



MONTEBELLO PLANNING COMMISSION
MEETING AGENDA

TUESDAY, JUNE 21, 2022 AT 6:30 P.M.

**CITY HALL COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CA 90640**

PLANNING COMMISSION MEMBERS

**EDWARD FRANCO, PLANNING COMMISSIONER
NATALIA LOMELI, PLANNING COMMISSIONER
VICTOR CUEVAS, PLANNING COMMISSIONER
BERJ ALIKSANIAN, PLANNING COMMISSIONER
VACANT, PLANNING COMMISSIONER**

CITY STAFF

**JOSEPH PALOMBI, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
MONICA MERCADO-RODRIGUEZ, PLANNING MANAGER
GLORIA V. RAMIREZ, DEPUTY CITY ATTORNEY
SAMANTHA NEVAREZ, ADMINISTRATIVE SECRETARY**

NOTICES

COVID-19 NOTICE: The City Council rescinded the Declaration of the Local Emergency and the continuation of teleconferencing open meetings pursuant to AB 361 by adopting Resolution No. 22-21 on Wednesday, April 13, 2022. This Planning Commission Meeting will be held in person and will meet at City Hall – City Council Chambers, 1600 West Beverly Boulevard, Montebello, California. The meeting will be live streamed and can be watched on the City’s website at: <https://www.cityofmontebello.com/government/live-streaming.html>.

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:

In-Person: For those interested in participating during the Public Comment period(s) or public testimony period for Public Hearings of the Planning Commission meetings, you may address the Planning Commission in person the day of the meeting. Speakers will be required to fill out a speaker card provided at the door and turn it into the staff prior to each Public Comment announcement period. Staff will number and call each speaker card in the order received.

Via Email: The public may also submit emailed comments via the City’s email address: pcpubliccomment@cityofmontebello.com, up until the day of the meeting, Tuesday, June 21, 2022 by 6:30 p.m.

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 Commission Chairperson.

STAFF COMMUNICATIONS

PLANNING COMMISSION REORGANIZATION

MINUTES

1. APPROVAL OF MINUTES – MAY 3, 2022

RECOMMENDATION: Approve said minutes as written.

PUBLIC HEARING(S)

2. VESTING TENTATIVE PARCEL MAP (“VTPM”) NO. PC-2022-0010-VTPM TO ALLOW THE CESAR CHAVEZ FOUNDATION TO CONSOLIDATE FIVE (5) EXISTING PARCELS (.78 ACRES) INTO ONE (1) PARCEL TO ALLOW THE DEVELOPMENT OF A PREVIOUSLY APPROVED SIXTY-THREE (63) UNIT MULTIPLE-FAMILY AFFORDABLE HOUSING DEVELOPMENT AT 112-132 S. 6TH STREET (“PROJECT SITE”).

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

1. ADOPT the Resolution approving VTPM No. PC-2022-0010-VTPM with conditions to allow the consolidation of the five (5) existing parcels at the Project Site into one (1) parcel in compliance with the Montebello Municipal Code and the Subdivision Map Act; and

2. FIND the California Environmental Quality Act (CEQA) Common Sense Exemption §15061(b)(3) (Review for Exemption) to be applicable to the proposed project (ENV No. 11-22-CE).
3. **CONDITIONAL USE PERMIT (“CUP”) NO. PC-2022-0011-CUP TO ALLOW THE ON-SALE DISPENSING OF BEER AND WINE AT AN EXISTING RESTAURANT (SIZZLER) LOCATED AT 1908 WEST BEVERLY BOULEVARD (“PROJECT SITE”).**

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

- A. ADOPT the Resolution approving CUP No. PC-2022-0011-CUP with conditions to allow the on-sale dispensing of beer and wine at an existing restaurant (Sizzler) at the Project Site; and
- B. FIND the California Environmental Quality Act (CEQA) Categorical Exemption § 15301 (a) (Existing Facilities) to be applicable to the proposed project (ENV No. 14-21-CE).

CONSENT ITEM(S)

4. **TENTATIVE PARCEL MAP (“TPM”) NO. TPM 01-20 REQUEST TO EXTEND THE EXPIRATION DATE FOR ONE (1) ADDITIONAL YEAR.**

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

1. APPROVE the request for an extension of TPM 01-20 at the property located at 1234 South Montebello Boulevard (“Project Site”).

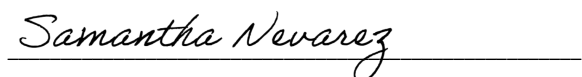
PLANNING COMMISSIONER ORALS

1. Commissioner, Edward Franco
2. Commissioner, Berj Aliksanian
3. Commissioner, Victor Cuevas
4. Commissioner, Natalia Lomeli

ADJOURNMENT

The City of Montebello Planning Commission will adjourn to the next Regular Meeting on Tuesday, July 5, 2022 at 6:30 p.m.

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, June 16, 2022 at 5:30 p.m.


Samantha Nevarez, Administrative Secretary



MONTEBELLO PLANNING COMMISSION
MEETING AGENDA

MINUTES

TUESDAY, MAY 3, 2022 AT 6:30 P.M.

**HENRY ACUNA PARK
1700 W. VICTORIA AVENUE
MONTEBELLO, CA 90640**

CALL TO ORDER – Commissioner Aliksanian called the meeting to order at 6:30 p.m.

ROLL CALL – Commissioner Aliksanian, Commissioner Cuevas & Commissioner Lomeli

PLEDGE OF ALLEGIANCE – Commissioner Aliksanian

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

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.

MINUTES

1. APPROVAL OF MINUTES – MARCH 15, 2022

Motion to approve the meeting minutes motioned by Commissioner Cuevas and Seconded by Commissioner Lomeli. Director Palombi took roll and the item was approved 3-0.

PUBLIC HEARING(S)

2. CONDITIONAL USE PERMIT ("CUP") NO. PC-2021-0011-CUP TO ALLOW CHEVRON U.S.A., INC. TO CONSTRUCT A COMPRESSED NATURAL GAS (CNG) FUELING STATION AT 601 SOUTH VAIL AVENUE, MONTEBELLO, CALIFORNIA 90640 ("PROJECT SITE").

The Public Hearing regarding Case No. PC-2021-0011-CUP was opened at 6:37 p.m. Director Palombi introduced the item. Associate Planner, Daniel Ruiz provided a presentation on CUP No. PC-2021-0011-CUP to the Planning Commission. There was one (1) written comment from John Soria of Montebello Bus Lines in support of the project. Subsequent to Mr. Ruiz's presentation, Mr. Ben Steckler of Fiedler Group provided a presentation on behalf of the applicant Chevron, U.S.A., Inc. The Public Hearing was closed at 6:49 p.m. Motion to approve PC-2021-0011-CUP motioned by Commissioner Lomeli and Seconded by Commissioner Cuevas. Director Palombi took roll and the motion passed 3-0.

MOTIONED: Lomeli

SECONDED: Cuevas

AYES: Commissioner Aliksanian, Commissioner Cuevas and Commissioner Lomeli

NOES: None

ABSTAIN: None

ABSENT: Chair Briseno and Vice-Chair Ramirez

STAFF COMMUNICATIONS

PLANNING COMMISSIONER ORALS

1. Commissioner, Berj Aliksanian
2. Commissioner, Victor Cuevas
3. Commissioner, Natalia Lomeli

ADJOURNMENT

Meeting adjourned at 6:50 p.m. to the next regularly scheduled Planning Commission meeting on May 17, 2022 at 6:30 p.m.

Joseph Palombi, Planning Commission Secretary



**CITY OF MONTEBELLO
PLANNING COMMISSION**

STAFF REPORT

ITEM No. 2
MEETING DATE: JUNE 21, 2022
MEETING: Regular Meeting
CASE No.(s): PC-2022-0010-VTPM
ENV No. 11-22-CE

Subject: Vesting Tentative Parcel Map ("VTPM") No. PC-2022-0010-VTPM to allow the Cesar Chavez Foundation to consolidate five (5) existing parcels (.78 acres) into one (1) parcel to allow the development of a previously approved sixty-three (63) unit multiple-family affordable housing development at 112-132 S. 6th Street ("Project Site").

Location: 112-132 S. 6th Street (Assessor Parcel Numbers: 6349-005-901, 6349-005-900, 6349-005-902, 6349-005-006, and 6349-005-903)

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 the Resolution approving VTPM No. PC-2022-0010-VTPM with conditions to allow the consolidation of the five (5) existing parcels at the Project Site into one (1) parcel in compliance with the Montebello Municipal Code and the Subdivision Map Act; and
2. FIND the California Environmental Quality Act (CEQA) Common Sense Exemption § 15061(b)(3) (Review for Exemption) to be applicable to the proposed project (ENV No. 11-22-CE).

PROJECT /APPLICANT INFORMATION

Project Location: 112-132 S. 6th Street
Project Applicant: Cesar Chavez Foundation
Property Owner: Cesar Chavez Foundation
Representative: Lauren Quan-Madrid
General Plan Designation: High-Density Residential and Boulevard Commercial
Zoning: C-2-PD and R-3-PD, General Commercial and Multiple-Family Residential Zones with a Plan Development District (PD)
Existing Use on Property: Mostly vacant land with 1 of the 5 parcels being used as a residence

BACKGROUND

On June 22, 2016, the City Council (“City Council”) of the City of Montebello (“City”) adopted Ordinance No. 2384 approving Zone Change No. ZC 2-15 and Planned Development No. PD 2-15 to allow the development of a mixed-use project that included a hotel, residential retail space and a restaurant at the Project Site. An Initial Study/Mitigated Negative Declaration was adopted in conjunction with the entitlement for the project.

The project was later modified by the Cesar Chavez Foundation to amend the Precise Plan of Development for the previously approved Planned Development (PD 2-15) to allow a mixed-use affordable housing development in two phases. In addition, an addendum to the Initial Study/Mitigated Negative Declaration that was prepared for the previously approved project was submitted in conjunction with the project entitlements. The amended project was approved by the City Council on November 10, 2021. Phase one of the project approved by the City Council, visible in the image below, consists of the development of approximately sixty-three (63) affordable housing units which are intended to be built at the Project Site.



On March 24, 2022, Lauren Quan-Madrid, on behalf of the Cesar Chavez Foundation (“Applicant”), filed a Vesting Tentative Parcel Map application (PC-2022-0010-VTPM) to consolidate the five (5) existing parcels at the Project Site into one (1) parcel.

