE ALL NECESSARY OFFSETS AS REQUIRED. VERIFY WITH ARCHITECTURAL, STRUCTURAL, HVAC, FIRE PROTECTION AND PLUMBING DRAWINGS.

19. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL ELECTRIC DEVICES, CONTROL VALVES AND ACCESS PANELS, ETC. TO ASSURE AN APPROVED ACCEPTABLE ELECTRICAL SYSTEM.

20. SEAL ALL OPENINGS AROUND ELECTRIC CONDUITS AND PIPES (WIRES) PENETRATING THE FIRE RATED FLOOR & WALLS WITH APPROVED FIRE RETARDING MATERIALS.

21. INSTALL EXPANSION JOINTS IN THE CONDUITS AND PIPING AND EXPANSION LOOPS IN THE PIPING AS REQUIRED BY THE LOCAL ADMINISTRATIVE AUTHORITY.

22. ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK CAREFULLY W/ THE PLUMBING, FIRE PROTECTION AND HVAC CONTRACTORS TO AVOID INTERFERENCES.

23. ALL CONDUITS & WIRES SUSPENDED IN BASEMENT OR CEILING SHALL BE INSTALLED AS HIGH AS POSSIBLE.

24. ALL 15 AND 20 AMPERE, 125 AND 250 VOLTS NONLOCKING RECEPTACLES SHALL BE LISTED WEATHER-RESISTANT TYPE IN A DAMP OR WET LOCATION (406. 8(A) &(B)).

25. ALL ELECTRICAL EQUIPMENT SHALL BE LISTED BY U.L. OR LOCAL GOVERNMENT APPROVED THIRD PARTY TESTING FACILITY. PER SECTION 110.3 (b)

26. NO PIPING,DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.

27. FUSED SWITCHES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDERS.

28. UNLESS LISTED OTHERWISE, THE AMPACITY OF 600 VOLTS OR LESS CONDUCTORS SHALL BASE ON THE TERMINALS NOT EXCEED 60° C FOR CONDUCTOR SIZE 12 THRUGH 1 AWG, OR 75° C FOR CONDUCTOR SIZES OVER 1 AWG.

29. APPLIANCES PROVIDED AND INSTALLED MEETS ENERGY STAR IF AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE AND SUBJECT TO FIELD VERIFICATION.

30. WORKING SPACE: MINIMUM 3FT WORKING SPACE SHALL BE PROVIDED AND MAINTAINED FOR ALL ELECTRICAL PANELS AND EQUIPMENT. PER CEC 110.26

31. SERVICE EQUIPMENT SHALL BE FIELD MARKED WITH THE MAXIMUM AVAILABLE FAULT CURRENT, INCLUDING THE DATE THE FAULT CURRENT CALCULATION WAS PERFORMED. PER N.E.C. ARTICLE 110.24.

32. PROVIDE SEPARATE NEUTRALS FOR ALL SINGLE PHASE SYSTEMS AND ALL THE MULTI-WIRE BRANCH CIRCUITS, WHERE HANDLE TIE IS NOT PERMITTED. REFER TO N.E.C. ARTICLE(S) 210.4 AND 220.7 FOR ADDITIONAL REQUIREMENTS.

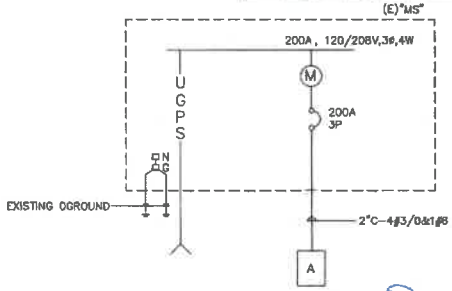
33. PROVIDE IDENTIFICATION LABEL INDICATING FEEDER SOURCE AT ALL PANELBOARDS AND SWITCHBOARDS, PER N.E.C. ARTICLE 408.4(B).

GENERAL LIGHTING FIXTURE COMMENTS

1. All ballasts shall be HPF, C.B.M. - E.T.L. certified, class-P equal to universal "Energy saver" MLH series, or approved sound rating available. Provide low temperature ballasts for outdoor mounted fixtures.
2. Contractor shall be responsible for ordering proper types of trim for all recessed fluorescent fixtures and incandescent fixtures to fit the ceiling being installed. Finish trims of all recessed incandescent fixtures shall match ceiling finish as directed by architect.
3. The contractor shall verify the type of ceiling before ordering any fixtures. He is fully responsible to provide all mounting brackets for all ceiling conditions, at no extra charge to the owner.
4. All fixtures shall bear U.L. label.
5. Acrylic lens shall be 100% pure, virgin, acrylic.
6. All lighting fixtures shall be installed in accordance with the manufacturers instructions.
7. Recessed fixtures in fire rated ceiling shall be approved for the fire rating of the ceiling.
8. Fixtures in luminous ceiling of ceiling cavities or soffits shall be approved for type of installation.
9. Stem lengths pendant fixtures shall be one piece without couplings, with finish to match canopy and with swivel hanger legally approved for weight supported and for earthquake protection. Provide socket type canopy for fixtures to be installed on sloped ceiling.
10. Detailer fixtures and fixtures installed in damp location shall be approved for wet locations.
11. Verify letter size and color of internally illuminated exit signs with local authorities prior to submittal of shop drawings.
12. Recessed fixtures shall be pre-wired to attached J-Box in accordance with local code requirements. Fixtures shall be approved for the maximum number of wires going in and out of the fixtures as shown on plans. Attached J-Boxes shall be accessible per N.E.C.
13. All mercury vapor or metal halide lamps, which are to be installed in open reflector down light fixtures, shall be provided with "shut-off" device as approved by the food and drug administration. Lamps shall be manufactured by westinghouse "safety life-guard" lamps or G.E. "Safe Mare" lamps.
14. Provide fluorescent light in kitchen and bathrooms at least 40 lumens per watt as per TITLE 24 mandatory measures.
15. ALL LIGHTING FIXTURES ARE TO BE CERTIFIED BY CALIFORNIA ENERGY COMMISSION.

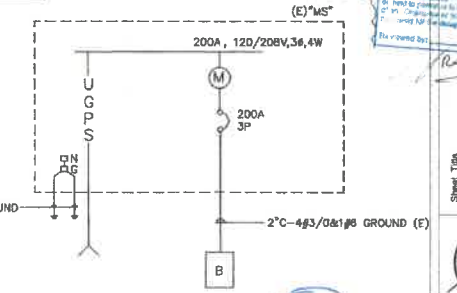
SYMBOL LIST

			HOME RUN	
			CONDUIT CONCEALED IN WALL OR CEILING UNLESS NOTED	
			CONDUIT CONCEALED IN WALL, FLOOR,	
			UNDERGROUND OR UNDER FLOOR UNLESS NOTED	
#10			HOME RUN TO PANEL.	
			HASH MARKS INDICATE QUANTITY OF CONDUCTORS.	
			NO HASH MARK INDICATES 1/2"C-3#12	
			#10 INDICATES #10 AWG CONDUCTORS,	
			SIZE OF CONDUIT SHALL BASE ON N.E. CODE.	
[123]			ROOM NUMBER	E.C. CONDUIT ONLY
N.I.C.			NOT IN CONSTRUCTION	CONDUIT CONCEALED IN WALL, FLOOR,
W.P.			WEATHER PROOF	N.T.S. NOT TO SCALE
4" SQ.			4 11/16" SQ.X 2 1/8" D.BOX	CONDUIT UP
V.L.			VERIFY LOCATION	CONDUIT DOWN
FIX.	WALL	CEIL.	DESCRIPTION	
	$		SINGLE POLE TOGGLE SWITCH (SEE NOTE 2a)	
	$4,5		SINGLE POLE SKLUSKSCRPT INDICATES OUTLETS CONTROLLED	
			PROVIDE SEPARATE CIR. FOR EACH IN GANG ASSEMBLY(SEE NOTE 2a)	
	$3		TWO POLE SWITCH (SEE NOTE 2a)	
	$3		THREE WAY SWITCH (SEE NOTE 2a)	
	$4		FOUR WAY SWITCH (SEE NOTE 2a)	
	$		OCCUPANCY SENSOR SWITCH (SEE NOTE 2a)	
	$		SINGLE POLE DIMMER SWITCH (SEE NOTE 2a)	
	SM		MANUAL MOTOR STARTER	
ⓓ		WP	DUPLEX CONVENIENCE OUTLET (SEE NOTE 2b)	
			20A-250V, TWISTLOCK RECEPTACLE (SEE NOTE 2b)	
			RECEPTACLE GROUND-FAULT CIRCUIT INTERRUPTER	
Ⓙ	HJ	Ⓙ	JUNCTION BOX	
		Ⓢ	SHOW WINDOW RECEPTACLE	
			20A SPLIT-WIRED MOTOR RECEPTACLE	
Ⓜ			MOTOR	
			TIME CLOCK	
			OVERRIDE SWITCH	
			MAIN SWITCH-BOARD	
			POWER PANEL	
			FUSE DISCONNECT SWITCH	
		Ⓞ	OCCUPANCY SENSOR	
		Ⓢ	SYSTEM SMOKE DETECTOR	
		Ⓒ	CARBON MONOXIDE DETECTOR	
		Ⓟ	PHOTOSENSOR	
	Ⓡ		RECEPTACLE 230V, 20A UNLESS NOTED	
	Ⓡ		RECEPTACLE, NEMA TYPE MATCH WITH EQUIPMENT	
	Ⓕ		EXHAUST FAN	
			EXIT SIGN	
	Ⓓ		DEMAND RESPONSIVE CONTROL SYSTEM	
		EL	EMERGENCY LIGHT	
			20A SPLIT-WIRED RECEPTACLE	



SINGLE LINE DIAGRAM 1

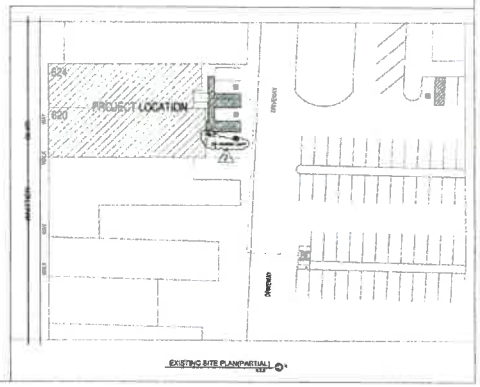
NOTE:
COLD WATER PIPE FOR GROUNDING ELECTRODE SYSTEM SHALL BE WITHIN 5 FT FROM THE POINT OF ENTRANCE TO THE BUILDING.



SINGLE LINE DIAGRAM 2

NOTE:
COLD WATER PIPE FOR GROUNDING ELECTRODE SYSTEM SHALL BE WITHIN 5 FT FROM THE POINT OF ENTRANCE TO THE BUILDING.

NOTE 2 METERS ON PROPERTY



EXISTING SITE PLAN PARTIAL

Review of the plans, specifications, calculations, reports, studies or calculated data prepared by the registered design professional(s) submitted, shall not be construed to be an approval of the violation of any provisions of the California Building Standards Code or any other laws or regulations of this jurisdiction. Permits presuming to give authority to violate or cancel the provisions of the California Building Standards Code or any other laws or regulations of this jurisdiction shall not be valid. Approval of construction documents shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The review of the construction documents shall not relieve the applicant of responsibility for any violation of the California Building Standards Code or any other laws or regulations of this jurisdiction. Approval of any professional design shall not relieve the registered design professional who prepared the design of responsibility for errors and omissions contained therein. Approval of construction documents shall not relieve the applicant of responsibility for any violation of the California Building Standards Code or any other laws or regulations of this jurisdiction.

