



**PLANNING COMMISSION
MEETING AGENDA**

TUESDAY, JULY 16, 2024 AT 6:30 PM

**CITY HALL COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA**

PLANNING COMMISSION MEMBERS

**ALICIA MORALES, CHAIR
ARMANDO MEDINA, VICE CHAIR
VICTOR CUEVAS, PLANNING COMMISSIONER
NATALIA LOMELI, PLANNING COMMISSIONER
JOELLAANN VALDEZ, PLANNING COMMISSIONER**

CITY STAFF

**JOSEPH PALOMBI, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
MARIA CELESTE ALCANTAR, MANAGEMENT ANALYST**

NOTICES

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 and YouTube Channel via the following link: <https://www.montebelloca.gov>, and may also be viewed on Spectrum Public Access Channel 3 for all Spectrum cable subscribers.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act (ADA) any person with a disability who requires special accommodations in order to participate in a meeting should contact **Maria Celeste Alcantar, Management Analyst** at **(323) 887-1486** 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.

PUBLIC COMMENTS:

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 complete a speaker card provided at the door and submit it to **Maria Celeste Alcantar, Management Analyst** 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 following email address: **pcpubliccomment@montebelloca.gov** up until the day of the meeting, **Tuesday, July 16, 2024 by 6:00 p.m.** These comments will be submitted to all members of the Planning Commission and will not be read aloud, but will be entered into the record of the proceedings to the extent they relate to matters listed on the posted agenda or otherwise address matters/issues within the subject matter jurisdiction of the Planning Commission. Any requests to provide public comment which is submitted after the deadlines indicated above will not be submitted to the Planning Commission, with the exception of non-agenda written item comments which will be held over for the next regularly scheduled meeting.

RULES OF DECORUM:

Pursuant to Section 54957.95 of the Government Code, the presiding member of the legislative body conducting a meeting, or their designee, is authorized to remove, or cause the removal of, an individual for disrupting the meeting. Any such removal will be preceded by a warning to the disruptive individual by the presiding member of the legislative body or their designee that the individual's behavior is disrupting the meeting and that the individual's failure to promptly cease their disruptive behavior may result in their removal.

AGENDA MATERIALS: The agenda and agenda packet related to items on this agenda are available for public inspection at City's website at: [Agendas, Minutes, and Videos](#).

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

PUBLIC COMMENTS (30 MINUTES)

At this time, the general public may address the Commission/Committee on any items listed on the Agenda, including items not listed on the Agenda (Non-Agenda Items) that are within subject matter jurisdiction. 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 Commission/ Committee 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 Chairperson.

STAFF COMMUNICATIONS

CONTINUED PUBLIC HEARING

1. **Planning Commission Resolution for Site Plan Review ("SPR") Zone Variance ("ZV") and Tentative Tract Map ("TTM") (Case No. PC-2024-0002-SPR/ZV/TTM) to establish a development diagram for 16 new single family lots to allow 15 single family residential units, including zone variances for reduced lot sizes, front setback, and lot coverage. The Planning Commission will also consider adopting a resolution recommending the City Council approve Tentative Tract Map (TTM No. 084478) for the subdivision to subdivide one legal lot to result in the creation of 16 legal lots including a common parcel for streets, utilities, and a private park pursuant to Montebello Municipal Code Chapter 17.74 et seq. (Site Plan Review) Chapter 17.72 et seq. (Variances) and Chapter 16.12 et seq. (Tentative Maps), on an existing lot located at 301 Jacmar Drive.**

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

1. Adopt Resolution No. 07-24 Approving the Site Plan Review ("SPR") Zone Variance ("ZV") No. PC-2024-0002-SPR/ZV/TTM to allow the demolition of an existing residence and construct 15 new homes on an existing single-family lot and three zone variances for reduced lot sized, lot coverage and setbacks pursuant to Montebello Municipal Code ("MMC") Chapter 17.74 - Site Plan Review Chapter 17.72 - (Variances)
2. Recommending Approval to the City Council for a Tentative Tract Map ("TTM") (TTM No. 084478) with conditions to allow the subdivision of an existing single- family residence into 16 parcels. (the "Project") for the property located at 301 Jacmar (the "Project Site") with conditions pursuant to Montebello Municipal Code ("MMC") Chapter 16.12 - (Tentative Maps); and
3. DETERMINE AND FIND that the project (ENV No. 02-24-CE) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section (15332) - Class 32 (In-Fill Development) as it meets the conditions set forth under class 32 (In-Fill Development Projects).

CONSENT ITEM(S)

2. **Compliance Review for Conditional Use Permit ("CUP") No. PC-2022-0011-CUP for the sale of alcohol (Type 41 License – On-sale Beer and Wine - Eating Place) within an existing bona fide restaurant (Sizzler's) located at 1908 West Beverly Boulevard ("Project Site").**

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

1. That Sizzler USA Restaurant Inc. (the "Applicant") has demonstrated compliance with the conditions of approval contained in Resolution No. 09-22/Conditional Use Permit No. PC-2022-0011-CUP (Attachment "A") for the property located at 1908 West Beverly Boulevard.

PLANNING COMMISSION ORALS

Planning Commission member announcements; requests for future agenda items; conference/meetings reports.

ADJOURNMENT

The City of Montebello Planning Commission will adjourn to the next Regular Meeting on **August 6, 2024 at 6:30 p.m.** at City Hall Council Chambers located at 1600 W. Beverly Boulevard, Montebello, CA 90640.

I, **Maria Celeste Alcantar, Management Analyst** for the City of Montebello hereby certify that a copy of this agenda has been posted on or before **Thursday, July 11, 2024, at 5:30 p.m.**



Maria Celeste Alcantar, Management Analyst



ITEM # 1

**CITY OF MONTEBELLO
PLANNING COMMISSION AGENDA STAFF REPORT**

TO: Members of the Planning Commission

FROM: Joseph Palombi, Planning & Community Development Director

BY: Emilie Fernandez, Assistant Planner

SUBJECT: **Planning Commission Resolution for Site Plan Review (“SPR”) Zone Variance (“ZV”) and Tentative Tract Map (“TTM”) (Case No. PC-2024-0002-SPR/ZV/TTM) to establish a development diagram for 16 new single family lots to allow 15 single family residential units, including zone variances for reduced lot sizes, front setback, and lot coverage. The Planning Commission will also consider adopting a resolution recommending the City Council approve Tentative Tract Map (TTM No. 084478) for the subdivision to subdivide one legal lot to result in the creation of 16 legal lots including a common parcel for streets, utilities, and a private park pursuant to Montebello Municipal Code Chapter 17.74 et seq. (Site Plan Review) Chapter 17.72 et seq. (Variances) and Chapter 16.12 et seq. (Tentative Maps), on an existing lot located at 301 Jacmar Drive.**

DATE: July 16, 2024

RECOMMENDATION(S):

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

1. Adopt Resolution No. 07-24 Approving the Site Plan Review (“SPR”) Zone Variance (“ZV”) No. PC-2024-0002-SPR/ZV/TTM to allow the demolition of an existing residence and construct 15 new homes on an existing single-family lot and three zone variances for reduced lot sized, lot coverage and setbacks pursuant to Montebello Municipal Code (“MMC”) Chapter 17.74 - Site Plan Review Chapter 17.72 - (Variances)
2. Recommending Approval to the City Council for a Tentative Tract Map (“TTM”) (TTM No. 084478) with conditions to allow the subdivision of an

existing single- family residence into 16 parcels. (the “Project”) for the property located at 301 Jacmar (the “Project Site”) with conditions pursuant to Montebello Municipal Code (“MMC”) Chapter 16.12 - (Tentative Maps); and

3. DETERMINE AND FIND that the project (ENV No. 02-24-CE) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section (15332) - Class 32 (In-Fill Development) as it meets the conditions set forth under class 32 (In-Fill Development Projects).

BACKGROUND:

On January 22, 2024, John Mark Kozakar (the “Applicant”) on behalf of William M Molinari (“Property Owner”) filed a Master Land Use Application requesting Site Plan Review, multiple Zone Variances and Tentative Tract Map applications to allow the construction of 15 new single-family homes on an existing single family residential lot at the Project Site.

On January 22, 2024, staff issued a deemed complete letter to the Applicant pursuant to California Government Code Section 65943 et seq.

On June 4, 2024, the Planning Commission held a duly noticed public hearing to consider the proposed project. Director Palombi introduced the item, and Assistant Planner Emilie Fernandez presented the Site Plan Review (SPR), Zone Variance (ZV), and Tentative Tract Map (TTM) for the proposed project at 301 Jacmar Drive. The applicant’s representative, John Mark Kozakar, addressed questions from the Planning Commission. This public hearing included 13 speakers (3 in support, 10 in opposition) and public comments (5 in opposition, 1 in support). Concerns included impacts on wildlife, parking, trash, and outreach adequacy. The item was continued to the next regularly scheduled meeting on June 18, 2024, with a request for additional information on parking plans, HOA bylaws, the Initial Study/Mitigated Negative Declaration (IS/MND) from the previous project, and community outreach documentation.

On June 18, 2024, the Planning Commission considered the continued item from the previous meeting. Assistant Planner Emilie Fernandez provided additional documentation addressing concerns from the previous meeting. Chair Morales re-opened the public hearing to allow the public, the applicant, and representatives to provide public comment. The Planning Commission discussed community outreach, CEQA compliance, and the project’s impact on the community. Specific concerns were raised regarding parking regulations, outreach and the presence of endangered species within the property. This public hearing included 10 speakers (6 in support, 4 in opposition) and public comments (1 in support). Concerns focused on outreach efforts and environmental impacts. There was no action taken by the Planning Commission during this meeting and the item was continued to the Planning Commission meeting scheduled for Tuesday, July 16, 2024. The Commissioners requested that the applicant work with City Staff to explore a variation in the scope of the project. Additionally, the Commissioners directed City Staff to make all documents presented to the Planning

Commission available to the public. In addition, information was requested by the Planning Commission from the applicant regarding endangered species on the property.

PROJECT /APPLICANT INFORMATION

Project Location: 301 Jacmar Drive
Project Applicant: John Mark Kozakar on behalf of the Property Owners
Property Owners: William M. Molinari and Antonieta Molinari
General Plan Designation: Single Family
Zoning: R-1 One-Family Residential
Existing Use on Property: Existing single family residence

ENVIRONMENTAL:

In accordance with the California Environmental Quality Act ("CEQA"), the proposed Project, Case No. PC-2024-0002-SPR/ZV/TTM ENV 02-24-CE, is considered a "project," per the (CEQA) definition of a "project." The project is considered a Class 32 and Categorically Exempt per CEQA Guidelines Section 15332 (In-Fill Development Projects), and none of the limitations set forth in CEQA Guidelines Section 15300.2 apply.

In order to qualify under an exemption pursuant to Class 32 of CEQA Guidelines Section 15332 (In Fill Development Projects), the following environmental findings must also be made:

A. The project is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designations and regulations.

The proposed project conforms to the Montebello General Plan, Land Use Element in that the General Plan Land Use designation for the site for the R-1 (Single - Family Residential) zoning designation.

B. The proposed development occurs within the city limits on a project site of no more than five (5) acres substantially surrounded by urban uses.

The proposed development shall occur on a 60,101 square-foot (1.38 acres) lot located on Jacmar Drive within city limits and thus, is less than the maximum five acres specified in Section 15332(b) for this exemption. The site is surrounded by existing developed industrial properties.

C. The project has no value as habitat for endangered, rare, or threatened species.

The proposed project is currently developed with an existing single family home. The subject property is surrounded by additional housing developments and is consistent with the land use designation.

D. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The proposed project shall not have any significant effects relating to traffic, noise, air quality, or water quality as the site is currently developed with an existing residential unit.

E. The site can be adequately served by all required utilities and public services.

The project has been reviewed by City staff and it has been determined that it can be adequately served by all required utilities and public services.

ANALYSIS:

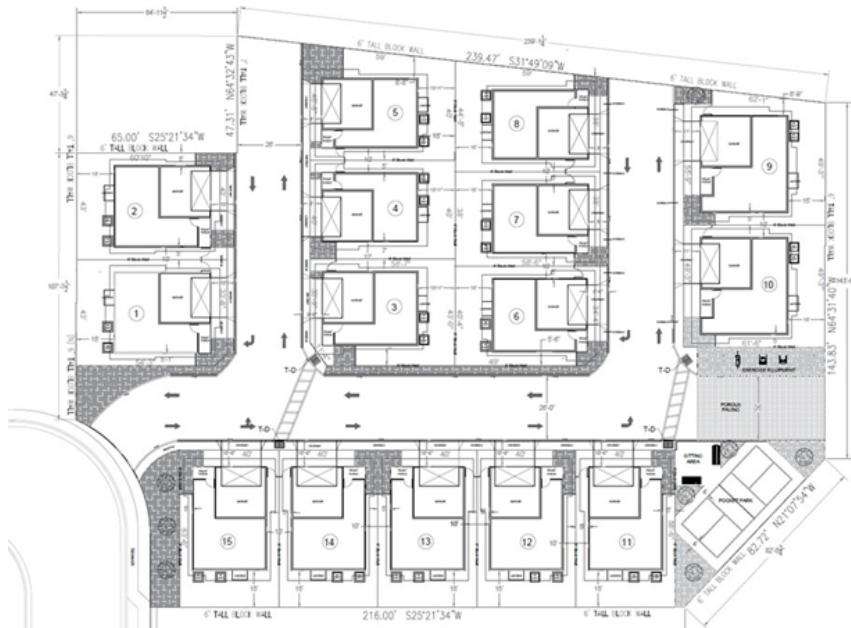
Project Site

Jack Mark Kozakar (the "Applicant") is proposing to demolish the existing single-family residential home located at 301 Jacmar Drive and construct 15 residential dwelling units and related amenities consistent with plans under Attachment A. The subject site is approximately 60,101 square feet (1.38 acres) within the R-1 (Single-Family residential zone). The subject site currently has a one-story, single-family residence with a swimming pool, landscaping, and mature trees. The subject site is generally west of South Bluff Road and north of Washington Boulevard. The Subject Site is bordered north, east, south, and west by residential properties zones R-1 (Single Family Residential) and R-3 (Multi-Family Residential).

PROJECT DESCRIPTION

The applicant seeks approval from the Planning Commission for Site Plan Review and related variances to accommodate the construction of 15 single-family residential dwelling units (the "proposed Project") that would include the subdivision of an existing improved site with a comprised lot area of approximately 60,101 square feet (or 1.38 acres). In addition, the applicant seeks a recommendation from the Planning Commission regarding VTTM No. 084478. The Site Plan Review is required for all residential projects resulting in three or more dwelling units. The project will result in 15 dwelling units pursuant to the proposed subdivision; therefore, the Site Plan approval is required. The units will have between 3 to 4 bedrooms and either 2.5 or 3.5 bathrooms. Each unit will be two stories, have one living room, kitchen, dining room and two car garages. A Zone Variance is required when wanting to deviate from the Montebello Municipal Code. The standard size requirement for single family lots is 5,000 square feet per unit, the proposed residential units would range from 2,420 to 3,428 square feet. The applicant is also deviating from the lot coverage standards. For the R-1 Zone, the allowed lot coverage is 40%, and the applicant is proposing lot coverages ranging from 41.68% to 47.82%. The standards for setbacks include 20 feet in front, 5 on each side and 10 feet from the back. The applicant will comply with the sides and back setback but is requesting the front setback to range between 4.5 to 6.5 feet. A Tentative Tract Map application is required for any subdivision that results in five or more parcels.

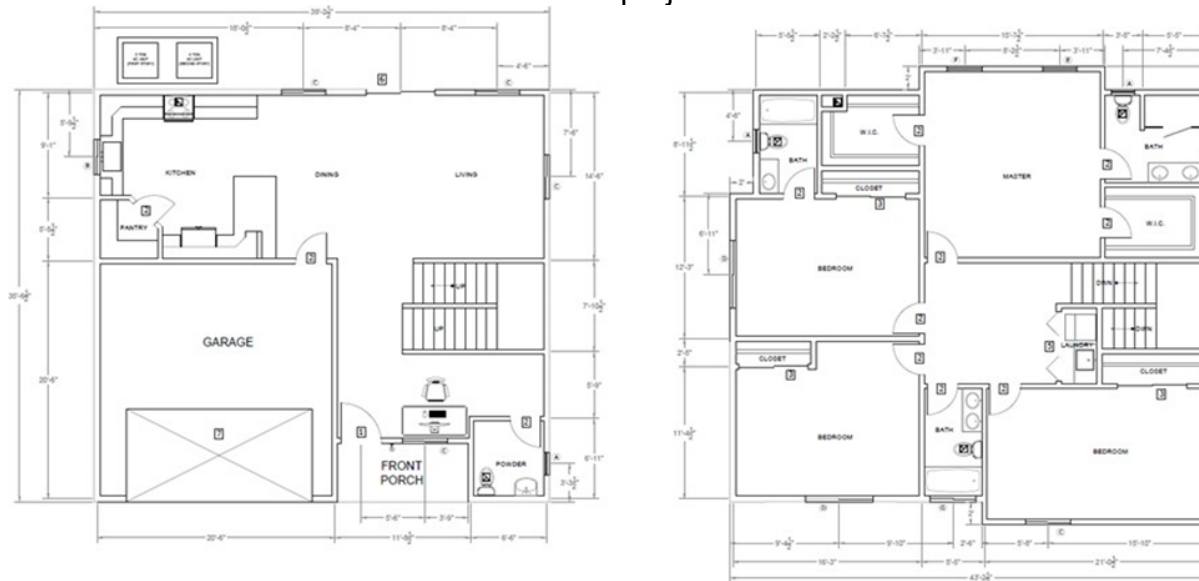
Attachment A: Site Plan



The following table list the zoning designation of the surrounding land use:

Direction	Zone	Land Use
North	R-1	Single-Family Residential
South	R-1	Single-Family Residential
East	R-1	Single-Family Residential
West	R-1	Single-Family Residential

The following is intended to illustrate the development diagram associated with the Floor Plans of one two of the units related to this project:



FLOORPLAN - UNITS 9 & 10

SCALE: 1/4" = 1'

GENERAL PLAN

The Project conforms to the following goals and policies of the Montebello General Plan.

General Plan Goal to Encourage urban infill and compact development A2.7a states a goal “Promote infill development on vacant and underutilized sites....”

General Plan Goal for development that will create diverse and walkable neighborhoods A3.4b states a goal “Encourage a block and street layout that promotes walkable and bicycle friendly road designs with slow vehicular design speeds.”

General Plan Goal to retrofit suburban development P3.6 states the goal to “Integrate more housing choices in existing subdivisions”.

The proposed project conforms to the City of Montebello General Plan Land Use Element as the proposed use will allow the Montebello community to benefit from the addition of the 15 new Single-Family residential homes, providing future Montebello residents with more housing choices in existing residential neighborhoods. The current project site has one home on the lot and the lot size can be utilized for more homes, growing the community. With this increase in housing, it is supporting the General Plan goals by responding to the needs of the community and by reflecting the density standards that are outlined in the housing element of the General Plan.

REQUIRED FINDINGS MONTEBELLO MUNICIPAL CODE (MMC)

SITE PLAN REVIEW (MMC 17.74)

The purpose of the site plan review is to minimize or preclude potential adverse impacts to the public interest or on abutting properties and adjacent residential, commercial, and industrial neighborhoods, resulting from the design or layout of a proposed development. Section 17.74.030- When required explains that a site plan review is required for all residential projects resulting in the construction of three or more units.

Pursuant to Section 17.74.070 of the MMC, before any site plan review shall be granted, all the following findings must be made:

- A. That the proposed design for improvement complies with all requirements of the Montebello Municipal Code;

The 15 proposed units will all have a two-car garage, and heights will not exceed 25 feet, access to all units be via a driveway, the units will have open space and the setbacks will be landscaped. The applicant is requesting a zone variance from the R-1 standards regarding the minimum required setbacks, lot sizes and the lot coverage percentage per unit. A Site Plan is required due to the project resulting in three or more units according to Section 17.74.030.

- B. That the proposed design for improvement is consistent with the general plan; and

The proposed project site is consistent with the general plan and reflects the goals that were set in place when designating certain zoning areas with different housing types. The project site has the capacity for more development and the density is appropriate to the neighborhood and surrounding uses. Similar projects have also been approved in the close vicinity. The current plans are for 15 units with full roads, fire department turn around, and a small park for the residents to enjoy. The zone variance will not cause substantial environmental damage or injure fish or wildlife or their habitat.

C. That the proposed design for improvement will not have any significant adverse impact on the surrounding properties or on the general public welfare.

The proposed addition will not have any significant adverse impact on the surrounding properties as the surrounding area is currently developed with an existing single-family unit. The zone variances and subsequent development would not be harmful to the general welfare of the neighborhood, city or create problems for the public health or safety. It would increase the welfare by first supporting investments, bringing in construction and related jobs, and providing housing to the community. The current use is R-1 single family residential, and the proposed residential zoning will not change. All the immediate surrounding land uses are consistent with residential housing. The addition of this project will be consistent with the surrounding land uses and will not have an adverse impact on surrounding properties.

REQUIRED FINDINGS MONTEBELLO MUNICIPAL CODE (MMC)

VARIANCES (MMC Chapter 17.72 et seq.)

The sole purpose of the variance is to ensure that no property, because of special circumstance applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same vicinity and zone. No variance shall be granted by other properties in the same vicinity and zone.

A Zone Variance is being requested to deviate from the development standards within an R-1 Zone. The applicant is requesting to deviate from the standards for lot size, setback, and lot coverage. According to the MMC section 17.10.020 development standards for new development, new development of a single-family residential unit, the lot size must be 5,000 square feet. The front setback must be 20 feet, the rear 10 feet, and sides 5 feet and the lot coverage standard is also 40 percent. The applicant is seeking to deviate from all three of the stated requirements.

ZONE VARIANCE REQUEST		
	Standard	Request
1 . Lot Sizes	5,000 Square Feet	2, 240 to 3,428 Square Feet
2. Lot Coverage	40%	41.68% to 47.82%
3. Front Setbacks	20 Feet	4.5 to 6.5 feet

Pursuant to section 17.72.060 of the MMC, before any variance shall be granted, the Planning Commission satisfy that the applicant has demonstrated the following facts:

A. Describe the special major unusual circumstance applicable to the subject property, which do not generally apply to other properties in the vicinity and with the same zoning designation.

Unlike other properties in the surrounding neighborhood, the subject site is very large for a single-family home. It is a unique 1.38-acre lot. There is not another house like it in the neighborhood. Currently, the unit is providing very little benefit to the neighborhood with so much land being underutilized. Without the zone variance request in this application, the applicant believes they would be deprived of maximizing the market value of their property. The increased property values of this new residential development would increase property tax revenues for the City. Further rejection of the zone variance requests would deprive the applicant of privileges enjoyed by other properties in the vicinity under identical zoning classifications by not being able to fully utilize the project site.

- 1. The lot sizes: This single-family residential lot is special to the neighborhood as there is no other lot in the surrounding area that is the same size, making it difficult to design the homes on such a unique sized lot to optimize the area for each unit, resulting in reduced lot sizes.*
- 2. Lot coverage: As a result of the lot sizes being smaller than usual, which is not typical, the applicant requests to use as much space as possible causing the lot coverage to be more than usual.*
- 3. Front setbacks: With the reduced sizes and the lot coverage being above than typically allowed, this unusual case has put the applicant in the position to design the houses in a way that would best benefit the future homeowner. Although the design of the house can allow the applicant to have a larger front yard, the applicant has decided to use the space to allow for a larger private backyard for each of the residents and apply for the zone variance.*

B. Detail how due to the special or unusual circumstance a described above, strict application of the Zoning Code would result in practical difficulties or unnecessary hardships, or would deprive the property privileges enjoyed by other properties in the vicinity and with the same zoning designation.

The existing property is in some disrepair, and it is the goal of the applicant to revitalize the lot which would result in the demolition of the existing house and replacing it with modern housing. The house is currently 85 years old and no longer the best use for a lot that size for the city for housing density. The zoning code does not allow the applicant to best utilize the lot with its unique size the applicant is requesting to optimize their lot, allowing the future homeowners to use as much of their lot as possible.

- 1. The lot sizes: If the lot sizes were up to standard, there essentially would not be enough room on the lot to accommodate as many homes as the applicant*

is requesting. The applicant is trying to utilize the lot and has retained inspiration from surrounding developments that have similar lot sizes. Without the minimized lot sizes, the project would not be possible.

- 2. Lot coverage: If the applicant would design the houses using the Montebello Municipal code requirements, the houses would be extremely small and not suitable for a growing family, which the applicant hopes to house.*
- 3. Front Setbacks: If the applicant were to abide by the front yard setbacks, the future homeowners would have a large front yard and an extremely small backyard. The applicant decided to utilize the space and provide a larger backyard to optimize the space in the best way.*

C. Explain how the Zoning Variance is necessary for the preservation of the substantial property right to allow a reasonable use of the subject property, which is possessed by other properties in the vicinity and with the same zoning designation.

To properly utilize the future lots the applicant is requesting to apply these zone variances to properly utilize the area on the lot and to design each lot to properly maintain the most use out of the project site that is being redeveloped.

- 1. Lot sizes: The lot sizes being smaller than required allows for more units which gives the applicant a mechanism to provide more housing options to Montebello residents..*
- 2. Lot Coverage: Being able to build more on each lot provides the units with a bigger house for bigger rooms, kitchen and bathroom areas providing a more comfortable to provide a more attractive home to any future residents.*
- 3. Front setback: Having a smaller front setback allows the residents to enjoy more space in the backyard of the units which is necessary with many of the new housing developments having such a small backyard. Although the applicant will take away from the front setback, every unit will also have an attached garage for two cars.*

D. Describe how the proposed Zone Variance will not cause an adverse effect on the public welfare or surrounding properties.

The site for the proposed use would not adversely affect the general welfare of the surrounding property owners because the size of the house and the two-story construction is consistent with the majority of the houses in the neighborhood. The property immediately south of the residence, although zoned R-1 single family residential does have three story town homes. There are many other properties in the immediate surroundings with greater densities, assuring this addition will not have any effects on the neighbors or the surrounding area.

- 1. Lot sizes: The variance of lot sizes will not affect the surrounding users as there currently are units in the surrounding area that are similar sizes and have no effect on the surrounding properties.*

2. *Lot coverage: Although the lots will be above the allowed lot coverage, and the lots will be fully built out, every unit will be of a similar design, the consistency will ensure no unit will stand out from the others.*
3. *Front setback: Although the lots will have a very small front yard, the units will still each have a two-car garage for the residents. This will help with any concerns regarding the limited driveway that will result from the front setback variance.*

E. Describe how the granting of the Zone variance will be consistent with the general plan and intent of the Zoning Code and will not adversely affect the General Plan.

The proposed project provides single family homes in a neighborhood that also has single family units keeping the use consistent with the current zoning and type of development with similar square footage. The proposed project has been properly notified and will be consistent with the general plan as the project site is has been designated for residential units.

REQUIRED FINDINGS MONTEBELLO MUNICIPAL CODE (MMC)

TENTATIVE TRACT MAP (MMC Chapter 16.12 et seq.)

A. *Describe how the proposed map is consistent with the General Plan and Specific plans as described in California Government Code Section 65451.*

The proposed project that would be allowed through this subdivision would result in over 23,000 square feet of open space and medium cost for 15 families. The zone is consistent with the general plan and provides additional housing in the R1-Zone that is designated for single family housing developments making the project consistent with the general plan.

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

The general plan seeks to balance open space with developed space, and to group uses in neighborhoods for mutual enjoyment of the occupants and the residents. The project provides open space and a private park as well as houses for sale. The development will allow the future resident to enjoy quality housing in a safe and secure environment. The development will also allow for modest growth in the city that will benefit business and the school system.

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

The existing property has been developed as a single-family home since 1938. The house is aging and is in disrepair. Since its original construction, the community has grown around the house, and many of the developments around it have now have much greater density. The combination of the property's size as well as the denser development around it makes it suitable for this type of housing. The project

will have 16 parcels, with 15 single family homes on each separate parcels with a parcel for streets, utilities and a private park which will be owned by all of the homes and managed by a home owners association that will be set upon completion of construction.

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

The site is suitable for the proposed density as many of the developments in the surrounding neighborhood also have similar densities and the square footage of the lot can be designed to provide 15 homes. The now underutilized lot will provide housing to Montebello residents.

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

The existing house has been built since 1938 as a single-family home, there is no wildlife on the property that can be impacted.