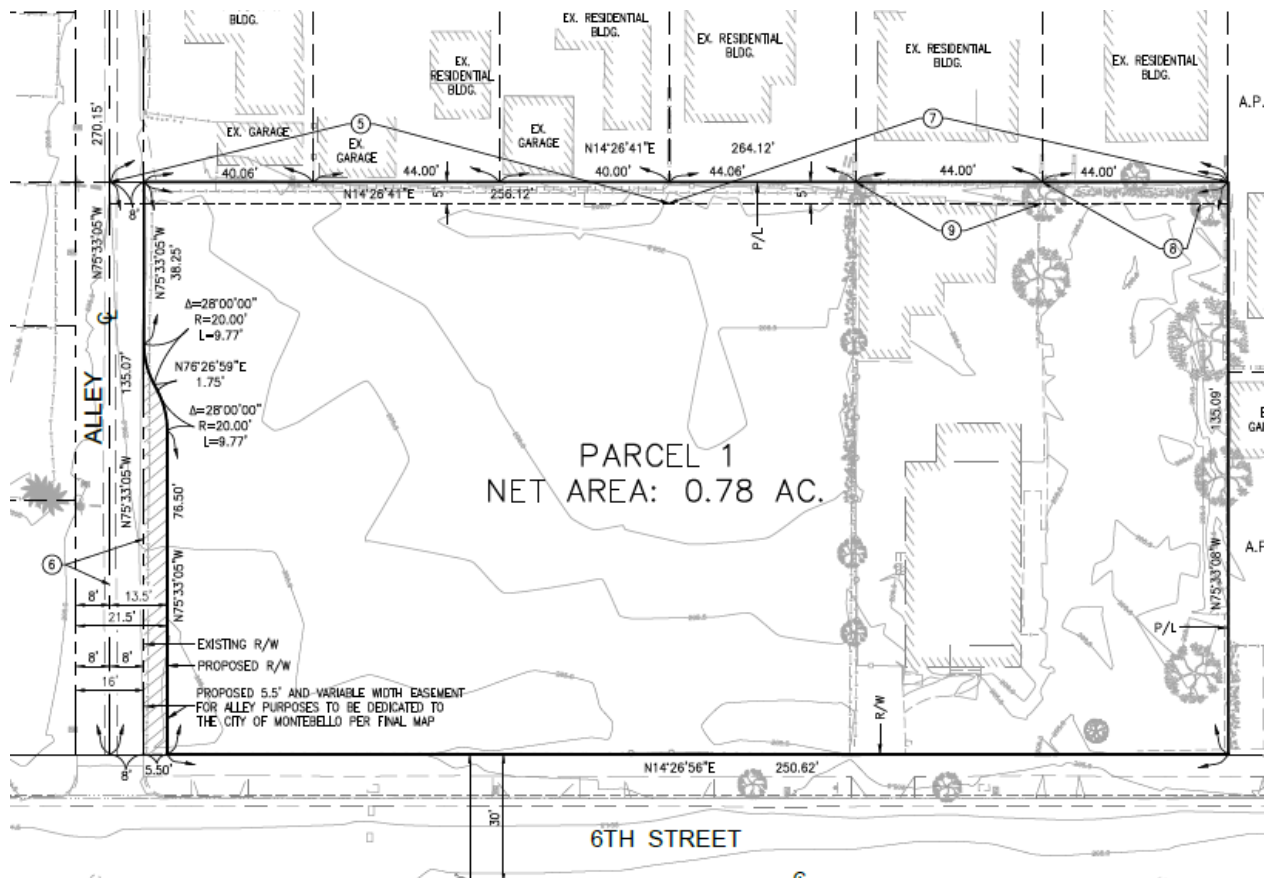
On March 24, 2022, staff issued a deemed complete letter to the Applicant.

PROJECT DESCRIPTION

The Applicant proposes a Vesting Tentative Parcel Map to consolidate five (5) existing parcels into one (1) parcel. Under a Vesting Tentative Map, the development standards and regulations which a project must abide by are the regulations that were in existence at the

time the Vesting Tentative Map is approved. The applicant proposes to consolidate the five (5) existing parcels located at 112, 114, 124, 128, and 132 S. 6th Street into one (1) parcel/lot. The Assessor's Parcel Numbers for these parcels are 6349-005-901, 6349-005-900, 6349-005-902, 6349-005-006, and 6349-005-903, respectively. The five (5) parcels combined consist of approximately .78 acres. Exhibit A below illustrates the result of the proposed parcel consolidation.

Exhibit A



The Project Site is located along the southern portion of the Whittier Boulevard between 5th and 6th Street within the Downtown area. The Project Site is surrounded by commercially zoned properties to the north, east, and west, and residentially zoned properties to the south. The five (5) parcels proposed to be merged are currently zoned as General Commercial with a Plan Development District Overlay (C-2-PD) and Multiple-Family Residential with a Plan Development District Overlay (R-3-PD). The Project Site is comprised of mostly vacant land but one of the parcels is currently developed with a residential structure which will be demolished in conjunction with the development of the site.

PROJECT SITE

The surrounding zoning and land uses are listed as follows:

Direction	Zone	General Plan Land Use Designation
North	C-2 (General Commercial)	General Commercial
South	R-3 (Multiple-Family Residential Zone)	High Density Residential
East	C-2 and R-3	General Commercial and High Density Residential
West	C-2 and R-3	General Commercial and High Density Residential

GENERAL PLAN

The City's General Plan Land Use designation for the Project Site is High-Density Residential and Boulevard Commercial. The following General Plan Land Use Element Goals and Policies are applicable to the proposed consolidation of the parcels at the Project Site:

General Plan Land Use Element Goal #1 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;"

General Plan Land Use Element Residential Policy #3 states that "opportunities for a variety of living needs should be available in various locations throughout the city."

The proposed project conforms to the City of Montebello General Plan Land Use Element Goal #1 in that the consolidation of the parcels will facilitate the development of an affordable housing development which should assist in easing the housing needs of the community. The proposed consolidation promotes a more efficient use of the site and promotes the "orderly arrangement of land uses" by allowing the more reasonable development of parcels that are mostly vacant and underutilized. Additionally, the proposed consolidation ties into General Plan Land Use Element Residential Policy #3 in that the approval of the proposed parcel map will allow for the development of a sizeable affordable housing development which should provide more opportunities for the City of Montebello to be able to meet the living needs of a wider, more diverse portion of the community.

MONTEBELLO MUNICIPAL CODE

Pursuant to Chapter 16.20 (Parcel Maps) of the Montebello Municipal Code (MMC), a tentative parcel map shall be required for the subdivision of a lot which was shown as a unit or contiguous units on the equalized assessment roll of the county of Los Angeles which

was in effect on the second day of July, 1956, or which was created subsequent to July 2, 1956, by a division of land approved by the City. Additionally, Section 16.20.080 of the MMC specifies the required actions of the Planning Commission in regards to Parcel Maps. These actions include approving the map if it is found that the proposed parcel map is consistent with the general plan and any applicable specific plan, conditionally approving the proposed parcel map where it is found that certain improvements or dedications are required to properly service a parcel proposed to be created, or denying an application if it is found that the proposed parcels are not in compliance with the MMC and the Subdivision Map Act.

In addition, the parcel map must comply with Chapter 16.20 of the MMC, comply with the Subdivision Map Act (California Government Code Section 66410) and the following findings must also be made:

A. Describe how the proposed map is consistent with the applicable general plan and specific plans as specified in California Government Code Section 65451;

The proposed map will configure five (5) parcels so that a sixty-three (63) unit multi-family affordable housing development can be constructed. The land use designations of the parcels included in this consolidation are General Commercial and Medium-Density Residential. The residential development is consistent with the surrounding residential land uses to the west, south and east, consistent with the R-3-PD Multiple Family Residential Zone with PD overlay approved as a part of this project, and is consistent with the underlying land use designations. Overall, the proposed subdivision aligns with the goals, objectives, and policies of the City of Montebello's General Plan and Zoning regulations.

B. Describe how the design or improvements of the proposed subdivision are consistent with the applicable general and specific plans;

The proposed parcel map aligns with the density standards outlined in the Housing Element of the General Plan in that it provides sixty-three (63) apartment units as a suitable density within the Downtown area. The proposed subdivision also helps the City meet its Regional Housing Needs Assessment (RHNA) unit goals for the 6th RHNA cycle. While there was some flexibility afforded to the design of the development, the use of the plan development district (PD) master planning mechanism ensures that the proposal remains consistent with the overall goals of the General Plan of the City of Montebello.

C. Describe how the site is physically suitable for the type of development

The site is physically suitable for the development because it is located within the Downtown area which is outlined as an area suited to accommodate housing. The proximity of the site to the Downtown area ensures that the project will have access to nearby amenities such as local transit, schools, hospitals, and other amenities

which should improve the quality of life of the residents which ultimately reside at the project site. The previously approved addendum concluded that the project will not result in any significant impacts on the environment. In addition, the site is flat and there are no overhead power lines on 6th Street, which facilitates future construction.

D. Describe how the site is physically suitable for the proposed density of the development.

The site is physically suitable for the proposed density because it is in the Downtown area and this area is outlined as part of the City that can accommodate more density of housing within the Housing Element of the General Plan. The site is near a variety of transportation modes, commercial uses, schools, and parks. The high number of amenities available in the area will ensure that the high proposed density of the development will be successfully integrated into the community.

E. Describe how the design of the subdivision or proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife and their habitat;

The development is not likely to cause substantial environmental damage due to its location as an infill site completely surrounded by already built and established uses, including one and two -story homes and commercial uses, paved streets, and an alley. Based on the analysis of the site found within the CEQA addendum for the project, the project site has no value as a habitat for endangered, rare or threatened species because no native or natural habitats are found within the project site or on adjacent parcels.

F. Describe how the design of the subdivision or the proposed improvement is not likely to cause serious public health problems;

The Addendum previously approved for the affordable housing development found that the project does not have the potential to degrade the quality of the environment, no adverse biology and cultural resource impacts were identified, and all other environmental issues, including direct or indirect adverse effects on human beings, were determined not to experience any significant project specific or cumulative adverse environmental impact. This supports the finding that the design of the subdivision is not likely to cause serious public health problems. Additionally, the development has the potential to help ease public health problems by providing sixty- three (63) apartment units where there are currently only two (2) housing units. These sixty-three (63) units will be for low-income households who are vulnerable to current economic conditions and the housing crisis which have contributed to increased homelessness as housing expenses and the price

of goods have increased while wages have remained stagnant.

- G. Describe how the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision*

The proposed development will honor all blanket easements and access easements along the perimeter. The survey and construction documents will be signed off by City officials during the plan check process to ensure all easements are honored.

- H. Describe how the discharge of waste from the proposed subdivision into the existing sewer system would not add to or result in violation of existing water quality control standards.*

The applicant has submitted an application to the Montebello Land and Water Company to determine the water sewer needs generated by the future development and to pay all associated costs to ensure systems are upgraded in a timely manner. The upgrading of the water sewer system in the area will ensure that existing local water quality control standards are upheld.

ENVIRONMENTAL

Vesting Tentative Parcel Map No. PC-2022-0010-VTPM is considered a “project” per the CEQA definition of a “project.” The project is considered covered by the common sense exemption found under CEQA Section §15061(b)(3). The common sense exemption section states that “CEQA applies only to projects which have the potential for causing a significant effect on the environment” and also states that “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 activity is not subject to CEQA.” The proposed parcel consolidation does not have the potential to degrade the quality of the environment or have a significant effect on the environment. Additionally, a Mitigated Negative Declaration (MND) has been prepared and adopted in accordance with CEQA for the development of the subject site for future housing and the MND has determined that the project will not have any significant environmental effects.

REPORTS RECEIVED

On March 28, 2022, the application for PC-2022-0010-VTPM was forwarded to the Building Division, Public Works Department, Fire Department, Police Department, and Transportation Department for review, comments, and conditions. Comments received from the divisions/departments have been incorporated into the Conditions of the proposed Resolution (Attachment A).