Date 8/1/2017

D.L. Design
1695 CHERRELL HG.
SOUTH EL MONTE, CA 91733
TEL: (626) 617-9660

REVISIONS	BY
09-2016 to JEFF OF BUILDING AND SAFETY	
03-2017 2ND. DEPT. OF BUILDING AND SAFETY	

LS ENGINEERING INC.
MECHANICAL, CONSULTING & ENGINEERS
HVAC, PLUMBING, ELECTRICAL
415 S. SAN GABRIEL BLVD. (626)570-1521-4005
SAN GABRIEL, CA 91776 FAX:(323)-276-7888

Sheet Title: ELECTRICAL NOTES, LEGEND AND DETAILS

Project Name: WHITTIER TEPPANYAKI RESTAURANT AND FESTIVAL RESTAURANT
620 - 624 W. WHITTIER BLVD. MONTEBELLO, CA 90640

Date	06/2016
Scale	AS SHOW
Drawn	DL
Job	
Sheet	E-1
Of	Sheets

Exhibit 8

This establishment is regulated by a Conditional Use Permit 07-20 with the City of Montebello

Acceptance Form and conditions of approval are available upon request

TEMPORARY OUTDOOR DINING PERMIT APPLICATION

Business Name: 701 RESTAURANT BAR

Property Owner Name: U.S AAN FAMILY, LLC

Business Address: 620 W. WHITTIER BLVD

Proposed Activities: DINING

Point of Contact: (562) 544-3777 Relationship to Business? ☒ Owner ☐ Manager

Telephone Number: REY LOPEZ Willing to Accept Text Messages? ☒ Yes ☐ No

Email: reyilopez79@gmail.com

Proposed Temporary Hours of Operation: 10am - 10pm Sun-Thurs & Fri & Sat. 10am-12am

Insurance Carrier Name: State Farm (Attach Certificate)

Insurance Policy Number: 92-6x74157

Conditional Use Permit Number: CUP No 07-20

ABC License and Date Issued: June 5, 2020 614858

Temporary Loaner Tents/Canopies/Tables/Umbrellas: ☐ Yes ☒ No

Temporary Loaner Items Issued:

Permit Requirements:

1. Activities are permitted per the Standards and Procedures approved by the City Manager.

Insurance must be on file with the City of Montebello (coverage shall include $1M per

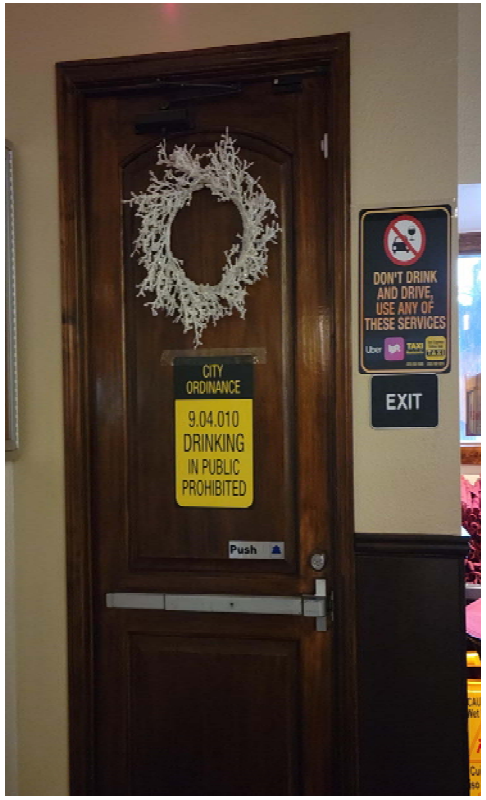
conditions established under the

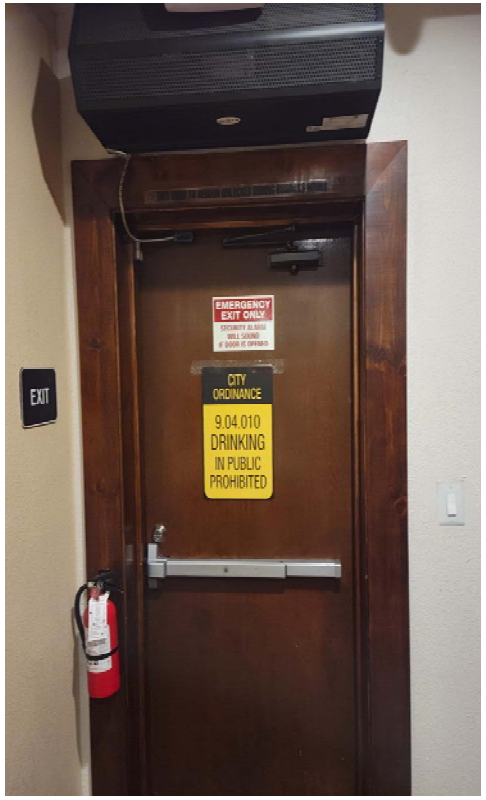
Photo Exhibit

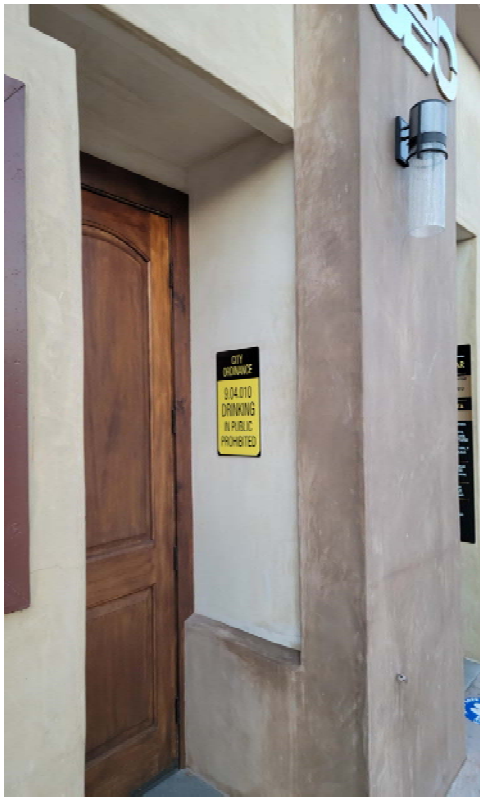
CUP 07-20

620 W Whittier Blvd

Condition 2v: Public drinking prohibited signs posted



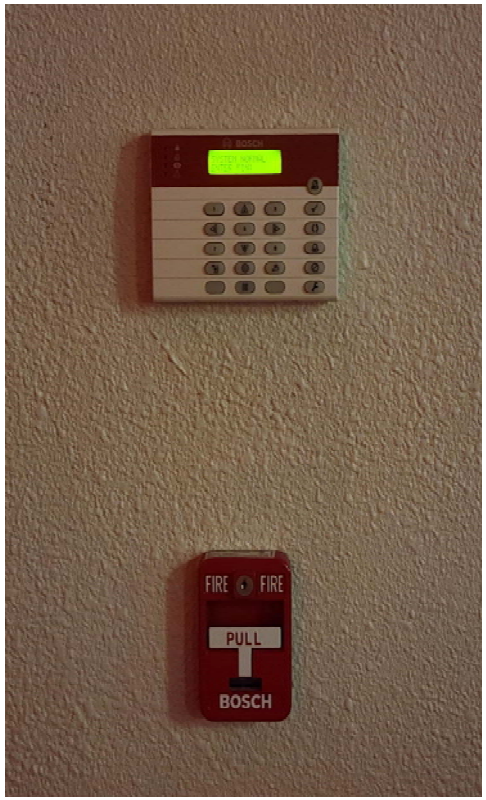




Condition 2dd: Adequate Exterior Illumination

Condition 2jj: Establishment regulated by CUP

Condition 4a: Fire Alarm System



CITY OF MONTEBELLO
PLANNING COMMISSION

STAFF REPORT

ITEM NO. 5

MEETING DATE: FEBRUARY 1, 2022

MEETING: Regular Meeting

CASE NO.(S): CUP 24-19

Subject: Compliance Review for Conditional Use Permit ("CUP") No. 24-19 for the sale of beer and wine (Type 20 – Off-sale Beer & Wine) at a convenience store operated by 7-Eleven, Inc. and located at 2900 West Beverly Boulevard, Suites A & B.

Location: 2900 West Beverly Boulevard

Submitted By: Michael Donovan, Assistant Planner

RECOMMENDATION

It is recommended that the Planning Commission review, receive and file this report, attachments, and/or any other supportive evidence to confirm:

1. That 7-Eleven, Inc. (the "Applicant") has demonstrated compliance with the conditions of approval contained in Resolution No. 20-24/Conditional Use Permit No. 24-19 (Attachment "A").

BACKGROUND

- On August 6, 2019, 7-Eleven, Inc. received denial for CUP 24-19 from the Planning Commission for a convenience store with a Type 20 License for the sale of beer and wine through Resolution No. 20-24.
- On March 25, 2020, City Council reversed the decision of the Planning Commission denying CUP 24-19 and approved CUP 24-19 through Resolution No. 20-24.
- On August 18, 2020, Building Permit No. B19-000-603 was issued for interior tenant improvements for the proposed convenience store.
- On October 20, 2020, a landscape plan for the project was approved by the Planning and Community Development Department.
- On December 2, 2020, Building Permit No. B19-000-603 received a final inspection and approval for the improvements from the City's Building Inspector.
- On May 27, 2021, Planning Staff conducted a site visit to confirm compliance with the conditions of approval outlined in Resolution No. 20-24.

- On June 15, 2021, the Planning Commission conducted a compliance review for CUP 24-19. At that meeting, the Planning Commission provided the following direction:
  - That Staff continue to provide compliance reviews for this business and other businesses with similar conditions of approval;
  - That the Applicant update signage to be in compliance with Condition No. 32 of Resolution No. 20-24; and
  - That the Applicant obtain approval of the security system from Montebello Police Department and complete the installation of the security system per the approved plan at 2900 West Beverly Boulevard before the next quarterly Compliance Review.
- On September 14, 2021, the Compliance Review was continued to the next available Planning Commission meeting at the request of the Applicant.
- On October 19, 2021, the Planning Commission conducted a compliance review for CUP 24-19 and determined the Applicant to be in compliance with the conditions of approval in CUP 24-19.
- On January 24, 2022, Planning Staff conducted a site visit to confirm compliance with the conditions of approval outlined in Resolution No. 20-24.

PROJECT/APPLICANT INFORMATION

Project Location:	2900 West Beverly Blvd, Suite A - B
Project Applicant:	7-Eleven, Inc.
Property Owner(s):	Alina, LLC
General Plan Designation:	Boulevard Commercial
Zoning:	C-2 (General Commercial)
Existing Use on Property:	Multi-tenant building

PROJECT SITE

Direction	Zone	Land Use
North	C-2	General Commercial
South	C-2	General Commercial
East	C-2	General Commercial
West	C-2	General Commercial

COMPLIANCE REPORT

Pursuant to Resolution No. 20-24, Condition No. 45 (Attachment “A”) – “The Applicant and operator shall prepare and submit a quarterly project compliance report. This report is due quarterly for the first three (3) years of operation and annually during the first quarter of the year every three (3) years thereafter. The compliance report must be submitted to the Director of Planning and Community Development to demonstrate compliance with the Conditional Use Permit.”

Staff presented a compliance report for 7-Eleven at the Planning Commission meeting on October 19, 2021. The Planning Commission found that the Applicant was in compliance with the conditions of approval set forth in Resolution No. 20-24. The next scheduled Compliance Review was on January 19th, 2022, but was postponed to the February 1st, 2022 Planning Commission Meeting. Staff conducted a site visit on January 24, 2022 and found the site to be in compliance with Resolution No. 20-24.

The Applicant has submitted a compliance report (Attachment "B") to the Planning and Community Development Department demonstrating its continued compliance with the conditions of approval.

Based on staff's inspection conducted on January 24, 2022, and information provided by the Applicant, the following provides status of compliance with the conditions of approval:

- Condition Nos. 1 – 47, outlined in the approved Resolution No. 20-24, have been met.

CONCLUSION

The results of the compliance review for 7-11, Inc. show that the convenience store is in compliance with the conditions contained in Resolution No. 20-24. Based on the findings contained in this report including all attachments, it is recommended that this information be received and filed.

ATTACHMENTS:

A. Planning Commission Resolution No. 20-24 (approved August 6, 2019)
B. Compliance Report
C. Compliance Report Exhibits

RESOLUTION NO. 20-24

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO REVERSING THE DECISION OF THE PLANNING COMMISSION DENYING CONDITIONAL USE PERMIT (CUP 24-19) TO ALLOW THE SALES OF ALCOHOL (TYPE 20 LICENSE) WITHIN A NEW CONVIENENCE STORE LOCATED AT 2900 WEST BEVERLY BOULEVARD, SUITE A-B

WHEREAS, Conditional Use Permit (CUP 24-19) application was received and accepted;

WHEREAS, CUP 24-19 would allow sales of alcohol (type 20 License) within a new convenience store located at 2900 West Beverly Boulevard, Suite A-B;

WHEREAS, pursuant to section 21067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City of Montebello is the lead agency for the proposed Project;

WHEREAS, CUP 24-19 is considered a "project," as per the California Environmental Quality Act definition of a "project";

WHEREAS, the project is Categorically Exempt per CEQA Section §15301, Class 1 (Existing Facilities); and

WHEREAS, a duly notice public hearing on the proposed Project was held on August 6, 2019, at which the Planning Commission received and considered staff presentations, recommendations, public testimony, and all other maters presented at the public hearing and included in the record for this matter; and

WHEREAS, at the August 6, 2019 public hearing, the Planning Commission denied CUP 24-19; and

WHEREAS, an appeal was filed by the applicant in a timely manner and this City Council is now required to hold a public hearing and make the same findings and consider the same criteria as required of the Planning Commission; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the City Council of the City of Montebello hereby resolves, finds, and declares as follows:

SECTION 1. The foregoing recitals are true and correct and are hereby incorporated as substantive findings in this Resolution.

SECTION 2. The City Council hereby reverses the decision of the Planning Commission denying CUP 24-19 and approves CUP 24-19 based on the findings below.

SECTION 3. The City Council approves and adopts a CEQA Categorical Exemption, Class 1 ("Existing Facilities") for the Project, in accordance with CEQA Guidelines Section 15301, based on the following findings:

1. The Project is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designations and regulations. No General Plan Amendment or Zone Change will be required to accommodate the proposed Project; and

2. The Project involves negligible expansion of use to the current restaurant use and no expansion of the physical structure or floor area in which the use is operating.

SECTION 4. That the City Council hereby finds and declares as follows:

1. The proposed use conforms with the City of Montebello General Plan Land Use Element, Goal 1, "[T]o formulate a plan which is responsive to the needs of the community and which permits the orderly arrangement of land uses, permitting sufficient areas for reasonable development;" Objective #3, "cluster" type commercial development is preferential to proliferation of strip commercial;" Policy Commercial #1, "Commercial development in the City should be sited in appropriate locations according to need," and Commercial Policy #4. "The City should contain ample commercial facilities to meet the needs of its residents as well as provide taxable revenues to the City"; because the Project site is currently vacant underutilized space, and the Project will occupy the existing commercial space and provide a service to the community while bringing tax revenues to the City.

2. Pursuant to Montebello Municipal Code, Title 17, Section 17.61.050, the proposed Project:

    a. Is consistent with the purposes and intent of Chapter 17.61 – Alcoholic Beverage Establishments – of the Montebello Municipal Code.