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

According to a study conducted by the applicant, the project is estimated to produce less than 113 trips per day including 7 trips during the AM peak hour and 8 during the PM peak hours. The modern construction techniques will be employed for the project with lessen the likelihood of termites and other insects that have the potential of appearing because of the project.

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; and

The height of the project will not exceed 25 feet in elevation; thus, it will not conflict with any neighbor's rights with respect to blocking views. The utility easement on the west side of the property for electrical and communication cabling will be maintained. The utility engineering for the project will likely create or renew utility access for the project location itself as well as for the neighborhood.

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 Los Angeles County Sanitation District will ensure that the construction of these units will not be of great impact to the sewer systems.

REPORTS RECEIVED

The application for Case No. PC-2024-0002-SPR/ZV/TTM was sent out to various departments for review and comments. Comments provided by the Fire Department, Building Department, Public Works Department and Planning Department have been listed as conditions to the proposed Resolution, Attachment C.

SUMMARY:

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

- On May 23, 2024, the Public Hearing Notice was mailed to property owners within the 300-foot radius from the exterior boundaries of the Project Site.

On May 23, 2024, the Public Hearing Notice was published in the Daily Journal (Whittier Daily News).

ATTACHMENT(S)

1. Attachment A Site plan Floor Plans and Elevations
2. Attachment B Tentative Tract Map
3. Attachment C Resolution No 07-24
4. Attachment D CEQA Notice of Exemption

NOTES

GENERAL NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE, CODE AMENDMENTS, LAWS AND ORDINANCES AS SPECIFIED BY THE CITY OF MONTEBELLO BUILDING DEPARTMENT.
- DO NOT SCALE DRAWINGS. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. IF ANY DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED.
- ALL DIMENSIONS ARE TO FACE OF FINISH AND COLUMNS UNLESS NOTED OTHERWISE. CONCRETE IS DIMENSIONED TO THE SURFACE U.N.O.
- ABBREVIATIONS THROUGHOUT THE PLAN ARE THOSE IN COMMON USE. THE ARCHITECT SHALL DEFINE INTENT OF ANY QUESTIONS.
- ALL CONTRACTORS MUST CONFORM TO CALIFORNIA LABOR CODE, SEC.3800.
- THE CONTRACTOR DOCUMENTS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE SHOWN. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, INCLUDING BUT NOT LIMITED TO INSTALLATION OF ADEQUATE SHORING, BRACING, ETC. TO SAFETY EXECUTE ALL WORKS.
- SEPERATE BUILDING PERMITS SHALL BE TAKEN FOR ELECTRICAL AND MECHANICAL PORTIONS AND SHALL BE PAID FOR BY THE CONTRACTOR. THE BUILDING PERMIT SHALL BE PROCESS BY THE ARCHITECT AND PAID BY THE CONTRACTOR. ALL OTHER PERMITS AND LICENSES SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
- REQUIRED PERMITS SHALL BE OBTAINED FROM THE "STATE DIVISION OF SAFETY & CAL. OSHA" FOR ANY TRENCHES OR EXCAVATIONS.
- SEPARATE PLANS SHALL BE PLAN CHECKED AND SEPARATE PERMITS SHALL BE OBTAINED FOR ANY MODIFICATION TO EXISTING AUTOMATIC FIRE-EXTINGUISHING SYSTEM AS APPLICABLE.
- ALL ARCHITECTURAL ELECTRICAL, MECHANICAL AND PLUMBING REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
- ALL FUTURE CONDITIONED SPACES SHALL COMPLY WITH "TITLE 24" STATE ENERGY CONSERVATION REQUIREMENTS.
- ALL AREAS AFFECTED OR DAMAGED BY ALTERATIONS, REMOVAL OF EXISTING CONSTRUCTION AND NEW WORK SHALL BE PATCHED ANDR REPAIRED TO MATCH EXISTING OR IN A SATISFACTORY MANNER APPROVED BY THE ARCHITECT AND PROJECT MANAGER.
- THE CONTRACTOR SHALL MAINTAIN FIRE ACCESS DURING CONSTRUCTIO.N
- THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN OF RUBBISH SO AS NOT TO IMPEDE THE ACCESS AND WORK OF OTHERS.
- SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION. ALLOW MINIMUM OF ONE WEEK FOR REVIEW BY THE ARCHITECT.
- TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE JOB, EXCEPT WHERE THEY CONTRADICT WITH DETAILS, NOTES, ON OTHER SHEETS.
- ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS BEST POSSIBLE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWING, THEY SHALL BE REPORTED TO THE ARCHITECT SO THAT THE PROPER REVISIONS MAY BE MADE. MODIFICATIONS OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT
- WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED. FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT
- THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY OF ALL PARTIES PRESENT ON THE JOBSITE IS THE RESPONSIBILITY OF THE CONTRACTOR
- ALL MATERIALS FOR THE COMPLETION OF THE WORK ELEMENTS NOTED HEREIN SHALL BE NEW, FIRST QUALITY CONDITION AND DELIVERED TO THE JOBSITE IN AN UNDAMAGED CONDITION.
- ALL REQUIRED WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE. ALL REFERENCES TO THE "CONTRACTOR" INCLUDE THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS: THEY SHALL BE ONE AND THE SAME.
- THE CONTRACTOR SHALL BE COORDINATE THE WORK EFFORTS OF THE VARIOUS TRADES TO AVOID POSSIBLE INTERFERENCES, DUPLICATION OF WORK OR UNFINISHED GAPS BETWEEN OPERATIONS. SUB-CONTRACTORS SHALL PROPERLY CONNECT AND COORDINATE THEIR WORK WITH THE WORK OF OTHERS AS SHOWN ON THE DRAWINGS. ANY AND ALL DELAYS OR CHANGES ARISING FROM CONFLICTS BETWEEN TRADES SHALL BE TEH RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO TEH TENANT

ABBREVIATIONS + SYMBOLS

& L Ø C Ø L # (E)	And Angle At Centerline Diameter or Round Perpendicular Pound or Number Existing	E. EA. E.J. EL ELEC. ELEV. EMER. ENCL. E.P. EQ. EQPT. E.W.C. EXIST. EXPO. EXP. EXT. F.A. F.B. F.D. FDN. F.E. F.E.C. F.H.C. FIN. FL. FLASH. FLUOR. F.O.C. F.O.F. F.O.S. F.PRF. F.S. FT. FTG. FURR. FUT. GALV. G.B. GL. GR. GYP. H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT. I.D. INSUL. INT. JAN. JT. KIT.	East Each Expansion Joint Elevation Electrical Elevator Emergency Enclosure Electrical Panel board Equal Equipment Electric Water Cooler Existing Exposed Expansion Exterior Fire Alarm Flat Bar Floor Drain Foundation Fire Extinguisher Fire Extinguisher Cab. Fire Hose Cabinet Finish Floor Flashing Fluorescent Face of Concrete Face of Finish Face of Studs Fireproof Full Size Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Gypsum Hose Bib Hollow Core Hardware Hollow Metal Horizontal Hour Height Inside Diameter (Dim.) Insulation Interior Janitor Joint Kitchen	LAB. LAM. LAV. LKR. LT. MAX. M.C. MECH. MEMB. MCT. MFR. MH. MIN. MIR. MISC. M.O. MTD. MUL. N. N.I.C. NO. OR # NOM. N.T.S. O.A. OBS. O.C. O.D. OFF. OPNG. OPP. PRCST. PL. P.LAM. PLAS. PLYWD. PT. P.T. P.T.D./R PTN. P.T.R. Q.T. R. RAD. R.D. REF. REFR. RGTR. REINF. REQ. RESIL. RM. R.O. RWD. R.W.L. S. S.C.	Laboratory Laminated Lavatory Locker Light Maximum Medicine Cabinet Mechanical Membrane Manufacturer Manhole Minimum Mirror Miscellaneous Masonry Opening Mounted Mullion North Not In Contract NO. OR # Nominal Not To Scale Overall Obscure On Center Outside Diameter (Dim.) Office Opening Opposite Pre-Cast Plate P.LAM. Plaster PLYWD. Pt. Point Paper Tower Dispenser Combination Paper towel Dispenser & receptacle Partition Paper Towel Receptacle Quarry Tile Riser Radius Roof Drain Reference Refrigerator Register Reinforced Required Resilient Room Rough Opening Redwood Rain Water Leader South Solid Core	S.C.D. SCHED. S.D. SECT. SH. SHR. SHT. SIM. S.N.D. S.N.R. SPEC. SQ. SST. S.SK. STA. STD. STL. STOR. STR.L. SUSP. SYM. TRD. T.B. T.C. T.C. TEL. TER. T.&G. THK. T.P. T.P.D. T.V. T.W. TYP. UNF. U.O.N. UR. VERT. VEST. W. W/ W.C. WD. WO. WP. WSCOT. WT.	Seat Cover Dispenser Schedule Soap Dispenser Section Shelf Shower Sheet Similar Sanitary Napkin Dispenser Sanitary Napkin Receptac Metal Square Stainless Steel Service Sink Station Standard Steel Storage Structural Suspended Symmetrical Tread Towel Bar Top of Curb Telephone Terrazzo Tongue and Groove Thick Top of Pavement Toilet Paper Dispenser Television Typical Unfinished Unless Otherwise Noted Urinal Vertical Vestibule West With Water Closet Wood Without Waterproof Wainscot Weight
--	---	--	---	--	--	---	--

PROJECT:

JACMAR

301 JACMAR DR
MONTEBELLO, CA 90640

SCOPE OF WORK

- ZONE VARIANCE OF EXISTING RD-1 ZONE
- CONSTRUCTION OF 15 UNITS ON (E) PROPERTY
- DEMO (E) HOME, DRIVEWAY, POOL AND TREES

FIRE DEPARTMENT NOTES

SEE SHEET F-100 FOR FIRE DEPARTMENT ACCESS
DEAD-END APPARATUS TURNAROUND

DEFERRED SUBMITTALS

- Landscape Plan for all residential development
- County of Los Angeles low impact development stormwater management requirements for large-scale non-designated projects.
- Hydrology Analysis, Geotechnical Report including percolation tests and LID recommendations, and Low Impact Development plan to retain the Delta Stormwater Quality Design Volume on site through infiltration to City of engineer for review.
- Erosion and sediment control plan for City Engineer review
- All engineering and reports stamped and signed by registered civil engineer and structural engineer
- Earthwork calcs stamped by the Civil Engineer of Record
- Fire Flow report based on 2019 Edition California Fire Code and local amendments
- Fire Hydrant Plan based on 2019 Edition California Fire Code and City of Montebello local amendments.
- Underground fire main/fire sprinkler supply plan based on 2019 Edition California Fire Code and NFPA 13/24 and Montebello Fire Department's plan check submittal requirements and notes.
- Fire Sprinkler Overhead plan based on 2019 Edition California Fire Code and NFPA 13/13R and Montebello Fire Department's plan check submittal requirements and notes
- Fire Standpipe plan based on 2019 Edition California Fire Code and NFPA 14.
- Fire Alarm Plan based on 2019 Edition California Fire Code and NFPA 72 and Montebello Fire Department's plan check submittal requirements and notes.

CONTRACTOR NOTES

- CONTRACTORSHALL INSPECT THE PREMISES AND SURROUNDING SITE CONDITIONS PRIOR TO SUBMITTING A BID PRICE TO REVIEW ACTUAL CONDITIONS, AVAILABILITY OF PARKING, LOCATIONS OF POSSIBLE TRASH DUMPSTERS, GENERAL SITE ACCESS FOR TRUCKS AND DELIVERIES, STOCKING OF SUPPLIES, ETC.
- CONTRACTOR SHALL VERIFY KEYING REQUIREMENTS OF ALL LOCKS WITH TENANT PRIOR TO ORDERING HARDWARE AS SPECIFIED HEREIN
- THESE DRAWINGS AND WRITTEN SPECIFICATIONS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. REFER ALSO TO BID INSTRUCTIONS AND GENERAL CONDITIONS AND SPECIFICATIONS UNDER SEPARATE COVER.
- NO SUBSTITUTIONS OF SPECIFIED MATERIALS SHALL BE ALLOWED FIRST SUBMITTING SPECIFICATIONS, SAMPLES, COST AND TIME SCHEDULE IMPACT DATE TO P.M. FOR APPROVAL
- AT THE TIME OF BID SUBMITTAL, THE CONTRACTOR SHALL ADVISE P.M. IN WRITING OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR WILL CAUSE A DELAY IN CONSTRUCTION COMPLETION SCHEDULE
- IMMEDIATELY AFTER BEING AWARDED THE CONTRACT, THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE. THIS SCHEDULE SHALL BE CONTINUOUSLY UPDATED AND POSTED ON THE JOBSITE AT ALL TIMES
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY UTILITIES (ELECTRIC POWER/LIGHTING, WATER, (ETC) TO THE JOBSITE FOR USE BY ALL CONSTRUCTION TRADES, INCLUDING THOSE NOT A SUBCONTRACTOR TO TEH GENERAL CONTRACTOR
- ALL CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH AND DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SPOIL, PAINT OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETX SHALL BE LEFT CLEAN AND READY FOR CABINETRY
- NO HAZARDOUS MATERIALS TO BE STORED ON SITE

PROJECT DIRECTORY

Property Owner
WILLIAM M. MOLINARI AND M. ANTONIETA MOLINARI
301 JACMAR DR
MONTEBELLO, CA 90640

Applicant
John Mark Construction Company
Jack Kozakar
125 N Marengo Ave
Pasadena, CA 91101
213-215-3605
License: 1020426

Architect
To Be Determined

Civil Engineering Company
Martin Engineers
Pete H. Martin
5025 Crown Ave
La Canada, CA 91011
818-495-3024
License: RCE 24889

SHEET INDEX

T-100 COVER SHEET
C-1 TOPOGRAPHIC SURVEY
A-100 EXISTING SITE PLAN/DEMOLITION SCOPE
A-101 PROPOSED SITE PLAN

UNITS 1&2

A-200 FLOORPLAN
A-201 ELEVATIONS
A-202 ELEVATIONS
A-203 ROOF PLAN

UNITS 3-8 & 11-15

A-300 FLOORPLAN
A-301 ELEVATIONS
A-302 ELEVATIONS
A-303 ROOF PLAN

UNITS 9&10

A-400 FLOORPLAN
A-401 ELEVATIONS
A-402 ELEVATIONS
A-403 ROOF PLAN

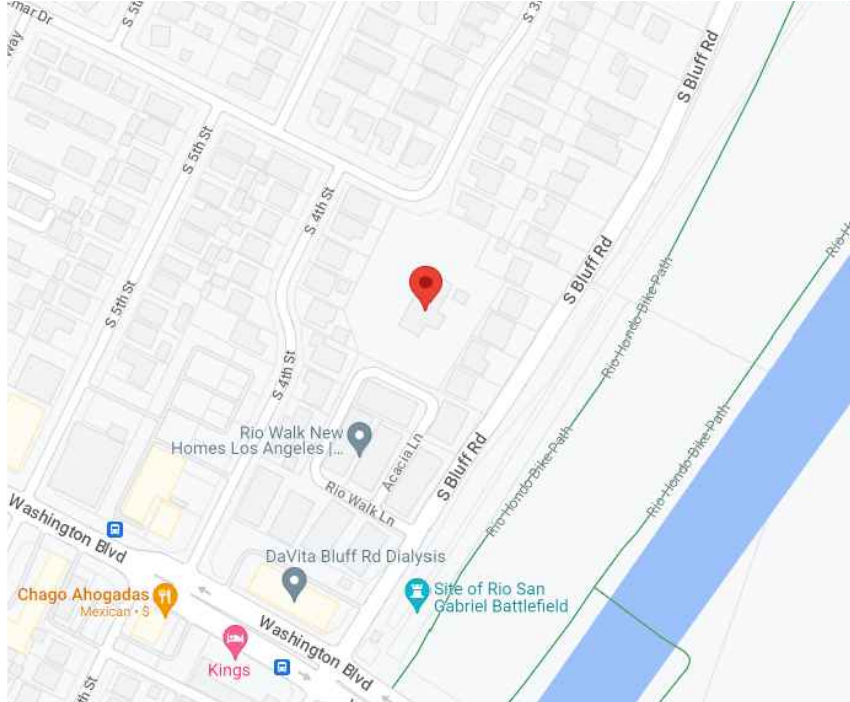
A-500 FRONT EXTERIOR FINISH OPTIONS
A-600 RENDERING
F-100 FIRE DEPARTMENT ACCESS DEAD-END APPARATUS TURNAROUND

APPLICABLE CODES

ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 GREEN BUILDING CODE (GBC)
2019 CALIFORNIA ENERGY CODE

AND ALL APPLICABLE CODES, LOCAL, CURRENT OSHA LAWS, T-24 ENERGY CONSERVATION, LISTS OF STANDARDS, DISABLED ACCESS REGULATIONS AND CITY OF HUNTINGTON AMENDMENTS.

EXHIBIT A



PROJECT INFO./BUILDING DATA

(EXISTING) OCCUPANCY CODES

- EXISTING ZONE: RD-1
- EXISTING USE: SINGLE FAMILY RESIDENCE
- BUILDING TYPE OF CONSTRUCTION: V
- FIRE SPRINKLERS: NO
- ONE STORY HOME

(NEW) OCCUPANCY CODES

- EXISTING ZONE: RD-1
- EXISTING USE: SINGLE FAMILY RESIDENCE
- BUILDING TYPE OF CONSTRUCTION: V
- FIRE SPRINKLERS: NO
- TWO STORY HOME

PROPERTY SUMMARY

Legal Description: TR=EL CARMEL TRACT*LOT COM AT MOST E. COR OF LOT 7 TR NO 18286 TH S 63ø38' E TO A PT S 32ø45' W 304.67 FT AND N 63ø 38' W 115 FT FROM MOST E. COR OF LOT 103 TH N 32ø45' E TO A LINE PARALLEL WITH AND DIST SW AT R/A 65 FT FROM NE LINE OF SD LOT 103 TH NW ON SD PARALLEL LINE TO A PT N 63ø38' W 185.06 FT AND S 26ø22' W FROM SD MOST E. COR OF LOT 103 TH N 26ø22' E TO SD NE LINE TH NW AND FOLLOWING BDY LINE OF SD LOT 103 TO BEG POR OF LOT 103

APN: 6352-026-029
Year Built: 1938
Property W'xD': 209' x 305'
Lot Sq Ft: 63,745 Sq Ft

Current Property Type: Single Family Residence
Current Lot Coverage: 5%
Existing Building Description:
Units: 1
Total Building Sq Ft: 2,968 Sq Ft
House Sq Ft: 2,186 Sq Ft
Garage Sq Ft: 782 Sq Ft
Bedrooms/Bathrooms: 4/4

Proposed Property Type: Single Family Residence
Proposed Total Lot Coverage: 28%
Proposed Building Description:
Units: 15

Roofed Area Per Unit/ (Bed/Bath):

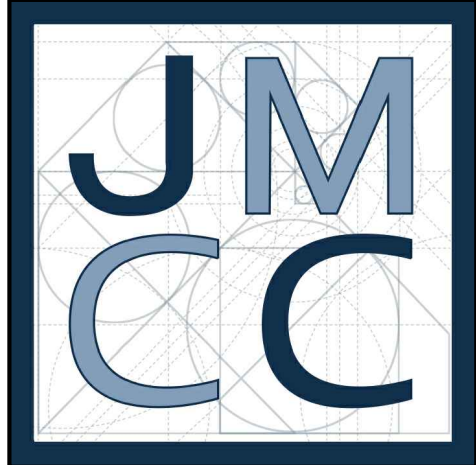
- Unit 1:1,231 Sq Ft (4/2.5)
- Unit 2:1,231 Sq Ft (4/2.5)
- Unit 3:1,108 Sq Ft (3/2.5)
- Unit 4:1,060 Sq Ft (3/2.5)
- Unit 5:1,060 Sq Ft (3/2.5)
- Unit 6:1,108 Sq Ft (3/2.5)
- Unit 7:1,060 Sq Ft (3/2.5)
- Unit 8:1,060 Sq Ft (3/2.5)
- Unit 9:1,302 Sq Ft (4/3.5)
- Unit 10:1,302 Sq Ft (4/3.5)
- Unit 11:1,215 Sq Ft (3/2.5)
- Unit 12:1,215 Sq Ft (3/2.5)
- Unit 13:1,215 Sq Ft (3/2.5)
- Unit 14:1,215 Sq Ft (3/2.5)
- Unit 15:1,215 Sq Ft (3/2.5)

Total Roofed Area: 17,597

PARKING

Existing Parking: 2 Car Garage plus driveway

Proposed Parking: 2 Enclosed spaces per dwelling unit



JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS:
302 JACMAR DR
MONTEBELLO, CA 90640

PROJECT:
TENTATIVE TRACT MAP

CLIENT:
WILLIAM M. MOLINARI AND
M. ANTONIETA MOLINARI

REVISION DATE:

DRAWN BY:
ANTHONY SANCHEZ

DATE:
1.11.24

SHEET:
COVER SHEET

SCALE:

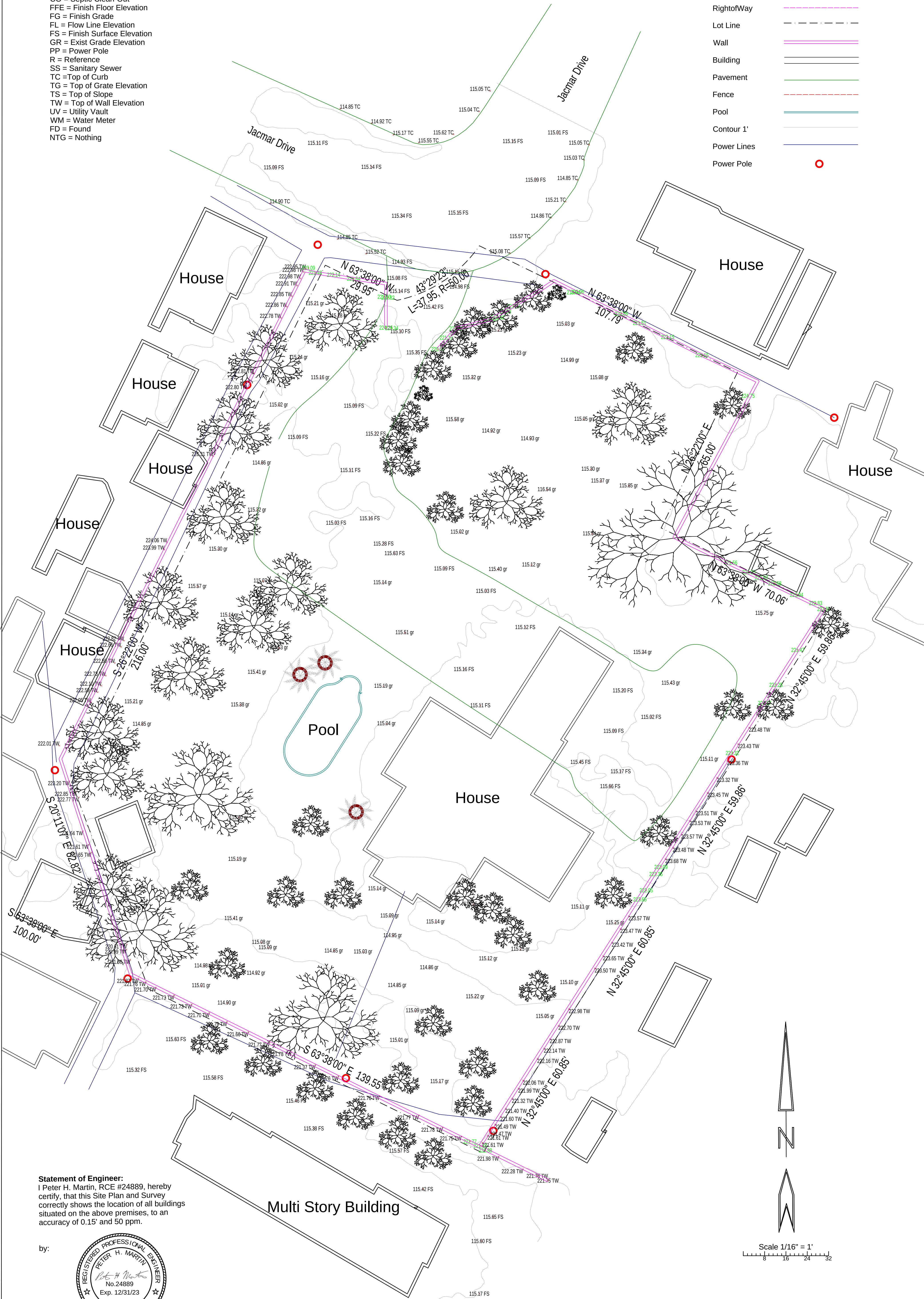
N.T.S.

SHEET #:

T-100

Abbreviations:
CO = Septic Clean-Out
FFE = Finish Floor Elevation
FG = Finish Grade
FL = Flow Line Elevation
FS = Finish Surface Elevation
GR = Exist Grade Elevation
PP = Power Pole
R = Reference
SS = Sanitary Sewer
TC = Top of Curb
TG = Top of Grate Elevation
TS = Top of Slope
TW = Top of Wall Elevation
UV = Utility Vault
WM = Water Meter
FD = Found
NTG = Nothing

- Legend:
- Centerline
 - RightofWay
 - Lot Line
 - Wall
 - Building
 - Pavement
 - Fence
 - Pool
 - Contour 1'
 - Power Lines
 - Power Pole



Statement of Engineer:
I Peter H. Martin, RCE #24889, hereby
certify, that this Site Plan and Survey
correctly shows the location of all buildings
situated on the above premises, to an
accuracy of 0.15' and 50 ppm.

by:



Lot Area:
58,240.65 Sq.Ft.
1.337 Ac.