FISCAL IMPACT

None

PUBLIC NOTIFICATION

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

- On June 9, 2022, the Public Hearing Notice was published in the Daily Journal (Whittier Daily News); and
- On June 9, 2022, the Public Hearing Notice was mailed to all property owners within a 300-foot radius from the exterior boundaries of project site.

ATTACHMENTS:

- A. Resolution (Case No. PC-2022-0010-VTPM/ENV No. 11-22-CE)
- B. Vesting Tentative Parcel Map No. 83718
- C. Notice of Exemption
- D. Public Hearing Notification

RESOLUTION NO. 08-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO, CALIFORNIA, APPROVING A VESTING TENTATIVE PARCEL MAP (PC-2022-0010-VTPM) TO CONSOLIDATE FIVE PARCELS INTO ONE PARCEL LOCATED AT 112-132 SOUTH 6th STREET AND FINDING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT COMMON SENSE EXEMPTION (CEQA §15061(B)(3)) TO BE APPLICABLE TO THE PROPOSED PROJECT (ENV NO. 11-22-CE).

WHEREAS, a Vesting Tentative Parcel Map (“VTPM”) (PC-2022-0010-VTPM) application has been received and accepted; and

WHEREAS, the VTPM (PC-2022-0010-VTPM) would allow the consolidation of five (5) parcels into one (1) parcel at the property located at 112-132 South 6th Street (“Project Site”) in the City of Montebello (“City”); and

WHEREAS, on March 24, 2022, Lauren Quan-Madrid, on behalf of the Cesar Chavez Foundation (“Applicant”) filed a VTPM application (PC-2022-0010-VTPM) to consolidate five (5) parcels into one (1) parcel 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 VTPM (PC-2022-0010-VTPM) is considered a “project”, per the California Environmental Quality Act definition of a “project”; and

WHEREAS, the project is considered covered by the common sense exemption found under CEQA Section §15061(b)(3), which states that “CEQA applies only to projects which have the potential for causing a significant effect on the environment” and also states that “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 activity is not subject to CEQA”, and

WHEREAS, the proposed parcel consolidation does not have the potential to degrade the quality of the environment or have a significant effect on the environment, and a Mitigated Negative Declaration (MND) has been prepared and adopted in accordance with CEQA for the development of the subject site for future housing and the MND has determined that the project will not have any significant environmental effects; 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 resolves that:

SECTION 1. RECITALS. Based on staff presentations, testimony, and all other evidence presented to the Planning Commission during the noticed public hearing on this matter, the Planning Commission hereby finds and declares that the foregoing recitals are true and correct, and expressly incorporates them as substantive findings into this Resolution.

SECTION 2. FINDINGS. Pursuant to Section 16.20.080 of the City of Montebello Municipal Code and Section 66410 *et seq.* of the California Government Code (Subdivision Map Act), the following findings are hereby adopted as the findings of the Planning Commission:

- A. Describe how the proposed map is consistent with the applicable general plan and specific plans as specified in California Government Code Section 65451;*

The proposed map will configure five (5) parcels so that a sixty-three (63) unit multi-family affordable housing development can be constructed. The land use designations of the parcels included in this consolidation are General Commercial and Medium-Density Residential. The residential development is consistent with the surrounding residential land uses to the west, south and east, consistent with the R-3-PD Multiple Family Residential Zone with PD overlay approved as a part of this project, and is consistent with the underlying land use designations. Overall, the proposed subdivision aligns with the goals, objectives, and policies of the City of Montebello's General Plan and Zoning regulations.

- B. Describe how the design or improvements of the proposed subdivision are consistent with the applicable general and specific plans;*

The proposed parcel map aligns with the density standards outlined in the Housing Element of the General Plan in that it provides sixty-three (63) apartment units as a suitable density within the Downtown area. The proposed subdivision also helps the City meet its Regional Housing Needs Assessment (RHNA) unit goals for the 6th RHNA cycle. While there was some flexibility afforded to the design of the development, the use of the plan development district (PD) master planning mechanism ensures that the proposal remains consistent with the overall goals of the General Plan of the City of Montebello.

C. Describe how the site is physically suitable for the type of development

The site is physically suitable for the development because it is located within the Downtown area which is outlined as an area suited to accommodate housing. The proximity of the site to the Downtown area ensures that the project will have access to nearby amenities such as local transit, schools, hospitals, and other amenities which should improve the quality of life of the residents which ultimately reside at the project site. The previously approved addendum concluded that the project will not result in any significant impacts on the environment. In addition, the site is flat and there are no overhead power lines on 6th Street, which facilitates future construction.

D. Describe how the site is physically suitable for the proposed density of the development.

The site is physically suitable for the proposed density because it is in the Downtown area and this area is outlined as part of the City that can accommodate more density of housing within the Housing Element of the General Plan. The site is near a variety of transportation modes, commercial uses, schools, and parks. The high number of amenities available in the area will ensure that the high proposed density of the development will be successfully integrated into the community.

E. Describe how the design of the subdivision or proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife and their habitat;

The development is not likely to cause substantial environmental damage due to its location as an infill site completely surrounded by already built and established uses, including one and two -story homes and commercial uses, paved streets, and an alley. Based on the analysis of the site found within the CEQA addendum for the project, the project site has no value as a habitat for endangered, rare or threatened species because no native or natural habitats are found within the project site or on adjacent parcels.

F. Describe how the design of the subdivision or the proposed improvement is not likely to cause serious public health problems;

The Addendum previously approved for the affordable housing development found that the project does not have the potential to degrade the quality of the environment, no adverse biology and cultural resource impacts were identified, and all other environmental issues, including direct or indirect adverse effects on human beings, were determined not to experience any significant project specific or cumulative adverse environmental impact. This supports the finding that the design of the subdivision is not likely to cause serious public health problems. Additionally, the development has the potential to help ease public

health problems by providing sixty- three (63) apartment units where there are currently only two (2) housing units. These sixty-three (63) units will be for low-income households who are vulnerable to current economic conditions and the housing crisis which have contributed to increased homelessness as housing expenses and the price of goods have increased while wages have remained stagnant.

- G. Describe how the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision*

The proposed development will honor all blanket easements and access easements along the perimeter. The survey and construction documents will be signed off by City officials during the plan check process to ensure all easements are honored.

- H. Describe how the discharge of waste from the proposed subdivision into the existing sewer system would not add to or result in violation of existing water quality control standards.*

The applicant has submitted an application to the Montebello Land and Water Company to determine the water sewer needs generated by the future development and to pay all associated costs to ensure systems are upgraded in a timely manner. The upgrading of the water sewer system in the area will ensure that existing local water quality control standards are upheld.

SECTION 3. CEQA. The Planning Commission finds that the Vesting Tentative Parcel Map (PC-2022-0010-VTPM) is considered covered by the common sense exemption found under CEQA Section §15061(b)(3).

SECTION 4. APPROVAL. The Planning Commission hereby approves Vesting Tentative Parcel Map No. PC-2022-0010-VTPM subject to compliance with all applicable laws and ordinances of the City as well subject to compliance with the conditions of approval set forth in Section 5.

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

A. Planning Division Conditions

1. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively

“Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters, of the City), for or concerning the project, whether such actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City’s defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

2. This approval shall lapse and become automatically void if the privilege authorized is not utilized and recordation by the County of the final map is not obtained within (2) two years from the date of this approval. The Planning Commission may extend this period for one (1) year upon receipt of written request by the applicant at least thirty (30) days before the expiration date.
3. 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.
4. 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) have been fully remedied.

B. Public Works – Engineering Conditions

1. The applicant shall submittal “Will Serve” letters from **ALL** utility companies who will be required to serve the new site.
2. The applicant’s engineer shall coordinate with all utility companies during the design phase and shall ensure that required public improvements resulting from the proposed project are not in conflict with existing or proposed utilities.
3. Provide topographic and boundary surveys, the topo shall extend beyond boundary for 15’ to show adjacent structures and that drainage is not being blocked or re-routed or will be mitigated, show date and by whom the topo was prepared.

4. The applicant shall be responsible for informing all consultants, contractors, subcontractors, engineers, or other related disciplines providing services related to the project of their responsibilities to comply with all pertinent requirements in the Montebello Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City.
5. The applicant shall be responsible for the on-going maintenance and upkeep of undeveloped portions of the site during the phasing of the project including, but not limited to, NPDES requirements.
6. As a part of the submitted documents for your project plans and reports, the applicant shall also submit the following documents including all necessary calculations and reports to demonstrate the constructability of all site improvements:
 - a. Applicable documents in compliance with the Subdivision Map Act if any changes to existing parcels are proposed.
 - b. Grading plan (show retaining walls locations and height, if any, & earth work cut/fill,
 - c. BMPs
 - d. Erosion Control,
 - e. Low Impact Development (LID), provide hydrology and hydraulic calculations
 - f. Drainage plan including both temporary and permanent improvements,
 - g. NPDES documents
7. All plans and construction of public works (streets etc.) shall be per the City of Montebello Standards and Greenbook Standards.
8. All submitted plans, specifications, studies, reports, calculations, maps, notes, legal documents, and designs shall be reviewed and approved by the City prior to City issuing a building permit. The submitted documents shall identify those individuals legally authorized to sign such documents. Plans for public improvements shall be prepared under the supervision of a California Registered Civil and/or Traffic Engineer, as applicable.
9. Grading Plans shall be submitted for review and approval by the City Engineer prior to the issuance of a grading permit. NOTE: A Building Permit is required for walls including free-standing and retaining walls.
10. The Applicant shall submit geotechnical reports prepared in accordance with the City's Engineering Design Standards to the City Engineer for review and approval prior to the issuance of a grading permit.
11. The applicant shall provide standard street improvements in the public right-of-way on all sides of the property that abut public right-of-way including:

- a. Remove and replace all broken/damaged curb and gutter, and PCC sidewalk and driveways, including driveway closures.
 - b. Sidewalks 5 feet minimum width.
 - c. Remove and replace broken alley entrance.
 - d. All driveways shall meet ADA requirements.
 - e. Parkways either parallel to back of curb or meandering as approved by City Engineer.
 - f. Roadway grading and paving consisting of CMB, AC pavement course and rubberized AC pavement final surface of a 2 inch minimum AHRM overlay, as approved by the City Engineer, for one-half of the street or alley along the frontage of the property at all right-of-way lines. No low points within the roadway are allowed without drainage improvements.
 - g. Pavement transition from the project boundaries to the existing streets to the satisfaction of the City Engineer.
 - h. Traffic control signs, striping and markings and devices as required by the City Engineer. All striping shall be thermoplastic.
 - i. Alley shall provide a minimum clear width of 20 feet for Fire access.
 - j. ADA wheelchair handicap ramp(s) at all walk returns, including alleys.
 - k. Roadway drainage device(s), as required, including through curb drains for offsite drainage.
 - l. Landscaping of parkways as required.
 - Parkway widths shall be as approved by City Engineer. Where required, landscaping and irrigation systems thereof shall be provided and the maintenance to be provided by the applicant until transferred to the residential Home Owners Association (HOA) per the CC&Rs.
12. A sanitary sewer-area study shall be prepared and submitted to the City Engineer for review and approval.
13. Easements for all on-site utilities, public and private, shall be granted and recorded for maintenance and upkeep. Such easements may include, but are not limited to, sewer, water, electric, natural gas, telephone, communications and cable television. All easements for utilities and substructures shall be shown on the various maps submitted for final tract map approval.
14. Prior to acceptance of public improvements, the applicant shall have repaired any new or existing public improvements damaged caused by construction activities, obtain completion letters from all utilities.
15. Obtain a Public Works Encroachment Permit prior to performing any offsite improvements.