    The subject site is zoned for commercial uses and will continue to be utilized as such with the new convenience store. The proposed sale of beer and wine for off-site consumption would complement the new convenience store operated by 7-Eleven and would occupy a space within an existing commercial space that is currently vacant. The operator will install advanced security equipment that includes indoor/outdoor circuit cameras with audio capabilities and colored monitors to enhance security measures for the surrounding area. In addition to the sale of beer and wine for off-site consumption, the operator is committed to providing healthy fresh food delivered daily. These amenities would promote and preserve a healthy environment consistent with Chapter 17.61 of the MMC.

    b. Would not adversely affect the general welfare of the surrounding property owners;

    The approval of the conditional use request will not adversely affect the general welfare of the community. The property is zoned for commercial use and will continue to be utilized as such with the subject convenience store. With oversight from the California Department of Alcoholic Beverage Control and conditions which have been imposed upon the convenience store as well as the subject site, the project will be compatible with the character of the immediate neighborhood.

    c. Would not result in an undesirable concentration of premises for the sale of alcoholic beverages in the area in light of the findings set forth below.

The subject request would allow the sale of beer and wine for off-site consumption. Pursuant to Condition No. 41, the operator would be required to acquire one additional alcohol license within the City of Montebello within two years of the effective date of the conditional use permit with the option for a one year extension. Nevertheless, the subject site is located within a census tract that is statutorily "over concentrated." It is noted that 7-Eleven would offer a different mix of merchandize including healthy selection of grab and go food options.

d. Would not detrimentally affect the nearby surrounding area after giving special consideration to the proximity and nature of the proposed use with respect to other on-sale or off-sale alcoholic beverage establishments, residential districts and uses, schools (public or private), day care centers, public parks, playgrounds and other recreational facilities, churches and other places of religious worship, hospitals, clinics or other health care facilities.

   The subject site is zoned for commercial uses and will continue to be utilized as such with the new convenience store. As mentioned above, 7-Eleven would offer a variety of snacks, including healthy food options, and a variety of medicines to serve the local community. Sensitive uses located within 600-feet include Ashiya Park and Temple B'nai Emet. These sensitive uses are buffered by other business establishments and public streets. The security measures, lockable cooler doors and conditions of approval would help mitigate any potential concerns associated with the new convenience store.

e. Would not aggravate existing problems created by the sale of alcohol (e.g. littering, loitering, noise, public drunkenness, calls for service, and sales to minors); and

   The proposed Project would not aggravate existing problems created by the sale of alcohol. There will be added food amenities including healthy food options at a currently underutilized vacant commercial space. In addition, 7-Elevent is committed to becoming a community partner by donating fresh bottled water pallets to local high school athletic programs as well as contributing toward educational effort targeting youth crime prevention. Furthermore, 7-Eleven would install a surveillance system surrounding the building with indoor and outdoor closed circuit cameras with audio capabilities, silent alarm system, and colored high definition monitors. Additional lighting will be installed in the parking lot as part of upgrades to the landscaping and façade of the commercial center for customer and community safety. Adequate checks will be implemented through a point of sale system on all age restricted products. In addition, the conditions of approval will help mitigate any issues associated with the proposed sale of beer and wine for off-site consumption.

f. Is in conformance with the goals, policies, and objectives of the general plan and the purpose and intent of this code and any applicable specific plan.

   There are 12 elements of the General Plan. Each of these elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The Land Use Element of the City's General Plan designates the subject site as Boulevard Commercial (B-C) land uses with corresponding commercial

zones. The subject site is zoned C-2 and the proposed use conforms to the following objectives of the General Plan: Objective No. 3, "cluster" type commercial development is preferential to proliferation of strip commercial;" Policy Commercial #1, "Commercial development in the City should be sited in appropriate locations according to need," and Commercial Policy #4. "The City should contain ample commercial facilities to meet the needs of its residents as well as provide taxable revenues to the City"; therefore, the proposed Project is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of the Zoning Code because the Project site currently consists of vacant underutilized commercial space, and the Project will occupy the existing vacant commercial space and provide a service to the community while bringing tax revenues to the City.

SECTION 5. The City Council finds and declares that the foregoing conditions of approval are necessary and appropriate, and therefore adopts and imposes such conditions on the Project:

1. The applicant shall defend, indemnify, and hold harmless the city, its elected and appointed officials, agents, officers, and employees from any claim, action, or proceeding brought against the city, its elected and appointed officials, agents, officers, or employees arising out of, or which are related to the applicant's project or application (collectively referred to as "proceedings"). The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the city, if any, and cost of suit, attorney's fees, and other costs, liabilities, and expenses incurred or awarded in connection with the proceedings whether incurred by the applicant, the city and/or the parties initiating or bringing such proceedings. This indemnity provision shall include the applicant's obligation to indemnify the city for all the city's costs, fees, and damages that the city incurs in enforcing the indemnification provisions set forth herein. The city shall have the right to choose its own legal counsel to represent the city's interest in the proceedings.

2. The utilization of the subject site shall conform to the allowed use, except as provided for herein and by subsequent revisions found by the Director of Planning and Community Development to be in substantial compliance with these provisions.

3. The development of the subject site shall be consistent with all of the provisions of the Montebello Municipal Code (MMC) and Conditional Use Permit (CUP24-19).

4. The Director of Planning and Community Development, at any time, can call for a review of the approved conditions of approval at a duly noticed public hearing before the Planning Commission. These condition(s) may be modified, or new condition(s) added to reduce any impacts of the use. The Planning Commission may revoke the Conditional Use Permit (CUP24-19) if sufficient cause is given.

5. Any change in ownership, lease and/or any other change should be given written notice to the Director of Planning and Community Development prior to the change.

6. The applicant or successor in interest shall meet the applicable Code requirements and all other City Departments regulations.

7. All applicable conditions of approval from previous entitlements on the property shall remain in full force and effect, unless otherwise specifically noted in this Resolution.

8. The property owner will bear the full costs of all monitoring and inspection activities to be conducted by City staff, or its designated representative(s), as necessary to ensure compliance with the conditions of this Resolution.

9. Any change, expansion, intensification and/or modification to the proposed plans use, or mode of operations shall be subject to the review and approval by the Director of Planning and Community Development who may take action or call for review by the Planning Commission at a noticed public hearing.

10. The property owner shall have all graffiti on-site removed within 24 hours of its appearance.

11. The operation of the said use shall at all times be conducted in a manner not detrimental to surrounding properties or residents because of lights, noise, activities, parking or other actions.

12. All employees of the businesses on-site shall be out of the premises no later than one hour after closing. No "after hours" operations shall be permitted.

13. No loitering in the parking area and shall control noisy patrons leaving the location. Signs shall be posted notifying customers of the courtesy to adjacent residential uses. The size, content, and location of the sign(s) are subject to the review and approval of the Director of Planning and Community Development prior to installation.

14. All business operators shall take the necessary steps to assure the orderly conduct of employees, patrons, and visitors on the premises.

15. The establishment shall maintain all required permits and/or licenses for the sale of beer and wine in good standing.

16. The parking area shall be sufficiently lit and secured to discourage loitering and/or late night activity.

17. This approval shall not supersede the approval of any other responsible agencies. The applicant shall comply with all Federal, State and local laws.

18. The approval of this Conditional Use Permit (CUP24-19) shall expire if the rights granted are not exercised within two (2) years from the effective date of this Resolution. Exercise of rights shall mean the issuance of an ABC license to the applicant.

19. The approval of this Conditional Use Permit (CUP24-19) can be extended up to and not to exceed an additional two (2) years with a written request by the property owner stating the reason and need for an extension and upon review and approval by the Director of Planning and Community Development.

20. In the event of a violation of the conditions of approval, no further permits, licenses, approvals or certificates of occupancy shall be issued until such violation has been fully remedied.

21. The premises shall be kept clean, and the operator of the establishment shall ensure that no trash or litter originating from the site is deposited onto neighboring properties or public right-of-way.

22. If at any time, a litter problem arises, the Director of Planning and Community Development may require a litter clean-up plan to be submitted and reviewed. The litter clean-up plan shall include a schedule of time and frequency of litter clean-up activities. Upon approval of the plan by the Director of Planning and Community Development, the measures of the plan shall be implemented. This condition may require the operator of the use to post a bond to ensure litter compliance.

23. The development and utilization of the site shall comply with all the provisions of all of the current Building, Plumbing, Mechanical, Electrical Codes, and City Ordinances, as well as additional requirements from the Montebello Building and Safety Division.

24. The development and utilization of the site shall be subject to the review and approval of the Public Works Department. Additional Montebello Public Works Department requirements may be required prior to issuing building permits.

25. The development and utilization of the site shall comply with all the provisions of all of the California Fire Code, International Fire Code, and National Fire Protection Association standards as well as additional requirements from the Montebello Fire Department.

26. No pay telephone(s) on the exterior of the premises.

27. Exterior storage of any kind shall be prohibited.

28. No alcohol shall be consumed on the premises.

29. That no signs shall be installed on the site until a sign permit has been issued

30. The Planning Commission and the City Council on appeal shall have the right to impose additional conditions for the protection of the public health, safety, and welfare.

31. The following Mandatory Conditions of Approval for on-sale alcoholic beverage establishments (Section 17.61.080) shall be met, where applicable to the said use.

    a. Any off-sale alcoholic beverage establishments seeking to sell or store motor fuels on the same premises as alcoholic beverages shall comply with the following conditions:

    b. No beer or wine shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler.

    c. No advertisements of alcoholic beverages shall be displayed at motor fuel islands and no self-illuminated advertising for alcoholic beverages shall be located on buildings or windows.

d. No sale of alcohol beverages shall be made from a drive-up window.

e. No display or sale of beer or wine shall be made from an ice tub.

f. Employees on duty between the hours of ten p.m. and two a.m. shall be at least twenty-one years of age to sell beer and wine.

g. The permittee at all times shall comply with all terms and provisions of the license issued by the State Department of Alcoholic Beverage Control and/or the terms and provisions of the Alcoholic Beverage Control Act.

h. No sale of single containers of beer and/or wine coolers shall be made.

i. In addition to the conditions enumerated above, additional conditions may be imposed by city staff.

j. That the noise levels generated by the operation of such establishment shall not exceed sixty-five dBA between the hours of seven a.m. to ten p.m., and not exceed sixty dBA between the hours of ten p.m. to seven a.m., so as to mitigate the impact on adjoining properties zoned or used for residential purposes. The measurement of noise levels shall be taken at the location of the shared property line.

k. That exterior lighting of the parking area shall be kept at an intensity of between one- and two-foot candles, so as to provide adequate lighting for patrons while not disturbing surrounding residential or commercial areas. Light sources shall be shielded from adjacent properties and from the sky.

l. The sorting of empty bottles and other recyclable products shall be limited to the hors between eight a.m. to nine p.m. daily.

m. That the sale of alcoholic beverages for consumption on premises shall be prohibited and appropriate posting of signs stating that drinking on the premises is prohibited by law shall be posted both inside and outside the establishment. The premises shall include the establishment proper and/or the appurtenant common area if located in a commercial center.

n. That special security measures such as burglar alarm systems as specified by the police department may be required.

o. That exterior public telephones that permit incoming calls may not be located on the premises.

p. That exterior storage of any kind shall be prohibited.

q. That litter and trash receptacles shall be located at convenient locations inside and outside establishments, and operators of

such establishments shall remove trash and debris on a daily basis.

r. That paper or plastic cups shall not be sold or given away in quantities less than their usual and customary packaging.

s. That no signs shall be installed on the site until a sign permit has been approved by the building and safety division and the planning department in conformance with the provisions set forth in Chapter 17.62 of the Montebello Municipal Code.

32. Per Section 9.04.010 of the Montebello Municipal Code, no person shall drink any intoxicating liquor in or upon any public street or public place within the city. Signs shall be posted on the premises both inside and outside, citing Section 9.04.010 of the Montebello Municipal Code.

33. Premises shall be kept clean and the operator of the establishment shall ensure that no trash or litter originating from the site is deposited onto neighboring properties or public right-of-way.

34. The management of any establishment selling alcohol shall take the necessary steps to assure the orderly conduct of employees, patrons and visitors on the premises.

35. The owner of the establishment shall maintain all required permits and/or licenses for the sale of alcoholic beverages in good standing.

36. No person shall sell alcoholic beverages for on-premises consumption if there has been any lapse or breach in the good standing of any one or more of the permits and/or licenses required for such sale.

37. In addition to the conditions enumerated above, any other condition may be imposed by city staff.

38. There shall be no exterior advertising of any kind or interior window signage visible from the exterior, advertising the sale of alcoholic beverages.

39. No alcoholic beverages shall be stored, maintained, displayed or sold from an ice tub.

40. Beer, malt liquor, wine cooler and any other similar type of alcoholic beverage shall be sold and purchased in minimum quantities of 6 or more, except that wine coolers may be sold and purchased in minimum quantities of 4 or more. The applicant shall not display, offer for sale or sell single units of such alcoholic beverages in any size. Further, the applicant shall not store, maintain, display, and offer to sell or sell the following sized containers of such alcoholic beverages: 32 ounces, 40 ounces, 64 ounces or greater.

41. The subject alcoholic beverage license shall not be exchanged for any other type of on-sale license.

42. Before the location opens, all employees who will sell alcoholic beverages shall be required to attend either ABC LEAD training or a comparable in-house training program approved by the Director of Community Department. If the employees

are hired after the location is open, they shall be required to attend LEAD training or the approved in-house training within thirty (30) days of their hire date.

43. The sale of alcoholic beverages shall be limited between the hours of 6:00 a.m. to 2:00 a.m. Monday through Sunday. During the hours that the sale of beer and wine are not permitted the coolers must be locked to prohibit customers from purchasing alcohol.