PREPARED FOR:

John Mark Construction
Company, Inc

APN: 6352-026-029

Site Survey
201 Jacmar Dr.
Montebello, CA 90640

DATE:

10/11/23

C-1
SHEET 1 OF 1

Martin Engineers
Peter H. Martin
RCE 24889

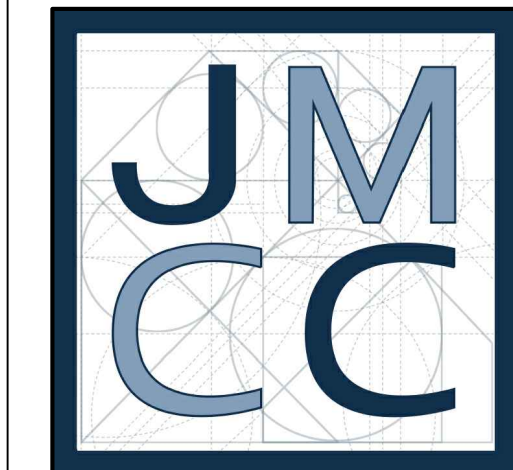
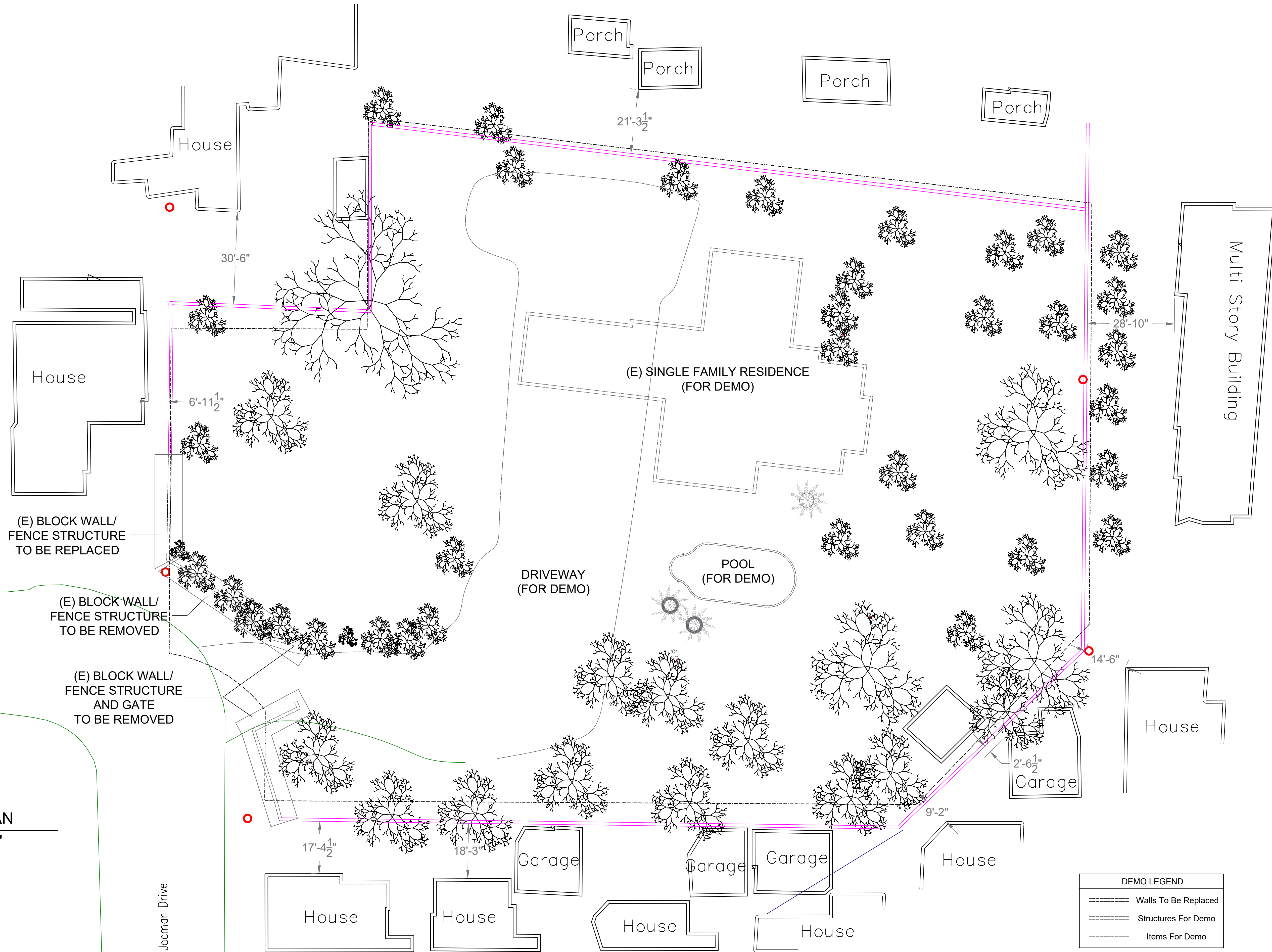
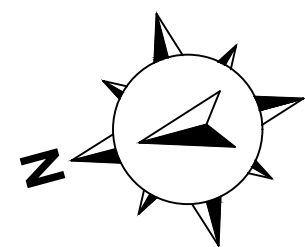
5025 Crown Ave.
La Cañada, CA 91011
818-495-3024

- Legend.
- Centerline
- RightofWay
- Lot Line
- Wall
- Fence
- Contour 1'
- Power Pole
- Trees (For Demo)

List of trees to be removed where all trunks are 4" min. diameter :

- (10) Palm Trees
- (2) Pine Trees
- (3) Wild Olive Trees
- (3) Jacaranda Trees
- (1) Fresno Ash Tree
- (1) Fucus Tree
- (3) Eucalyptus Trees

EXISTING SITE PLAN
SCALE: 1/16" = 1'



JOHN MARK CONSTRUCTION CO.

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TENTATIVE TRACT MAP

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WILLIAM M. MOLINARI AND
M. ANTONIETA MOLINARI

REVISION DATE:

DRAWN BY:
ANTHONY SANCHEZ

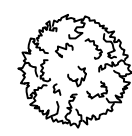
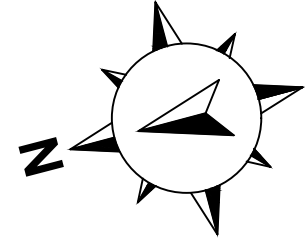
DATE:
1.11.24

SHEET:
(E) SITE PLAN/
DEMO PLAN

SCALE:
1/16" = 1'

SHEET #:
A-100

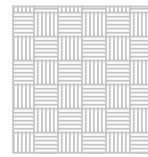
PROPOSED SITE PLAN
SCALE: 1/16" = 1'



TREE - 4" TRUNK MIN.

T-D

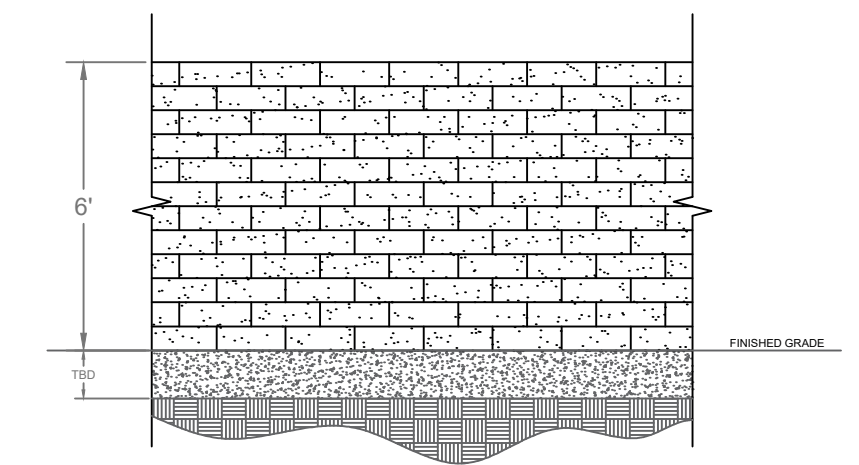
TRUNCATED DOMES



LANDSCAPE

3RD STREET

JACMAR DRIVE



(N) 6' WALL DETAIL -
DECORATIVE MASON WALL

SCALE: 1/4"=1'

* SLUMPSTONE PER 17.10.130.D OF
MONTEBELLO MUNICIPAL CODE



	UNIT #1	UNIT #2	UNIT #3	UNIT #4	UNIT #5	UNIT #6	UNIT #7	UNIT #8	UNIT #9	UNIT #10	UNIT #11	UNIT #12	UNIT #13	UNIT #14	UNIT #15	TOTAL
PRIVATE Open Space (Sq Ft)																
Front Porch	59	59	39	35	35	39	35	35	56	56	45	45	45	45	45	673
Walkway	122	101	153	102	101	99	112	112	156	162	116	116	116	116	116	1,800
Driveway	170	170	136	136	136	146	146	146	187	187	177	177	177	177	177	2,445
Front Yard Landscape	91	123	85	94	238	56	63	69	181	109	119	119	118	119	118	1,702
Back Yard Landscape	942	933	966	924	1022	902	830	1018	1104	978	887	887	887	887	887	14,054
Backyard Hardscape	56	56	56	56	56	56	56	56	59	59	56	56	56	56	56	846
COMMON Open Space (Sq Ft)																
Street	13,034															
North Entrance Landscape	1,4054															
Right of Way	1,512															
Landscape (In Front Of Units)	158															
Porous Pavement	1,341															
"Exercise Equipment " Landscape	573															
Pickleball Court	880															
Pickleball Landscape	615															
Pickleball Court Pavement	851															

Units:

FOOTPRINT: 17,536 Sq Ft

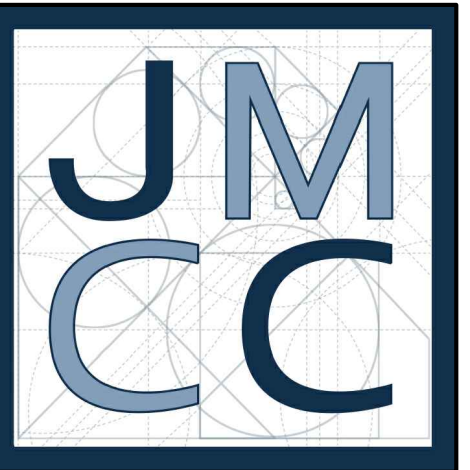
ROOFED AREA: 24,155 Sq Ft

PAVEMENT:

PRIVATE OPEN AREA: 21,520 Sq Ft

TOTAL OF HARDSCAPE AND LANDSCAPED AREAS: 41,504 Sq Ft

STREET: 13,034 Sq Ft



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TENTATIVE TRACT MAP

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WILLIAM M. MOLINARI AND
M. ANTONIETA MOLINARI

REVISION DATE:

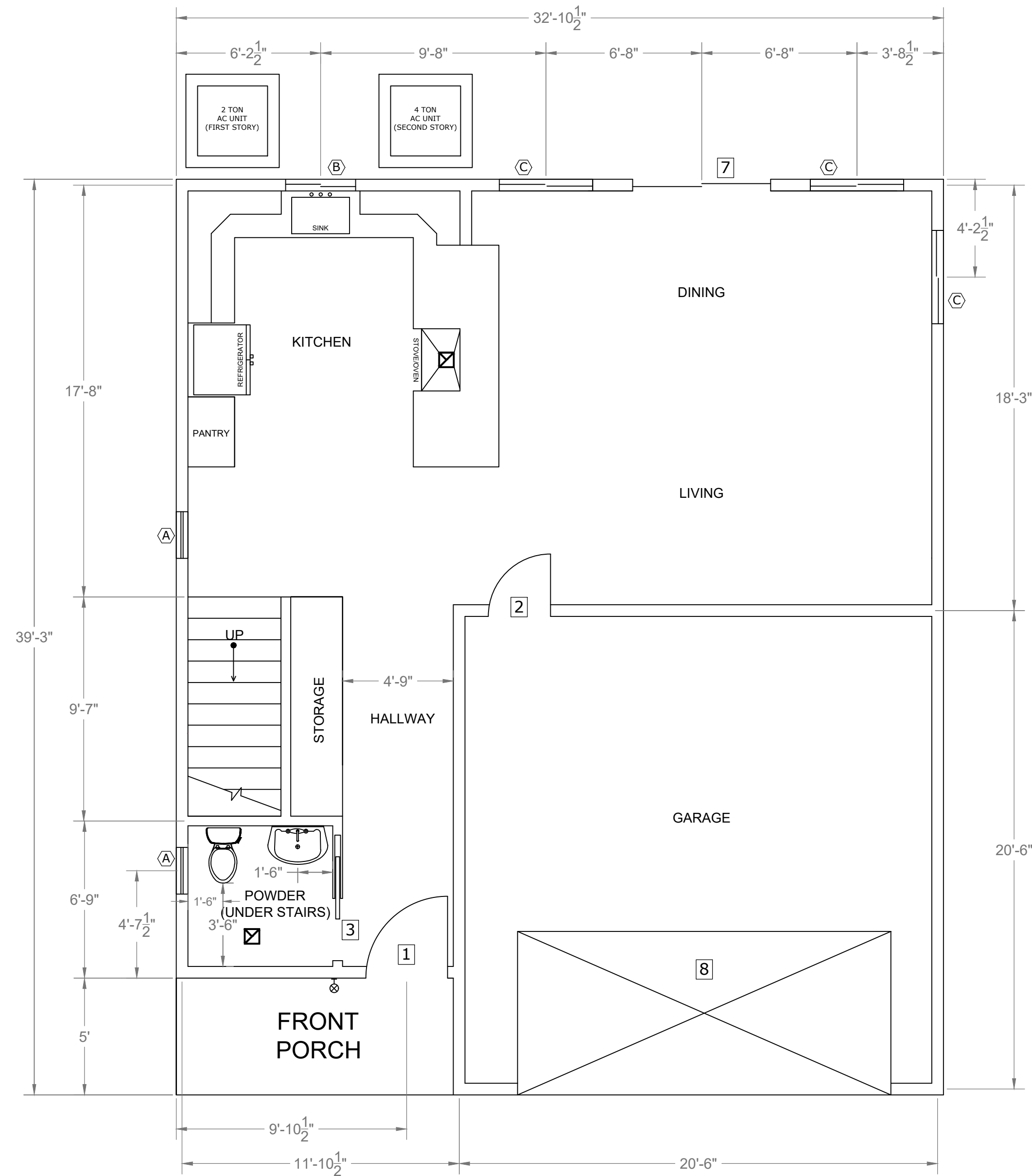
DRAWN BY:
ANTHONY SANCHEZ

DATE:
1.11.24

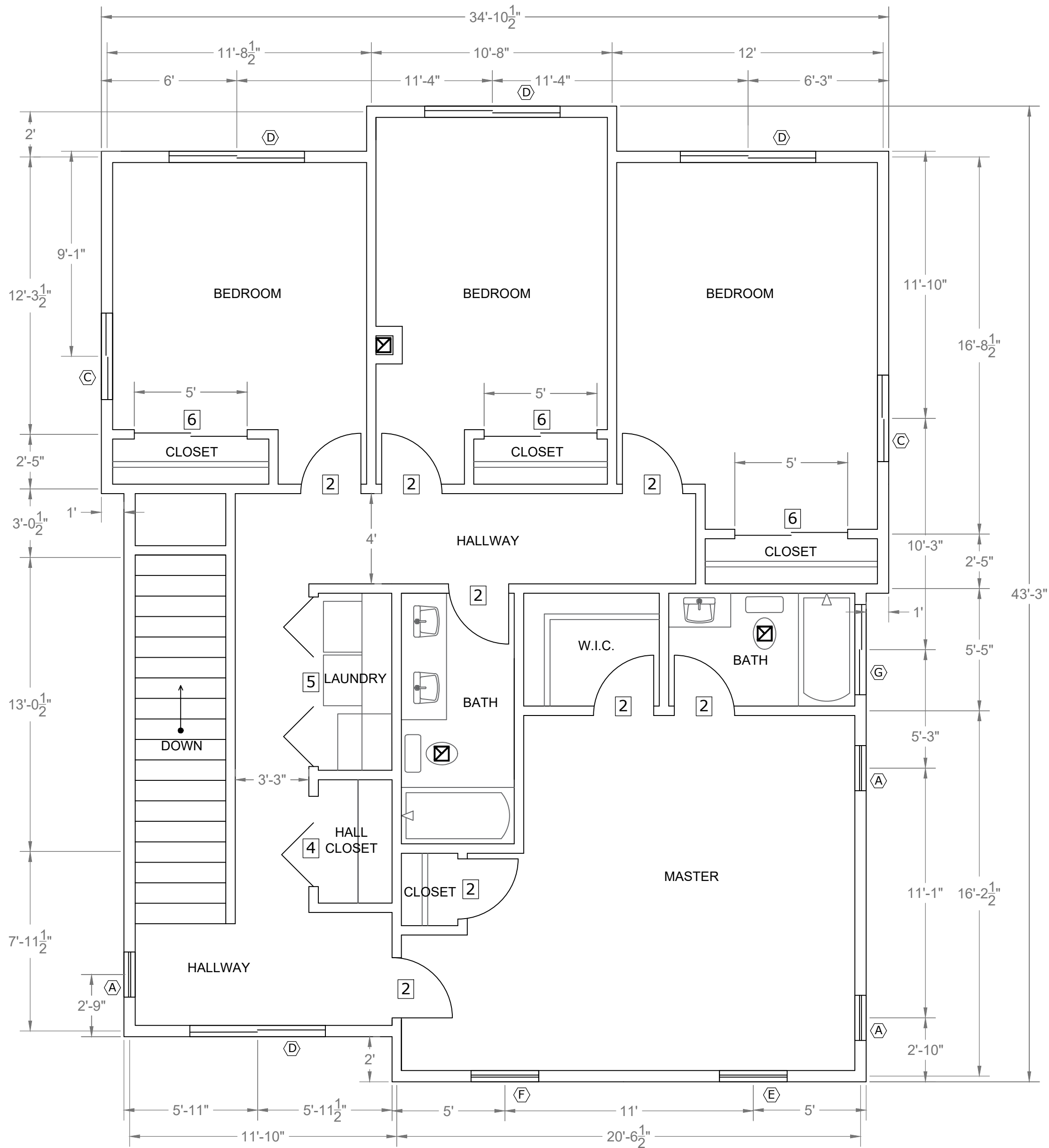
SHEET:
PROPOSED
SITE PLAN

SCALE:
1/16" = 1'

SHEET #:
A-101



FIRST STORY



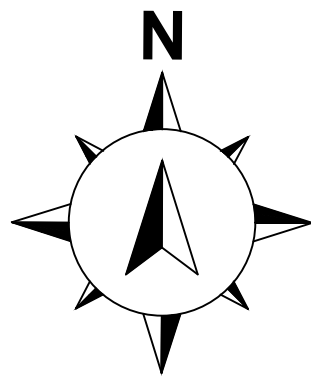
SECOND STORY

* EGRESS WINDOW

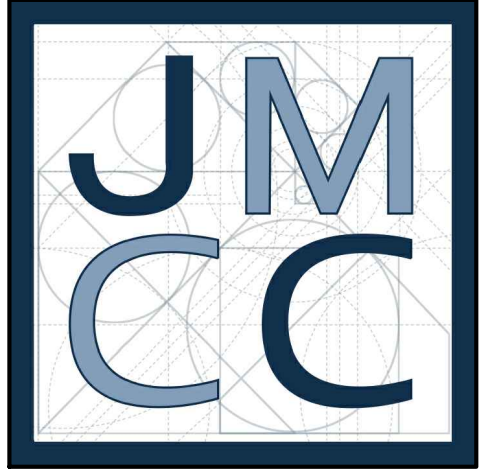
SCHEDULE FOR RETROFIT WINDOWS			
SYM	WINDOW TYPE	SIZE	OPENABLE AREA
(A)	Single Hung	24 x 36	2 sq ft
(B)	Slider	36 x 30	2.6 sq ft
(C)	Slider	48 x 36	4.6 sq ft
(D)*	Slider	72 x 36	7.3 sq ft
(E)	Single Hung	36 x 48	4.3 sq ft
(F)*	Casement	36 x 48	7.0 sq ft
(G)	Slider	48 x 12	2.1 sq ft

Sq Ft For Unit 1 & 2	
First Story	742
Second Story	1312
Habitable Unit Sq Ft	2054
Garage Sq Ft	400
Covered Area	1231

TYP FLOORPLAN - UNITS 1 & 2
SCALE: 1/4" = 1'



DOOR LEGEND		
1	Entry Swing Door	36 x 84
2	Interior Swing Door	32 x 84
3	Pocket Door	32 x 84
4	Bi-Fold Closet Door	48 x 84
5	Bi-Fold Laundry Door	90 x 84
6	Sliding Closet Door	60 x 84
7	Exterior Sliding Door	72 x 84
8	Garage Door	180 x 84



JOHN MARK CONSTRUCTION CO.

TENTATIVE TRACT MAP

PROJECT: 302 JACMAR DR
MONTEBELLO, CA 90640

CLIENT: WILLIAM M. MOLINARI AND
M. ANTONIETA MOLINARI

REVISION DATE:

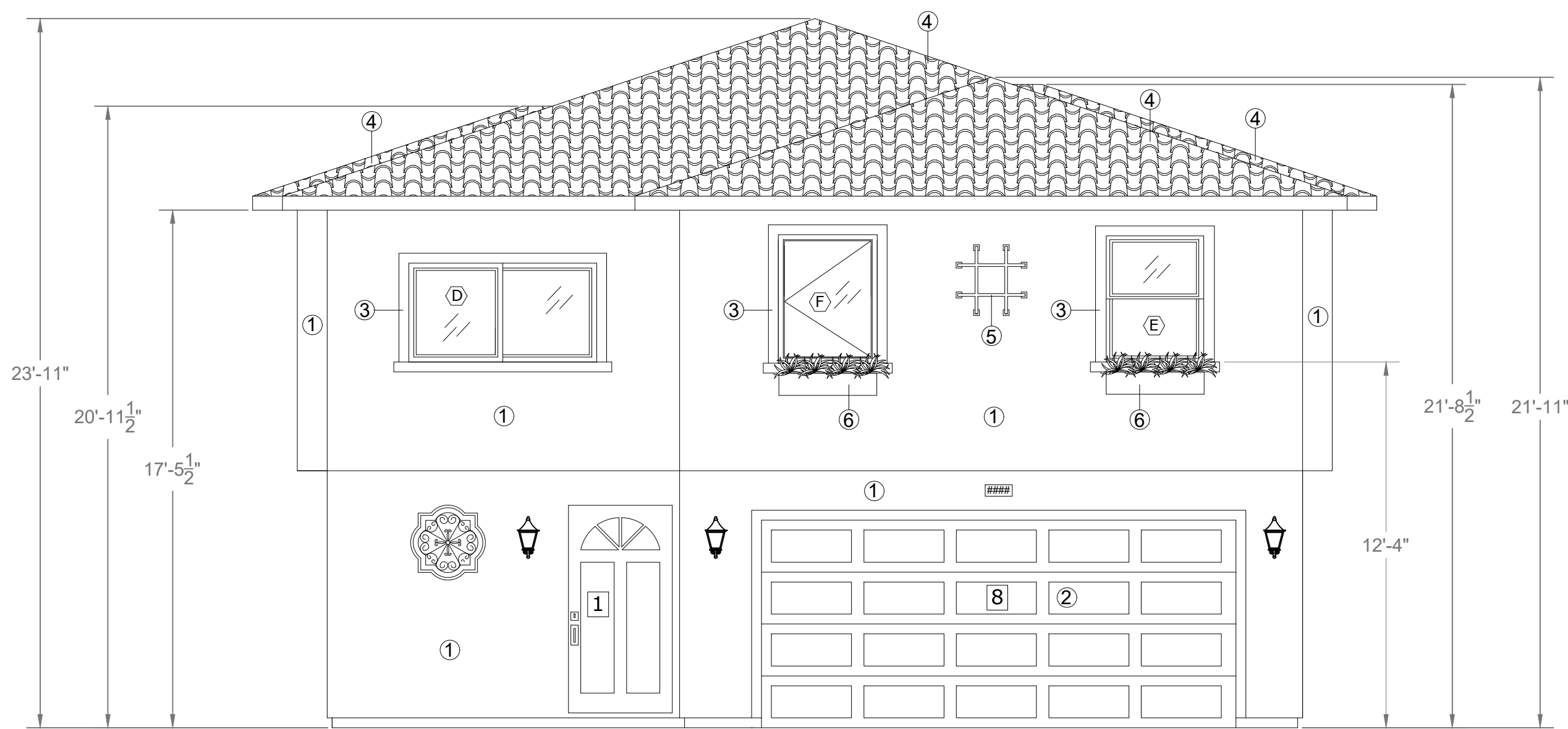
DRAWN BY:
ANTHONY SANCHEZ

DATE:
11.22.23

SHEET:
FLOORPLAN -
SUITE 1 & 2

SCALE:
1/4"=1'

SHEET #:
A-200



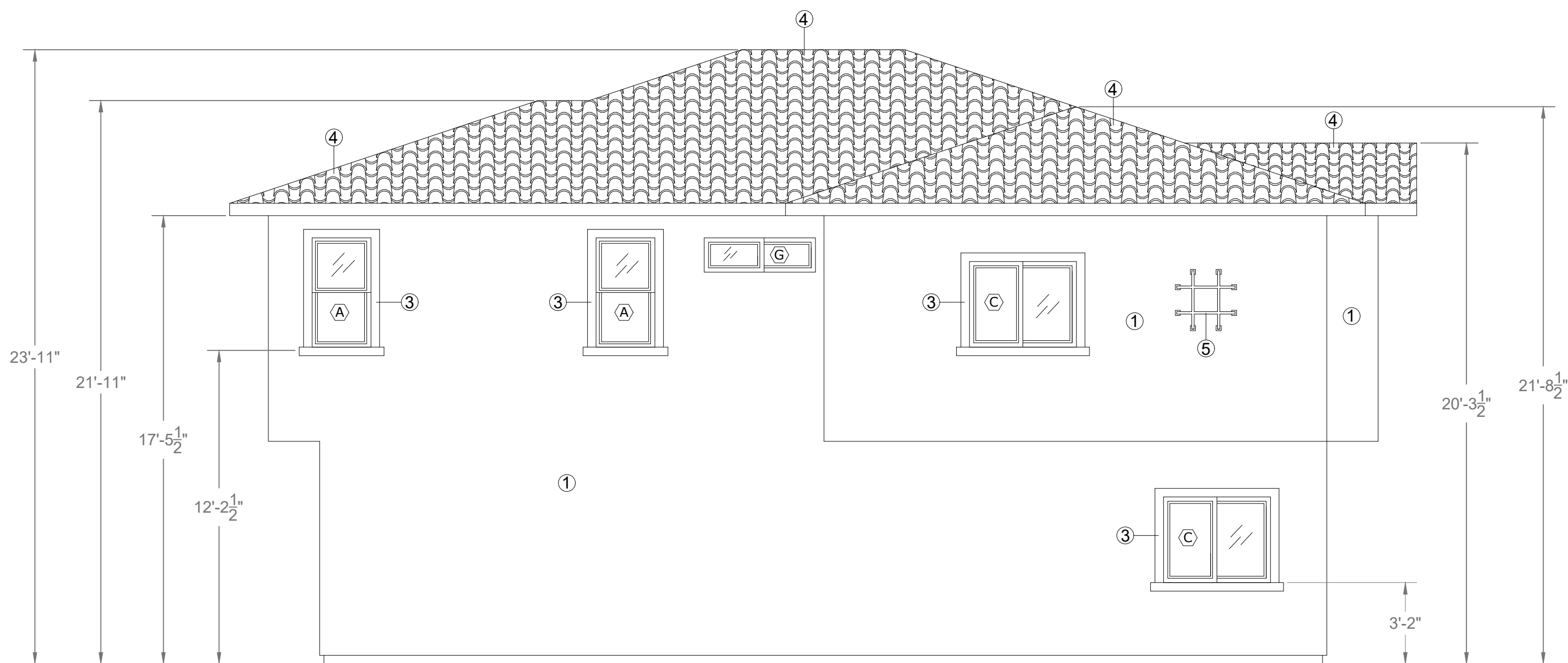
UNIT 1 & 2 - SOUTH ELEVATION
SCALE: 1/4"=1'

- MATERIAL LIST:**
- ① Stucco
 - ② Wood Garage Door
 - ③ Architectural Foam Trim (Around Windows)
 - ④ Spanish Style Roofing Tile
 - ⑤ Decorative Iron
 - ⑥ Planter Box

* EGRESS WINDOW

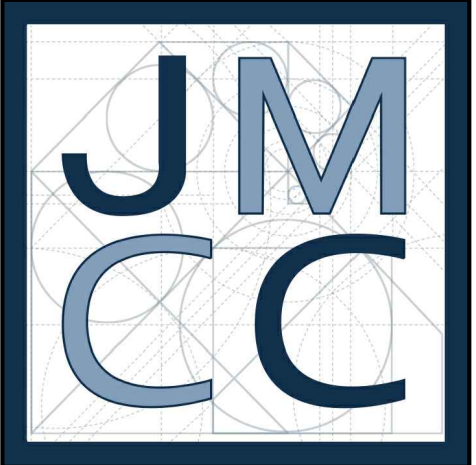
SCHEDULE FOR RETROFIT WINDOWS			
SYM	WINDOW TYPE	SIZE	OPENABLE AREA
(A)	Single Hung	24 x 36	2 sq ft
(B)	Slider	36 x 30	2.6 sq ft
(C)	Slider	48 x 36	4.6 sq ft
(D)*	Slider	72 x 36	7.3 sq ft
(E)	Single Hung	36 x 48	4.3 sq ft
(F)*	Casement	36 x 48	7.0 sq ft
(G)	Slider	48 x 12	2.1 sq ft

DOOR LEGEND		
1	Entry Swing Door	36 x 84
2	Interior Swing Door	32 x 84
3	Pocket Door	32 x 84
4	Bi-Fold Closet Door	48 x 84
5	Bi-Fold Laundry Door	90 x 84
6	Sliding Closet Door	60 x 84
7	Exterior Sliding Door	72 x 84
8	Garage Door	180 x 84



UNIT 1 & 2 - EAST ELEVATION
SCALE: 1/4"=1'

- MATERIAL LIST:**
- ① Stucco
 - ③ Architectural Foam Trim (Around Windows)
 - ④ Spanish Style Roofing Tile
 - ⑤ Decorative Iron



JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS: 302 JACMAR DR
MONTEBELLO, CA 90640

PROJECT: TENTATIVE TRACT MAP

CLIENT: WILLIAM M. MOLINARI AND
M. ANTONIETA MOLINARI

REVISION DATE:

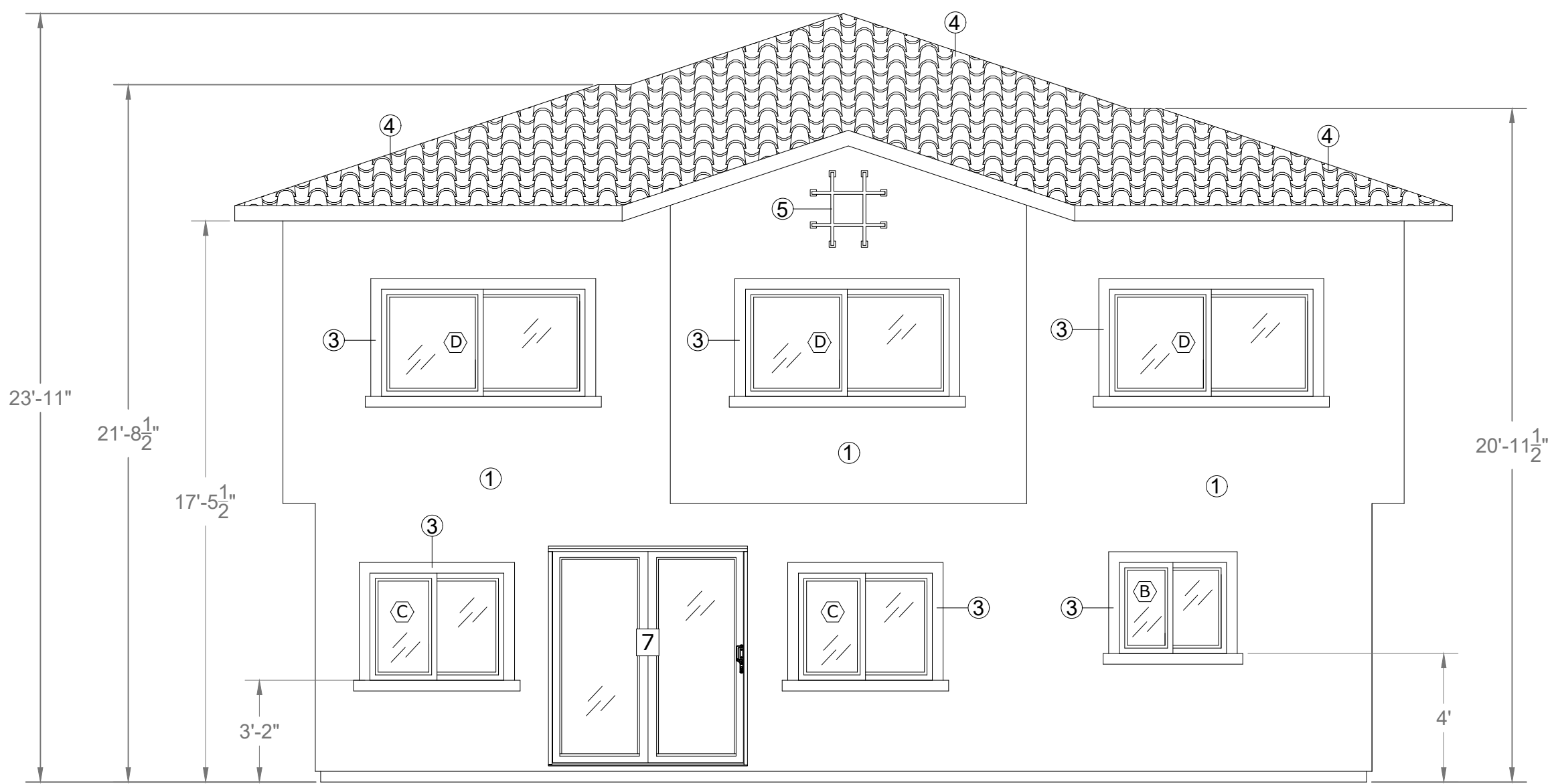
DRAWN BY:
ANTHONY SANCHEZ

DATE:
11.22.23

SHEET:
ELEVATION -
UNITS 1&2

SCALE:
1/4"=1'

SHEET #:
A-201



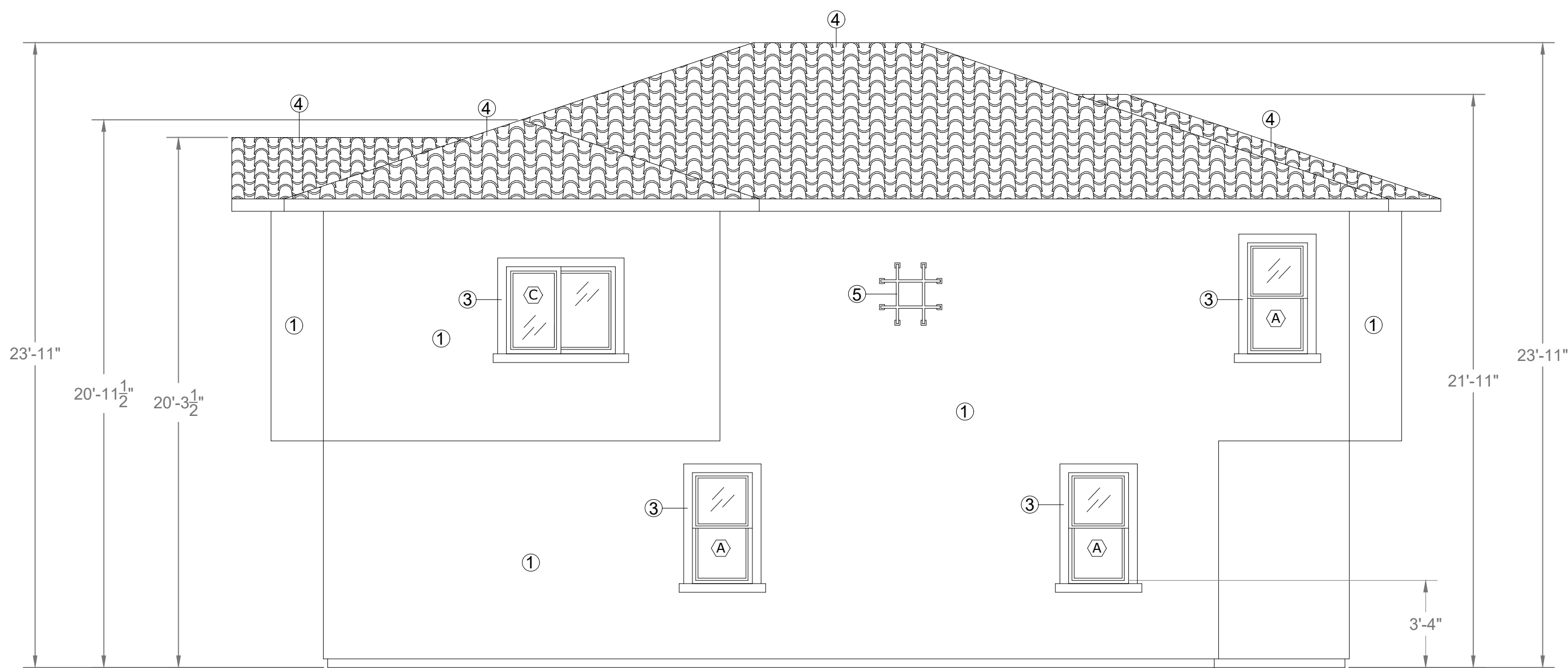
UNIT 1 & 2 - NORTH ELEVATION
SCALE: 1/4"=1'

- MATERIAL LIST:
- ① Stucco
 - ③ Architectural Foam Trim (Around Windows)
 - ④ Spanish Style Roofing Tile
 - ⑤ Decorative Iron

* EGRESS WINDOW

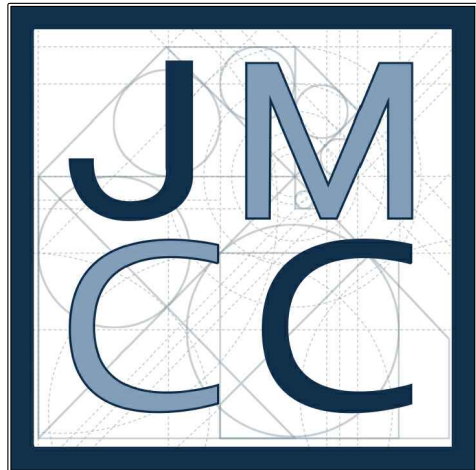
SCHEDULE FOR RETROFIT WINDOWS			
SYM	WINDOW TYPE	SIZE	OPENABLE AREA
(A)	Single Hung	24 x 36	2 sq ft
(B)	Slider	36 x 30	2.6 sq ft
(C)	Slider	48 x 36	4.6 sq ft
(D)*	Slider	72 x 36	7.3 sq ft
(E)	Single Hung	36 x 48	4.3 sq ft
(F)*	Casement	36 x 48	7.0 sq ft
(G)	Slider	48 x 12	2.1 sq ft

DOOR LEGEND		
1	Entry Swing Door	36 x 84
2	Interior Swing Door	32 x 84
3	Pocket Door	32 x 84
4	Bi-Fold Closet Door	48 x 84
5	Bi-Fold Laundry Door	90 x 84
6	Sliding Closet Door	60 x 84
7	Exterior Sliding Door	72 x 84
8	Garage Door	180 x 84



UNIT 1 & 2 - WEST ELEVATION
SCALE: 1/4"=1'

- MATERIAL LIST:
- ① Stucco
 - ③ Architectural Foam Trim (Around Windows)
 - ④ Spanish Style Roofing Tile
 - ⑤ Decorative Iron



JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS: 302 JACMAR DR
MONTEBELLO, CA 90640

PROJECT: TENTATIVE TRACT MAP

CLIENT: WILLIAM M. MOLINARI AND
M. ANTONIETA MOLINARI

REVISION DATE:

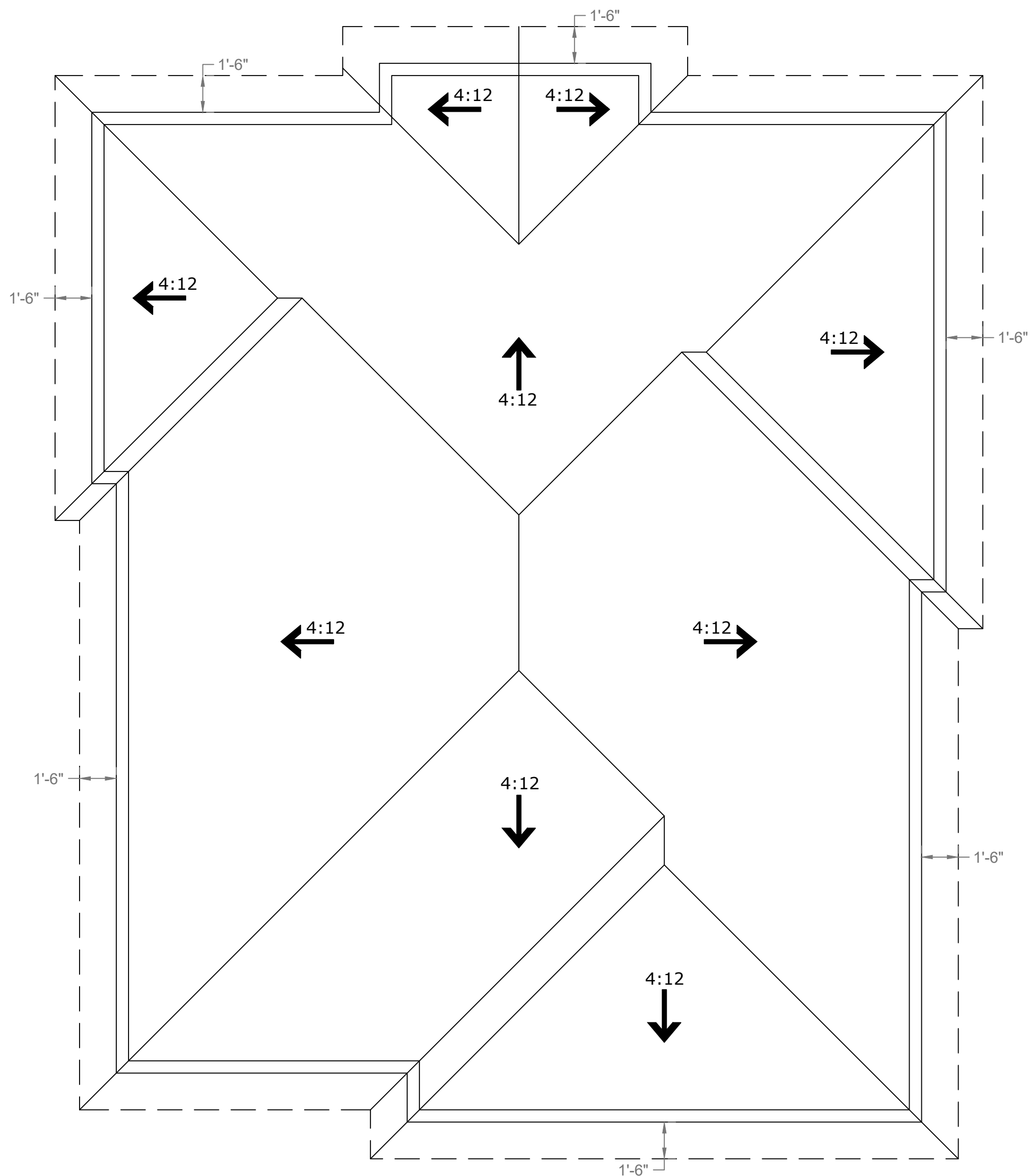
DRAWN BY: ANTHONY SANCHEZ

DATE: 11.22.23

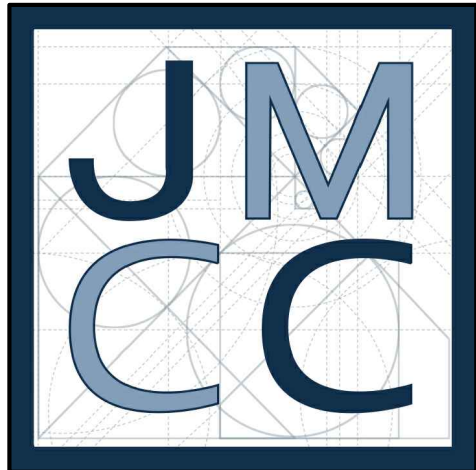
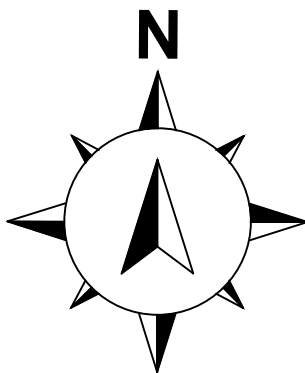
SHEET: ELEVATION -
UNITS 1&2

SCALE: 1/4"=1'

SHEET #: A-202



UNITS 1 & 2 - ROOF PLAN
SCALE: 1/4"=1'



PROJECT:

TENTATIVE TRACT MAP

CLIENT:

WILLIAM M. MOLINARI AND
M. ANTONIETA MOLINARI

JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS:

302 JACMAR DR
MONTEBELLO, CA 90640

REVISION DATE:

DRAWN BY:

ANTHONY SANCHEZ

DATE:

11.22.23

SHEET:

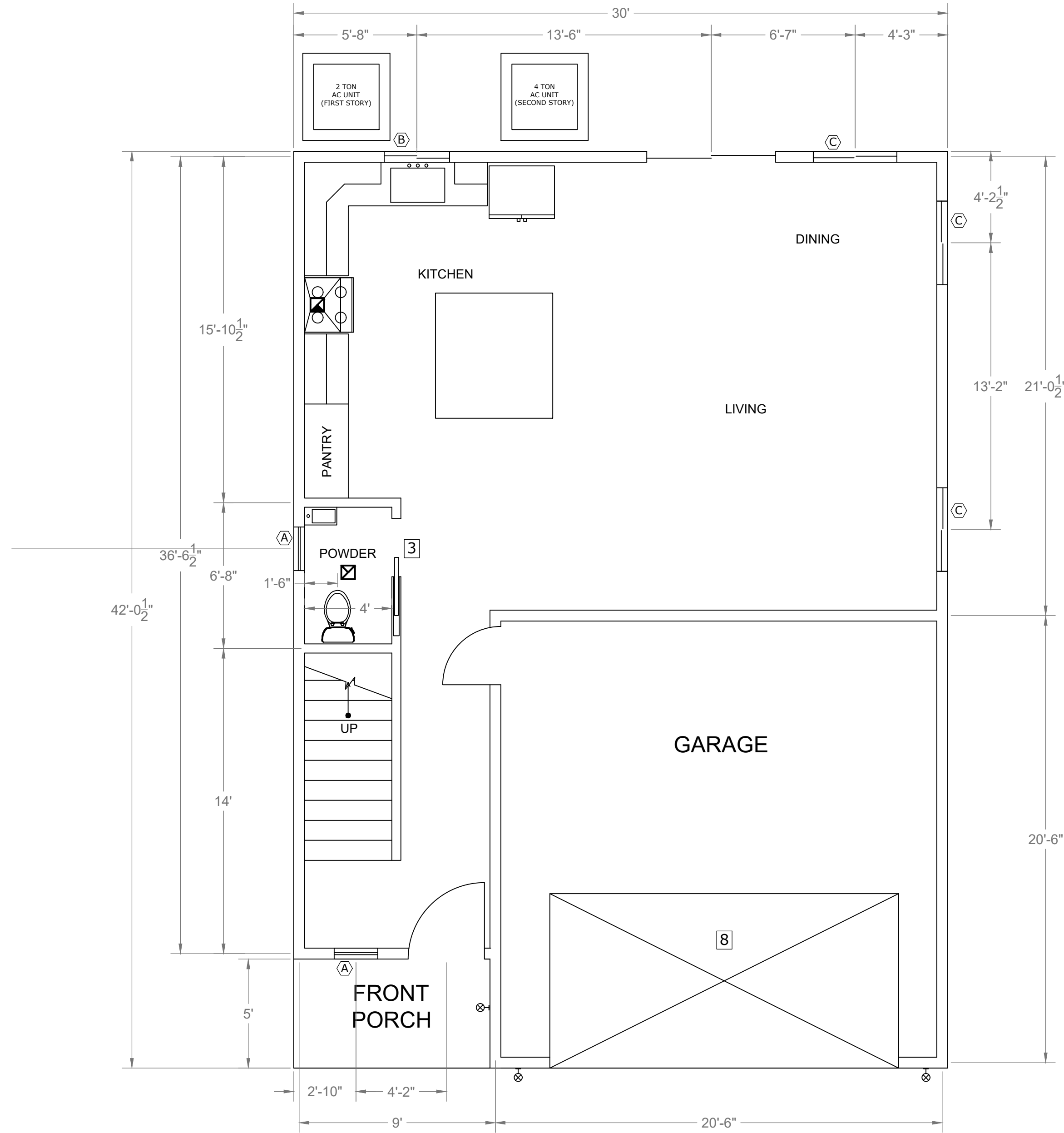
ROOF PLAN -
SUITE 1 &2

SCALE:

1/4"=1'

SHEET #:

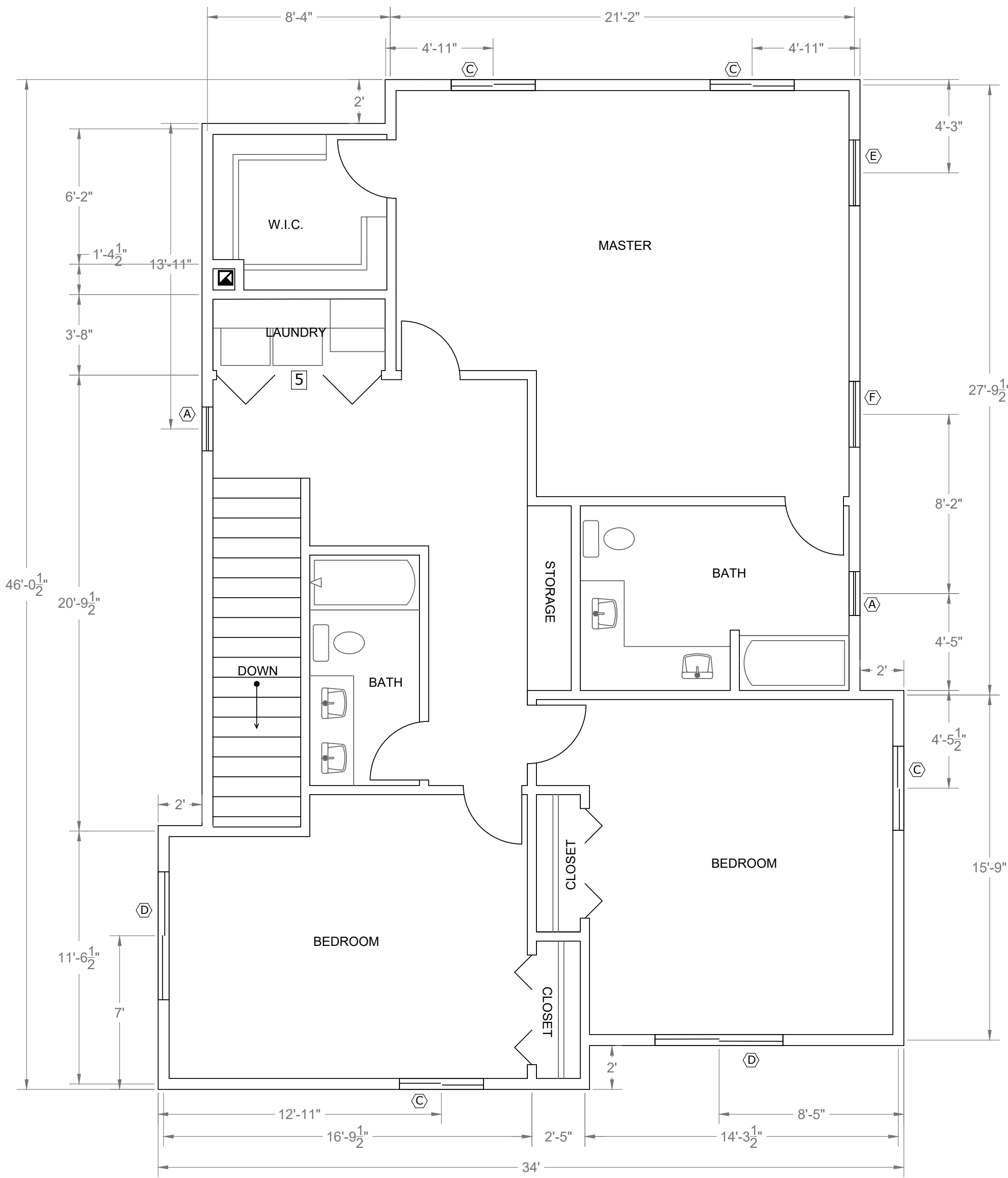
A-203



Sq Ft For Units 3 & 6	
First Story	618
Second Story	1108
Habitable Unit Sq Ft	1743
Garage Sq Ft	400
Covered Area	1108

Sq Ft For Units 4, 5, 7 & 8	
First Story	576
Second Story	1030
Habitable Unit Sq Ft	1623
Garage Sq Ft	400
Covered Area	1060

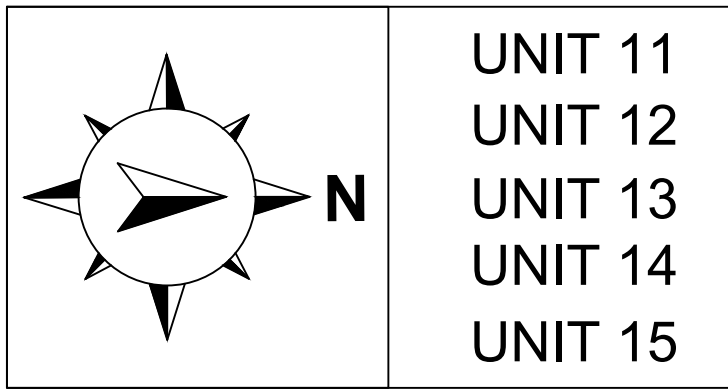
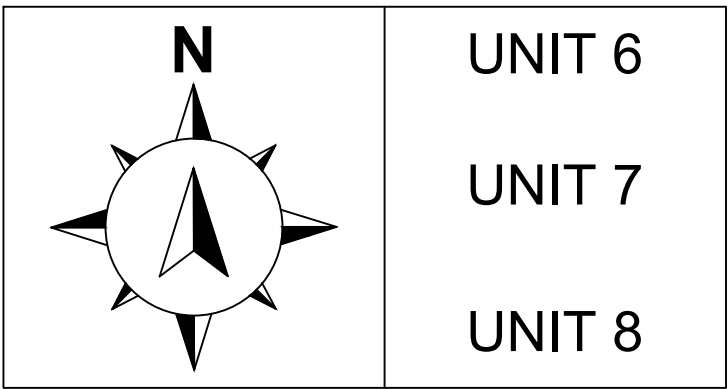
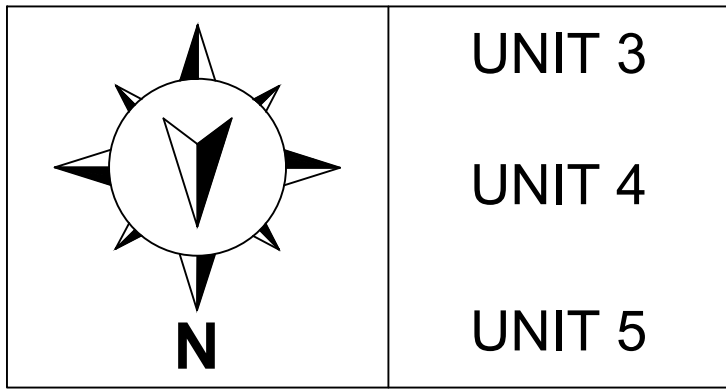
Sq Ft For Units 11-15	
First Story	727
Second Story	1317
Habitable Unit Sq Ft	2047
Garage Sq Ft	400
Covered Area	1215



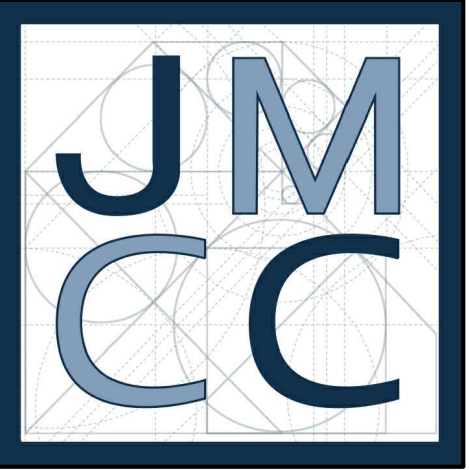
FLOORPLAN - UNITS 3, 4, 5, 6, 7, 8,11-15
SCALE: 1/4"=1'

* EGRESS WINDOW

SCHEDULE FOR RETROFIT WINDOWS			
SYM	WINDOW TYPE	SIZE	OPENABLE AREA
(A)	Single Hung	24 x 36	2 sq ft
(B)	Slider	36 x 30	2.6 sq ft
(C)	Slider	48 x 36	4.6 sq ft
(D)*	Slider	72 x 36	7.3 sq ft
(E)	Single Hung	36 x 48	4.3 sq ft
(F)*	Casement	36 x 48	7.0 sq ft
(G)	Slider	48 x 12	2.1 sq ft



DOOR LEGEND		
1	Entry Swing Door	36 x 84
2	Interior Swing Door	32 x 84
3	Pocket Door	32 x 84
4	Bi-Fold Closet Door	48 x 84
5	Bi-Fold Laundry Door	90 x 84
6	Sliding Closet Door	60 x 84
7	Exterior Sliding Door	72 x 84
8	Garage Door	180 x 84



PROJECT: JOHN MARK CONSTRUCTION CO.