PASSED AND ADOPTED this 21st day of June, 2022 by the following vote of the Planning Commission.

Commissioner Alikasanian:	() AYE () NOE () ABSENT () ABSTAIN
Commissioner Lomeli:	() AYE () NOE () ABSENT () ABSTAIN
Commissioner Cuevas:	() AYE () NOE () ABSENT () ABSTAIN
Commissioner Franco:	() AYE () NOE () ABSENT () ABSTAIN
Vacant:	() AYE () NOE () ABSENT () ABSTAIN

ATTEST:

_____, Commissioner

Joseph Palombi
Director of Planning and Community Development

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: Vesting Tentative Parcel Map for Cesar Chavez Foundation Affordable Housing Development

Project Location: 112-132 S. 6th Street

Case Number(s): PC-2022-0010-VTPM & ENV No. 11-22-CE

Description of Nature, Purpose, and Beneficiaries of Project: The Cesar Chavez Foundation is applying for a Vesting Tentative Parcel Map to consolidate five existing parcels into one parcel to allow the development of a previously approved sixty-three unit multiple-family affordable housing development at 112-132 S. 6th Street. The area of the five parcels combined is .78 acres.

Name of the Public Agency Approving the Project: City of Montebello

Name of Person or Agency Carrying Out the Project: Lauren Quan-Madrid on behalf of the Cesar Chavez Foundation

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:
☒ Common Sense Exemption. Section number: CEQA Section §15061(b)(3)

Justification for Project Exemption:

The project is considered covered by the common sense exemption found under CEQA Section §15061(b)(3). The common sense exemption section states that “CEQA applies only to projects which have the potential for causing a significant effect on the environment” and also states that “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 activity is not subject to CEQA.” The proposed parcel consolidation does not have the potential to degrade the quality of the environment or have a significant effect on the environment. Additionally, a Mitigated Negative Declaration (MND) has been prepared and adopted in accordance with CEQA for the development of the subject site for future housing and the MND has determined that the project will not have any significant environmental effects.

Lead Agency Contact Person: Joseph Palombi, Director of Planning & Community Development

Area Code/Telephone/Extension: (323) 887-1478

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**

**Vesting Tentative Parcel Map
(Section §15061(b)(3) “Common Sense Exemption”)**

Location: 112, 114, 124, 128, and 132 S. 6th Street, Montebello, CA 90640

Case No.: PC-2022-0010-VTPM/ENV No. 11-22-CE

Applicant: Cesar Chavez Foundation

Project Description: A Vesting Tentative Parcel Map to consolidate five (5) existing parcels (.78 acres) into one (1) parcel to allow the development of a previously approved sixty-three (63) unit multiple-family affordable housing development to be located at 112-132 S. 6th Street.

Zone: C-2-PD and R-3-PD Zone, General Commercial and Multiple-Family Residential Zones with a Plan Development District (PD)

General Plan Designation: High-Density Residential and Boulevard Commercial

Environmental: Pursuant to the provisions of the California Environmental Quality Act (CEQA) Section 15061(b)(3), the project is considered covered by the common sense exemption. The common sense CEQA exemption section states that “CEQA applies only to projects which have the potential for causing a significant effect on the environment” and also states that “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 activity is not subject to CEQA.” The proposed parcel consolidation does not have the potential to degrade the quality of the environment or have a significant effect on the environment. Additionally, a Mitigated Negative Declaration (MND) has been prepared and adopted in accordance with CEQA for the development of the subject site for future housing and the MND has determined that the project will not have any significant environmental effects.

NOTICE IS HEREBY GIVEN that the City of Montebello (“City”) Planning Commission (“Planning Commission”) will hold a public hearing to consider the Tentative Tract/Parcel Map application described above. The meeting is scheduled on:

Date: Tuesday, June 21, 2022

Time: 6:30 p.m.

Place: City Hall Council Chambers
1600 West Beverly Boulevard, Montebello, CA, 90640

For those interested in participating in-person during the Public Comment period(s) or public testimony period for Public Hearings of the Planning Commission, you may address the Planning Commission in person the day of the meeting. Speakers will be required to fill out a speaker card provided at the door and turn it into the Administrative Secretary prior to each Public Comment announcement period. Staff will number and call each speaker card in the order received.

The public may also submit emailed comments via the City’s email address: pcpubliccomment@cityofmontebello.com where the public can submit written public comments up until the day of the meeting, **Tuesday, June 21, 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: June 9, 2022



CITY OF MONTEBELLO
PLANNING COMMISSION

ITEM No. 3
MEETING DATE: JUNE 21, 2022
MEETING: Regular Meeting
CASE NO.(S): PC-2022-0011-CUP
ENV No. 14-22-CE

STAFF REPORT

Subject: Conditional Use Permit ("CUP") No. PC-2022-0011-CUP to allow the on-sale dispensing of beer and wine at an existing restaurant (Sizzler) located at 1908 West Beverly Boulevard ("Project Site").

Location: 1908 West Beverly Boulevard (Assessor Parcel Number 5294-011-053)

Submitted By: Michael Donovan, Assistant Planner

RECOMMENDATION

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

1. ADOPT the Resolution approving CUP No. PC-2022-0011-CUP with conditions to allow the on-sale dispensing of beer and wine at an existing restaurant (Sizzler) at the Project Site; and
2. FIND the California Environmental Quality Act (CEQA) Categorical Exemption § 15301 (a) (Existing Facilities) to be applicable to the proposed project (ENV No. 14-21-CE).

PROJECT /APPLICANT INFORMATION

Project Location: 1908 West Beverly Boulevard
Project Applicant: Sizzler USA Restaurant Inc.
Property Owner: Bevmont LLC
General Plan Designation: Boulevard Commercial
Zoning: C-2 (General Commercial)
Existing Use on Property: Restaurant

BACKGROUND

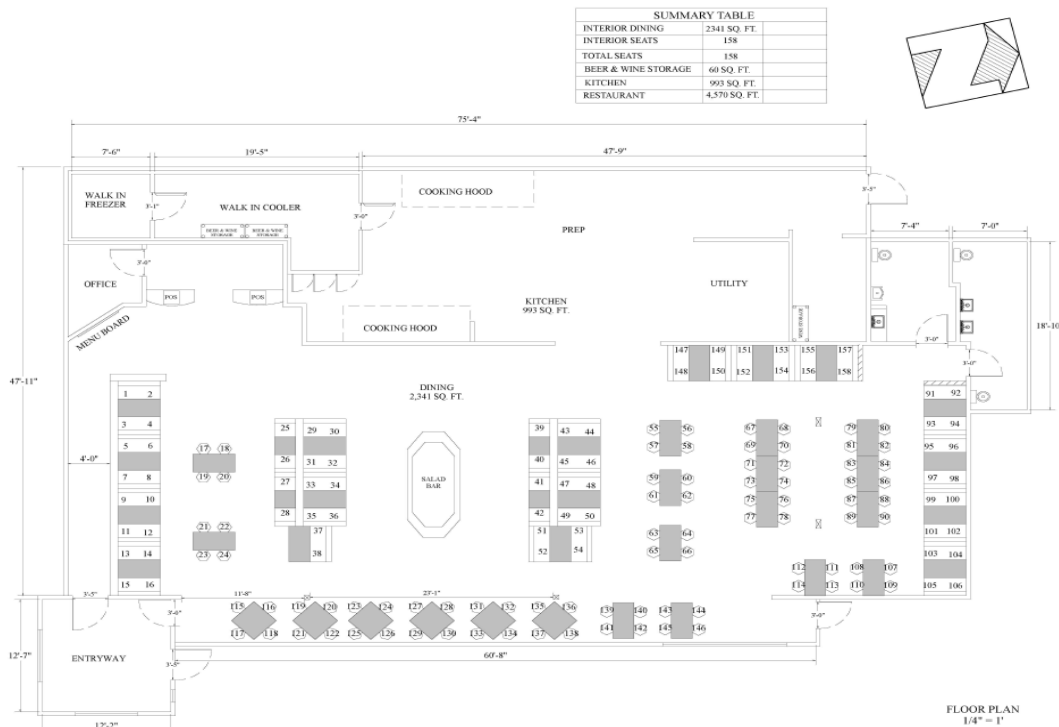
On May 10, 2022, Sizzler USA Restaurant Inc. ("Applicant") filed a Conditional Use Permit application (PC-2022-0011-CUP) to allow the on-sale dispensing of beer and wine at an existing restaurant (Sizzler) at the Project Site.

On May 11, 2022, staff issued a deemed complete letter to the Applicant.

PROJECT DESCRIPTION

The Project Site is located on the northeast corner of Beverly Boulevard between N. 20th Street and N. 19th Street within the C-2 zone (General Commercial). The rectangular shaped lot is approximately 14,126 square feet in size and is –currently developed with an approximately 4,570 square foot building. The building is currently occupied by a bona-fide restaurant – Sizzler USA Restaurant Inc.

The Project Site abuts a commercial property to the west consisting of a medical imaging center, health clinic, and insurance company. The properties to the east of the Project Site are currently occupied by office type uses. The Project Site abuts an apartment complex to the north, and a church to the south. “Attachment C” and as shown below illustrates the existing floor area of the Project Site.



The proposed CUP would allow the on-sale dispensing of beer and wine (add the ABC license type that is being requested) at an existing bona fide restaurant – Sizzler - which has occupied the Project Site since 1967. The use of the premise will not be altered, and the addition of alcohol sales is requested as an incidental use. The site previously had an existing Type 41 License with the Department of Alcoholic Beverage Control (ABC) from 1981 to 2008. The restaurant's hours of operation are: Monday to Friday, 11:00 a.m. to 10:00 p.m., and Saturday to Sunday, 8:00 a.m. to

10:00 p.m. The restaurant will not have a bar area and no live entertainment is being proposed. The restaurant provides seating for up to 158 customers with an identifiable dining area. Approximately 35 employees work on site during shifts and each employee will receive proper training for serving alcoholic beverages through ABC.

PROJECT SITE

The surrounding zoning and land uses are listed as follows:

Direction	Zone	Land Use
North	C-1	Boulevard Commercial
South	C-1	Boulevard Commercial
East	C-2	Boulevard Commercial
West	C-2	Boulevard Commercial

GENERAL PLAN

The General Plan Land Use designation for the Project Site is Boulevard Commercial. The following General Plan Land Use Element Goals, Policies, and Objectives are applicable to the CUP request for the on- sale dispensing of beer and wine.