44. The applicant shall post a permanent sign or signs complying with 16-31 PC, "Possession of Opened Alcoholic Beverages containers on the premise is prohibited by law. The sign or signs shall be posted in areas that are clearly visible to patrons at all times.

45. The applicant and operator shall prepare and submit a quarterly project compliance report. This report is due quarterly for the first three years of operation and annually during the first quarter of the year every three years thereafter. The compliance report must be submitted to the Director of Planning and Community Development to demonstrate compliance with the Conditional Use Permit.

46. The applicant and operator shall acquire one additional alcohol license within the City of Montebello within two years of the effective date of the conditional use permit. A one-year extension would be allowed to comply with this condition.

47. The property owner shall prepare and submit a landscape plan for review and approval by the Planning and Community Development Department within six months of the effective date of the Conditional Use Permit. The landscape plan shall include enhancements to the parking area and perimeter of the subject property and must be approved within the first year of operation.

SECTION 6. Council decisions contrary to Planning Commission Action. Per MMC 17.78.130, if the decision of the City Council is in any way contrary to the action taken by the Planning Commission, including a decisions regarding the approval or denial of a conditional use permit (MMC 17.70.140), the City Council is required to refer its findings to the Planning Commission and request a further report of the Planning Commission on the matter. Failure of the Planning Commission to report to the City Council within forty (40) days after reference may be deemed to be approval by the Planning Commission.

SECTION 7. The City Council's decision reversing the Planning Commission's decision denying CUP 24-19 and approving CUP 24-19 shall go into effect upon the earlier date of: (i) the Planning Commission issues a further report to the City Council; or (ii) forty days after the City Council refers its findings. (MMC 17.78.130).

PASSED AND ADOPTED this 25th day of March, 2020 by the City Council.

Salvador Melendez, Mayor

ATTEST:

Irma Barajas, City Clerk

APPROVED AS TO FORM:

Arnold M. Alvarez-Glasman, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF MONTEBELLO)

I, Irma Barajas, City Clerk of the City of Montebello, do hereby certify that the foregoing City Council Resolution No. 20-24 was duly and regularly approved and adopted by the City Council of the City of Montebello at their meeting held on the 25th day of March, 2020, as approved by law by the following vote:

AYES: Hadjinian, Cobos-Cawthorne, Jimenez, Torres, Melendez
NOES: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City on the 26th day of March, 2020.

IRMA BARAJAS, City Clerk

Attachment B

2900 BEVERLY BLVD
CONDITION COMPLIANCE REPORT

CONDITION #	CONDITIONS OF APPROVAL	DATE/ONGOING/ N/A	EXHIBIT #
1	action, or proceeding brought against the city, its elected and appointed offcials agents, officers, or employees arising out of, or which are related to the applicant's project or application (collectively referred to as "proceedings"). The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the city, if any, and cost of suit, attorney's fees, and other costs, liabilities, and expenses incurred or awarded in connection with the proceedings whether incurred by the applicant, the city and/or the parties initiating or bringing such proceedings. This indemnity provision shall include the applicant's obligation to indemnify the city for all the city's costs, fees, and damages that the city incurs in enforcing the indemnification provisions set forth herein. The city shall have the right to choose its own legal counsel to represent the city's interest in the proceedings.	Ongoing	
2	The utilization of the subject site shall conform to the allowed use, except as provided for herein and by subsequent revisions found by the Director of Planning and Community Development to be in substantial compliance wit these provisions	Ongoing	
3	The development of the subject site shall be consistent with all of the provisions of the Montebello Municipal Code (MMC) and Conditional Use Permit (CUP24-19).	Ongoing	
4	The Director of Planning and Community Development, at any time, can call for a review of the approved conditions of approval at a duly noticed public hearing before the Planning Commission. These Conditions may be modified, or new conditions may be added to reduce any impacts of the use. The planning commission may revoke the conditional use permit (CUP24-19) if suffcient cause is given.	Ongoing	
5	Any change in ownership, lease and/or any other change should be given written notice to the Director of Planning and Community Development prior to the change.	Ongoing	
6	The applicant or successor in interest shall meet the applicable Code requirements and all other City Departments regulations.	Ongoing	
7	All applicable conditions of approval from previous entitlements on the property shall remain in full force and effect, unless otherwise specifically noted in this Resolution.	Ongoing	
8	The property owner will bear the full costs of all monitoring and inspection activities to be conducted by City staff, or its designated representative(s), as necessary to ensure compliance with the conditions of this resolution.	Ongoing	
9	approval by the Director of Planning and Community Development who may take action or call for review by the planning commission at a noticed public hearing.	Ongoing	
10	The property owner shall have all graffiti on-site removed within 24 hours of its appearance.		
11	The operation of the said use shall at all times be conducted in a manner not detrimental to surrounding properties or residents because of lights, noise, activities, parking or other actions.	Ongoing	
12	.All employees of the businesses on-site (off) shall be out of the premises no later than one hour after closing. No "after hours" operations shall be permitted.	N/A 24 hours operation	
13	No loitering in the parking area and shall control noisy patrons leaving the location. Signs shall be posted notifying customers of the courtesy to adjacent residential uses. The size, content, and location of the signs are subject to the review and approval of the Director of Planning and Community Development prior to installation.	12/22/2020	
14	All business operators shall take the necessary steps to assure the orderly conduct of employees, patrons, and visitors on the premises.	Ongoing	
15	The establishment shall maintain all required permits and/or licenses for the sale of beer and wine in good standing.	Ongoing	

2900 BEVERLY BLVD
CONDITION COMPLIANCE REPORT

2900 BEVERLY BLVD
CONDITION COMPLIANCE REPORT

16	The parking area shall be sufficiently lit and secured to discourage loitering and/or late night activity.	In Compliance well lit	
17	This approval shall not supersede the approval of any other responsible agencies. The applicant shall comply with all Federal, State and local laws.	In Compliance	
18	The approval of this Conditional Use Permit (CUP24-19) shall expire if the rights granted are not exercised within two (2) years from the effective date of this Resolution. Exercise of rights shall mean the issuance of a license to the applicant.	Open 12/22/20	
19	the property owner stating the reason and need for an extension an upon review and approval by the Director of Planning and Community Development.	Open 12/22/20	
20	In the event of a violation of the conditions of approval, no further permits, licenses, approvals or certificates of occupancy shall be issued until such violation has been fully remedied.	Ongoing	
21	The premises shall be kept clean, and the operator of the establishment shall ensure that no trash or litter originating from the site is deposited onto neighboring properties or public right -away.	Ongoing	
22	If at any time, a litter problem arises, the Director of Planning and Community Development may require a litter clean-up plan to be submitted and reviewed. The litter clean-up plan shall include a schedule of time and frequency of litter clean-up activities. Upon approval of the plan by the Director of Planning and Community Development, the measures of the plan shall be implemented. This condition may require the operator of the use to post a bond to ensure litter compliance.	Ongoing	
23	The development and utilization of the site shall comply with all the provisions of all of the current Building, Plumbing, Mechanical, Electrical Codes, and City Ordinances, as well as additional requirements from the Montebello Building and Safety Divison.	Ongoing	
24	The development and utilization of the site shall be subject to the review and approval of the Public Works Department. Additional Montebello Public Works Department requirements may be required prior to issuing building permits.	In Compliance Opne 12/22/20	
25	The development and utilization of the site shall comply with all the provisions of all of the California Fire Code, International Fire Code, and National Fire Protection Association standars as well as additonal requirements from Montebello Fire Department.	In Compliance	
26	No pay telephone(s) on the exterior of the premises.	In Compliance	
27	Exterior storage of any kind shall be prohibited.	In Compliance	
28	No alcohol shall be consumed on the premises.	Ongoing	
29	That no signs shall be installed on the site until a sign permit has been issued	Ongoing	
30	The Planning Commission and the City Council on appeal shall have the right to impose additional conditions for the protection of the public health, safety, and welfare.	Ongoing	
31	The following Mandatory Conditions of Approval for on-sale alcoholic beverage establishments (Section 17.61.080) shall be met, where applicable to the said use.	N/A we are off-sale	
a.	Any off-sale alcoholic beverage establishments seeking to sell or store motor fuels on the same premises as alcoholic beverages shall comply with the following conditions:	N/A Not a gas station	
b.	No beer or wine shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler.	In Compliance	

2900 BEVERLY BLVD
CONDITION COMPLIANCE REPORT

2900 BEVERLY BLVD
CONDITION COMPLIANCE REPORT

c.	No advertisements of alcoholic beverages shall be displayed at motor fuel islands and no self-illuminated advertising for alcoholic beverages shall be located on buildings or windows.	N/A	
d.	No sale of alcohol beverages shall be made from a drive-up window.	N/A	
e.	No display or sale of beer or wine shall be made from an ice tub.	In Compliance	
f.	Employees on duty between the hours of ten p.m. and two a.m. shall be at least twenty-one years of age to sell beer and wine.	In Compliance	
g.	The permittee at all times shall comply with all terms and provisions of the license issued by the State Department of Alcoholic Beverage Control and/or the terms and provisions of the Alcohol Beverage Control Act.	In Compliance Ongoing	
h.	No sale of single containers of beer and/or wine coolers shall be made.	single sale	
i.	In addition to the conditions enumerated above, additional conditions may be imposed by city staff.	Ongoing	
j.	That the noise levels generated by the operation of such establishment shall not exceed sixty-five dBA between the hours of seven a.m. to ten p.m., and not exceed sixty dBA between the hours of seven am., to ten p.m. and notexceed sixty dBA between the ours of ten pm. and seven am, so as to mitigate the impact on adjoining properties zoned or used for residential purposes. The measurement of noise levels shall be taken at the location of the shared property line.	In Compliance	
k.	That exterior lighting of the parking area shall be kept at an intensity of between one- and two-foot candles, so as to provide adequate lighting for patrons while not disturbing surrounding residential or commercial areas. Light sources shall be shielded from adjacent properties and from the sky.	In Compliance	
l.	The sorting of empty bottles and other recyclable products shall be limited to the hors between eight a.m. to nine p.m. daily.	Ongoing	
m.	That the sale of alcoholic beverages for consumption on premises shall be prohibited and appropriate posting of signs stating that drinking on the premises is prohibited by law shall be posted both inside and outside the establishment The premises shall include the establishment proper and/or the appurtenant common area if located in a commercial center.	12/22/20 Signs posted	Exhibit 1
n.	That special security measures such as security guards and burglar alarm systems as specified by the police department may be required.	Cameras	
o.	That exterior public telephones that permit incoming calls may not be located on the premises.	In Compliance	Exhibit 2
p.	That exterior storage of any kind shall be prohibited.	Ongoing	Exhibit 2
q.	That litter and trash receptacles shall be located at convenient locations inside and outside establishments, and operators of such establishments shall remove trash and debris on a daily basis.	Ongoing	.
r.	That paper or plastic cups shall not be sold or given away in quantities less than their usual and customary packaging.	Ongoing	
s.	That no signs shall be installed on the site until a sign permit has been approved by the building and safety division and the planning department in conformance with the provisions set forth in Chapeter 17.62 of the Montebello Muncipal Code.	Ongoing	
32	Per Section 9.04.010 of the Montebello Municipal Code, no person shall drink any intoxicating liquor in or upon any public street or public place within the city. Signs shall be posted on the premises both inside and outside, citing Section 9.04.010 of the Montebello Municipal Code.	sign posted inside & Outside	Exhibit 1 & 2
33	Premises shall be kept clean and the operator of the establishment shall ensure that no trash or litter originating from the site is deposited onto neighboring properties or public right-of-way	Ongoing	

2900 BEVERLY BLVD
CONDITION COMPLIANCE REPORT

2900 BEVERLY BLVD
CONDITION COMPLIANCE REPORT

34	. The management of any establishment selling alcohol shall take the necessary steps to assure the orderly conduct of employees, patrons and visitors on the premises.		
35	The owner of the establishment shall maintain all required permits and/or licenses for the sale of alcoholic beverages in good standing.	Ongoing	
36	No person shall sell alcoholic beverages for on-premises consumption if there has been any lapse or breach in the good standing of any one or more of the permits and/or licenses required for such sale	Ongoing	
37	In addition to the conditions enumerated above, any other condition may be imposed by city staff.	Ongoing	
38	There shall be no exterior advertising of any kind or interior window signage visible from the exterior, advertising the sale of alcoholic beverages.	Ongoing	Exhibit 2, 6
39	No alcoholic beverages shall be stored, maintained, displayed or sold from an ice tub.	Ongoing	
40	Beer, malt liquor, wine cooler and any other similar type of alcoholic beverage shall be sold and purchased in minimum quantities of 6 or more, except that wine coolers may be sold and purchased in miniimum quantuies of 4 or more. The applicant shall not display, offer for sale or sell single units of such alcoholic beverages in any size. Further, the applicant shall not store, maintain, display, and offer to sell or sell the following sized containers of such alcoholic beverages: 32 ounces, 40 ounces, 64 ounces or greater.	12/22/21 Completed - Ongoing	
41	. The subject alcoholic beverage license shall not be exchanged for any other type of on-sale (Off) license.	Ongoing	
42	Before the location opens, all employees who will sell alcoholic beverages shall be required to attend either ABC LEAD training or a comparable in-house training program approved by the Direct or of Community Department. If the employees are hired after the location is open, they shall be required to attend LEAD training or the approved in-house training within thirty (30) days of their hire date.	4/2/20 - current Ongoing	Exhibit 4
43	The sale of alcoholic beverages shall be limited between the hours of 6:00 a.m. to 2:00 a.m. Monday through Sunday. During the hours that the sale of beer and wine are not permitted the coolers must be locked to prohbit customers from purchasing alcohol.	12/22/21 installed - Ongoing	
44	The applicant shall post a permanent sign or signs complying with 16-31 PC, "Possession of Opened Alcoholic Beverages containers on the premise is prohibited by law. The sign or signs shall be posted in areas that are clearly visible to patrons at all times	7/1/21 Completed	Exhibit 1, 3
45	The applicant and operator shall prepare and submit a quarterly project compliance report. This report is due quarterly for the first three years of operation and annually during the first quarter of the year every three years	Ongoing	Attached
46	The applicant and operator shall acquire one additional alcohol license within the City of Montebello within two years of the effective date of the conditional use permit. A one year extension would be allowed to comply with this condition.	3/15/21 Completed purchase	Exhibit 5
47	The property owner shall prepare and submit a landscape plan for the review and approval by the Planning and Community Development Department within six months of the effective date of Conditional Use Permit. The Landscape plan shall include enhancements to the parking area and perimeter of the subject property and must be approved within the first year of operation.	12/22/20 Completed	12/22/2020
48	Security Plan - location of cameras marked in red on site and floor plan. Please Refer to power point for secuirty plan for camera locations, per Montebello Police Department	installed 7/23/21. 2nd set installed 8/11/21	Exhibit 19 (Security Plan) & Exhibit 7-18