CLIENT: PROJECT ADDRESS: 302 JACMAR DR MONTEBELLO, CA 90640

PROJECT: TENTATIVE TRACT MAP

CLIENT: WILLIAM M. MOLINARI AND M. ANTONIETA MOLINARI

REVISION DATE:	

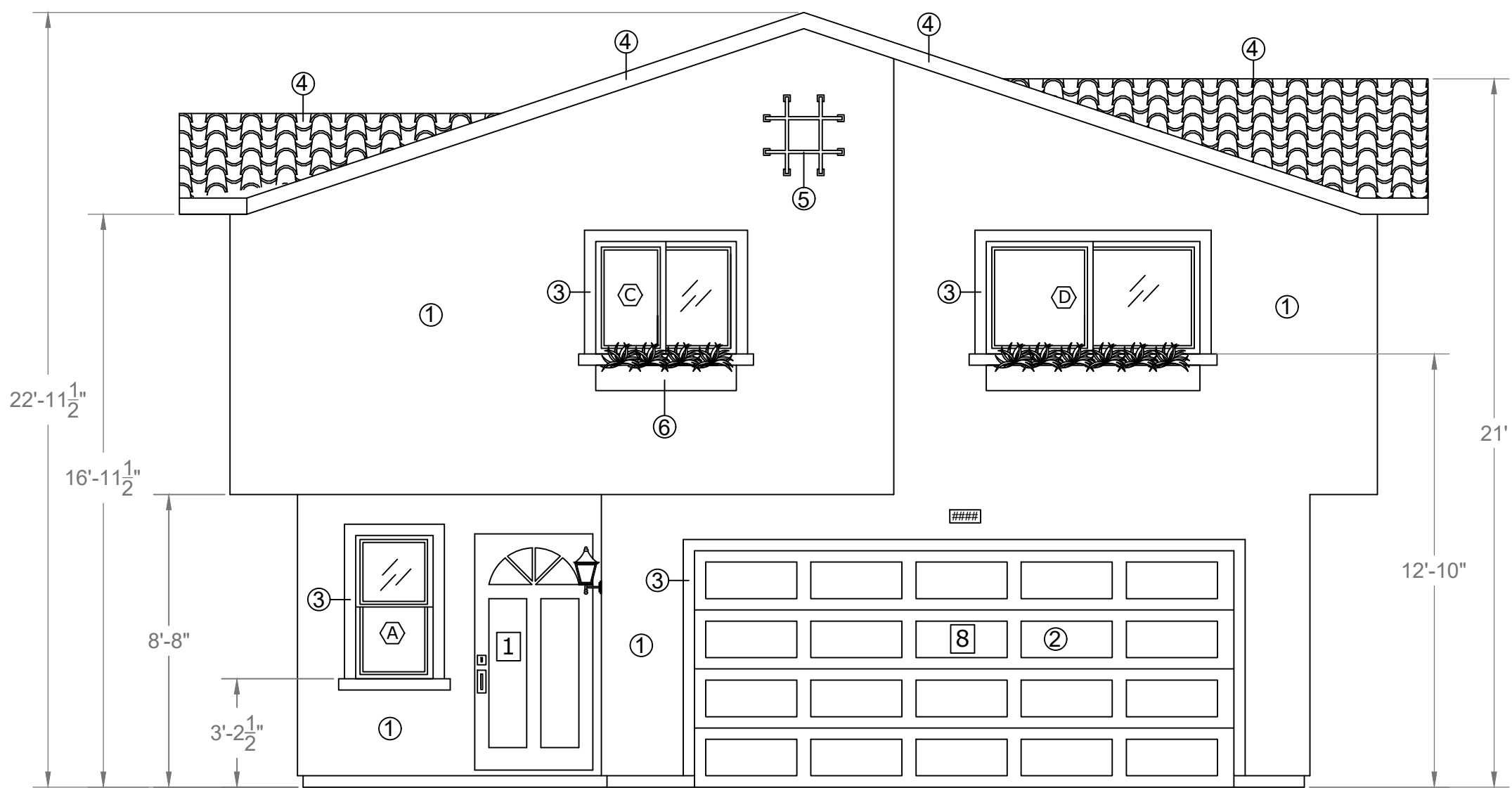
DRAWN BY: ANTHONY SANCHEZ

DATE: 11.22.23

SHEET: FLOORPLAN - UNITS 3, 4, 5, 6, 7, 8,11-15

SCALE: 1/4"=1'

SHEET #: A-300



- MATERIAL LIST:**
- ① Stucco
 - ② Wood Garage Door
 - ③ Architectural Foam Trim (Around Windows)
 - ④ Spanish Style Roofing Tile
 - ⑤ Decorative Iron
 - ⑥ Planter Box

* EGRESS WINDOW

SCHEDULE FOR RETROFIT WINDOWS			
SYM	WINDOW TYPE	SIZE	OPENABLE AREA
(A)	Single Hung	24 x 36	2 sq ft
(B)	Slider	36 x 30	2.6 sq ft
(C)	Slider	48 x 36	4.6 sq ft
(D)*	Slider	72 x 36	7.3 sq ft
(E)	Single Hung	36 x 48	4.3 sq ft
(F)*	Casement	36 x 48	7.0 sq ft
(G)	Slider	48 x 12	2.1 sq ft

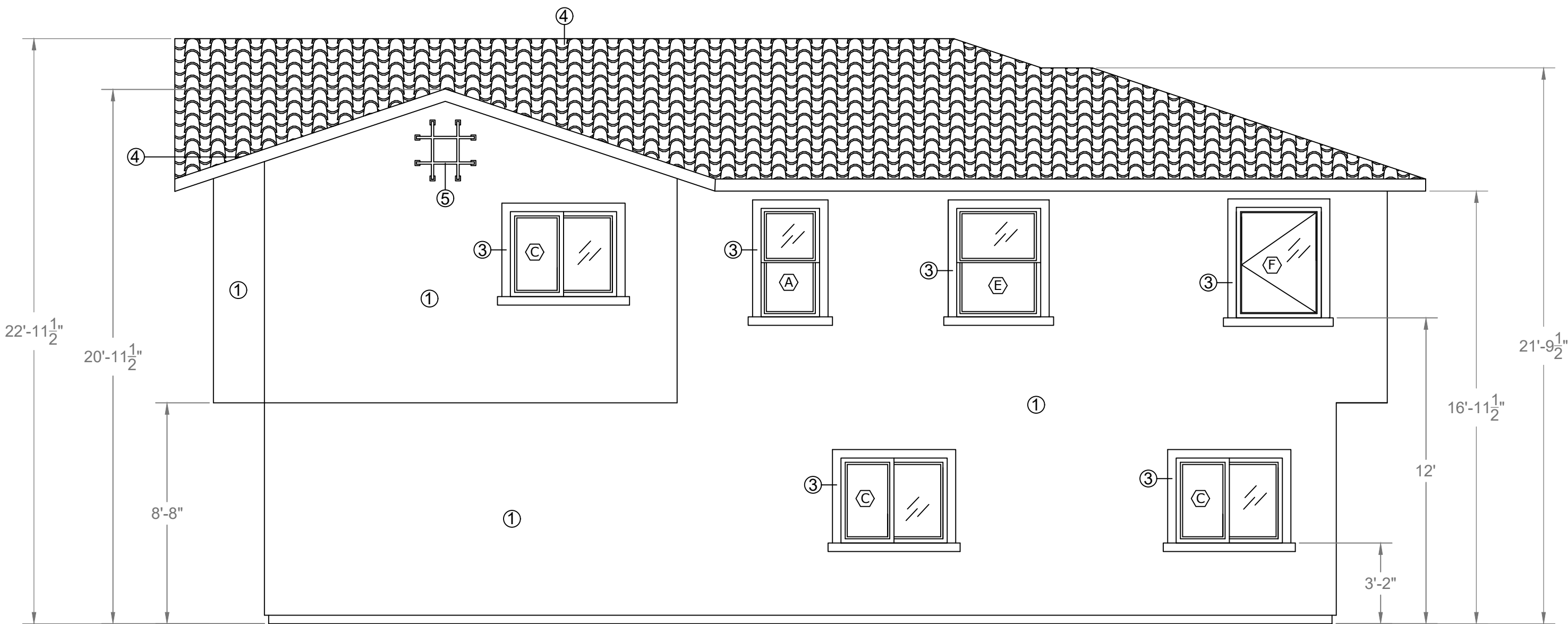
DOOR LEGEND		
1	Entry Swing Door	36 x 84
2	Interior Swing Door	32 x 84
3	Pocket Door	32 x 84
4	Bi-Fold Closet Door	48 x 84
5	Bi-Fold Laundry Door	90 x 84
6	Sliding Closet Door	60 x 84
7	Exterior Sliding Door	72 x 84
8	Garage Door	180 x 84

NORTH ELEVATION
(UNITS 3, 4 & 5)

SOUTH ELEVATION
(UNITS 6, 7, & 8)

EAST ELEVATION
(UNITS 11-15)

* Front Elevation for Units 11,13, and 15 to have partial stone exterior

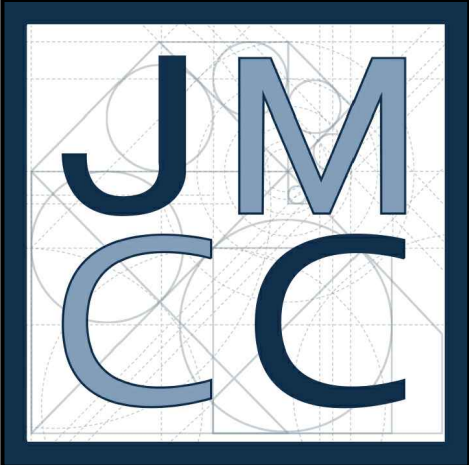


- MATERIAL LIST:**
- ① Stucco
 - ③ Architectural Foam Trim (Around Windows)
 - ④ Spanish Style Roofing Tile
 - ⑤ Decorative Iron

WEST ELEVATION
(UNITS 3, 4 & 5)

EAST ELEVATION
(UNITS 6, 7, & 8)

NORTH ELEVATION
(UNITS 11-15)



JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS: 302 JACMAR DR
MONTEBELLO, CA 90640

PROJECT: TENTATIVE TRACT MAP

CLIENT: WILLIAM M. MOLINARI AND
M. ANTONIETA MOLINARI

REVISION DATE:

DRAWN BY:
ANTHONY SANCHEZ

DATE:
11.22.23

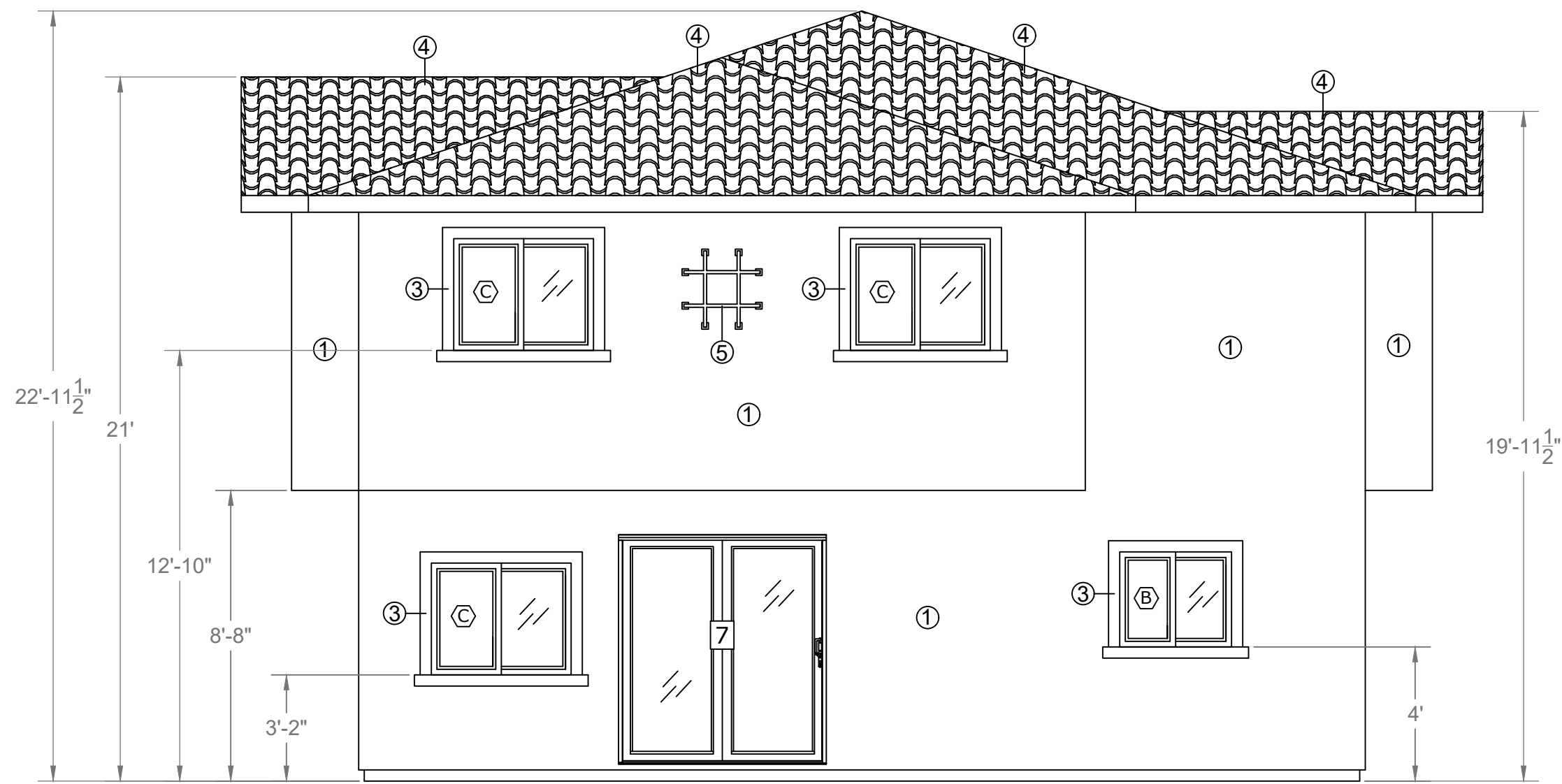
SHEET:
ELEVATION -
UNITS 3, 4, 5, 6, 7, 8, 11-15

SCALE:

1/4"=1'

SHEET #:

A-301



SOUTH ELEVATION
(UNITS 3, 4 & 5)

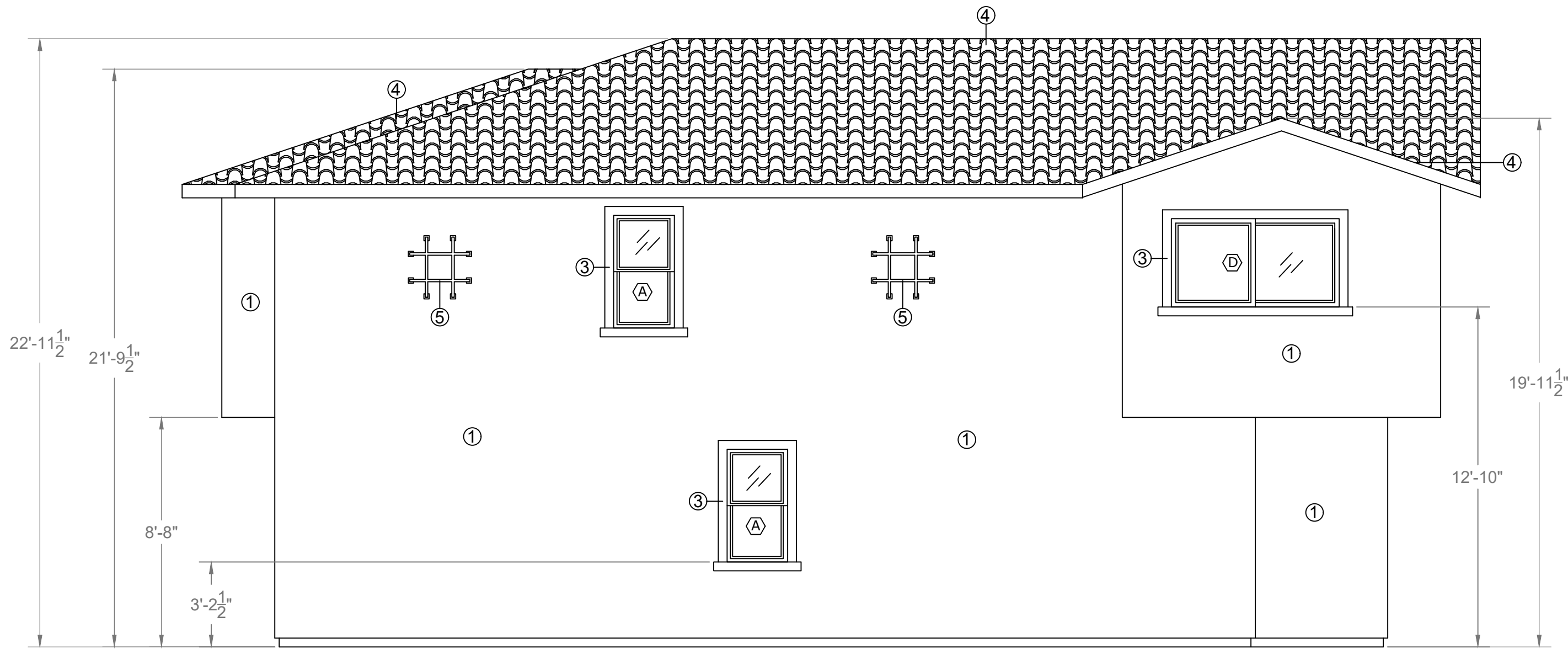
NORTH ELEVATION
(UNITS 6, 7, & 8)

WEST ELEVATION
(UNITS 11-15)

- MATERIAL LIST:**
- ① Stucco
 - ③ Architectural Foam Trim (Around Windows)
 - ④ Spanish Style Roofing Tile
 - ⑤ Decorative Iron

* EGRESS WINDOW			
SCHEDULE FOR RETROFIT WINDOWS			
SYM	WINDOW TYPE	SIZE	OPENABLE AREA
(A)	Single Hung	24 x 36	2 sq ft
(B)	Slider	36 x 30	2.6 sq ft
(C)	Slider	48 x 36	4.6 sq ft
(D)*	Slider	72 x 36	7.3 sq ft
(E)	Single Hung	36 x 48	4.3 sq ft
(F)*	Casement	36 x 48	7.0 sq ft
(G)	Slider	48 x 12	2.1 sq ft

DOOR LEGEND		
1	Entry Swing Door	36 x 84
2	Interior Swing Door	32 x 84
3	Pocket Door	32 x 84
4	Bi-Fold Closet Door	48 x 84
5	Bi-Fold Laundry Door	90 x 84
6	Sliding Closet Door	60 x 84
7	Exterior Sliding Door	72 x 84
8	Garage Door	180 x 84

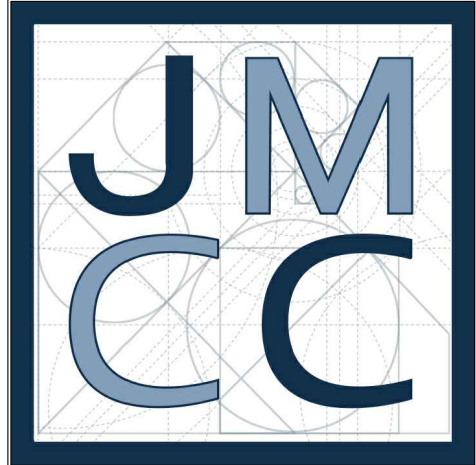


EAST ELEVATION
(UNITS 3, 4 & 5)

WEST ELEVATION
(UNITS 6, 7, & 8)

SOUTH ELEVATION
(UNITS 11-15)

- MATERIAL LIST:**
- ① Stucco
 - ③ Architectural Foam Trim (Around Windows)
 - ④ Spanish Style Roofing Tile
 - ⑤ Decorative Iron



JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS: 302 JACMAR DR
MONTEBELLO, CA 90640

PROJECT: TENTATIVE TRACT MAP

CLIENT: WILLIAM M. MOLINARI AND
M. ANTONIETA MOLINARI

REVISION DATE:

DRAWN BY:
ANTHONY SANCHEZ

DATE:
11.22.23

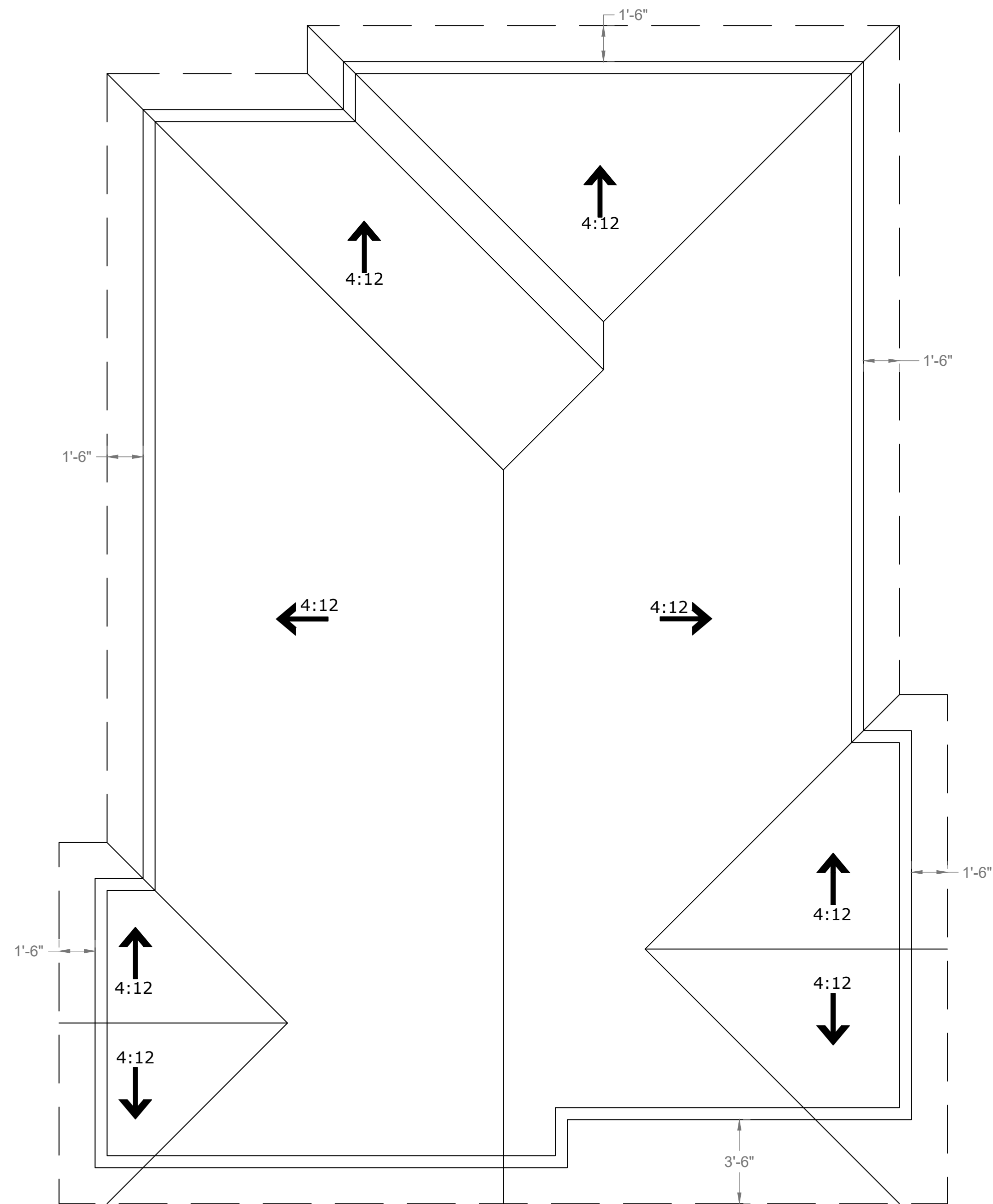
SHEET:
ELEVATION -
UNITS 3, 4, 5, 6, 7, 8, 11-15

SCALE:

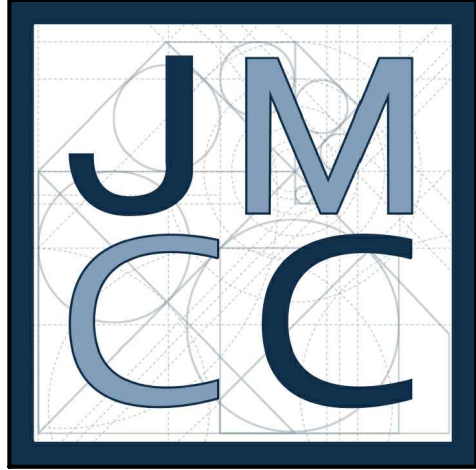
1/4"=1'

SHEET #:

A-302



ELEVATION - UNITS 3, 4, 5, 6, 7, 8,11-15
SCALE: 1/4" = 1'



JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS:
302 JACMAR DR
MONTEBELLO, CA 90640

PROJECT:
TENTATIVE TRACT MAP

CLIENT:
WILLIAM M. MOLINARI AND
M. ANTONIETA MOLINARI

REVISION DATE:

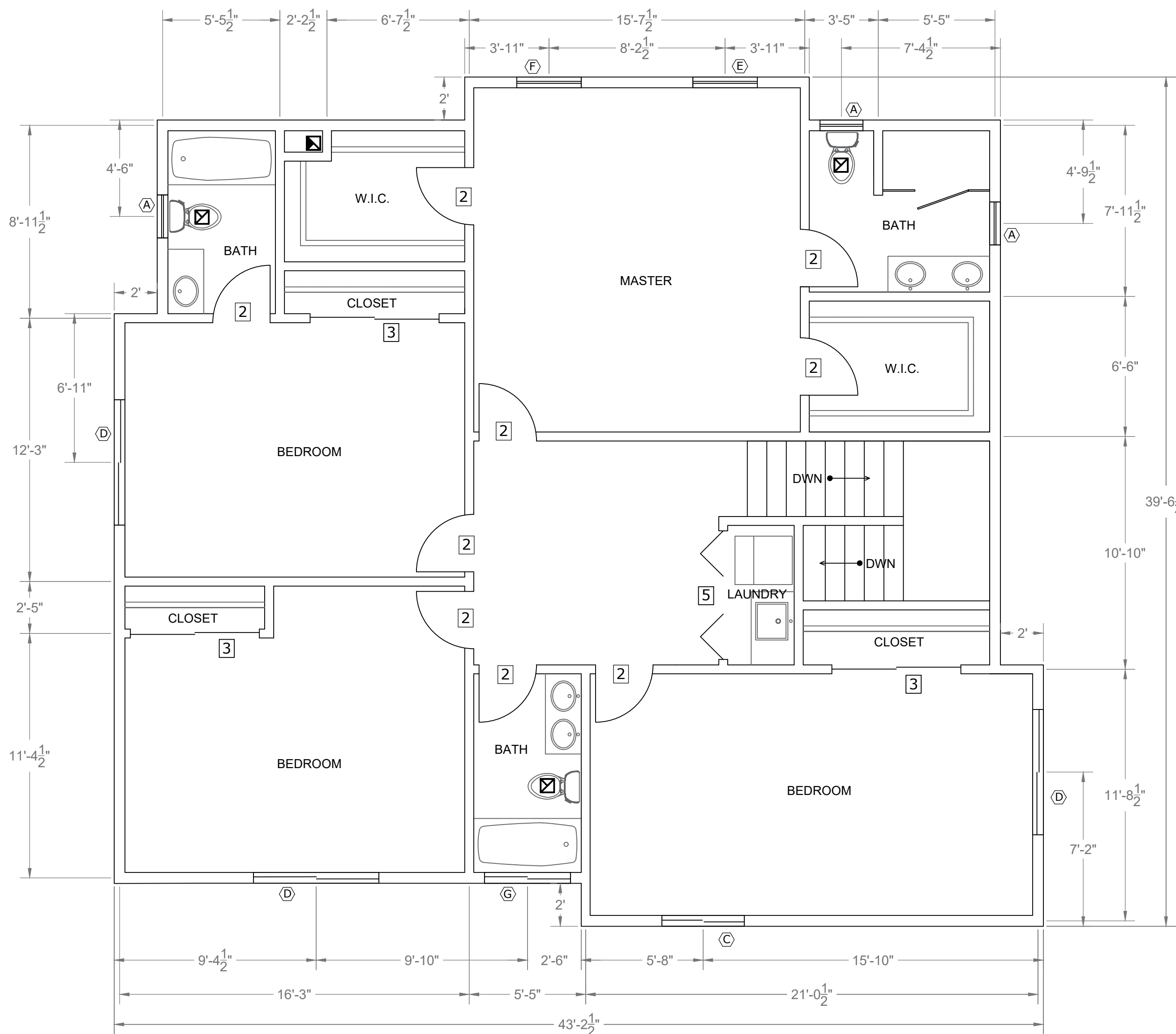
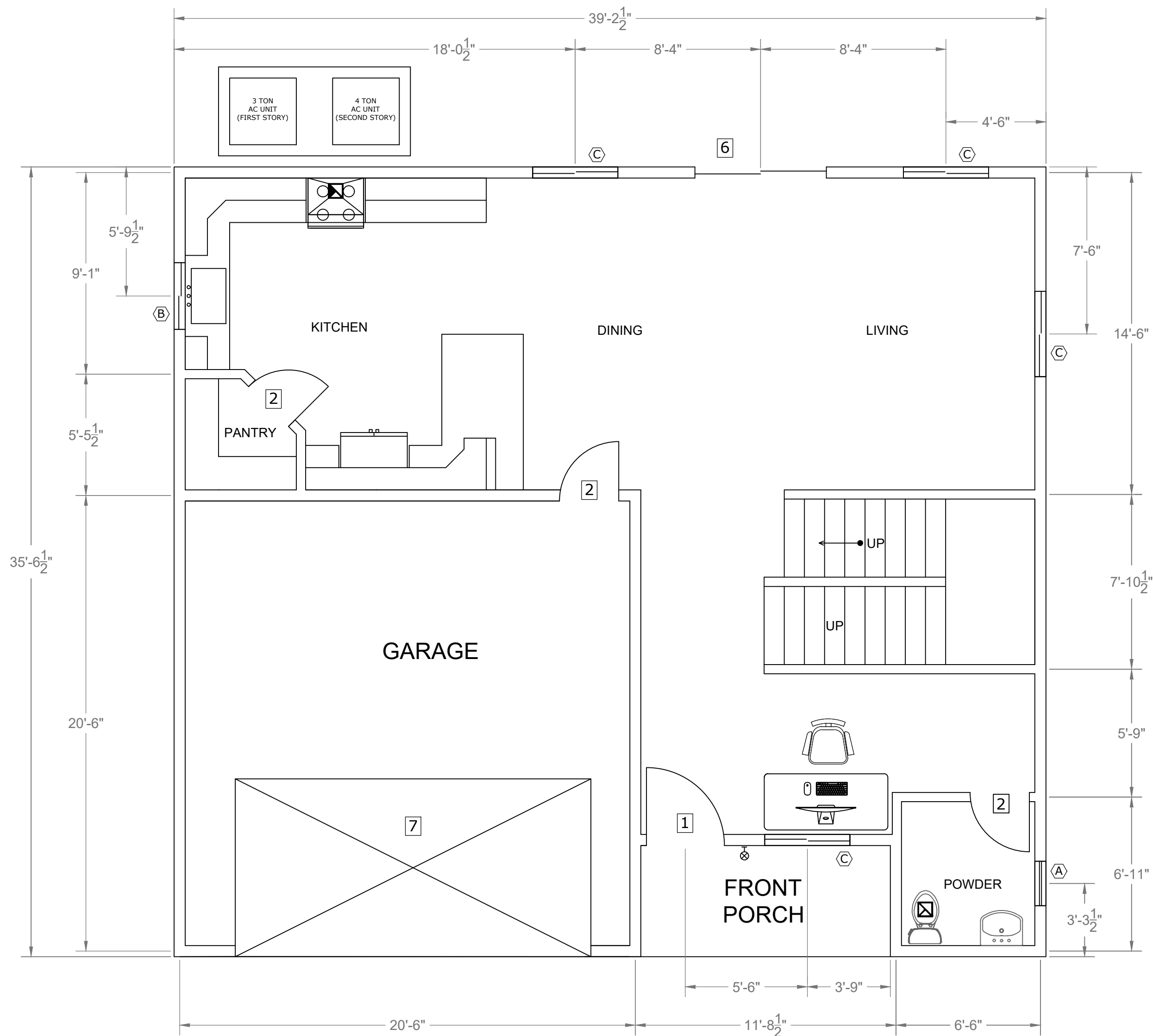
DRAWN BY:
ANTHONY SANCHEZ