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;"

Land Use Objective #3, "That 'cluster' type commercial development is preferential to proliferation of strip commercial;"

Land Use Policy Commercial #1, "Commercial development in the City should be sited in appropriate locations according to need,"

Land Use Policy Commercial #5, "The City should contain ample commercial facilities to meet the needs of its residents as well as provide taxable revenues to the City".

The proposed project conforms with the City of Montebello General Plan, Land Use Element in that the proposed use will provide an additional service for an existing business that will increase the taxable revenue from this business to the City and that the site is in an appropriate location give than it is located along Beverly Boulevard, which is a major thoroughfare in the City.

MONTEBELLO MUNICIPAL CODE (MMC)

Pursuant to Section 17.61.030 of the MMC, CUP approval is required for the sale of alcohol. The

said Code Section states, "...no place where alcohol beverages are sold, served or given away as a normal course of business for on-sale consumption, shall be established without first obtaining a conditional use permit from the City of Montebello." The proposed alcohol sales would be an accessory use to the existing restaurant use, and alcohol sales would be permitted with a CUP.

Pursuant to Section 17.61.050 of the MMC, before any CUP shall be granted, all of the following findings must be made:

- A. 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 Boulevard Commercial land use designation. 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 current use at the Project Site is an existing restaurant and the proposal will allow the Applicant to sell alcohol for on-site consumption.

The restaurant has been servicing their customers for several years at this location and the approval of this permit will create a consistent service experience for returning guests of the restaurant. It is located adjacent to commercial uses and is in close proximity to residential uses via walking or public transit. Consistent with MMC Section 17.61.070 "Mandatory conditions of approval for on-sale alcoholic beverage establishments," the proposed sale of alcohol for on-site consumption requires imposition of strict, mandatory conditions addressing operational and alcohol-related issues to ensure that the service will not be disruptive to the community or jeopardize the safety and welfare of the community. In addition, the mandatory conditions will also offer a consistent experience to the returning guests of the local community and visitors to the area when dining at the establishment.

- B. Would not result in an undesirable concentration of premises for the sale of alcoholic beverages, including beer and wine, in the area;*

The "Project Site" is located in Census Tract No. 5302.03, which permits three (3) on-sale license types and two (2) off-sale license types. Census Tract No. 5302.03 currently has six (6) on-sale type licenses and two (2) off-sale type license, therefore this census tract would continue to be over concentrated with a proposed total of seven (7) on-sale type licenses.

By State law, Alcoholic Beverage Control ("ABC") may only grant a limited number of alcohol licenses based on a "per census-tract" quantity. Meaning that only a certain number of licenses types are granted in any given census tract area to avoid undue

concentration of alcohol sales. As a result, the approval of PC-2022-0011-CUP does not guarantee that the Applicant will receive an alcohol license from the State. As the sole alcohol licensing and enforcement agency, ABC will ultimately determine the appropriate license types and requirements at the proposed Project Site. To help with that determination, California Business and Professions Code Sections 23958 and 23858.4 (and as codified in Section 17.61.060 of the MMC) requires that the Applicant provide evidence allowing the Planning Commission to make the additional finding that the proposed CUP is necessary for public convenience or necessity, which is outlined in finding letter *F* of this Staff Report (below).

The establishment is a family friendly environment with a focus on serving the community and ultimately improving the City as a whole. 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, training, or security conditions placed on the approval of the request will safeguard the public's welfare and further protect the integrity of the community.

- C. 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;*

If operated in accordance with the law and the mandatory conditions of approval, the primary use of the subject site as a family restaurant should not be problematic to surrounding sensitive uses because the conditions of approval will contain mitigation measures including, but not limited to, noise levels limits, adequate lighting, security measures imposed by Montebello Police Department, alcohol awareness training for staff, and an annual compliance review. Additionally, the Applicant may be required to meet further conditions of approval that the Planning Commission sees fit to impose with respect to the business operation and surrounding uses. The restaurant meets the MMC definition of a "bona fide restaurant" (see MMC 17.61.020) and will not contain a bar. As a member of the community, the applicant understands the character of the neighborhood and is committed to help uphold its integrity through reasonable service of alcoholic beverages.

- D. 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 a CUP to allow on-site alcohol sales to complement its primary use as a restaurant. As a compliment to the primary use, the potential to aggravate any existing problems created by the sale of alcohol is minimal. There are currently no existing

problems and the restaurant will not have live entertainment, a dance floor, or a designated bar area. The mandatory conditions of approval will also help mitigate any potential issues related to noise, lighting, and operation. In addition, a mandatory employee training program related to the sale of alcohol will be required.

- E. 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; and*

The Element of the General Plan Elements establish policies that provide for the regulatory environment in managing the City and for addressing concerns and problems. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the MMC or the General Plan. The restaurant is located within an existing structure with no plans to expand or alter the exterior or interior. 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 Policy Commercial #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 proposed use will add an additional service to an existing business that will increase the taxable revenue from this business to the City and that the site is in an appropriate location.

- F. Serves the public convenience or necessity based upon factors outlined in Section 17.61.060 of the MMC. This finding shall only apply to conditional use permit applications for bars, off-sale alcoholic beverage establishments, and any other applications that the State Department of Alcoholic Beverage Control determines are located in an area of undue concentration as defined by state law (California Business and Professions Code Section 23958.4.). The factors outlined in Section 17.61.060 of the MMC are:*

- Whether the proposed use will result in a net employment gain in the city (especially of local residents);*

Approximately 35 to 40 employees will be hired at the restaurant driven from the local area. The request to have an alcohol license will also attract more customers, thus generating more revenue and subsequently the hiring of more employees.

- Whether the proposed use will result in a substantial increase in business taxes;*

Offering the sale of alcohol with a meal will result in an increase in tax revenues because more customers will choose to dine at Sizzler resulting in an increase in business

revenue. Obtaining an on-sale license to sell alcohol will help the restaurant continue to grow and generate additional tax revenues for the City. This proposal will also help retain paying customers within the City instead of losing customers to surrounding cities.

- *Whether the proposed establishment is a unique business addition to the community;*

The restaurant is an existing establishment that has been at this location for many years, but has been able to survive the tumultuous conditions brought upon by the pandemic and would like to continue to be a part of the Montebello business community. This will be the only full-service Sizzler restaurant in the City.

- *Whether the proposed use will contribute to the long-term economic development goals of the community;*

The Applicant's restaurant adds to the character of the City as a whole since it provides a neighborhood serving amenity that is enjoyed by nearby residents and visitors. Additionally, it contributes positively to the City's economic health due to the fact that the restaurant provides jobs and provides taxable revenues that can help provide essential services within the City.

- *Whether the aesthetic character ambiance of the proposed use will result in an overall positive upgrade in the area and community;*

The restaurant is an existing establishment and approval of the proposed use will only help continue its operation as a family-oriented restaurant. As mentioned, there is no bar on-site and the project has been conditioned to require the business to provide training to their employees to ensure proper handling of alcoholic beverages. The business seeks to offer its customers the full experience and cater to each individual as much as possible.

- *The viability of the business to operate profitable without alcohol sales.*

While the operation of a Sizzler's restaurant does not require alcohol sales in order to sustain itself, the revenue earned through such sales is always a benefit that only ensures the business's success and longevity.

ALCOHOL BEVERAGE CONTROL (ABC)

ABC – Number of Licenses Authorized by Census Tract									
County Name	Population	Ratio On Sale	Ratio Off Sale	Census Tract #	Census Tract Population	On Sale	Off Sale	Existing On Sale	Existing Off Sale

Los Angeles	10,044,458	944	1605	5302.03	3,357	3	2	6	2
-------------	------------	-----	------	---------	-------	---	---	---	---

License Number	Status	License Type	Premises Address	Business Name
343354	Active	47 (On-Sale General – Eating Place)	872 N. Garfield Ave.	Ordonez Mexican Restaurant
444502	Active	41 (On-Sale Beer & Wine – Eating Place)	2226 W. Beverly Blvd.	Rafaels Mexican Restaurant
574588	Active	47 (On-Sale General – Eating Place) & 58 (Caterer’s Permit)	886 N. Garfield Ave.	Mr. M’s Hot Wings and Things
594343	Active	47 (On-Sale General – Eating Place)	852-854 N. Garfield Ave.	Kalaveras
604255	Active	41 (On-sale Beer & Wine – Eating Place)	2809 Via Campo Unit H	La Bufadora Baja Grill
626057	Active	41(On-sale Beer & Wine – Eating Place)	2212 W. Beverly Blvd.	Golden Skewer Restaurant & Banquet Hall
469059	Active	21 (Off-Sale General)	855 N. Wilcox Ave.	Smart & Final Store 522
576440	Active	20 (Off-Sale Beer & Wine)	2809 Via Campo	99 Cent Store #445

ENVIRONMENTAL

The Conditional Use Permit No. PC-2022-0011-CUP is considered a “project,” per the California Environmental Quality Act definition of a “project.” The project is Categorically Exempt per Section §15301 (a) (Existing Facilities) because Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination such as interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. There will be no expansion to the interior or exterior of the existing facilities in this proposed Project.

REPORTS RECEIVED

None.

FISCAL IMPACT

None

PUBLIC NOTIFICATION

Pursuant to Section 17.61.040 paragraph (B) of the MMC, the heightened notification requirements for establishments selling (or proposing to sell) alcohol shall not apply to any bona fide restaurants as such term is defined in Section 17.61.020 of the MMC. The project here is a bona fide restaurant as such notice requirements under MMC Section 17.78 (Public Hearings, Notices, and Appeals), apply.

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

- On June 8, 2022, Public Hearing Notice was mailed to all property owners within a 300-foot radius from the exterior boundaries of project site; and
- On June 9, 2022, Public Hearing Notice was published in the Daily Journal (Whittier Daily News)

ATTACHMENTS:

- A. Resolution Approving CUP PC-2022-0011-CUP
- B. Notice of Exemption
- C. Floor Plan

**CITY OF MONTEBELLO
PLANNING COMMISSION**

RESOLUTION NO. 09-22

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. PC-2022-0011-CUP TO ALLOW THE ON-SALE DISPENSING OF BEER AND WINE FOR THE PROPERTY LOCATED AT 1908 WEST BEVERLY BOULEVARD AND FINDING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT CATEGORICAL (CEQA) EXEMPTION § 15301(A) (EXISTING FACILITIES) TO BE APPLICABLE TO THE PROPOSED PROJECT (ENV NO. 14-22-CE).

WHEREAS, a Conditional Use Permit ("CUP") (PC-2022-0011-CUP) application has been received and accepted; and

WHEREAS, the CUP would allow on-sale dispensing of beer and wine within a bona fide restaurant at the property located at 1908 West Beverly Boulevard ("Project Site"); and

WHEREAS, on May 10th, 2022, Sizzler USA Restaurant Inc. ("Applicant") filed a CUP application (PC-2022-0011-CUP) to allow the on-sale dispensing of beer and wine at the Project Site; and

WHEREAS, the establishment meets the definition of a "bona fide restaurant" contained in MMC Section 17.61.020; and

WHEREAS, per MMC Section 17.61.030, approval of a CUP by the Planning Commission is required to allow the sale of alcoholic beverages for on-sale consumption; 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 CUP (PC-2022-0011-CUP) is considered a "project," as per the CEQA definition of a "project"; and

WHEREAS, the project is Categorically Exempt per CEQA Section §15301, Class 1 (Existing Facilities); 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 all other legal prerequisites to the adoption of this Resolution have occurred; 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 17.61.050 the proposed use must meet CUP findings and determine if the use:

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 Boulevard Commercial land use designation. The zoning district is intended to offer a large variety of commercial opportunities serving the local community. Some of the identified commercial uses include, but are not limited to, retail, professional offices, restaurants and/or specialty shops. The current use at the Project Site is an existing restaurant and the proposal will allow the Applicant to sell alcohol for on-site consumption.