2900 BEVERLY BLVD
CONDITION COMPLIANCE REPORT

EXHIBIT 1

Attachment C

EXHIBIT 2

2900
BOGO Mix & Match
ROUND UP FOR REWARDS
NO LOITERING
THIS STORE IS OPEN TO THE PUBLIC FOR THE PURPOSE OFCONDUCTING BUSINESS WITHIN. PERMISSION TO REMAIN ON 7-ELEVEN PREMISES IS WITHDRAWN UPON COMPLETION OF THAT BUSINESS TRANSACTION. THOSE PERSONS WHO REMAIN THEREAFTER ARE IN VIOLATION OF SECTION 602 (J) P.C.
NOTICE
It is unlawful for any person who has in his or her possession any bottle, can or other receptacle containing an alcoholic beverage which has been opened, or has its seal broken, or has its contents partially removed, to enter, be, or remain on the premises.
All violators will be reported to the Montebello P.D. - (323) 887-1313

EXHIBIT 3

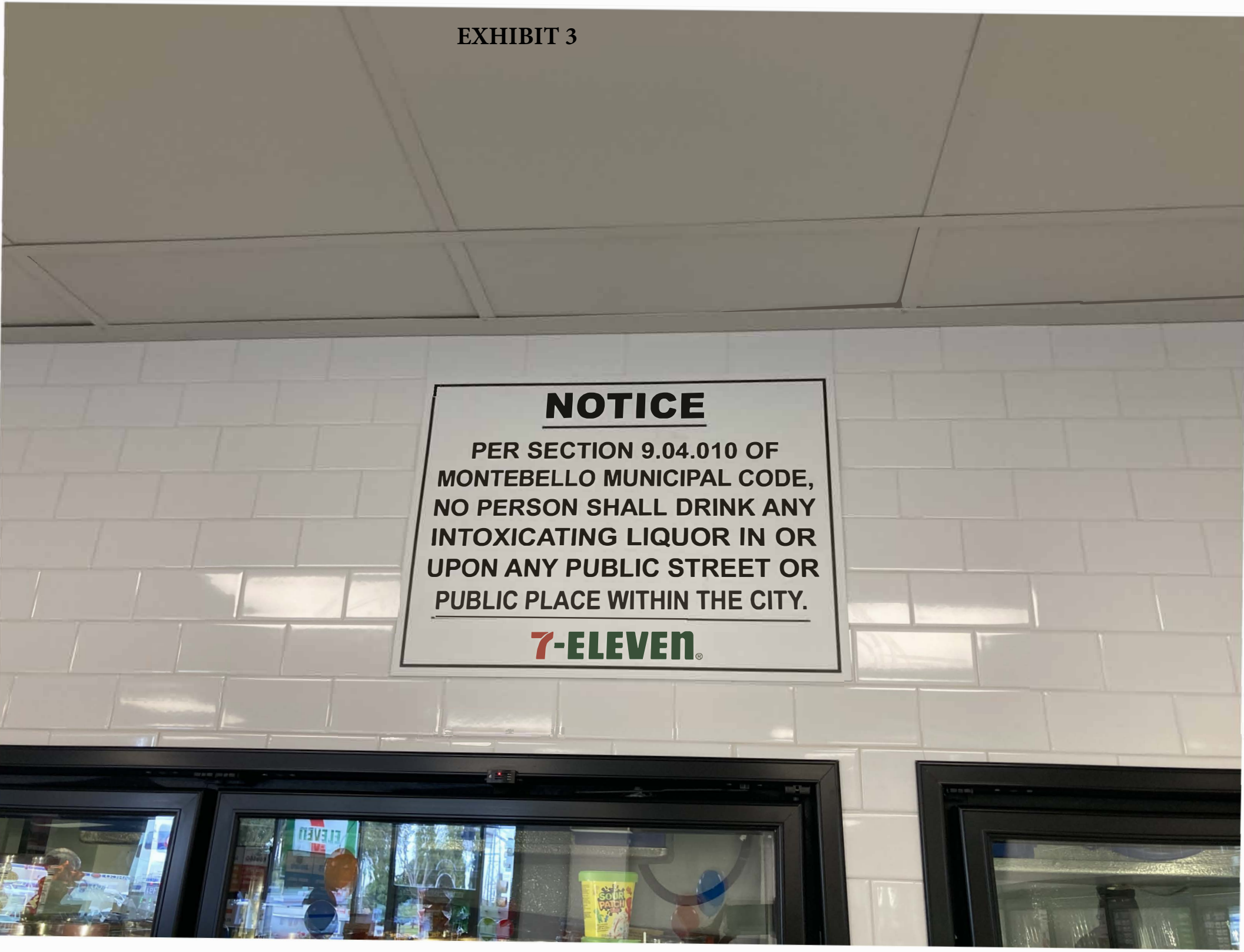

NOTICE
PER SECTION 9.04.010 OF MONTEBELLO MUNICIPAL CODE, NO PERSON SHALL DRINK ANY INTOXICATING LIQUOR IN OR UPON ANY PUBLIC STREET OR PUBLIC PLACE WITHIN THE CITY.
7-ELEVEN

EXHIBIT 4

Eleven - Store Compliance Report

ourse Title	Employee Name	Last Completed Date	Course Expiration Date	# of Days Until Expiration	Status
ddressing Shoplifting and Robberies (U.S.)	DORANTES, LUZ	Oct 3 2020 7:11AM	Oct 3 2021 7:11AM	181	Compliant
ddressing Shoplifting and Robberies (U.S.)	FELIPE, CHRISTOPHER	Aug 4 2020 11:11AM	Aug 4 2021 11:11AM	121	Compliant
ddressing Shoplifting and Robberies (U.S.)	GONZALEZ, JOHANNA	Oct 5 2020 11:25PM	Oct 5 2021 11:25PM	183	Compliant
ddressing Shoplifting and Robberies (U.S.)	HERNANDEZ, NICOLE	Aug 29 2020 2:23AM	Aug 29 2021 2:23AM	146	Compliant
ddressing Shoplifting and Robberies (U.S.)	JUAREZ, OMAR	Oct 7 2020 3:34AM	Oct 7 2021 3:34AM	185	Compliant
ddressing Shoplifting and Robberies (U.S.)	LUGO, PAOLA	Oct 30 2020 9:59PM	Oct 30 2021 9:59PM	208	Compliant
ddressing Shoplifting and Robberies (U.S.)	PORTILLO, FRANCISCO	Jan 12 2021 12:56AM	Jan 12 2022 12:56AM	282	Compliant
ddressing Shoplifting and Robberies (U.S.)	RAZO, EDWARD	Mar 8 2021 11:25PM	Mar 8 2022 11:25PM	337	Compliant
ddressing Shoplifting and Robberies (U.S.)	ZAVALA, JENNIFER	Aug 31 2020 6:49PM	Aug 31 2021 6:49PM	148	Compliant
Age Restricted Sales/ID Zone	DORANTES, LUZ	Aug 3 2020 9:47PM	Aug 3 2021 9:47PM	120	Compliant
Age Restricted Sales/ID Zone	FELIPE, CHRISTOPHER	Aug 5 2020 9:03AM	Aug 5 2021 9:03AM	122	Compliant
Age Restricted Sales/ID Zone	GONZALEZ, JOHANNA	Apr 13 2020 6:47PM	Apr 13 2021 6:47PM	8	Coming Due
Age Restricted Sales/ID Zone	HERNANDEZ, NICOLE	Sep 5 2020 12:34AM	Sep 5 2021 12:34AM	153	Compliant
Age Restricted Sales/ID Zone	JUAREZ, OMAR	Jul 29 2020 4:02PM	Jul 29 2021 4:02PM	115	Compliant
Age Restricted Sales/ID Zone	LUGO, PAOLA	Apr 15 2020 4:37PM	Apr 15 2021 4:37PM	10	Coming Due
Age Restricted Sales/ID Zone	PORTILLO, FRANCISCO	Jan 12 2021 1:43AM	Jan 12 2022 1:43AM	282	Compliant
Age Restricted Sales/ID Zone	RAZO, EDWARD	Mar 9 2021 12:08AM	Mar 9 2022 12:08AM	338	Compliant
Age Restricted Sales/ID Zone	ZAVALA, JENNIFER	Mar 20 2020 10:31PM	Mar 20 2021 10:31PM	-16	Over Due
Anti-Money Laundering: The Patriot Act	DORANTES, LUZ	Aug 1 2020 3:28PM	Aug 1 2021 3:28PM	118	Compliant
Anti-Money Laundering: The Patriot Act	FELIPE, CHRISTOPHER	Oct 19 2020 11:31PM	Oct 19 2021 11:31PM	197	Compliant
Anti-Money Laundering: The Patriot Act	GONZALEZ, JOHANNA	Apr 13 2020 6:07PM	Apr 13 2021 6:07PM	8	Coming Due
Anti-Money Laundering: The Patriot Act	HERNANDEZ, NICOLE	Apr 3 2021 8:49PM	Apr 3 2022 8:49PM	363	Compliant
Anti-Money Laundering: The Patriot Act	JUAREZ, OMAR	Jul 29 2020 9:16PM	Jul 29 2021 9:16PM	115	Compliant
Anti-Money Laundering: The Patriot Act	LUGO, PAOLA	Apr 15 2020 3:30PM	Apr 15 2021 3:30PM	10	Coming Due
Anti-Money Laundering: The Patriot Act	PORTILLO, FRANCISCO	Jan 12 2021 2:30AM	Jan 12 2022 2:30AM	282	Compliant
Anti-Money Laundering: The Patriot Act	RAZO, EDWARD	Mar 9 2021 12:39AM	Mar 9 2022 12:39AM	338	Compliant
Anti-Money Laundering: The Patriot Act	ZAVALA, JENNIFER	Mar 20 2020 7:51PM	Mar 20 2021 7:51PM	-16	Over Due

EXHIBIT 5

EXHIBIT 6

EXHIBIT 7

EXHIBIT 8

EXHIBIT 9

EXHIBIT 10

EXHIBIT 11

EXHIBIT 12

EXHIBIT 13

EXHIBIT 14

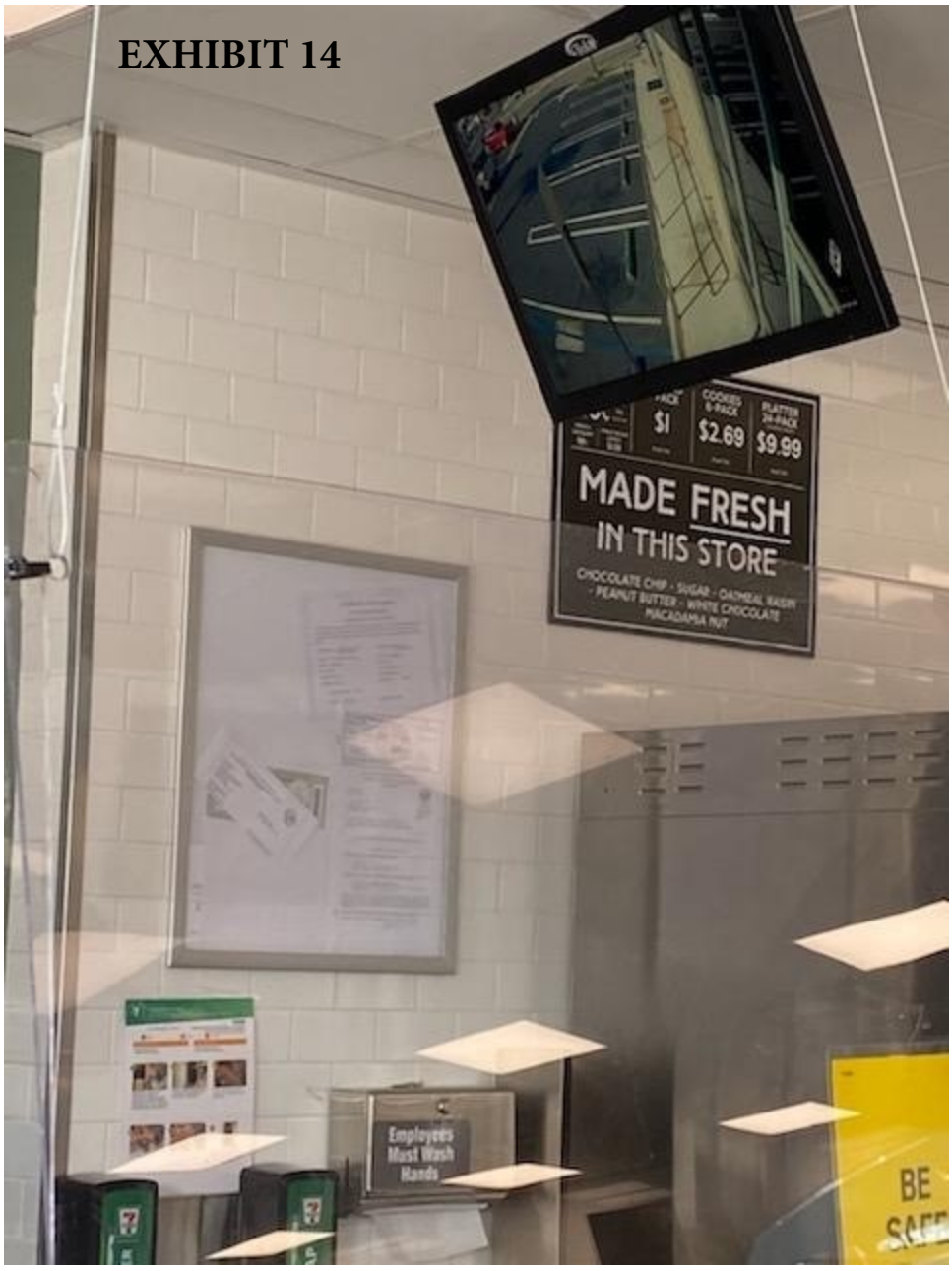

$1
COOKIES 6-PACK
$2.69
PLATTER 24-PACK
$9.99
MADE FRESH
IN THIS STORE
CHOCOLATE CHIP · SUGAR · OATMEAL RAISIN
· PEANUT BUTTER · WHITE CHOCOLATE
MACADAMIA NUT
Employees
Must Wash
Hands
BE