DATE:
11.22.23

SHEET:
ROOF PLAN -
UNITS 3, 4, 5, 6, 7, 8,11-15

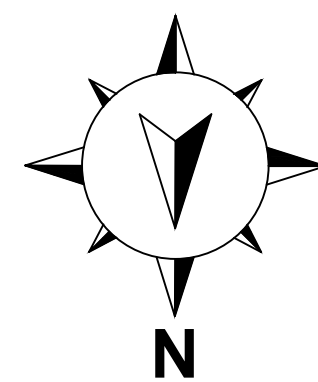
SCALE:
1/4"=1'

SHEET #:
A-303



FLOORPLAN - UNITS 9 & 10

SCALE: 1/4" = 1'

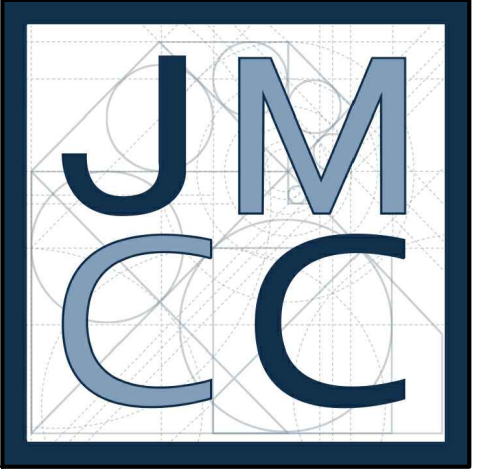


* EGRESS WINDOW

SCHEDULE FOR RETROFIT WINDOWS			
SYM	WINDOW TYPE	SIZE	OPENABLE AREA
(A)	Single Hung	36 x 48	4.3 sq ft
(B)	Slider	36 x 30	2.6 sq ft
(C)	Slider	48 x 36	4.6 sq ft
(D)*	Slider	72 x 36	7.3 sq ft
(E)	Single Hung	36 x 48	4.3 sq ft
(F)*	Casement	36 x 48	7.0 sq ft
(G)	Slider	48 x 12	2.1 sq ft

Sq Ft For Units 9 & 10	
First Story	846
Second Story	1461
Habitable Unit Sq Ft	2307
Garage Sq Ft	400
Covered Area	1337

DOOR LEGEND		
(1)	Entry Swing Door	36 x 84
(2)	Interior Swing Door	32 x 84
(3)	Sliding Closet Door	72 x 84
(4)	Glass Shower Door	30 x 72
(5)	Bi-Fold Laundry Door	72 x 84
(6)	Exterior Sliding Door	72 x 84
(7)	Garage Door	180 x 84



JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS:
302 JACMAR DR
MONTEBELLO, CA 90640

PROJECT:
TENTATIVE TRACT MAP

CLIENT:
WILLIAM M. MOLINARI AND
M. ANTONIETA MOLINARI

REVISION DATE:

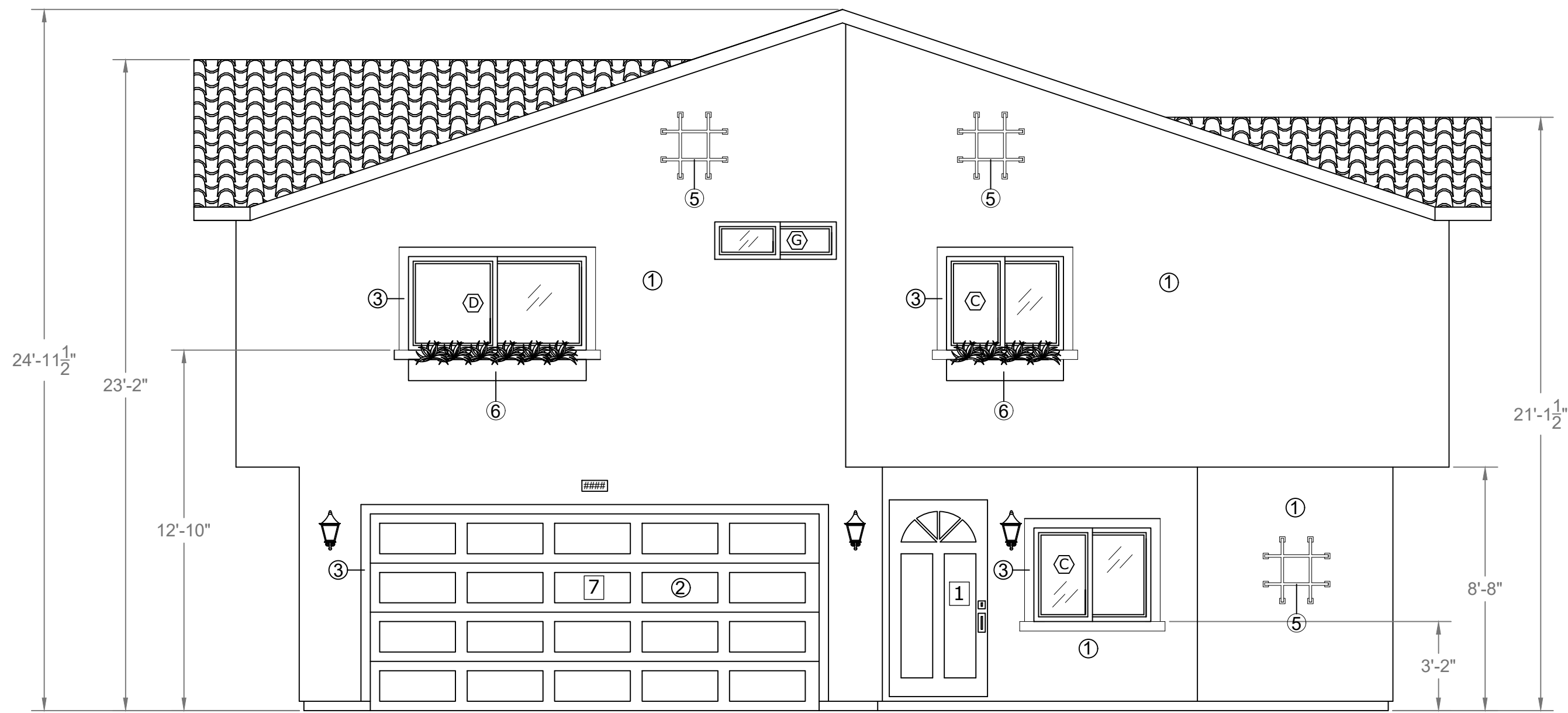
DRAWN BY:
ANTHONY SANCHEZ

DATE:
11.22.23

SHEET:
FLOORPLAN -
SUITE 9&10

SCALE:
1/4"=1'

SHEET #:
A-400



UNITS 9 & 10 - NORTH ELEVATION

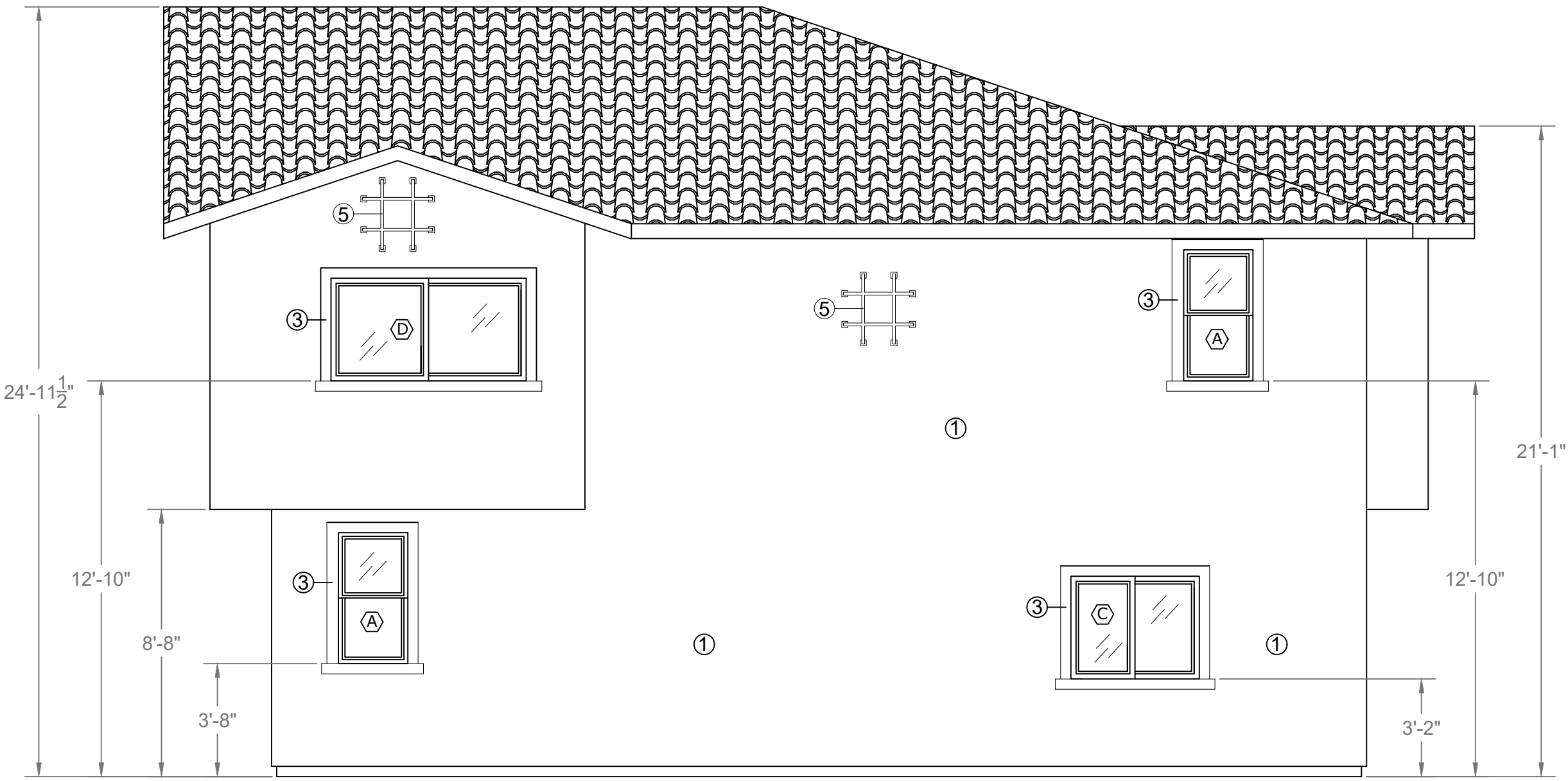
* Front (North) Elevation for Units 9 to have partial stone exterior

- MATERIAL LIST:**
- ① Stucco
 - ② Wood Garage Door
 - ③ Architectural Foam Trim (Around Windows)
 - ④ Spanish Style Roofing Tile
 - ⑤ Decorative Iron

* EGRESS WINDOW

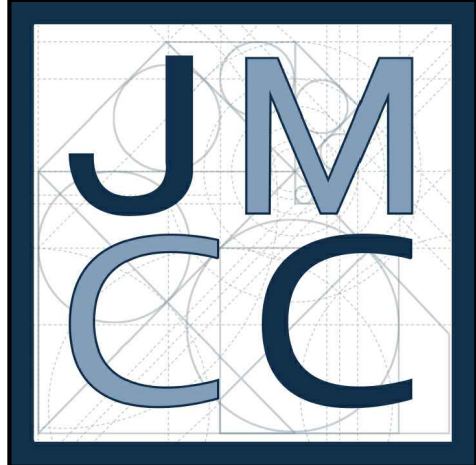
SCHEDULE FOR RETROFIT WINDOWS			
SYM	WINDOW TYPE	SIZE	OPENABLE AREA
Ⓐ	Single Hung	36 x 48	4.3 sq ft
Ⓑ	Slider	36 x 30	2.6 sq ft
Ⓒ	Slider	48 x 36	4.6 sq ft
Ⓓ*	Slider	72 x 36	7.3 sq ft
Ⓔ	Single Hung	36 x 48	4.3 sq ft
Ⓕ*	Casement	36 x 48	7.0 sq ft
Ⓖ	Slider	48 x 12	2.1 sq ft

DOOR LEGEND		
1	Entry Swing Door	36 x 84
2	Interior Swing Door	32 x 84
3	Sliding Closet Door	72 x 84
4	Glass Shower Door	30 x 72
5	Bi-Fold Laundry Door	72 x 84
6	Exterior Sliding Door	72 x 84
7	Garage Door	180 x 84



UNITS 9 & 10 - WEST ELEVATION

- MATERIAL LIST:**
- ① Stucco
 - ③ Architectural Foam Trim (Around Windows)
 - ④ Spanish Style Roofing Tile
 - ⑤ Decorative Iron



JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS:
302 JACMAR DR
MONTEBELLO, CA 90640

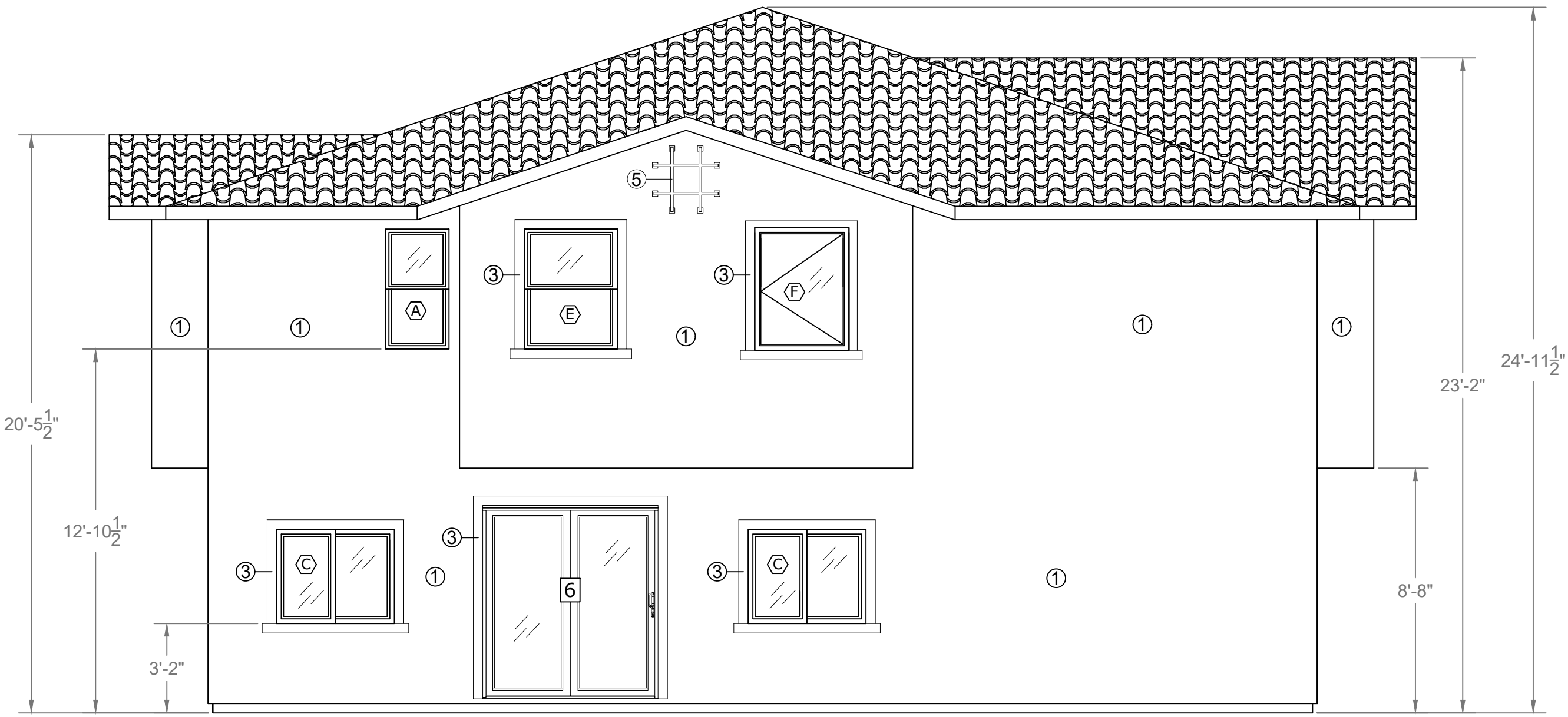
PROJECT:
TENTATIVE TRACT MAP

CLIENT:
WILLIAM M. MOLINARI AND
M. ANTONIETA MOLINARI

REVISION DATE:

DRAWN BY: ANTHONY SANCHEZ
DATE: 11.22.23
SHEET: ELEVATION - UNITS 9 & 10

SCALE: 1/4"=1'
SHEET #: A-401



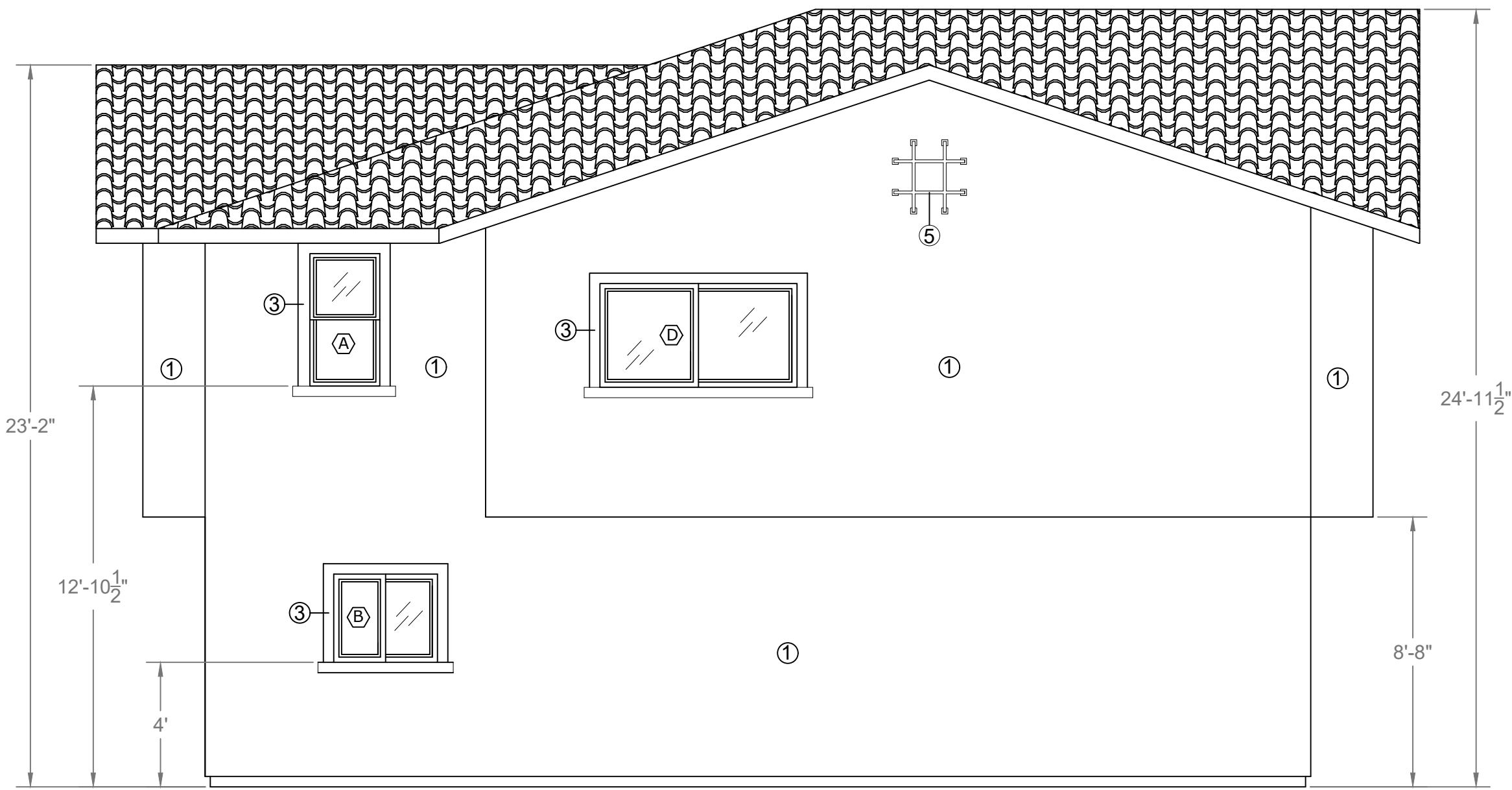
UNITS 9 & 10 - SOUTH ELEVATION

- MATERIAL LIST:
- ① Stucco
 - ③ Architectural Foam Trim (Around Windows)
 - ④ Spanish Style Roofing Tile
 - ⑤ Decorative Iron

* EGRESS WINDOW

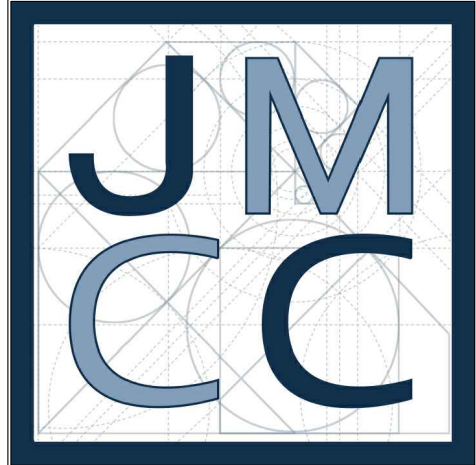
SCHEDULE FOR RETROFIT WINDOWS			
SYM	WINDOW TYPE	SIZE	OPENABLE AREA
Ⓐ	Single Hung	36 x 48	4.3 sq ft
Ⓑ	Slider	36 x 30	2.6 sq ft
Ⓒ	Slider	48 x 36	4.6 sq ft
Ⓓ*	Slider	72 x 36	7.3 sq ft
Ⓔ	Single Hung	36 x 48	4.3 sq ft
Ⓕ*	Casement	36 x 48	7.0 sq ft
Ⓖ	Slider	48 x 12	2.1 sq ft

DOOR LEGEND		
1	Entry Swing Door	36 x 84
2	Interior Swing Door	32 x 84
3	Sliding Closet Door	72 x 84
4	Glass Shower Door	30 x 72
5	Bi-Fold Laundry Door	72 x 84
6	Exterior Sliding Door	72 x 84
7	Garage Door	180 x 84



UNITS 9 & 10 - EAST ELEVATION

- MATERIAL LIST:
- ① Stucco
 - ③ Architectural Foam Trim (Around Windows)
 - ④ Spanish Style Roofing Tile
 - ⑤ Decorative Iron



JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS: 302 JACMAR DR
MONTEBELLO, CA 90640

PROJECT: TENTATIVE TRACT MAP

CLIENT: WILLIAM M. MOLINARI AND
M. ANTONIETA MOLINARI

REVISION DATE:

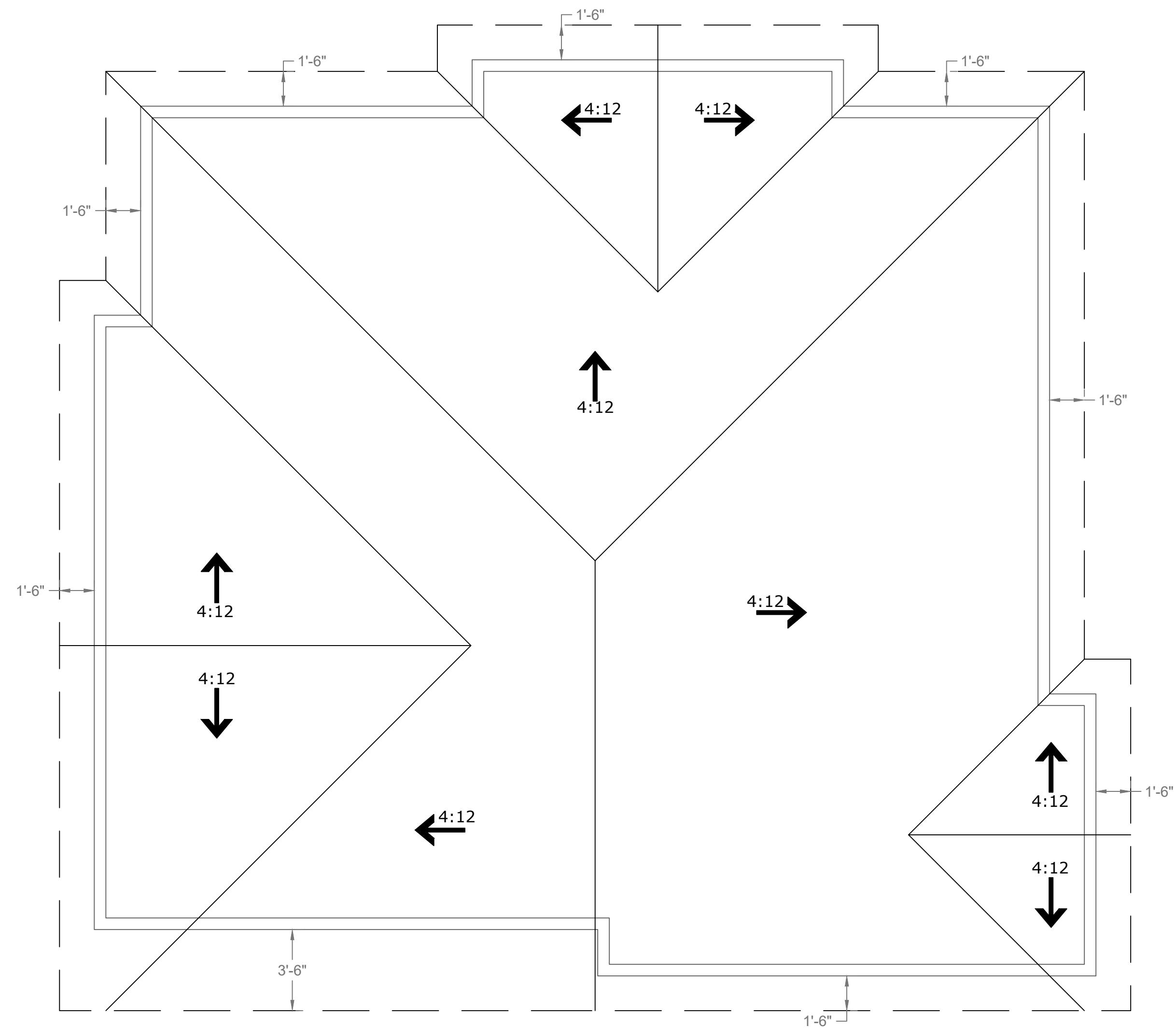
DRAWN BY: ANTHONY SANCHEZ

DATE: 11.22.23

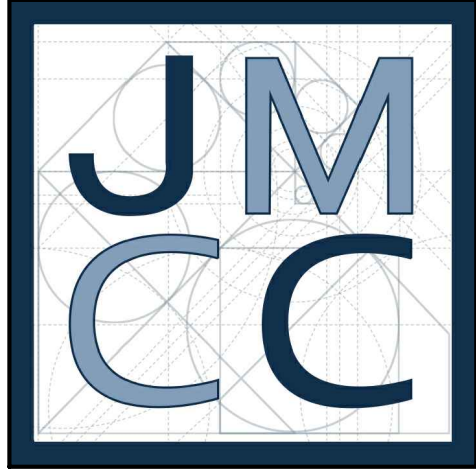
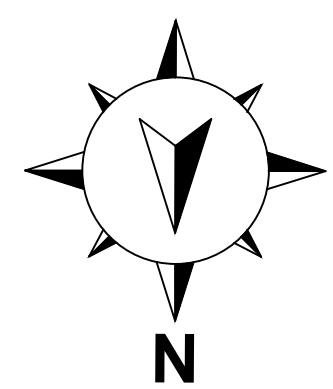
SHEET: ELEVATION -
UNITS 9 & 10

SCALE: 1/4"=1'

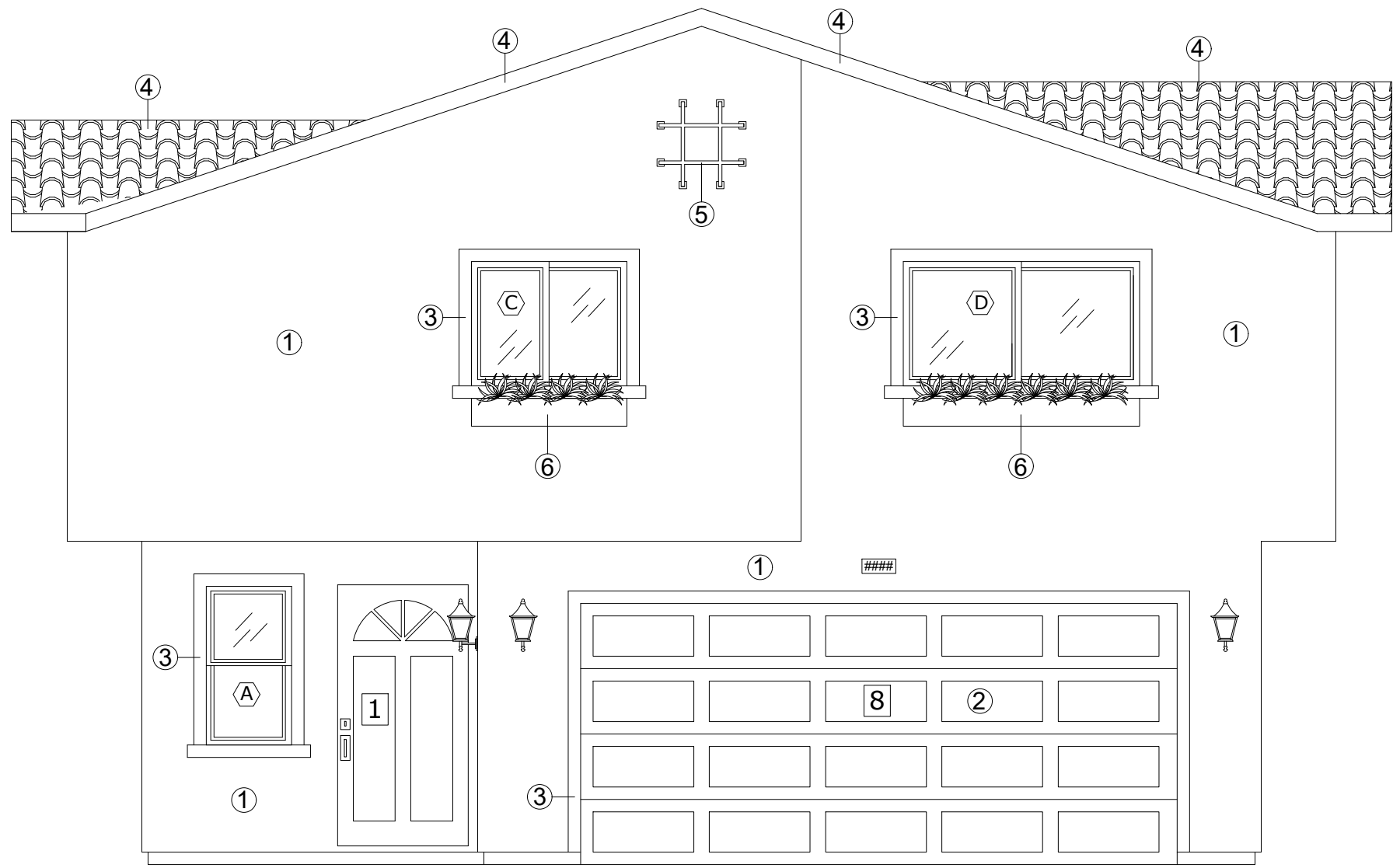
SHEET #: A-402



ROOF PLAN - UNITS 9 & 10
SCALE: 1/4" = 1'



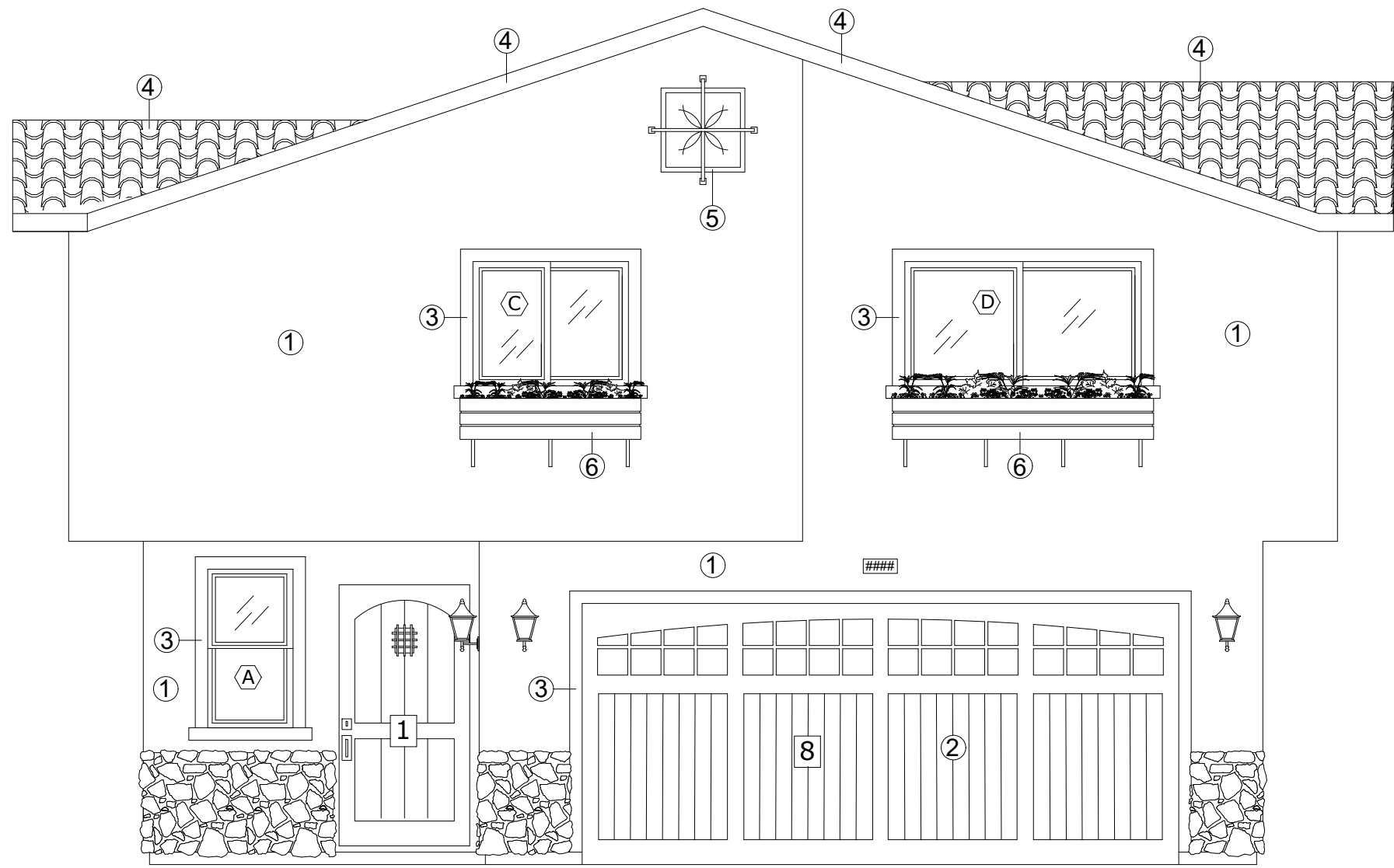
PROJECT: TENTATIVE TRACT MAP		JOHN MARK CONSTRUCTION CO.	
CLIENT: WILLIAM M. MOLINARI AND M. ANTONIETA MOLINARI		PROJECT ADDRESS: 302 JACMAR DR MONTEBELLO, CA 90640	
REVISION DATE:			
DRAWN BY: ANTHONY SANCHEZ			
DATE: 11.22.23			
SHEET: ROOF PLAN - SUITE 9&10			
SCALE: 1/4"=1'		SHEET #: A-403	



OPTION #1

MATERIAL LIST:

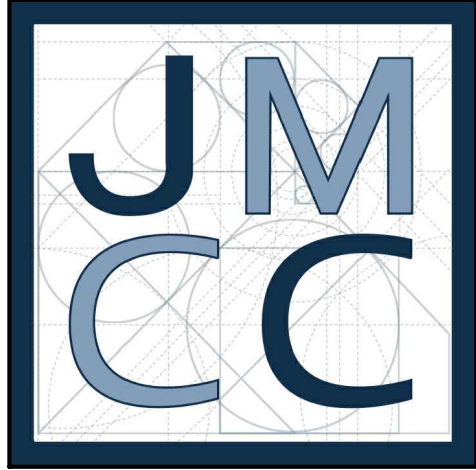
- ① Stucco
- ② Wood Garage Door
- ③ Architectural Foam Trim (Around Windows)
- ④ Spanish Style Roofing Tile
- ⑤ Decorative Iron
- ⑥ Planter Box



OPTION #2

MATERIAL LIST:

- ① Stucco
- ② Wood Garage Door
- ③ Exterior Wood Trim
- ④ Spanish Style Roofing Tile
- ⑤ Decorative Iron
- ⑥ Planter Box



JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS:
302 JACMAR DR
MONTEBELLO, CA 90640

PROJECT:
TENTATIVE TRACT MAP

CLIENT:
WILLIAM M. MOLINARI AND
M. ANTONIETA MOLINARI

REVISION DATE:

DRAWN BY:
ANTHONY SANCHEZ

DATE:
11.22.23

SHEET:
TYP FRONT ELEVATION
OPTIONS

SCALE:
1/4"=1'

SHEET #:
A-500

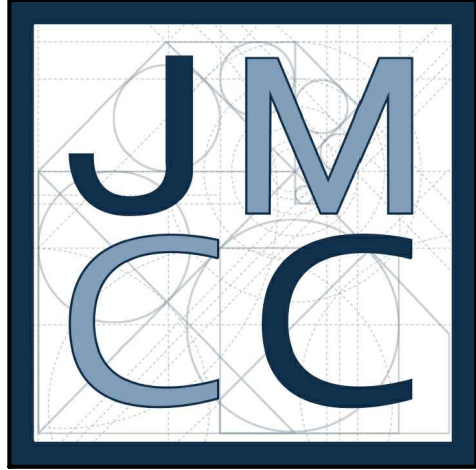


* Unit represented in rendering is Unit 3

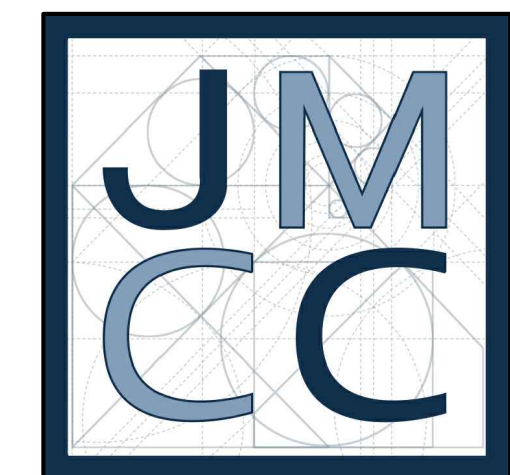


* Unit represented in rendering is Unit 4

RENDERINGS



PROJECT: TENTATIVE TRACT MAP		JOHN MARK CONSTRUCTION CO.	
CLIENT: WILLIAM M. MOLINARI AND M. ANTONIETA MOLINARI		PROJECT ADDRESS: 302 JACMAR DR MONTEBELLO, CA 90640	
REVISION DATE:			
DRAWN BY: ANTHONY SANCHEZ			
DATE: 11.22.23			
SHEET: RENDERINGS			
SCALE: N/A	SHEET #: A-600		



SS: 302 JACMAR DR
MONTEBELLO, CA 90640

CLIENT: WILLIAM M. MOLINARI AND
M. ANTONIETA MOLINARI

F-100

EXHIBIT B

SCALE: 1" = 40'

SHEET 1 OF 2

TENTATIVE TRACT MAP NO. 084478

IN THE CITY OF MONTEBELLO

COUNTY OF LOS ANGELES

STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 103 OF EL CARMEL TRACT, IN THE CITY OF MONTEBELLO,
COUNTY OF LOS ANGELES, AS RECORDED IN BOOK 7 PAGES 134 AND 135 OF MAPS
IN THE OFFICE OF THE COUNTY RECORDER OF COUNTY OF LOS ANGELES.

SURVEYORS' STATEMENT

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act at the request of

Willim M. Molinari and M. Antonietta Molinari October 22, 2023

Peter H. Molinari

Lic. No. 24889 Date: April 5, 2024



COUNTY SURVEYORS' STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this _____ day of _____, 20 ____.

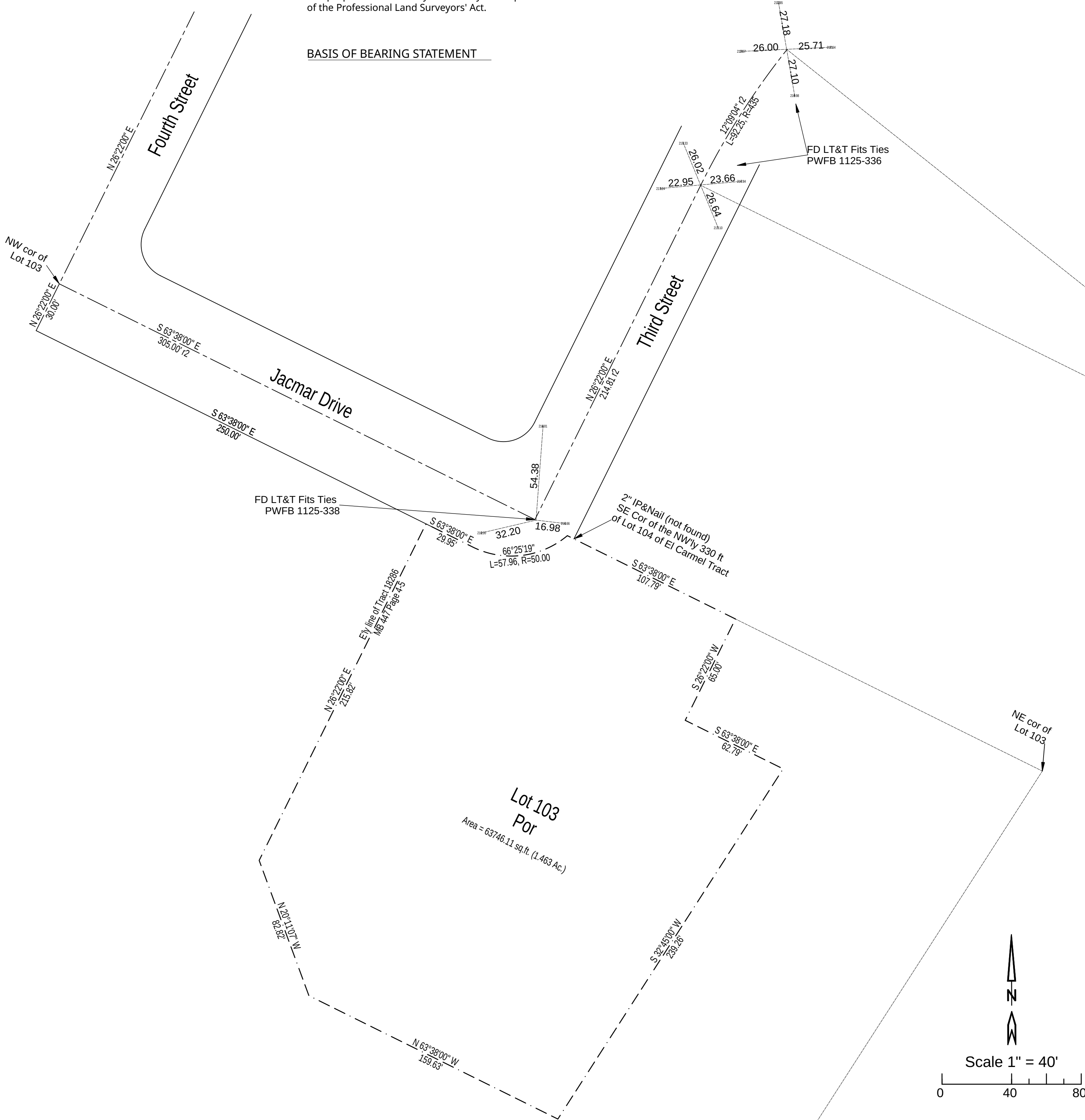
County Surveyor (Deputy)

Lic. No. _____

PURPOSE STATEMENT

The purpose of this survey is to satisfy the requirements of Section 8762 of the Professional Land Surveyors' Act.

BASIS OF BEARING STATEMENT



APN: APN: 6352-026-029

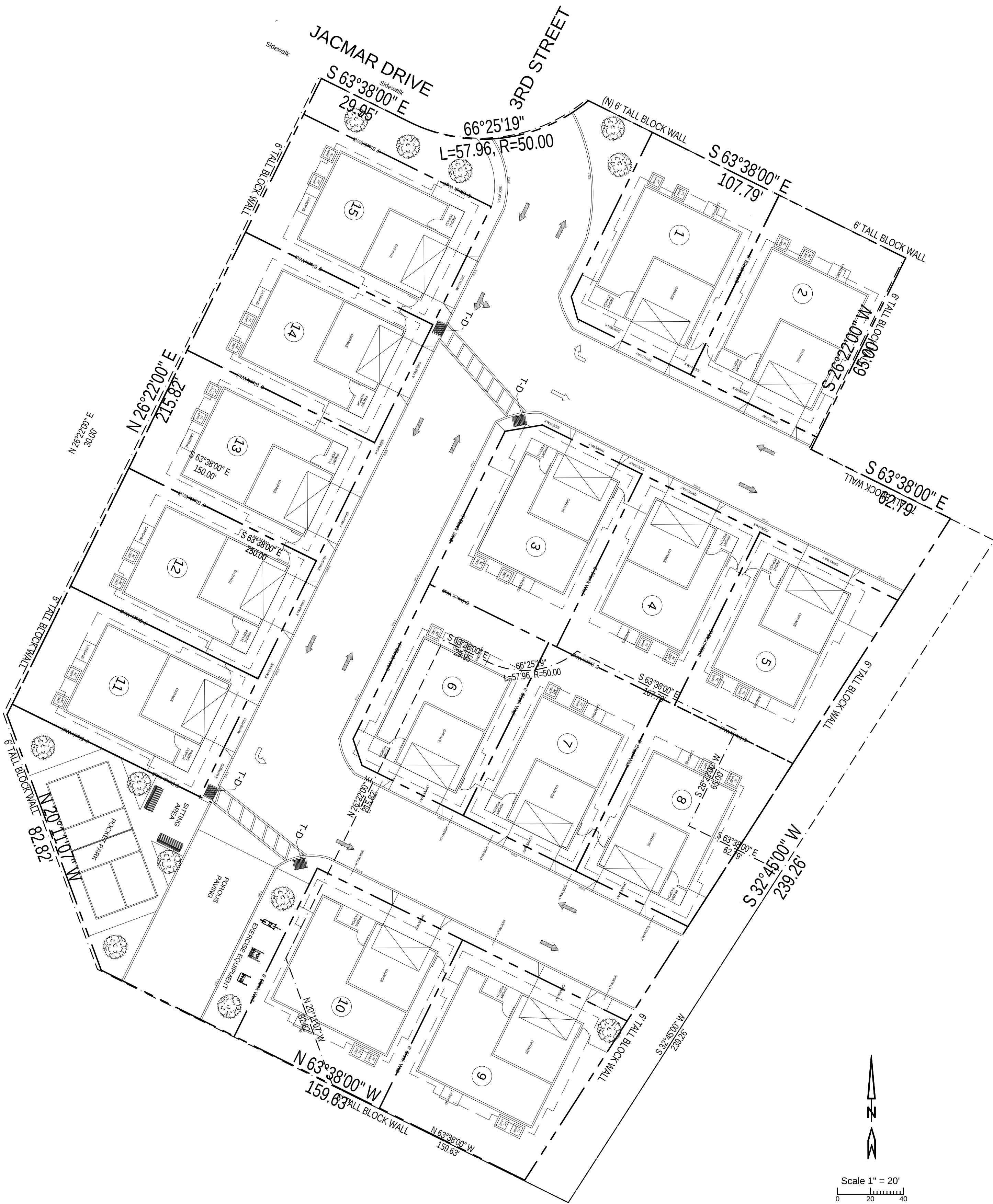
SCALE:

TENTATIVE TRACT MAP NO. 084478

SHEET 2 OF 2

IN THE CITY OF MONTEBELLO COUNTY OF LOS ANGELES STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 103 OF EL CARMEL TRACT, IN THE CITY OF MONTEBELLO,
COUNTY OF LOS ANGELES, AS RECORDED IN BOOK 7 PAGES 134 AND 135 OF MAPS
IN THE OFFICE OF THE COUNTY RECORDER OF COUNTY OF LOS ANGELES.



APN: APN: 6352-026-029

CITY OF MONTEBELLO PLANNING COMMISSION

RESOLUTION NO. 07-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO APPROVING SITE PLAN REVIEW, THREE (3) ZONE VARIANCES AND A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF A TENTATIVE TRACT MAP (TTM NO. 084478) (PC-2024-0002-SPR/ZV/TTM) WITH CONDITIONS TO PERMIT THE CONSTRUCTION OF 15 SINGLE-FAMILY HOMES ON 16 DIFFERENT PARCELS AT 301 JACMAR DRIVE AND ADOPTING A NOTICE OF EXEMPTION UNDER CEQA 15332- CLASS 32 (IN-FILL DEVELOPMENT)

WHEREAS, a Site Plan Review (SPR) Zone Variance (ZV) and Tentative Tract Map (TTM) application has been received and accepted; and

WHEREAS, the Site Plan Review would allow the addition of 15 single family units on 16 units ("Project") for John Mark Kozakar ("Applicant") on behalf of William M. Molinari and Antonieta Molinari ("Property Owner") at the property located at 301 Jacmar Drive ("Project Site") pursuant to Montebello Municipal Code (MMC) Chapter 17.74- Site Plan Review, Chapter 17.72- Variances and Chapter 16.12 Tentative Maps; and

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

WHEREAS, the Site Plan Review, Zone Variances and Tentative Tract Map for Case No. PC-2024-0002-SPR/ZV/TTM / ENV No. 02-24-CE is considered a "project", as per CEQA's definition of a "project"; and

WHEREAS, the Project is Categorically Exempt per CEQA §15332, Class 32 (In Fill Development) and meets the conditions set forth under Class 32 (In Fill Development Projects); 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 resolves that:

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

SECTION 2. FINDINGS

A. GENERAL PLAN. The Planning Commission of the City of Montebello finds that the proposed Project is consistent with the General Plan.

Per the Montebello General Plan, the Project conforms to:

1. **General Plan Goal to Encourage urban infill and compact development A2.7a** states a goal “Promote infill development on vacant and underutilized sites....”
2. **General Plan Goal for development that will create diverse and walkable neighborhoods A3.4b** states a goal “Encourage a block and street layout that promotes walkable and bicycle friendly road designs with slow vehicular design speeds.”
3. **General Plan Goal to retrofit suburban development P3.6** states the goal to “Integrate more housing choices in existing subdivisions”.

The proposed project conforms to the City of Montebello General Plan Land Use Element as the proposed use will allow the Montebello community to benefit from the addition of the 15 new Single-Family residential homes, providing future Montebello residents with more housing choices in existing residential neighborhoods. The current project site has one home on the lot and the lot size can be utilized for more homes, growing the community. With this increase in housing, it is supporting the General Plan goals by responding to the needs of the community and by reflecting the density standards that are outlined in the housing element of the General Plan.

B. SITE PLAN REVIEW. Pursuant to Section 17.74.070 of the MMC, before any site plan review shall be granted, all of the following findings must be made:

1. That the proposed design for improvement complies with all requirements of the Montebello Municipal Code;

The 15 proposed units will all have a two-car garage, and heights will not exceed 25 feet, access to all units be via a driveway, the units will

have open space and the setbacks will be landscaped. The applicant is requesting a zone variance from the R-1 standards regarding the minimum required setbacks, lot sizes and the lot coverage percentage per unit. A Site Plan is required due to the project resulting in three or more units according to Section 17.74.030.

2. That the proposed design for improvement is consistent with the general plan; and

The proposed project site is consistent with the general plan and reflects the goals that were set in place when designating certain zoning areas with different housing types. The project site has the capacity for more development and the density is appropriate to the neighborhood and surrounding uses. Similar projects have also been approved in the close vicinity. The current plans are for 15 units with full roads, fire department turn around, and a small park for the residents to enjoy. The zone variance will not cause substantial environmental damage or injure fish or wildlife or their habitat.

3. That the proposed design for improvement will not have any significant adverse impact on the surrounding properties or on the general public welfare.

The proposed addition will not have any significant adverse impact on the surrounding properties as the surrounding area is currently developed with an existing single-family unit. The zone variances and subsequent development would not be harmful to the general welfare of the neighborhood, city or create problems for the public health or safety. It would increase the welfare by first supporting investments, bringing in construction and related jobs, and providing housing to the community. The current use is R-1 single family residential, and the proposed residential zoning will not change. All the immediate surrounding land uses are consistent with residential housing. The addition of this project will be consistent with the surrounding land uses and will not have an adverse impact on surrounding properties.

- C. ZONE VARIANCE. Pursuant to Section 17.72 of the MMC before any zone variance review shall be granted, all of the following findings must be made:

1. Describe the special major unusual circumstance applicable to the subject property, which do not generally apply to other properties in the vicinity and with the same zoning designation.