The restaurant has been servicing their customers for several years at this location and the approval of this permit will create a consistent service experience for returning guests of the restaurant. It is located adjacent to commercial uses and is in close proximity to residential uses via walking or public transit. Consistent with MMC Section 17.61.070 "Mandatory conditions of approval for on-sale alcoholic beverage establishments," the proposed sale of alcohol for on-site consumption requires imposition of strict, mandatory conditions addressing operational and alcohol-related issues to ensure that the service will not be disruptive to the community or jeopardize the safety and welfare of the community. In addition, the mandatory conditions will also offer a consistent experience to the returning guests of the local community and visitors to the area when dining at the establishment.

2. *Would not result in an undesirable concentration of premises for the sale of alcoholic beverages, including beer and wine, in the area;*

The "Project Site" is located in Census Tract No. 5302.03, which permits three (3) on-sale license types and two (2) off-sale license types. Census Tract No. 5302.03 currently has six (6) on-sale type licenses and two (2) off-sale type license, therefore this census tract would continue to be over concentrated with a proposed total of seven (7) on-sale type licenses.

By State law, Alcoholic Beverage Control (“ABC”) may only grant a limited number of alcohol licenses based on a “per census-tract” quantity. Meaning that only a certain number of licenses types are granted in any given census tract area to avoid undue concentration of alcohol sales. As a result, the approval of PC-2022-0011-CUP does not guarantee that the Applicant will receive an alcohol license from the State. As the sole alcohol licensing and enforcement agency, ABC will ultimately determine the appropriate license types and requirements at the proposed Project Site. To help with that determination, California Business and Professions Code Sections 23958 and 23858.4 (and as codified in Section 17.61.060 of the MMC) requires that the Applicant provide evidence allowing the Planning Commission to make the additional finding that the proposed CUP is necessary for public convenience or necessity, which is outlined in finding letter *F* of this Staff Report (below).

The establishment is a family friendly environment with a focus on serving the community and ultimately improving the City as a whole. 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, training, or security conditions placed on the approval of the request will safeguard the public’s welfare and further protect the integrity of the community.

3. *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;*

If operated in accordance with the law and the mandatory conditions of approval, the primary use of the subject site as a family restaurant should not be problematic to surrounding sensitive uses because the conditions of approval will contain mitigation measures including, but not limited to, noise levels limits, adequate lighting, security measures imposed by Montebello Police Department, alcohol awareness training for staff, and an annual compliance review. Additionally, the Applicant may be required to meet further conditions of approval that the Planning Commission sees fit to impose with respect to the business operation and surrounding uses. The restaurant meets the MMC definition of a “bona fide restaurant” (see MMC 17.61.020) and will not contain a bar. As a member of the community, the applicant understands the character of the neighborhood and is committed to help uphold its integrity through reasonable service of alcoholic beverages.

4. *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 a CUP to allow on-site alcohol sales to complement its primary use as a restaurant. As a compliment to the primary use, the potential to aggravate any existing problems created by the sale of alcohol is minimal. There are currently no existing problems and the restaurant will not have live entertainment, a dance floor, or a designated bar area. The mandatory conditions of approval will also help mitigate any potential issues related to noise, lighting, and operation. In addition, a mandatory employee training program related to the sale of alcohol will be required.

5. *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;*

The Elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and problems. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the MMC or the General Plan. The restaurant is located within an existing structure with no plans to expand or alter the exterior or interior. 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 Policy Commercial #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 proposed use will add an additional service to an existing business that will increase the taxable revenue from this business to the City and that the site is in an appropriate location.

6. *Serves the public convenience or necessity based upon factors outlined in Section 17.61.060 of the MMC. This finding shall only apply to conditional use permit applications for bars, off-sale alcoholic beverage establishments, and any other applications that the State Department of Alcoholic Beverage Control determines are located in an area of undue concentration as defined by state law (California Business and Professions Code Section 23958.4.). The factors outlined in Section 17.61.060 of the MMC are:*

- *Whether the proposed use will result in a net employment gain in the city (especially of local residents);*

Approximately 35 - 40 employees will be hired at the restaurant driven from the local area. The request to have an alcohol license will also attract more

customers, thus generating more revenue and subsequently the hiring of more employees.

- *Whether the proposed use will result in a substantial increase in business taxes;*

Offering the sale of alcohol with a meal will result in an increase in tax revenues because more customers will choose to dine at Sizzler resulting in an increase in business revenue. Obtaining an on-sale license to sell alcohol will help the restaurant continue to grow and generate additional tax revenues for the City. This proposal will also help retain paying customers within the City instead of losing customers to surrounding cities.

- *Whether the proposed establishment is a unique business addition to the community;*

The restaurant is an existing establishment that has been at this location for many years, but has been able to survive the tumultuous conditions brought upon by the pandemic and would like to continue to be a part of the Montebello business community. This will be the only full-service Sizzler restaurant in the City.

- *Whether the proposed use will contribute to the long-term economic development goals of the community;*

The Applicant's restaurant adds to the character of the City as a whole since it provides a neighborhood serving amenity that is enjoyed by nearby residents and visitors. Additionally, it contributes positively to the City's economic health due to the fact that the restaurant provides jobs and provides taxable revenues that can help provide essential services within the City.

- *Whether the aesthetic character ambiance of the proposed use will result in an overall positive upgrade in the area and community;*

The restaurant is an existing establishment and approval of the proposed use will only help continue its operation as a family-oriented restaurant. As mentioned, there is no bar on-site and the project has been conditioned to require the business to provide training to their employees to ensure proper handling of alcoholic beverages. The business seeks to offer its customers the full experience and cater to each individual as much as possible.

- *The viability of the business to operate profitable without alcohol sales.*

While the operations of a Sizzler's restaurant does not require alcohol sales in order to sustain itself, the revenue earned through such sales is always a benefit that only ensures the business's success and longevity.

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. There will be no expansion to the interior or exterior of the existing facilities in this proposed Project.

SECTION 4. APPROVALS. The Planning Commission hereby approves CUP (PC-2022-0011-CUP) for the on-sale dispensing of beer and wine 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 of Planning and Community Development ("Director") Department ("Planning Department") 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 Conditional Use Permit ("CUP") (PC-2022-0011-CUP), 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 Director 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 CUP (PC-2022-0011-CUP) if sufficient cause is given.
6. 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.
7. The applicant and operator shall prepare and submit an annual project compliance report. This report is due annually for the first two (2) years of alcohol sales, starting one-year from the date of issuance of an Alcoholic Beverage Control ("ABC") license. The compliance report must be submitted to the Director to demonstrate compliance with the Conditions of Approval. The Director shall transmit the annual project compliance report to the Planning Commission to either receive and file or take any other action as deemed necessary.
8. In the event of a change of ownership, business name, or transfer of ABC License, the conditional use permit will be brought back to the Planning Commission for review. The Planning Department shall be notified within 30 days of said changes.
9. Any outdoor entertainment activities or sponsored events shall be subject to a Temporary Use Permit pursuant to Chapter 12.16 *et seq.*, of the MMC.
10. The kitchen shall be open and serving food during all hours of operation in all dining areas of the establishment. Menus are subject to review and approval from the Planning Department as part of the annual compliance review.
11. The business shall be operated as a "bona fide restaurant" at all times, as defined in Section 17.61.020 of the MMC. A full menu shall be available to all patrons during all hours of operation. There shall be no restriction on the age of customers except as stated in the conditions of approval.
12. Prior to the commencement of alcohol sales, 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. Any employees hired after the commencement of alcohol sales shall be required to attend LEAD training or the approved in-house training within thirty (30) days of their hire date.
13. No more than 50% of total gross revenues per year shall be from alcohol sales. The Applicant shall maintain records of gross revenue sources which shall be submitted to the Director and/or ABC upon request.

14. 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. Site project management ("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.
15. No sale of alcohol shall be allowed prior to 30 minutes before closing.
16. 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 at Applicant, Site Owner ("Site Owner"), and/or Operator's own expense.
17. While the MMC requires that a decorative masonry wall of six feet in height be constructed around the parking area of such establishments when said area is adjacent to properties zoned or used for residential purposes or any other sensitive use, such as schools, churches, parks, etc., the City hereby waives this condition No. 17, finding that it is not applicable given the current site specifications.
18. That the noise levels generated by the operation of such establishment shall not exceed sixty-five (65) dBA between the hours of seven (7) a.m. to ten (10) p.m., and not exceed sixty (60) dBA between the hours of ten (10) p.m. to seven (7) a.m., so as to mitigate the impact of adjoining properties zoned or used for residential purposes. The measurement of noise levels shall be taken at the location of the shared property line.
19. That exterior lighting of the parking area shall be kept at an intensity of between one (1) and two (2) foot candles, so as to provide adequate lighting for patrons while not disturbing surrounding residential or commercial areas. Light sources shall be screened from adjacent properties and from the sky.
20. That the sale of alcoholic beverages for consumption outside or off the premises shall be prohibited; except, that this provision shall not apply to bona fide restaurants with approved outdoor or sidewalk dining, or to a bona fide restaurant with an approved CUP and an approved license with the ABC for off-sale consumption.
21. That adequate security measures shall be provided as specified by the Police Department, including, but not limited to, retaining trained staff and security personnel and providing security devices such as surveillance or burglar alarm systems.
22. All bona fide restaurants shall possess a supply of food and goods adequate to make substantial food sales and comply with Section 23038 of the Business and Professions Code. All food must be maintained in a sanitary condition and comply with all Health Department regulations. Failure to serve food (for any reason) shall result in the automatic

suspension of all alcoholic beverage sales that are served for on-site consumption until food sales are resumed.

23. The sorting of empty bottles and other recyclable products shall be limited to the hours between 8:00 a.m. to 9:00 p.m. daily.
24. That 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.
25. As stated in Section 9.04.010 ("Drinking in Public") of the MMC, 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 specifically citing "Section 9.04.010 - Drinking in Public" of the MMC.
26. That premises shall be kept clean and the Applicant, Operator, and/or Management of the establishment shall insure that no trash or litter originating from the site is deposited onto neighboring properties or onto the public right-of-way.
27. The Applicant, Operator and/or Management of the establishment shall take the necessary steps to assure the orderly conduct of employees, patrons and visitors on the premises.
28. The Applicant/Operator/Management of the establishment shall maintain all required State and/or local permits and/or licenses for the sale of alcoholic beverages in good standing.
29. No person shall sell alcoholic beverages for on-site consumption if there has been any lapse or breach in good standing of any one or more of the permits and/or licenses required for such sale.
30. In addition to the conditions enumerated above, any other condition may be imposed by City staff.
31. No alcoholic beverages shall be served in any disposable container such as disposable plastic or paper cups.
32. No outside alcoholic beverages shall be brought into the establishment, Project Site, or premises for personal use or consumption.
33. Any outstanding violations of the MMC shall be remedied prior to the issuance of a Certificate of Occupancy or commencement of alcohol sales, as applicable. The Applicant, Operator, Site Owner, and/or Management 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.