EXHIBIT 15

NITRO
COFFEE
COLD
BREW
COFFEE

EXHIBIT 17

EXHIBIT 18

EXHIBIT 19

CITY OF MONTEBELLO

Approved by Planning

Signature: _____ Date: 1/27/21

Permit No: CUP 21-19

Conditions: Subject to Field Inspections

7-ELEVEN
2900 W BEVERLY BLVD
SECURITY PLAN

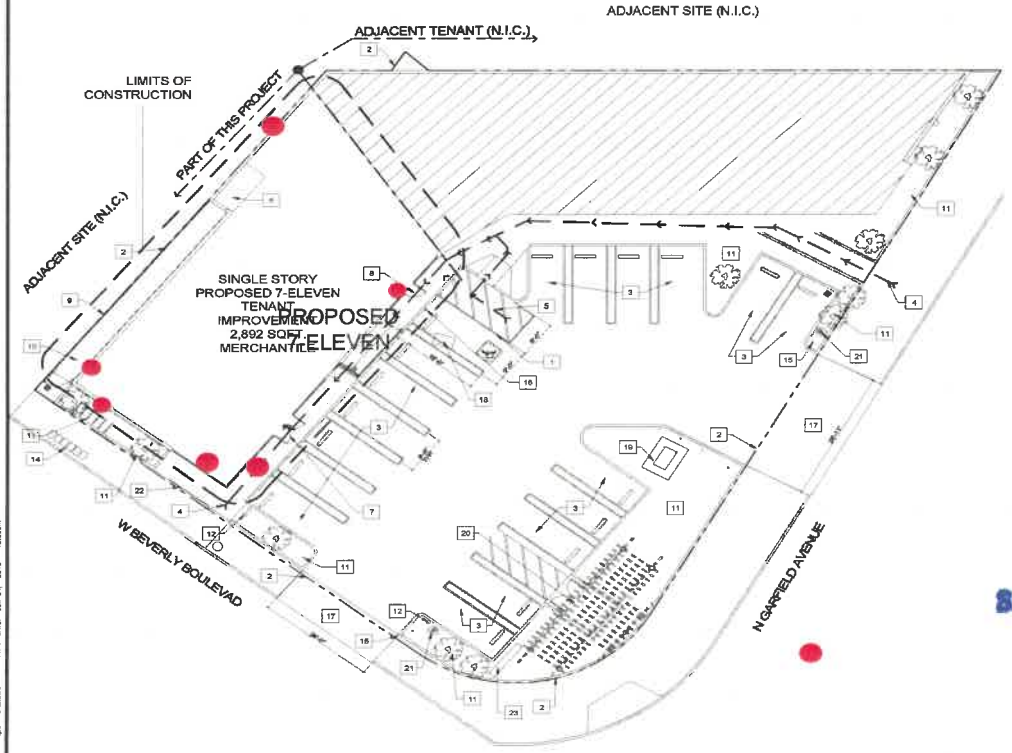
HEALTHY FOODS = HEALTHY LIVING

Overview

- Beer/Wine License Type 20 ABC License)Beer and Wine-Purchased within the City under License # 20-191638 – canceled per CUP. No net gain in city!
- Lockable cooler doors.
- Public Safety (Security and Surveillance)
- Economic Benefits for the City and Community of Montebello
- New Branding: Healthy Foods = Healthy Life w/New Interiors
- Parking
- Community Partner

"Not Your Father's 7-11"

Site Plan



1 ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY
1" = 10'-0"

PROJECT DIRECTORY

PROJECT OWNER: ALINA, LLC
1260 NORTH BUNDY DRIVE
LOS ANGELES, CA 90049

TENANT: 7-ELEVEN, INC.
JOE JENKO
3200 HACKBERRY ROAD,
IRVING, TX 75063

ARCHITECTURE: FIEDLER GROUP
PATRICK FIEDLER, P.E.
256 N. EUCLID AVENUE STE. 550
PASADENA, CA 91101
PHN: (213) 341-7881

SITE INFORMATION

SITE ZONE:	C-2 GENERAL COMMERCIAL
IS RITZENING NECESSARY?	NO
LOT AREA, SF:	18,276 SF
NORTH PROPERTY LINE LENGTH:	111.91 FT + 6.29 FT + 5 FT + 12.77 FT (IRREGULAR)
EAST PROPERTY LINE LENGTH:	136.61 FT
SOUTH PROPERTY LINE LENGTH:	104.69 FT + 8+32' @ 54.79FT
WEST PROPERTY LINE LENGTH:	80.06 FT
PROPOSED STORE GROSS SF:	2,892 SQ FT

PARKING SUMMARY

1 OFF STREET PARKING SPACE PER EACH 400 SF OF LEASABLE FLOOR AREA.	2,892 / 400 = 7.23 = 8 SPACES. 1 ACCESS SLE MINIMUM
TOTAL SPOTS ON SITE:	15 SPACES, INCLUDES 1 ACCESSIBLE

SCOPE OF WORK

THE SUBJECT PROPERTY IS LOCATED AT THE INTERSECTION OF BEVERLY BLVD AND GARFIELD AVE, IN THE CITY OF MONTEBELLO, CA. SIE PROJECT SITE IS AN APPROXIMATELY 2,000 S.F. OF TENANT SPACE CURRENTLY DIVIDED INTO TWO VACANT UNITS THE SITE HAS BUILDING SIGNS, ONE ENTRANCE SIGN, AND COVERED TRASH ENCLOSURE. THERE IS CURRENTLY A T-MOBILE STORE, A PIZZA RESTAURANT, AND A TAX BUSINESS IN THE MULTI-TENANT BUILDING

NO EXTERIOR SITE IMPROVEMENTS ARE PROPOSED UNDER THIS PERMIT OTHER THAN THE CHANGES ON THE STOREFRONT WITH 3M BLACKOUT FILM.

SHEET INDEX

NO.	SHEET TITLE
A1.0	EXISTING SITE PLAN
A2.0	PROPOSED FLOOR PLAN
A3.0	EXISTING EXTERIOR ELEVATIONS
A3.1	PROPOSED EXTERIOR ELEVATIONS
ABC-1	ABC PLAN

GENERAL NOTES

1. REFER TO ELECTRICAL DOCUMENTS FOR ADDITIONAL INFORMATION.
2. REFER TO MECHANICAL DOCUMENTS FOR ADDITIONAL INFORMATION.
3. CIVIL SITE IMPROVEMENTS ARE NOT PART OF THIS PERMIT.

KEYNOTES

1. EXISTING HANDICAP STALL.
2. PROPERTY LINE.
3. EXISTING PARKING.
4. EXISTING ACCESSIBLE PEDESTRIAN PUBLIC RIGHT OF WAY SITE ACCESS.
5. ACCESSIBLE PATH OF TRAVEL FOR DISABLED ACCESSIBLE PARKING STALL AND PUBLIC WAY TO PUBLIC ENTRANCE.
6. EXISTING SITE ELECTRICAL ROOM.
7. EXISTING MAIN ENTRY DOOR.
8. EXISTING EXIT DOOR.
9. EXISTING WROUGHT IRON FENCE, 6'-0" HEIGHT.
10. EXISTING CONC. WALKWAY.
11. EXISTING LANDSCAPE AREA.
12. EXISTING IRRIGATION CONTROL VALVE.
13. EXISTING SITE BUILDING BACKFLOW PREVENTERS.
14. EXISTING WATER METERS.
15. EXISTING ACCESSIBLE SITE PARKING SIGN
16. EXISTING ACCESSIBLE PARKING SIGN.
17. EXISTING DRIVEWAY.
18. EXISTING EDISON VAULT.
19. EXISTING TRANSFORMER AND PAD.
20. EXISTING TRASH ENCLOSURE AND TRELLIS.
21. EXISTING SITE LIGHTING.
22. EXISTING HANDRAIL.
23. NEW PROPOSED PYLON SIGN BY SIGN CONTRACTOR.

EXISTING ADJACENT TENANT SPACES (N.I.C.)

SECURITY CAMERAS

CITY OF MONTEBELLO

Approved by Planning

Signature: _____ Date: 7/27/21

Permit No.: CUP 24-19

Conditions: Subject to Field Inspections

PROTO 02-28-2019

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063
7-11 #39645 / 1045606
2000 W BEVERLY BLVD STE A & B
MONTEBELLO, CA 90640

EXISTING SITE PLAN

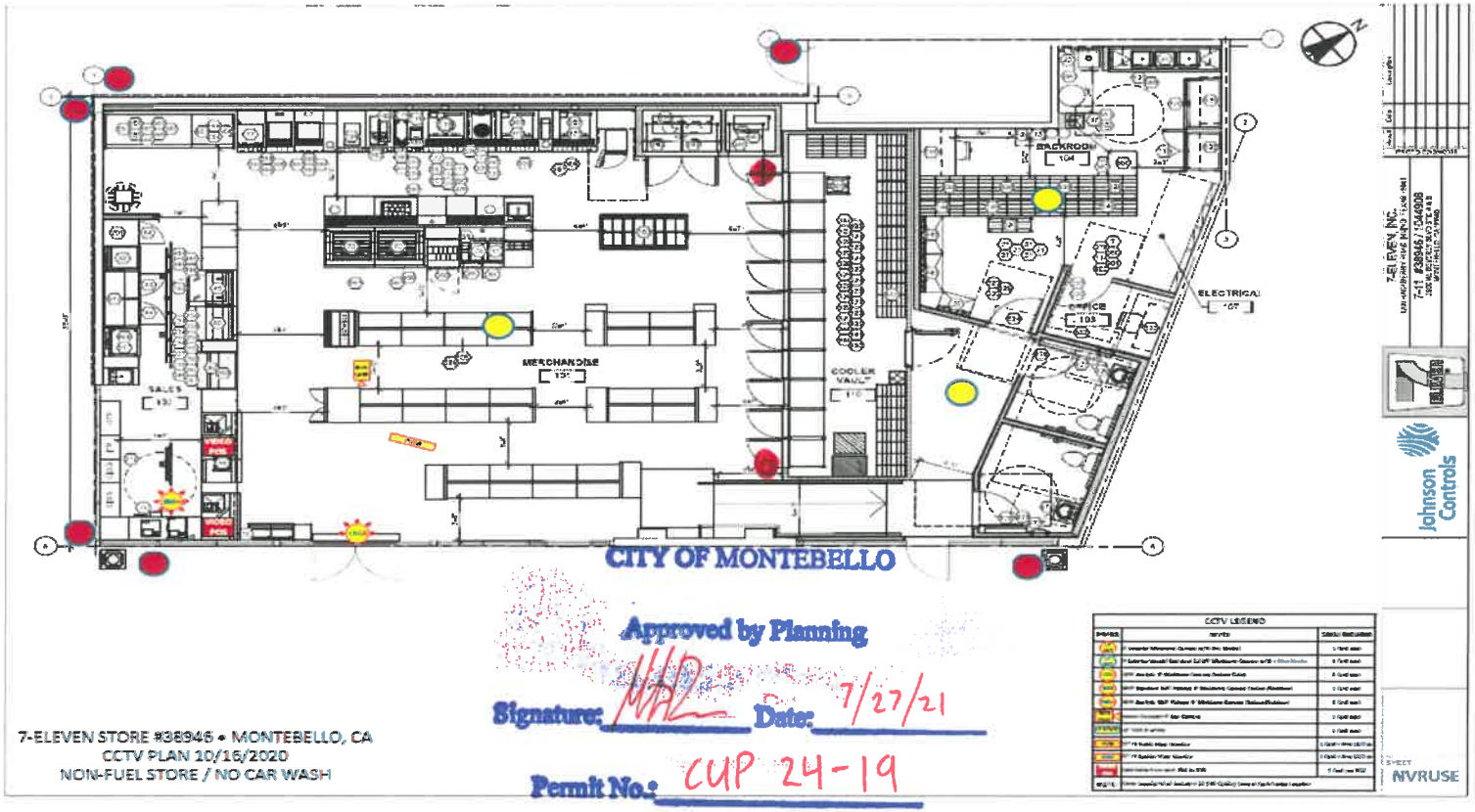
fiedlergroup

JOB: 16377
SCALE: AS NOTED
DATE: 03/05/2019
DRAWN BY: JC
CHECKED BY: WT

SHEET: A1.0

PRINTED BY: JCANO
DRAWING NAME: 16377 – ABC SITE PLAN & A3.1 EXT ELEVATIONS.DWG PRINT DATE: Jun 24, 2019 - 10:05am

Floor Plan – Alcohol space 10% of 2,892 S.F.