34. 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.
35. All windows of the facility shall be treated with anti-graffiti film. It is the responsibility of the Applicant, Site Owner, Operator and/or Management, at their sole expense and cost, 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 ("Code Enforcement").
36. 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 Planning Department prior to the issuance of building permits.
37. The approval of the entitlement shall expire if the rights granted are not exercised within one (1) year from the conditional use permit's effective date. Exercise of right shall mean issuance of a building permit to commence construction, issuance of alcohol license from ABC, or similar activities demonstrating the intent to proceed with the project, as determined by the Director.
38. Prior to commencement of alcohol sales, the Applicant/Operator/Management shall post a notice in a conspicuous location within the building stating that the site is regulated by a CUP 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.
39. The Applicant, Operator, 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
40. This approval shall not supersede the approval of any other affected agencies. The applicant shall comply with Federal, State, and local requirements.
41. The following on-site requirements of the MMC and/or the specifications of the Police Department and Code Enforcement Division shall be complied with at all times:
 - a. Live entertainment (i.e. musician(s), disc jockey, comedy acts, pay-per-view sporting broadcasts, recitals, seminars and other live acts) is authorized during

permitted hours unless expressly stated otherwise in this Resolution. The Applicant, Operator and/or Management of the establishment is required to notify the City and obtain the Director's approval for live entertainment.

- 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. Any and all type of advertisements and promotions which promote events or operations in violation of this CUP and conditions of approval shall be subject to citation(s) from the Code Enforcement Division.
- c. All live entertainment (when permitted) shall cease no later than 30 minutes prior to closing time.
- d. 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 CUP.
- e. Adult entertainment of any nature is strictly prohibited. Televised and/or recorded adult entertainment is prohibited. The Police Department and regulations contained in the MMC shall determine what constitutes "adult" entertainment and where it is allowed.
- f. There shall be no bottle service provided, except for wine.
- g. Dial-A-Ride and taxicab phone numbers shall be posted in conspicuous locations throughout the establishment at all times.
- h. The availability of a variety of non-alcoholic beverages shall be made known and offered to the customers.
- i. Licensed private patrol officers or security guards may be required for any events that trigger a Temporary Use Permit pursuant to MMC Chapter 12.16 – Temporary Permits for Outdoor Activities.
- j. 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.
- k. No promotional or reduced drink specials shall be allowed all day on Saturday and/or Sunday, and/or after 8:00 p.m. Monday through Friday, and/or when dancing and/or live entertainment are occurring in any area.

- l. 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 licensing, code enforcement, public health, and law enforcement officer.
- m. The premises shall be subject to inspection by members of the Police Department, Fire Department, Code Enforcement, Los Angeles County Department of Public Health or, any other law enforcement officer at any time without warrant.
- n. 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.
- o. No person under the age of 21 may serve alcohol.
- p. No gambling of any type shall be allowed on the premises.
- q. The Police Department reserves the right to review this CUP at any time if there are excessive calls for service or if the Police Department feels that the operation of the establishment is a risk to public health, safety, welfare, or morals.
- r. The 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, threats to public health and welfare, etc.
- s. The business owner shall install, maintain, and obtain City permits for a burglary and robbery alarm system. The 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 or commencement of alcohol sales, as applicable.
- t. Doors that are not utilized for customer access shall be locked from the outside and have alarmed panic hardware.
- u. If police or fire services are required at the location, the Applicant will be responsible for reimbursing the City for all related costs.
- v. If Code Enforcement is required due to any code violations and/or violations of the conditions of this CUP, the applicant will be responsible to reimburse the City for all inspections and costs.
- w. 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 or commencement of alcohol sales, as applicable.

- x. A signed copy of the Acceptance Form shall be kept at the business and presented to any law enforcement officer on demand.
- y. Any violation of the conditions of this permit may cause the revocation of the subject CUP.

PASSED AND ADOPTED this 21st day of June, 2022 by the Planning Commission.

Vacant:	() AYE () NOE () ABSENT () ABSTAIN
Commissioner Franco:	() AYE () NOE () ABSENT () ABSTAIN
Commissioner Alikasanian:	() AYE () NOE () ABSENT () ABSTAIN
Commissioner Lomeli:	() AYE () NOE () ABSENT () ABSTAIN
Commissioner Cuevas:	() AYE () NOE () ABSENT () ABSTAIN

, Commissioner

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: Conditional Use Permit To Sell Alcohol At 1908 W. Beverly Boulevard

Project Location: 1908 West Beverly Boulevard

Case Number(s): PC-2022-0011-CUP & ENV No. 14-22-CE

Description of Nature, Purpose, and Beneficiaries of Project: Conditional Use Permit (“CUP”) No. PC-2022-0011-CUP to allow the on-sale dispensing of beer and wine at an existing restaurant (Sizzler) located at 1908 West Beverly Boulevard (“Project Site”).

Name of the Public Agency Approving the Project: City of Montebello

Name of Person or Agency Carrying Out the Project: Sizzler USA Restaurant Inc.

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 1- CEQA Guidelines Section 15301 (Existing Facilities)
- ☐ Statutory Exemptions. State code number:

Justification for Project Exemption:

The Project is Categorically Exempt per §15301 - Class 1 (Existing Facilities) of the CEQA Guidelines and none of the exceptions under § 15300.2 apply. The project is consistent with the General Plan as well as applicable zoning designation and regulations being in the C-2 Zone with various permitted uses, 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 because it is on an existing developed site. 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.

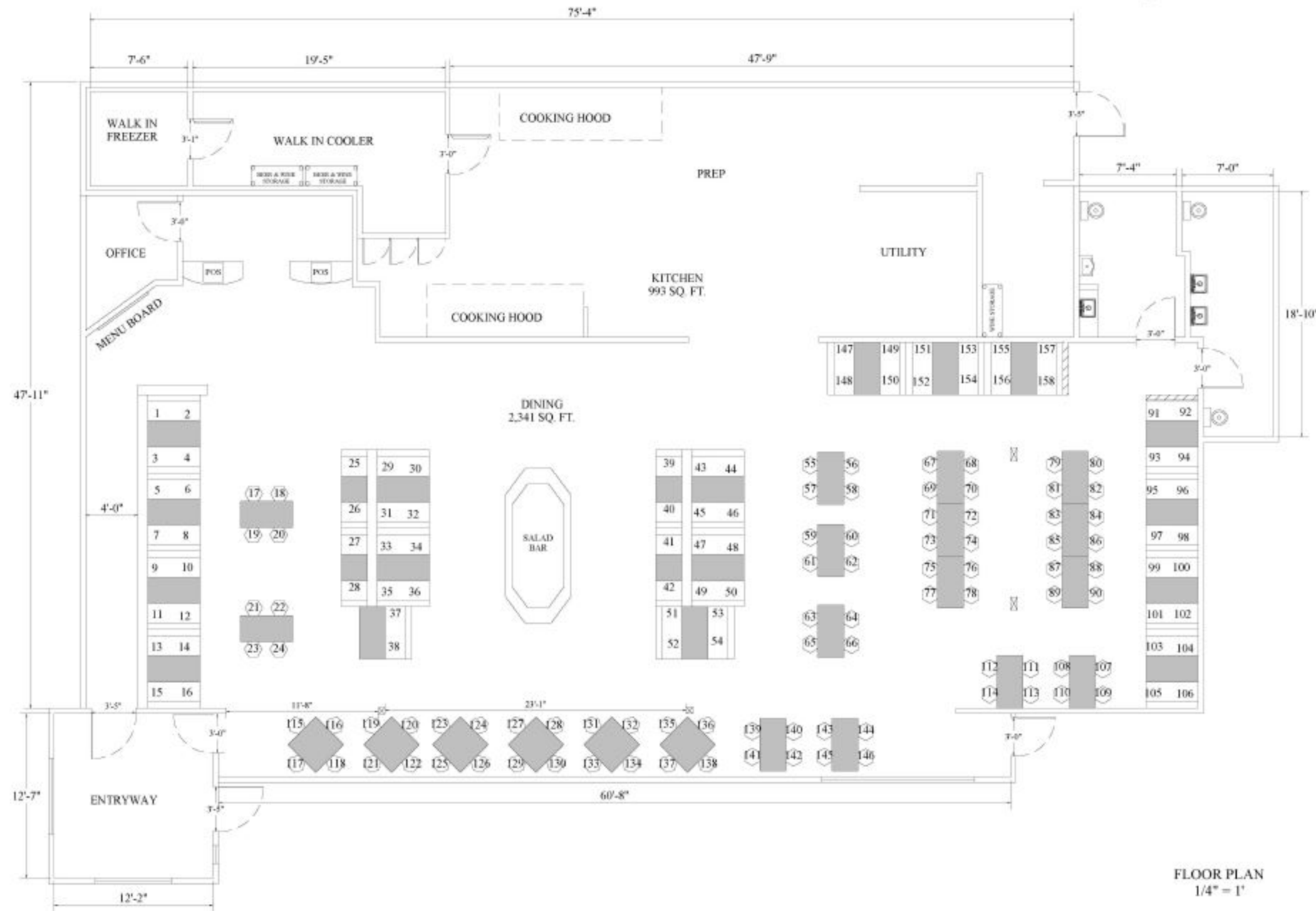
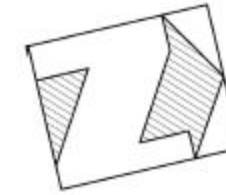
Signature: _____ **Date:** _____ **Title:** _____

☒ Signed by Lead Agency

☐ Signed by Applicant

ATTACHMENT C

SUMMARY TABLE	
INTERIOR DINING	2341 SQ. FT.
INTERIOR SEATS	158
TOTAL SEATS	158
BEER & WINE STORAGE	60 SQ. FT.
KITCHEN	993 SQ. FT.
RESTAURANT	4,570 SQ. FT.



PLANS BY:

PATRICK E. PANZARELLO
CONSULTING SERVICES
PO BOX 1085
SUN VALLEY, CA 91353
www.PatrickEPanzarelloCS.com
(818) 310-8589
PatrickPanzarello@gmail.com

SIZZLER
1908 W. BEVERLY BLVD., MONTEBELLO, CA 90640

APPLICANT: SIZZLER USA RESTAURANTS
INC

3/2/22

A-2



CITY OF MONTEBELLO
PLANNING COMMISSION

ITEM No. 4
MEETING DATE: JUNE 21, 2022
MEETING: Regular Meeting
CASE NO.(S): TPM 01-20

STAFF REPORT

Subject: Tentative Parcel Map ("TPM") No. TPM 01-20 request to extend the expiration date for one (1) additional year.

Location: 1234 South Montebello Boulevard

Submitted By: Michael Donovan, Assistant Planner

RECOMMENDATION

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

1. APPROVE the request for an extension of TPM 01-20 at the property located at 1234 South Montebello Boulevard ("Project Site").