CITY OF MONTEBELLO

Approved by Planning

Signature: _____ Date: 7/27/21

Permit No.: CUP 24-19

Conditions: Subject to Field Inspections

7-ELEVEN STORE #38946 • MONTEBELLO, CA
CCTV PLAN 10/15/2020
NON-FUEL STORE / NO CAR WASH

Public Safety & Security

- POS system scans all aged restricted products
- 7-Eleven will install additional security cameras system that includes indoor/outdoor circuit cameras. installed
- Police Dept will have 24 hour direct video access.
- 7-Eleven corporation provides franchisees with Secret Shopper Program
- Lockable alcohol cooler doors on age restricted products.
- Well lit parking lot
- Safe haven program for kids being bullied
- No Single sales of beer – Sold in manufactured pre-packaged only
- Wine sold in 750ml
- Wine coolers sold in manufactured four packs

Public Safety & Security

- 7-Eleven's Crime Deterrence Program:
  - trains employees on 4 primary crime deterrence components:
    - visibility into and out of the store
    - bright interior and exterior lighting
    - cash control with no more than $50 in the register during the day and $30 at night
- 7-Eleven's Operation Alert Program:
  - trains employees on operation procedures to discourage robbery and emphasizes a no-resistance policy toward robbery
    - adopted by the National Crime Prevention Institute at the University of Louisville
    - taught to law enforcement officers throughout the country

Public Safety & Security

- 7-Eleven's Come of Age Program:
  - trains employees on legal sales of age restricted products
    - policies, procedures, identifying characteristics of minors and state law to ensure all stores are prepared and committed to safe and legal sale of age-restricted products.
    - POS System.
- Employee Affidavit: All employees are required to sign an affidavit stating they are aware of obligations should they not comply with the law.

Economic Benefits for the City of Montebello

- Sales Tax: Approx. $15,600/yr to City of Montebello
- Jobs: 8-15 jobs created in the community
- Increased foot traffic results in increased $$ for other Center tenants and surrounding businesses
- Property Tax:
  - National tenant attracts other businesses to surrounding area.
  - 7-Eleven as a tenant will bring significant increase in property values due to lower cap rate and higher rents; therefore higher property tax revenue to City.
  - 7- Eleven anchors centers and decreases vacancies in centers.

Healthy Foods = Healthy Living

- Everything is fresh, delivered daily.
- Fresh sandwiches/wraps; white and wheat bread.
- Fresh salads, veggie snack packs, fruit cups, etc.
- Fresh fruit (bananas, red/green apples, oranges, grapes, mangos – all if in season).
- Fresh Latte & Coffee bar (latte, bean brewed coffee).
- Fresh bakery goods delivered daily.
- Lemonade now offered.

Focus on Fresh Food

- Daily prepared sandwiches & bakery
- Salads, vegetable & fruit cups
- Bananas, oranges, apples & lemons
- Healthy Choice snack section
- Pizza, chicken wings & tenders
- Taquitos & hot dogs
- Minimal shelf space is dedicated to beer and wine

Focus on Fresh Food

New Interior Branding

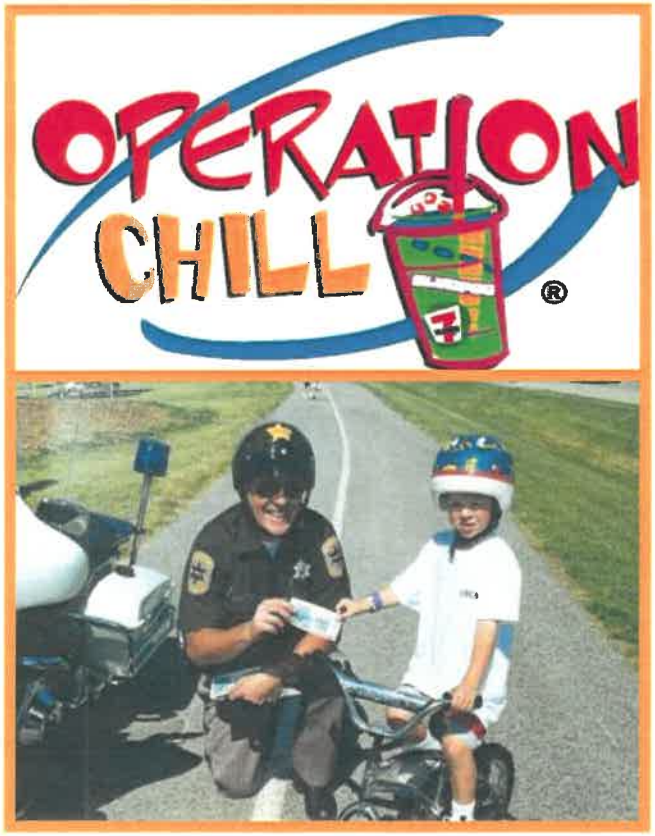
New Interior Finishes

New Interior Finishes

New Interior Finishes

New Interior Finishes

In the Community | Partner



- **Operation Chill:** award-winning youth crime prevention/reward program enabling local law enforcement to **"ticket kids caught"** doing good deeds with a free Slurpee coupon.
- 7-Eleven has donated fresh bottled water pallets to local high school football teams during practice
- 7-Eleven has planted a Garden Center
- Since the program's inception, 7-Eleven has donated more than 10 million Slurpee coupons nationwide.

In the Community | Slurpee Incentives

- 7-Eleven donates Slurpee coupons to local schools for teachers to encourage/reward students for:
  - Attendance
  - Timeliness
  - Good grades
  - Academic improvements
  - Positive behavior
  - Reading goals

Community Partner
Changing One Neighborhood at a Time

- 7-Eleven works with local schools on programs and scholarships
- 7-Eleven partners with other organizations to bring change to the area.
- 7-Eleven stores donate food to local non-profits)
- Being a good neighbor and corporate citizen is part of doing business with 7-Eleven.

EXHIBIT 2

2900
BOGO Mix & Match
ROUND UP FOR REWARDS
NO LOITERING
THIS STORE IS OPEN TO THE PUBLIC FOR THE PURPOSE OFCONDUCTING BUSINESS WITHIN. PERMISSION TO REMAIN ON 7-ELEVEN PREMISES IS WITHDRAWN UPON COMPLETION OF THAT BUSINESS TRANSACTION. THOSE PERSONS WHO REMAIN THEREAFTER ARE IN VIOLATION OF SECTION 602 (J) P.C.
NOTICE
It is unlawful for any person who has in his or her possession any bottle, can or other receptacle containing an alcoholic beverage which has been opened, or has its seal broken, or has its contents partially removed, to enter, be, or remain on the premises.
All violators will be reported to the Montebello P.D. - (323) 887-1313

EXHIBIT 20

Capital Trust Escrow

280 S. Beverly Drive, #300
Beverly Hills, CA 90212

Phone: (310) 273-0100
Fax: (888) 908-0836
Email: teamfran@capitaltrustescrow.com

7-ELEVEN, INC.
3200 Hackberry Rd
Irving, TX 75063

Date: April 1, 2021
Escrow No. 010687-FM
Re: 21/191638 (Store #38946)

Dear Client:

The above referenced escrow closed on . In connection therewith, we are enclosing the following documents:

Final Closing/Settlement Statement. PLEASE RETAIN FOR INCOME TAX PURPOSES.

Your escrow will be held by our office for a period of five years from the close of escrow. It has been a pleasure to have handled your escrow, and we trust we may be of service to you in the future.

Sincerely,
Capital Trust Escrow

Gabby Garcia for
Frances Meron
Senior Escrow Officer

Capital Trust Escrow

280 S. Beverly Drive, #300
Beverly Hills, CA 90212

Phone: (310) 273-0100
Fax: (888) 908-0836
Email: teamfran@capitaltrustescrow.com

BUYER'S FINAL SETTLEMENT STATEMENT

LICENSE NO: 21-191638 **DATE:** April 1, 2021

BUYER: 7-ELEVEN, INC. (Store #38946) **CLOSING DATE:** **ESCROW NO.:** 010687-FM

	DEBITS	CREDITS
FINANCIAL CONSIDERATION		
Total Allocation	35,000.00	
Deposit from 7-ELEVEN,INC.		46,615.00
OTHER DEBITS/CREDITS		
Liquor License Auctioneers, Inc. Finder's Fee	10,000.00	
ESCROW CHARGES - Capital Trust Escrow		
Escrow Fee	1,400.00	
Delivery Fees	170.00	
Archive Fee	45.00	
TOTAL	$ 46,615.00	$ 46,615.00

SAVE THIS STATEMENT FOR INCOME TAX PURPOSES

CITY OF MONTEBELLO
PLANNING COMMISSION

ITEM NO. 6

MEETING DATE: FEBRUARY 1, 2022

MEETING: **REGULAR MEETING**

STAFF REPORT

CASE NO.: Resolution No. 02-2022

Subject: General Plan Conformance – Topgolf USA MB LLC, Lease at the Montebello Golf Course

Location: 988 Via San Clemente - Montebello Golf Course

Submitted By: Joseph Palombi, Director of Planning and Community Development

---

RECOMMENDATION

It is recommended that the Planning Commission take the following action:

1. ADOPT a Resolution of the Montebello Planning Commission, pursuant to Government Code section 65402(a), finding that the proposed lease of a portion of the Montebello Golf Course in connection with the Montebello Golf Course Driving Range Relocation Project is consistent with the Montebello General Plan.

BACKGROUND

The City has owned and operated a municipal golf course for almost its entire one hundred year history of incorporation. The eighteen hole golf course – located at 988 Via San Clemente ("Golf Course") covers 118 acres and originally was acquired by the City through a series of transactions in the early 1940's.

Over the past few years the City has been exploring options for rehabilitating the Golf Course including upgrades to existing facilities, increase revenues generated by the Golf Course to reduce the subsidy received from the City's General Fund, and to increase the quality of recreation and entertainment facilities available to the community. While much has been done to reduce operating expenses (i.e., contracting out for landscape maintenance, reducing irrigation costs, etc.) and seeking a professional management company for the Golf Course, without a significant investment in infrastructure upgrades the Golf Course will continue to deteriorate.

In December 2019, the City prepared an Initial Study/Mitigated Negative Declaration ("IS/MND") for the Montebello Golf Course Driving Range Relocation Project which analyzed the environmental effects associated with efforts to modernize the City-owned Montebello Golf Course with the relocation and construction of a new driving range complex. This process was done in accordance with the California Environmental Quality Act ("CEQA"). The proposed project as described in the IS/MND would involve the construction of a multi-faceted enhancement within the existing and larger 118-acre Montebello Golf Course located at 988 Via San Clemente in the City of Montebello. (the "DRR Project").

The DRR Project would be located on 18 acres of the existing Golf Course and include a three (3)-story structure with 68,000 square feet of recreational/entertainment uses and related amenities that provides: approximately 102 climate-controlled hitting bays; restaurant and drinking areas; retail, conference, and lounge space; a 215-yard "outfield" with 11 in-ground targets and golf-related technology and infrastructure; an adjacent miniature golf facility; and between 450 and 500 parking spaces.

Because the City lacks the specialized knowledge and experience needed to design and operate the DRR Project, the City received proposals from developers and operators with demonstrated success in the industry. After considering alternative proposals, the City entered into preliminary negotiations with Topgolf USA MB, LLC ("Topgolf") concerning the terms and conditions by which the parties might cooperatively finance, develop, and operate the DRR Project.

The City and Topgolf have reached an agreement to move forward with the DRR Project. The proposed transaction structure would be financed with bonds issued by the Montebello Public Financing Authority ("Authority"); the Authority and City would enter into a lease for the DRR Project to support debt service obligations and give the City possession of the completed improvements; and the City would subsequently sublease the DRR Project to Topgolf for operations ("Topgolf Lease"). This preliminary transaction structure is documented by the parties in the *Sublessee Development and Participation Agreement* ("Participation Agreement") approved by the City Council on March 24, 2021.

As of the date of this report, the City and City Council have taken actions required by California's Surplus Land Act in advance of the City's lease of the DRR Project site, and over the coming months the Planning Commission and City Council will have an opportunity to consider several actions relating to the DRR Project.

DISCUSSION

The DRR Project will be presented to the Planning Commission in the future for its discretionary consideration of Conditional Use Permit and plan review; which is required by the Montebello Zoning Code to implement the Project. The matter at hand represents a limited scope determination that must be made before the City Council may consider the Topgolf Lease at a public meeting in the future.

Specifically, before the City Council may consider or approve the disposition, including leases, of any city-owned property, Government Code section 65402(a) requires the Planning Commission first review and make a determination that the purpose and extent of the proposed disposition is consistent with the Montebello General Plan. The Planning Commission's determination in this regard does not represent approval of the DRR Project or any lease with Topgolf, and rather merely that the purpose of the proposed lease is consistent with the land use objectives of the General Plan.

As described above, the purpose of the Topgolf Lease is to facilitate the operation of DRR Project, which will be a driving range facility with associated on-site amenities. The Project Site (and Montebello Golf Course generally) are designated "Open Space" in the General Plan, and R-1 Residential by the Montebello Zoning Code. Golf courses, driving ranges, clubhouses, and associated amenities are a "conditionally permitted" land use in the R-1 Zoning District, which is why a Conditional Use Permit will be presented for the Planning Commission's consideration in the future.

Staff believes the City's potential lease of the DRR Project to Topgolf to facilitate operation of the DRR Project would be consistent with, among other things, the following goals and objectives of the General Plan as outlined in the above-referenced DRR Project:

1. Land Use Element:
   A. Goals:
      1. To formulate a plan which is responsive to the needs of the community and which permits the orderly arrangement of land uses, permitting sufficient areas for reasonable development [Land Use Goal #1].

         The Golf Course totals approximately 118 acres in size. The City has explored the viability of the existing Golf Course and analyzed the potential of incorporating the development and operation of a driving range in conjunction with the existing uses. Based on the findings contained in the IS/MND dated December 12, 2019, the proposed lease of a portion of the Golf Course is found to be consistent with the Montebello General Plan in that it will encourage a variety of commercial development within the City in an appropriate location that is compatible with the surrounding uses, as well as, serve the needs of the adjacent neighborhoods by providing employment opportunities.

2. Open Space Element
   A. Goals:
      1. To ensure the preservation and conservation of sufficient open space to introduce relief from the otherwise uninterrupted development of the Southern California region. [Open Space Goal #1]
      2. To ensure the preservation and conservation of sufficient open space to serve the recreational, health, and welfare needs of the residents.

[Open Space Goal #2]
The purpose of the open space element is to preserve through the implementation of goals and policies the quality of environment. The proposed DRR project was analyzed and determine to be the most viable option that will provide revenue for the City, conserve the existing uses and provide amenities to the surrounding area. The environmental analysis provided in the Initial Study dated December 12, 2019 indicates that the proposed project would not result in any potential significant environmental impacts nor adversely affect humans neither directly nor indirectly.

The DRR project entails the replacement and modernization of the existing golf course driving range and the construction of a multi-faceted indoor driving range along the northern portion of the golf course. The golf course totals approximately 118 acres in size. The leasing of a portion of the golf course, approximately 18 acres, aligns with the Open Space Goals # 1 and 2 by preserving and conserving sufficient open space to serve the recreational, health and welfare of the surrounding neighborhoods.

B. Objectives:
1. Identify existing open space that is important to the welfare of the community.
2. Establish standards and criteria for the location and development of open space and recreation land.
3. Provide open space and a full range of recreation facilities and programs which are easily accessible to all residents.
4. Determine the location, size and type of recreational facilities and programs on the basis of the needs of the people.
5. Identify methods for the preservation and acquisition of open space. [Open Space Objectives #1-#5]

The proposed DRR project and leasing of only portion of the existing golf course aligns with the aforementioned General Plan Open Space objectives #1-5 in that, only a portion of the existing open space will be occupied to provide a full range of recreational facilities that will be accessible to the residents of the surrounding and adjacent vicinity and it has been determined that the proposed DRR project will be accommodated in the northernmost part of the existing golf course to preserve open space to the extent possible.

3. <u>Parks and Recreation Element</u>
A. Goals:
1. To provide a full range of park and recreational facilities and programs which are easily accessible to all residents of the community. [Parks

and Recreation Element Goal #1]

The leasing of portion of the existing golf course will allow the construction of a multi-faceted recreational enhancement within the existing and larger 118-acre Montebello Golf Course. The proposed project would involve the construction of a new 68,000 square foot, three level indoor driving range facility, among other related amenities. The proposed improvements would provide a full range of recreational facilities, which will be accessible to the residents of the surrounding and adjacent vicinity.

B. Objectives:
   1. Provide neighborhood parks and recreational facilities wherever possible within walking distance of all residents. [Parks and Recreation Element Objective #1]
   2. Preserve and expand existing park and recreational facilities. [Parks and Recreation Element Objectives #6]

   The proposed lease in connection with the remodel and relocation of the existing driving range is consistent with the goals and objectives of the General Plan mentioned above in that, it will complement the existing and surrounding uses and will provide the opportunity of recreational amenities to the residents in the surrounding and adjacent vicinity. Additionally, the proposed leasing of the portion of the existing golf course will serve the different types of needs in the City and provide various types of recreational development.

The specific terms and conditions of a proposed Topgolf Lease will be considered by the City Council. It is important to note that the Topgolf Lease would be conditioned on, among other things, the Planning Commission's future consideration and approval of a Conditional Use Permit.

Staff is recommending that the Planning Commission approve a resolution pursuant to Government Code section 65402(a), finding that a proposed lease of a portion of the Montebello Golf Course in connection with the above-referenced Montebello Golf Course Driving Range Relocation Project is consistent with the General Plan.

ENVIRONMENTAL

This action is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061 of the State CEQA Guidelines, as CEQA only applies to projects which have the potential for causing a significant impact on the environment. Here, it can be seen with certainty that the contemplated lease will not have a significant impact on the environment. The potential environmental impacts of the DRR Project have been studied and disclosed in the IS/MND (dated December 12, 2019).

ATTACHMENTS:

A. Resolution No. 02-2022

CITY OF MONTEBELLO
PLANNING COMMISSION

RESOLUTION NO. 02-2022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO, STATE OF CALIFORNIA, PURSUANT TO GOVERNMENT CODE SECTION 65402, FINDING THAT THE PROPOSED LEASE OF A PORTION OF THE MONTEBELLO GOLF COURSE IN CONNECTION WITH THE MONTEBELLO GOLF COURSE DRIVING RANGE PROJECT IS CONSISTENT WITH THE MONTEBELLO GENERAL PLAN

WHEREAS, over the past several years the City of Montebello ("City") has been exploring options for rehabilitating and upgrading the Montebello Golf Course ("Golf Course") that is located on City-owned property at 988 Via San Clemente in the City ("Subject Property"); and

WHEREAS, the City of Montebello, in accordance with the California Environmental Quality Act ("CEQA"), prepared an Initial Study/ Mitigated Negative Declaration for the Montebello Golf Course Driving Range Relocation Project, which analyzed the environmental effects associated with efforts to modernize the City-owned Montebello Golf Course with the relocation and construction of a new driving range complex. ("the DRR Project"); and

WHEREAS, the proposed DRR Project would be located on approximately 18 acres of the existing Montebello Golf Course and include a three (3)-story structure with 68,000 square feet that provides: approximately 102 climate-controlled hitting bays; restaurant and drinking areas; retail, conference, and lounge space; a 215-yard "outfield" with 11 in-ground targets and golf-related technology and infrastructure; an adjacent miniature golf facility; and between 450 and 500 parking spaces; and

WHEREAS, the City lacks the specialized knowledge and experience needed to design and operate the DRR Project, and accordingly, in addition to other discretionary actions to be considered by the Planning Commission and City Council in the future related to the DRR Project, the City is contemplating the lease of a portion of the Golf Course to a developer and operator with demonstrated success in the industry, with Topgolf USA MB, LLC ("Topgolf") expected to be the lessee and operator of the DRR Project under a lease agreement with the City; and

WHEREAS, before a city may dispose of city-owned property, Government Code section 65402(a) requires the local planning commission to first review and make a determination that the purpose and extent of the proposed disposition is consistent with any general plan that has been adopted in the jurisdiction; and

WHEREAS, the Planning Commission of the City of Montebello ("Planning Commission") has analyzed the purpose and extent of the City's proposed lease of a portion of the Golf Course, the nature and use of which would be limited to construction and operation of the DRR Project, together with the goals and objectives of the Montebello General Plan, and based thereon finds that adoption of this Resolution making findings pursuant to Government Code section 65402(a) is necessary and appropriate.

NOW THEREFORE, the Planning Commission of the City of Montebello hereby finds, declares, and resolves as follows:

SECTION 1: The Planning Commission hereby finds that the above recitals are true and correct and incorporate them herein as part of the findings.

SECTION 2: Based on the above recitals, staff report and presentation, and public comments, the Planning Commission hereby finds and determines, pursuant to Government Code section 65402, the purpose and extent of the City's completed lease of a portion of the Golf Course to Topgolf (or a similar third-party operator) for construction and operation of the DRR Project is consistent with the Montebello General Plan, including but not limited to the flowing specific goals and objectives:

1. Land Use Element:
   - *A. Goals:*
     - *1. To formulate a plan which is responsive to the needs of the community and which permits the orderly arrangement of land uses, permitting sufficient areas for reasonable development [Land Use Goal #1].*

       The Golf Course totals approximately 118 acres in size. The City has explored the viability of the existing Golf Course and analyzed the potential of incorporating the development and operation of a driving range in conjunction with the existing uses. Based on the findings contained in the approved MND, dated December 12, 2019, the proposed lease of a portion of the Golf Course is found to be consistent with the Montebello General Plan in that, it will encourage a variety of commercial development within the City in an appropriate location that is compatible with the surrounding uses, as well as, serve the needs of the adjacent neighborhoods by providing employment opportunities.

2. Open Space Element

A. Goals:

1. *To ensure the preservation and conservation of sufficient open space to introduce relief from the otherwise uninterrupted development of the Southern California region. [Open Space Goal #1]*
2. *To ensure the preservation and conservation of sufficient open space to serve the recreational, health, and welfare needs of the residents. [Open Space Goal #2]*

The purpose of the open space element is to preserve through the implementation of goals and policies the quality of environment. The proposed DRR project was analyzed and determine to be the most viable option that will provide revenue for the City, conserve the existing uses, and provide amenities to the surrounding area. The environmental analysis provided in the Initial Study dated December 12, 2019 indicates that the proposed project would not result in any potential significant environmental impacts nor adversely affect humans neither directly or indirectly.

The DRR project entails the replacement and modernization of the existing golf course driving range and the construction of a multi-faceted indoor driving range along the northern portion of the golf course. The golf course total approximately 118 acres in size. The leasing of portion of the golf course, approximately, 18 acres, aligns with the Open Space Goals # 1 and 2 by preserving and conserving sufficient open space to serve the recreational, health and welfare of the surrounding neighborhoods.

B. Objectives:

1. *Identify existing open space that is important to the welfare of the community.*
2. *Establish standards and criteria for the location and development of open space and recreation land.*
3. *Provide open space and a full range of recreation facilities and programs which are easily accessible to all residents.*
4. *Determine the location, size and type of recreational facilities and programs on the basis of the needs of the people.*
5. *Identify methods for the preservation and acquisition of open space. [Open Space Objectives #1-#5]*

The proposed DRR project and leasing of only portion of the existing golf course aligns with the aforementioned General Plan Open Space objectives #1-5 in that, only portion of the existing open space will be occupied to provide a full range of recreational facilities that will be accessible to the residents of the surrounding and adjacent vicinity and it has been determine that the proposed DRR project will be

accommodated in the northernmost part of the existing golf course to preserve open space to the extent possible.

3. Parks and Recreation Element

A. Goals:

1. To provide a full range of park and recreational facilities and programs which are easily accessible to all residents of the community. [Parks and Recreation Element Goal #1]

The leasing of portion of the existing golf course will allow the construction of a multi-faceted enhancement within the existing and larger 118-acre Montebello Golf Course. The proposed project would involve the construction of a new 68,000 square foot, three level indoor driving range facility, among other related amenities. The proposed improvements would provide a full range of recreational facilities, which will be accessible to the residents of the surrounding and adjacent vicinity.

B. Objectives:

1. Provide neighborhood parks and recreational facilities wherever possible within walking distance of all residents. [Parks and Recreation Element Objective #1]

2. Preserve and expand existing park and recreational facilities. [Parks and Recreation Element Objectives #6]

The proposed lease in connection with the remodel and relocation of the existing driving range is consistent with the goals and objectives of the General Plan mentioned above in that, it will complement the existing and surrounding uses and will provide the opportunity of recreational amenities to the residents in the surrounding and adjacent vicinity. Additionally, the proposed leasing of the portion of the existing golf course will serve the different types of needs in the City and provide various types of recreational development.

SECTION 3: The adoption of this Resolution is not subject to California Environmental Quality Act (CEQA) because CEQA Guidelines section 15060(c)(2) states that a project is not subject to CEQA review where the activity will not result in a direct or reasonably foreseeable indirect physical change to the environment and is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) which states that a project is exempt from CEQA "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." The Planning Commission's General Plan conformance findings pursuant to Government Code Section 65402 will not result in a direct or reasonably foreseeable indirect physical change to the environment and there is no possibility that the making of said findings will have a

significant effect on the environment. Moreover, the potential environmental effects of the DRR Project were analyzed and discussed in the MND.

SECTION 4. This Resolution shall become effective immediately upon its adoption by the Planning Commission.

SECTION 5: The Secretary of the Planning Commission shall certify to the adoption of this Resolution and a copy thereof shall be filed with the City Clerk.

PASSED, APPROVED, AND ADOPTED this 1st day of February, 2022 by the Planning Commission:

Chairperson A. Briseno:	( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner N. Lomeli:	( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner V. Cuevas:	( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner B. Aliksanian:	( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner M. Ramirez:	( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN

CITY OF MONTEBELLO PLANNING COMMISSION

_____

Alexandra Briseno, Chairperson

_____

Joseph Palombi, Director
Planning & Community Development Department