BACKGROUND

On June 16, 2020, Hermine Arakelyan ("Applicant") received approval from the Planning Commission for TPM 01-20 to subdivide an existing 13,878 square-foot lot into two (2) lots at 1234 South Montebello Boulevard.

On June 25, 2020, a Planning Commission Determination Letter was mailed to the Applicant indicating that the decision of the Planning Commission Meeting on June 16, 2022 regarding TPM 01-20 has become effective.

On May 19, 2022, the Applicant submitted a written request to the City of Montebello Planning & Community Development Department requesting an extension of TPM 01-20.

PROJECT DESCRIPTION

The Applicant is requesting an extension of TPM 01-20 in accordance with Resolution No. 10-20 (Attachment A), Section 4(1), "[t]his approval shall lapse and become automatically void if the privilege authorized is not utilized and recordation by the County of the final map is not obtained within (2) two years from the date of this approval. The Planning Commission may extend this period

for one (1) year upon receipt of written request by the applicant at least thirty (30) days before the expiration date.”

A written request from the Applicant to extend TPM 01-20 was received on May 19, 2022 and a copy of the written request is in “Attachment B”. The period of extension will be for one (1) additional year and the new expiration date will be on June 16, 2023.

PROJECT /APPLICANT INFORMATION

Project Location: 1234 South Montebello Boulevard
Project Applicant: Hermine Arakelyan
Property Owner: Hermine Arakelyan
General Plan Designation: Low Density Residential
Zoning: R-1 (Single Family Residential)
Existing Use on Property: Single Family Residence

PROJECT SITE

The surrounding zoning and land uses are listed as follows:

Direction	Zone	Land Use
North	R-1	Low Density Residential
South	R-1	Low Density Residential
East	R-1	Low Density Residential
West	R-3	Medium Density Residential

REPORTS RECEIVED

None.

FISCAL IMPACT

None

ATTACHMENTS:

- A. Resolution No. 10-20
- B. Written Request

RESOLUTION NO. 10-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO TO APPROVE AND ADOPT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT CATEGORICAL EXEMPTION (ENV-106-20) AND TO APPROVE TENTATIVE PARCEL MAP (TPM-01-20) TO SUBDIVIDE ONE PARCEL INTO TWO PARCELS IN THE R-1 ZONE LOCATED AT 1234 S. MONTEBELLO BOULEVARD.

WHEREAS, a Tentative Parcel Map (TPM-01-20) application has been received and accepted; and

WHEREAS, the Tentative Parcel Map (TPM-01-20) would allow the subdivision of one parcel into two (2) parcels at the property located at 1234 South Montebello Boulevard ("Project Site") in the City of Montebello ("City"); and

WHEREAS, the Tentative Parcel Map (TPM-01-20) is considered a "project", per the California Environmental Quality Act definition of a "project"; and

WHEREAS, the project is Categorically Exempt, Section §15315 (Minor Land Divisions), Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

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

SECTION 1. RECITALS. Based on staff presentations, testimony, and all other evidence presented to the Planning Commission during the noticed public hearing on this matter, the Planning Commission hereby finds and declares that the foregoing recitals are true and correct, and expressly incorporates them as substantive findings into this Resolution.

SECTION 2. CEQA. That the Planning Commission finds that the Tentative Parcel Map (TPM-01-20) is Categorically Exempt per Section §15315 (Minor Land Divisions), Class 15.

SECTION 3. FINDINGS. That the Planning Commission finds that pursuant to Section 16.20.080 of the City of Montebello Municipal Code and Section 64410 *et seq.*:

- a. The proposed Tentative Parcel Map is consistent with the intent of the General Plan because it does not conflict with a General Plan policy that is

fundamental, mandatory and clear. The applicant is proposing to subdivide one parcel into two parcels within the R-1 zoning district. This proposal meets Goal #1 and Goal #2 of the Land Use Element that is comprised of the following: "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" because the Tentative Parcel Map allows the definition of boundaries of the existing land use and the new land use and "To develop and apply residential density standards which will limit the total population while providing single family development and still provide for a variety of housing types controlled by location to compliment single family residential areas" because the property is located in the R-1 (Single Family Residential) zone and will adhere to the residential density standards set for the in the Montebello Municipal Code, Section 17.10.020.

- b. The proposed Tentative Parcel Map is in compliance with the provisions of the Subdivision Chapter of the Montebello Municipal Code. According to the Subdivision Map Act, a Tentative Parcel Map application is permitted when the property is to be subdivided and results in a greater number of parcels than what originally existed.
- c. The Planning Commission also finds that none of the basis for denial listed under Government Code Section 6474, paragraphs (a) through (g) apply here.

SECTION 4. APPROVAL. The Planning Commission approves Tentative Parcel Map (TPM-01-20) subject to compliance with all applicable laws and ordinances of the City as well as the addition of the following conditions, violations of which (or failure to complete any of which) shall constitute grounds for revocation of the said approval or any portion thereof:

- 1. This approval shall lapse and become automatically void if the privilege authorized is not utilized and recordation by the County of the final map is not obtained within (2) two years from the date of this approval. The Planning Commission may extend this period for one (1) year upon receipt of written request by the applicant at least thirty (30) days before the expiration date.
- 2. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers,

employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters, of the City), for or concerning the project, whether such actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

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

1. All design standards and parameters shall be per the City of Montebello Municipal Code and the California Code of Regulations Title 24. If a conflict arises between these standards, the City of Montebello Standards shall prevail.
2. The applicant shall submit copies of all the "will serve" letters from SCE, Gas Company, South Montebello Irrigation District and Sanitation District of Los Angeles County.
3. Prior to issuance of any building or grading permits by the City, the Parcel Map shall be filed for recordation in its entirety.
4. The applicant shall submit a soil report prepared by a registered civil/geotechnical engineer for the site to the City Engineer or his designee for review and approval.
5. The applicant shall submit a topographic map prepared by a licensed land surveyor and grading/drainage improvement plans (plan and profile) prepared by a registered civil engineer for all on-site improvements. Provide full details, cross sections and elevations. The storm water improvements shall show the LID/treatment device utilizing plan and profile. The soil report shall be made part of the grading/drainage plans, including the soil engineer's signature on the grading/drainage plans. The plans shall be submitted to the City Engineer or designee for review and approval.
6. The applicant shall conduct their operations in a manner that will not violate the current NPDES City Permit.
7. The applicant shall comply with all rules and conditions for the Regional Water Quality Control Board and shall conduct their grading operations accordingly.

8. The applicant shall prepare and submit a hydrology and hydraulic study signed by a registered civil engineer for the City Engineer for review and approval.
9. The applicant shall prove that the drainage pattern and points of disposal shall not overload any existing drainage system.
10. Provide comprehensive utility coordination plan for on-site improvements showing gas, water, sewer, electrical, cable TV and telephone.
11. The applicant shall submit off-site improvements plans and specifications for the construction of driveway approach and sidewalk to the satisfaction of the City Engineer.
12. The applicant shall sawcut the portion of uplifted sidewalk in front of the parcel map and replace with new reinforced concrete to the satisfaction of the City Engineer.
13. The applicant shall prepare and submit plan and profile for on-site and off-site water improvements to the satisfaction of South Montebello Irrigation District. Upon final approval of the said plans, the applicant shall provide a signed/approved set of plans to the City Engineer for reference.
14. The applicant shall prepare and submit plan and profile for on-site and off-site sewer improvements to the satisfaction of Los Angeles County Sanitation District. Upon final approval of said plans, the applicant shall provide a signed copy to the City Engineer for reference.
15. The applicant shall comply with all the conditions of approval from the Montebello Fire Department Fire Prevention Division.
16. A 20-foot wide fire lane shall be provided for any future development per 2019 California Fire Code Appendix D Table D103.4. In the event that the 20-foot wide fire lane cannot be provided, a fire hydrant shall be implemented with the development of this property subject to Planning Department review and approval.
17. If the building on the rear parcel is more than 150 feet measured from the mid-point of street to the farthest corner of the building, a 20-foot wide fire apparatus access road and a turnaround/hammerhead shall be provided per 2019 California Fire Code Appendix D Table D103.4.
18. The applicant shall prepare and submit a legal Parcel Map prepared by a licensed land surveyor to the City Engineer for review and approval. Said map shall be in compliance with the Subdivision Map Act and the City's Subdivision Section of the Municipal Code.
19. The applicant shall submit a recent title report, boundary survey map, underlying maps, and relevant deeds along with the legal parcel map to the City Engineer for review and approval.

20. The applicant shall prepare and finalize the Conditions, Covenants and Restrictions (CCRs) which shall be reviewed and approved by Public Works and shall include the following perpetual maintenance. Specific paragraphs shall address:
- Stormwater/LID improvements and devices with associated project covenants in compliance with the Los Angeles County Stormwater permit
21. The applicant shall finalize the construction of both the on-site and off-site improvements. If said improvements have not been finalized, the applicant shall enter into a subdivision agreement and post security deposit or bond guaranteeing the construction of said improvements.
22. As directed by the City, the applicant shall establish or annex to any or all existing assessment districts for lighting, landscaping or maintenance within the City.
23. The applicant shall submit a Title Report not older than 90 days from the date of submittal of the legal parcel map for plan check by the City Engineer. The applicant shall comply with all the easement requirements as shown on said report and as outlined herein.
24. The applicant shall provide clearances for any and all entities which place Conditions of Approval for the Tentative Parcel Map TPM-01-020.
25. The existing structure identified as a garage, which is located on the proposed lot line at 1234 S. Montebello, shall be removed by the applicant at his or her sole expense, prior to the approval of a final parcel map by the City Engineer.
26. A dedicated easement (2-foot-wide by 130-foot-long) to provide adequate access, as noted on the tentative parcel map, shall be recorded with the Los Angeles County Clerk's Office prior to the approval of a final parcel map.
27. The 10-foot-wide by 130-foot-long access road, which includes the 2-foot-wide by 130-foot-long easement, shall be utilized for access by both properties on the Project Site for lifetime of the approved final parcel map.

PASSED AND ADOPTED this 16th day of June, 2020 by the following vote of the Planning Commission.

Commissioner Mooradian:	(x) AYE () NOE () ABSENT () ABSTAIN
Commissioner Aliksanian:	(x) AYE () NOE () ABSENT () ABSTAIN
Commissioner Briseno:	(x) AYE () NOE () ABSENT () ABSTAIN
Commissioner Lomeli:	(x) AYE () NOE () ABSENT () ABSTAIN
Commissioner Ramirez:	(x) AYE () NOE () ABSENT () ABSTAIN


Sona Mooradian, Chair

ATTEST:


Joseph Palombi
Director of Planning and Community Development

Property owner
Hermine Arakelyan
1234 S Montebello Blvd
Montebello CA 90640.
APN # 6354-002-038.

RECEIVED
MAY 19 2022
Planning & Community
Development

Do to changing surveyors, covid and financial hardship I was not able to put all the required papers the city has asked for in time. I am asking to extend the time frame of my property subdivision till December of year 2022.



Sincerely,
Hermine Arakelyan

5-19-2022