Unlike other properties in the surrounding neighborhood, the subject site is very large for a single-family home. It is a unique 1.38-acre lot. There is not another house like it in the neighborhood. Currently, the unit is providing very little benefit to the neighborhood with so much land being underutilized. Without the zone variance request in this application, the applicant believes they would be deprived of maximizing the market value of their property. The increased property values of this new residential development would increase property tax revenues for the City. Further rejection of the zone variance requests would deprive the applicant of privileges enjoyed by other properties in the vicinity under identical zoning classifications by not being able to fully utilize the project site.

- i. The lot sizes: This single-family residential lot is special to the neighborhood as there is no other lot in the surrounding area that is the same size, making it difficult to design the homes on such a unique sized lot to optimize the area for each unit, resulting in reduced lot sizes.*
- ii. Lot coverage: As a result of the lot sizes being smaller than usual, which is not typical, the applicant requests to use as much space as possible causing the lot coverage to be more than usual.*
- iii. Front setbacks: With the reduced sizes and the lot coverage being above than typically allowed, this unusual case has put the applicant in the position to design the houses in a way that would best benefit the future homeowner. Although the design of the house can allow the applicant to have a larger front yard, the applicant has decided to use the space to allow for a larger private backyard for each of the residents and apply for the zone variance.*

2. Detail how due to the special or unusual circumstance a described above, strict application of the Zoning Code would result in practical difficulties or unnecessary hardships, or would deprive the property privileges enjoyed by other properties in the vicinity and with the same zoning designation.

The existing property is in some disrepair, and it is the goal of the applicant to revitalize the lot which would result in the demolition of the

existing house and replacing it with modern housing. The house is currently 85 years old and no longer the best use for a lot that size for the city for housing density. The zoning code does not allow the applicant to best utilize the lot with its unique size the applicant is requesting to optimize their lot, allowing the future homeowners to use as much of their lot as possible.

- i. The lot sizes: If the lot sizes were up to standard, there essentially would not be enough room on the lot to accommodate as many homes as the applicant is requesting. The applicant is trying to utilize the lot and has retained inspiration from surrounding developments that have similar lot sizes. Without the minimized lot sizes, the project would not be possible.*
- ii. Lot coverage: If the applicant would design the houses using the Montebello Municipal code requirements, the houses would be extremely small and not suitable for a growing family, which the applicant hopes to house.*
- iii. Front Setbacks: If the applicant were to abide by the front yard setbacks, the future homeowners would have a large front yard and an extremely small backyard. The applicant decided to utilize the space and provide a larger backyard to optimize the space in the best way.*

3. Explain how the Zoning Variance is necessary for the preservation of the substantial property right to allow a reasonable use of the subject property, which is possessed by other properties in the vicinity and with the same zoning designation.

To properly utilize the future lots the applicant is requesting to apply these zone variances to properly utilize the area on the lot and to design each lot to properly maintain the most use out of the project site that is being redeveloped.

- i. Lot sizes: The lot sizes being smaller than required allows for more units which gives the applicant a mechanism to provide more housing options to Montebello residents.*
- ii. Lot Coverage: Being able to build more on each lot provides the units with a bigger house for bigger rooms, kitchen and bathroom areas providing a more comfortable to provide a more attractive home to any future residents.*

iii. *Front setback: Having a smaller front setback allows the residents to enjoy more space in the backyard of the units which is necessary with many of the new housing developments having such a small backyard. Although the applicant will take away from the front setback, every unit will also have an attached garage for two cars.*

4. Describe how the proposed Zone Variance will not cause an adverse effect on the public welfare or surrounding properties.

The site for the proposed use would not adversely affect the general welfare of the surrounding property owners because the size of the house and the two-story construction is consistent with the majority of the houses in the neighborhood. The property immediately south of the residence, although zoned R-1 single family residential does have three story town homes. There are many other properties in the immediate surroundings with greater densities, assuring this addition will not have any effects on the neighbors or the surrounding area.

- i. *Lot sizes: The variance of lot sizes will not affect the surrounding users as there currently are units in the surrounding area that are similar sizes and have no effect on the surrounding properties.*
- ii. *Lot coverage: Although the lots will be above the allowed lot coverage, and the lots will be fully built out, every unit will be of a similar design, the consistency will ensure no unit will stand out from the others.*
- iii. *Front setback: Although the lots will have a very small front yard, the units will still each have a two-car garage for the residents. This will help with any concerns regarding the limited driveway that will result from the front setback variance.*

5. Describe how the granting of the Zone variance will be consistent with the general plan and intent of the Zoning Code and will not adversely affect the General Plan.

The proposed project provides single family homes in a neighborhood that also has single family units keeping the use consistent with the current zoning and type of development with similar square footage. The proposed project has been properly notified and will be consistent with the general plan as the project site is has been designated for residential units.

D. TENTATIVE TRACT MAP. Pursuant to Section 16.12 of the MMC before a tentative tract map shall be granted, all of the following findings must be made:

A. Describe how the proposed map is consistent with the General Plan and Specific plans as described in California Government Code Section 65451.

The proposed project that would be allowed through this subdivision would result in over 23,000 square feet of open space and medium cost for 15 families. The zone is consistent with the general plan and provides additional housing in the R1-Zone that is designated for single family housing developments making the project consistent with the general plan.

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

The general plan seeks to balance open space with developed space, and to group uses in neighborhoods for mutual enjoyment of the occupants and the residents. The project provides open space and a private park as well as houses for sale. The development will allow the future resident to enjoy quality housing in a safe and secure environment. The development will also allow for modest growth in the city that will benefit business and the school system.

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

The existing property has been developed as a single-family home since 1938. The house is aging and is in disrepair. Since its original construction, the community has grown around the house, and many of the developments around it have now have much greater density. The combination of the property's size as well as the denser development around it makes it suitable for this type of housing. The project will have 16 parcels, with 15 single family homes on each separate parcels with a parcel for streets, utilities and a private park which will be owned by all of the homes and managed by a home owners association that will be set upon completion of construction.

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

The site is suitable for the proposed density as many of the developments in the surrounding neighborhood also have similar densities and the square footage of the lot can be designed to provide 15 homes. The now underutilized lot will provide housing to Montebello residents.

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

The existing house has been built since 1938 as a single-family home, there is no wildlife on the property that can be impacted.

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

According to a study conducted by the applicant, the project is estimated to produce less than 113 trips per day including 7 trips during the AM peak hour and 8 during the PM peak hours. The modern construction techniques will be employed for the project with lessen the likelihood of termites and other insects that have the potential of appearing because of the project.

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; and

The height of the project will not exceed 25 feet in elevation; thus, it will not conflict with any neighbor's rights with respect to blocking views. The utility easement on the west side of the property for electrical and communication cabling will be maintained. The utility engineering for the project will likely create or renew utility access for the project location itself as well as for the neighborhood.

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 Los Angeles County Sanitation District will ensure that the construction of these units will not be of great impact to the sewer systems.

SECTION 3. CEQA. The Planning Commission approves and adopts the CEQA Categorical Exemption § 15332 (In Fill Development) Class 32 exemption. A Class 32 exemption under CEQA § 15332 (In-Fill Development Projects), and none of the limitations set forth in CEQA Guidelines 15300.2 apply.

In order to qualify under an exemption pursuant to Class 32 of CEQA Guidelines Section 15332 (In Fill Development Projects), the following environmental findings must also be made:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The proposed project conforms to the Montebello General Plan, Land Use Element in that the General Plan Land Use designation for the site for the R-1 (Single - Family Residential) zoning designation.

- b. The proposed development occurs within the city limits on a project site of no more than five (5) acres substantially surrounded by urban uses.*

The proposed development shall occur on a 60,101 square-foot (1.38 acres) lot located on Jacmar Drive within city limits and thus, is less than the maximum five acres specified in Section 15332(b) for this exemption. The site is surrounded by existing developed industrial properties.

- c. The project has no value as habitat for endangered, rare or threatened species.*

The proposed project is currently developed with an existing single family home. The subject property is surrounded by additional housing developments and is consistent with the land use designation.

- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

The proposed project shall not have any significant effects relating to traffic, noise, air quality, or water quality as the site is currently developed with an existing residential unit.

- e. The site can be adequately served by all required utilities and public services.*

The project has been reviewed by City staff and it has been determined that it can be adequately served by all required utilities and public services.

SECTION 4. APPROVALS. The Planning Commission hereby approves Site Plan Review (“SPR”) Case No. PC-2024-0002-SPR/ZV?TTM with conditions to permit the addition of a 20,000 square foot warehouse to an existing warehouse. (“Project”) for John Mark Kozakar (“Applicant”) on behalf of William M. Molinari (“Property Owner”) at the property located at 301 Jacmar Drive (“Project Site”) pursuant to MMC Chapter 17.74 – Site Plan Review, Chapter 17.72- Variances and, Chapter 16.12- Tentative Maps.

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

A. Planning Division Conditions

1. The Applicant shall defend, indemnify, and hold harmless the city, its elected and appointed officials, agents, officers, and employees from any claim, action, or proceeding brought against the city, its elected and appointed officials, agents, officers, or employees arising out of, or which are related to the Applicant's project or application (collectively referred to as "proceedings"). The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities, and expenses incurred or awarded in connection with the proceedings whether incurred by the Applicant, the city and/or the parties initiating or bringing such proceedings. This indemnity provision shall include the Applicant's obligation to indemnify the city for all the city's costs, fees, and damages that the city incurs in enforcing the indemnification provisions set forth herein. The City shall have the right to choose its own legal counsel to represent the City's interest in the proceedings.
2. The development and utilization of the subject site shall conform to the allowed use, except as provided for herein and by subsequent revisions found by the Director of Planning and Community Development ("Director") to be in substantial compliance with these provisions.
3. The development and utilization of the subject site shall be consistent with all of the provisions of the MMC, SPR, ZV and TTM (Case No. PC-2024-0002-SPR/ZV/TTM) and the specifications of the Planning Division.
4. Within thirty (30) days of the City Planning Division 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 thirty (30) days shall constitute grounds for terminating the permit.
5. 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.
6. 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 17.62.080](#) ("Signs- Residential Zones") of the MMC and the provisions set forth in the SPR.

7. The approval of the entitlement shall expire if the rights granted are not exercised within one (1) year from the SPR's effective date. Exercise of right shall mean issuance of a building permit to commence construction or similar activities demonstrating the intent to proceed with the project, as determined by _____ the _____ director.
8. 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.(Case No. PC-2024-0002-SPR/ZV/TTM)
9. The Applicant or successor in interest shall meet the applicable code requirements and all other City Department regulations.
10. All applicable conditions of approval from previous entitlements on the property shall remain in full force and effect, unless otherwise specifically noted in this Resolution.
11. The property owner will bear the full costs of all monitoring and inspection activities to be conducted by City staff, or its designated representative(s), as necessary to ensure compliance with the conditions of this Resolution.
12. Any change, expansion, intensification and/or modification to the proposed plans use, or mode of operations shall be subject to the review and approval by the Director who may take action or call for review by the Planning Commission at a noticed public hearing.
13. This approval shall not supersede the approval of any other responsible agencies. The Applicant shall comply with all Federal, State and local laws.
14. The approval of this SPR (Case No. PC-2024-0002-SPR/ZV/TTM) can be extended up to and not to exceed an additional two (2) years with a written request by the property owner thirty (30) days prior to the expiration date stating the reason and need for an extension and upon review and approval by the Director.
15. In the event of a violation of the conditions of approval, no further permits, licenses, approvals or certificates of occupancy shall be issued until such violation has been fully remedied.
16. The development and utilization of the site shall comply with all the provisions of all of the current Building, Plumbing, Mechanical, Electrical Codes, and City Ordinances, as well as additional requirements from the Montebello Building and Safety Division.

17. The development and utilization of the site shall be subject to the review and approval of the Building Department. Additional Montebello Public Works Department requirements may be required prior to issuing building permits.
18. The development and utilization of the site shall comply with all the provisions of all of the California Fire Code, International Fire Code, and National Fire Protection Association standards as well as additional requirements from the Montebello Fire Department.
19. **Modification to Plans.** Subsequent modification to this approval, which do not intensify the use, including but not limited to reorientation of structures, alteration of parking and circulation design, minor changes to the Conditions of Approval, interpretations of the Conditions of Approval relative to intent, necessity of, and timing, may be approved by the Director within a 25% deviation, unless the Director requires a Substantial Conformance or revised Permit application in accordance with the City Development Code.
20. The Applicant shall contact the Planning Division to arrange a Planning Inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
21. The applicant shall submit detailed landscape and irrigation plans prepared by a licensed Landscape Architect, which meet the requirements set forth in MMC shall be required as a part of the project Plan Check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
22. A copy of the approved Resolution shall be attached to the construction plans for any site improvement at the submittal of plans for plan check.
23. It is the responsibility of the property owner to have all graffiti on the site removed within twenty-four (24) hours of its appearance, or be subject to citation from the City Code Enforcement Division.
24. All improvements to the subject property shall be in compliance with all City Ordinances.
25. The hours of construction shall be 7:00 a.m. to 8:00 p.m., Monday through Friday, and weekends and holidays 9:00 a.m. to 6:00 p.m. as restricted by the MMC Section 9.08.050.
26. The street shall be swept at the end of the day if visible soil material is carried onto adjacent public paved roads.

27. Any parking space that fronts a building wall or fence with no separation between the front end of the parking space and the wall or fence, shall be provided with a concrete wheel stop or curb barrier not less than two (2) feet from such wall or fence property line. Such wheel stop or curb barrier shall be securely installed and maintained.
28. An application for a Tentative Tract Map to subdivide the lots into 16 separate units, and a final map shall be approved prior to the issuance of building permits.
29. The specifications of the Montebello Public Works Department and the Building Division shall be complied with:

The Applicant will continue to work with the Building Department to finalize the certification of the Tract Map and will, upon request, provide the Building Department with any additional information or documentation required.

30. The landscape plan shall conform to the MMC requirements. Shrubs shall not be less than three (3) feet in height when planted and cover not less than thirty (30) percent of the landscaped area. All landscaping shall cover the designated planting areas from the outset.
31. All trees shall be at least twenty-four inch (24") box or equivalent.
32. All landscape planters shall be surrounded by a six (6) inch concrete curb.
33. All existing and proposed utilities (Gas, Electricity, Communications, etc.) shall be placed underground. The applicant shall reflect this requirement on plans submitted for "Plan Check".
34. All outdoor utilities or machinery located outside the exterior walls, including roof-mounted equipment, shall be completely screened from view from any public right-of-way or adjacent residential use by either view obscuring landscaping or architectural features of the main building (i.e. parapet walls, façade extension, etc.), subject to the final review and approval of the Planning Department.
35. Any inevitable exposed wires shall be neatly bolted and painted to match the building color.
36. The exterior of all structures and walls shall be a neutral color scheme and shall be consistent with the provisions of the Color Ordinance of the City of Montebello, subject to the review and approval of the Planning Department.
37. Any substantial change or modification to the proposed site plan shall be

subject to review and approval by the Planning Commission.

Building Division Conditions

1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
2. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior permit issuance.
3. School Developmental Fees shall be paid to School District prior to the issuance of the building permit.
4. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
5. Applicant shall submit a site plan with proposed addressing and file an address assignment application with the City.
6. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
7. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
8. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
 9. a) Observation of cleared areas and benches prepared to receive fill;
 10. b) Observation of the removal of all unsuitable soils and other materials;
 11. c) The approval of soils to be used as fill material;
 12. d) Inspection of compaction and placement of fill;
 13. e) The testing of compacted fills; and
 14. f) The inspection of review of drainage devices.

15. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by other soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the City, a new Preliminary Soils and/or Geotechnical Investigation.
16. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.
17. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
18. Separate application and plan review is required for Electrical plans showing the electrical system design serving all proposed units.
19. Separate application and plan review is required for Plumbing plans showing the utility, including but not limited to water, sewer, and gas lines, design servicing all proposed units.
20. Project shall comply with the CalGreen Residential mandatory requirements.
21. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.
22. Demolition permit is required for any existing buildings, including but not limited to a pool and a detached storage shed, which are to be demolished.
23. Separate building permit is required for the perimeter block wall/fence.
24. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
25. A separate permit is required for Fire Sprinklers.

26. Building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official.

27. Reviewed by: Building Division/AJ/JK

28. JN: 240081

29. DATE: 1/29/2024

Public Works Department

The following conditions and public improvements will be required to be performed and completed in an acceptable manner to the City in accordance with all applicable rules and laws. Federal, State, County and local laws and regulations for project implementation must be adhere to throughout the duration of the project. The Public Works Department may require other information or may impose additional conditions and requirements as deemed necessary to protect public health and safety.

General:

- 1) Onsite Groundwater Monitoring Wells, including legally removed, permanent, temporary and active wells, must be depicted on all site plans, grading plans and all other relevant plans. Include a legend that demonstrates ownership, date installed, and type of monitoring well and all other relevant information.
- 2) Provide Tentative Tract Map which incorporates the adopted conditions of approval and any specific criteria noted by the city. The tentative map must also show existing drainage patterns of all properties adjacent to the site, including relevant topographic elevations from the adjacent properties.
- 3) Provide demolition plan for existing buildings and pavement. Show utilities to be capped and abandoned at the property lines.
- 4) Comply with the City's ordinance pertaining to construction debris recycling. Contact the Building & Safety Department to obtain a Construction & Demolition Debris Diversion Program form. The Construction & Demolition Debris Diversion Program is also applicable with respect to the grading process.
- 5) Provide Grading and drainage plans, geotechnical report (the report shall provide recommendations for pavement thicknesses, over excavation limits, and etc), infiltration report, and all other applicable reports/plans must be submitted to the Community Development Department for review and approval.
- 6) Provide a hydrology and hydraulics report prepared by a professional engineer subject to review and approval. All storm drainage facilities serving the development must accommodate a 50-year storm.

- 7) Provide an on-site utility plan (sewer and water) for review and approval. This plan must include water service for domestic flow, fire flow, and backflow prevention. A water and sewer system analysis must be provided by the developer to demonstrate that the new development does not negatively impact the existing system. If the existing system does not have adequate pressure and fire flow to serve the development, the developer will be responsible for upgrading the water main and sewer as necessary in the public right-of-way.
- 8) Engineer to show the location of the sewer mainline, nearest manholes, lateral serving the project and configuration of the onsite sewer including diameter and material of the onsite sewer.
- 9) Engineer to show the location of the water mainline, water meters servicing the development and any newly proposed water meter locations.
- 10) Engineer to show will serve letter from the water purveyor.
- 11) Engineer to submit sewer study.
- 12) Provide a street improvement plan. The street improvement must pavement rehabilitation (2-inch grinding and overlay) along the entire property frontage and up to the street centerline.
- 13) All public works improvements must comply with the standards and specifications of the city of Montebello or Los Angeles County.
- 14) Low Impact Development (LID) is a requirement of the NPDES Permit No. CAS004004, Order No. ORDER NO. R4-2021-0105 and local Ordinances. The LID is a narrative report that explains the type of development and drainage of the site. It must address the post-construction water quality and habitat impact issues.
- 15) Provide and submit SWPPP and pay the fee to the State of California Water Quality Board then submit SWPPP with WDID# to the city.
- 16) A recorded Covenant and Agreement indicating that the owner of the subject development is aware and agrees to maintain all stormwater BMP features for this project is required. The covenant shall include operation and maintenance guidelines prepared by the project civil engineer/architect.
- 17) The Engineering Division issues all encroachment/excavation permits in the public right-of-way. Permits are issued to valid State of California licensed contractors to perform the necessary work.
- 18) Alternative engineering methods for filtration and infiltration must be used to defray a percentage of the storm water runoff into the storm drain system.

19) Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which established regulations, set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.

21) All USA/Dig Alert paint markings must be removed by the contractor from the sidewalk, curb & gutter and/or asphalt pavement once offsite improvements are completed.

22) The applicant must record the Final Map after the City Council approves the final map and the City Council accepts any applicable bonds or agreements.

23) The applicant/ property owner must provide written proof that there are no liens against the subdivision for unpaid taxes or special assessments and submit Los Angeles County tax bill, tax payment receipt, and copy of cancelled check before filling a Final Map with the city for approval.

24) Covenants Conditions & Restrictions (CC&R) conforming to these conditions of approval must be filed for approval. The CC&R must be approved as to form by the City Attorney; the applicant must pay for all costs associated with such review. A copy of the approved recorded CC&R must be submitted before final inspection and clearance of the building permit.

25) The City Engineer may require other information or may impose additional conditions and requirements as deemed necessary to protect health and safety, and to benefit the public.

Fire Department

- 1) Fire flow analysis showing the existing infrastructure meets/exceeds the 2022 Edition California Fire Code, Appendix B/BB.
- 2) The development shall comply with all applicable provisions of the California Fire Code, referenced NFPA standards, and local ordinances.
- 3) Additional requirements may be added during the plan check process, if applicable.

PASSED AND ADOPTED this 4th day of June 2024 by the Planning Commission.

Commissioner Cuevas: ☐ AYE ☐ NOE ☐ ABSENT ☐ ABSTAIN
Commissioner Morales: ☐ AYE ☐ NOE ☐ ABSENT ☐ ABSTAIN
Commissioner Valdez: ☐ AYE ☐ NOE ☐ ABSENT ☐ ABSTAIN
Commissioner Lomeli: ☐ AYE ☐ NOE ☐ ABSENT ☐ ABSTAIN
Commissioner Medina: ☐ AYE ☐ NOE ☐ ABSENT ☐ ABSTAIN

Alicia Morales, Chair

ATTEST:

Joseph A. Palombi, Director
Planning & Community Development Department

Notice of CEQA Exemption

To:

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

From:

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

Lead Agency: City of Montebello Planning and Community Development Department

Project Title: Site Plan Review, Zone Variance and Tentative Tract Map to allow the demolition of the existing single family residential unit and construction of 15 new units on 16 separate parcels.

Project Location: 301 Jacmar Drive, Montebello, CA 90640

Case Number(s): PC-2024-0002-SPR/ZV/TTM & ENV No. 02-24-CE

Description of Nature, Purpose, and Beneficiaries of Project: Site Plan Review (“SPR”) Zone Variance (“ZV”) and Tentative Tract Map (“TTM”) Case No. PC-2024-0002-SPR/ZV/TTM to allow the construction of 15 new single-family homes on 16 separate lots at 301 Jacmar Drive (“Project Site”).

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

Name of Person or Agency Carrying Out the Project: John Mark Kozakar behalf of William Molinari and Antonietta Molinari, (“Property Owner”)

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 32- CEQA Guidelines Section 15332 (In-Fill Development)
☐ Statutory Exemptions. State code number:

Justification for Project Exemption:

The Project is Categorically Exempt per §15332 - Class 32 (In-Fill Development), as none of the limitations set forth in CEQA Guidelines 15300.2 apply. To qualify under an exemption pursuant to Class 32 of Section § 15332 (In Fill Development Projects), the following environmental findings must also be made. The project is consistent with the General Plan as well as applicable zoning designation and regulations being in the R-1 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 A. 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



ITEM # 2

**CITY OF MONTEBELLO
PLANNING COMMISSION AGENDA STAFF REPORT**

TO: Honorable Mayor and City Council Members

FROM: Joseph Palombi, Planning & Community Development Director

BY: Daniel Ruiz, Assistant Planner

SUBJECT: **Compliance Review for Conditional Use Permit (“CUP”) No. PC-2022-0011-CUP for the sale of alcohol (Type 41 License – On-sale Beer and Wine - Eating Place) within an existing bona fide restaurant (Sizzler’s) located at 1908 West Beverly Boulevard (“Project Site”).**

DATE: July 16, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission of the City of Montebello (“Planning Commission”) review, receive, and file this report, attachments, and/or any other supportive evidence to confirm:

1. That Sizzler USA Restaurant Inc. (the “Applicant”) has demonstrated compliance with the conditions of approval contained in Resolution No. 09-22/Conditional Use Permit No. PC-2022-0011-CUP (Attachment “A”) for the property located at 1908 West Beverly Boulevard.

BACKGROUND/DISCUSSION:

- On May 10, 2022, the Applicant filed a Conditional Use Permit application (PC-2022-0011-CUP) to allow the on-sale dispensing of beer and wine at the Project Site.
- On June 21, 2022, the Planning Commission approved Resolution No. 09-22 (Attachment “A”), with conditions, allowing for the on-sale dispensing of beer and wine (Type 41 License) for the property located at 1908 West Beverly Blvd.

PLANNING COMMISSION AGENDA REPORT - MEETING OF JULY 16, 2024

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- Pursuant to Condition No. 7 of Resolution No. 09-22, the Applicant is required to demonstrate compliance with the conditions of approval in the form of a quarterly compliance review starting from the date of issuance of an Alcoholic Beverage Control (“ABC”) license. The report is due quarterly for the first two (2) years of alcohol sales, starting from the date of issuance of an ABC license.
- On August 4, 2022, a Type 41 ABC license was issued by the CA Department of Alcoholic Beverage Control. The first compliance report would have been initiated in November 2022, however, to allow the applicant to establish their alcohol license and provide the applicant sufficient time to furnish the required reports, the compliance review was postponed.
- On February 21, 2023, the first compliance report was conducted, and the applicant demonstrated compliance with the conditions of approval found within Resolution No. 09-22/Conditional Use Permit No. PC-2022-0011-CUP.
- On July 10, 2024, Planning Division staff conducted a site visit to confirm continued compliance with the conditions of approval outlined in Resolution No. 09-22 for the most recent compliance review.
- After the July 16, 2024, Planning Commission compliance review, the next compliance review will be due annually rather than quarterly and will be due on July 16, 2025.

PROJECT/APPLICANT INFORMATION

Project Location: 1908 W. Beverly Blvd
Project Applicant: Sizzler USA Restaurant, Inc.
Property Owner(s): BEVMONT LLC
General Plan Designation: Corridor
Zoning: C-2 (General Commercial)
Existing Use on Property: Restaurant

PROJECT SITE

DirectionZone		Land Use Designation
North	C-1	Neighborhood
South	C-1	Civic
East	C-2	Corridor
West	C-2	Corridor

ENVIRONMENTAL:

The compliance review for CUP No. PC-2022-0011-CUP is not considered a “project” per the California Environmental Quality Act (CEQA) definition of a “project.” CEQA is not applicable to this compliance review since the item is not considered a project, does not have the potential for resulting in a physical change in the environment, and since no discretionary action is being taken by the Planning Commission.

ANALYSIS:

COMPLIANCE REPORT

Pursuant to Condition No. 7 of Resolution No. 09-22, “[t]he applicant and operator shall submit an annual project compliance report. This report is due quarterly for the first two (2) years of alcohol sales, starting from the date of issuance” of an ABC license. Additionally, Condition No. 7 states that “the Director shall transmit the quarterly project compliance report to the Planning Commission to either receive and file or take any other action as deemed necessary”. The Planning Commission adopted Resolution No. 09-22 on June 21, 2022, and the Applicant was issued an ABC license on August 4, 2022. The first compliance review was conducted on February 21, 2023. For this compliance review, the Applicant submitted the Compliance Report on June 28, 2024.

The compliance report (Attachment “B”) received from the Applicant has been reviewed by Planning staff. Staff has confirmed that the compliance report demonstrates compliance with the conditions of approval.

Based on staff’s inspection conducted on July 10, 2024, and based on the information provided by the Applicant, the following provides status of compliance with the conditions of approval:

- Conditions No. 1-41 outlined in the approved Resolution No. 09-22 have been met.

POLICE CALLS FOR SERVICE/ CODE ENFORCEMENT CASES

The Montebello Police Department (MPD) has confirmed calls for service between the dates of March 19, 2024, to July 9, 2024. During this time, a total of 2 calls were received. The calls for service report received by the MPD is included for reference as “Attachment D”.

Separate from the MPD Calls for Service, no additional complaints were made to the Code Enforcement Division since the last compliance review on March 19, 2024.

SUMMARY:

The results of the compliance review for Sizzler USA Restaurant, Inc. show that the restaurant is in compliance with the conditions contained in Resolution No. 09-22/Conditional Use Permit No. PC-2022-0011-CUP. Based on the findings and attachments contained in this report, it is recommended that this information be received and filed.

Pursuant to Resolution No. 09-22/Conditional Use Permit No. PC-2022-0011-CUP, the next annual compliance report is due on July 16, 2025.

ATTACHMENT(S)

1. Attachment A - Resolution No. 09-22
2. Attachment B - CUP Compliance Report

PLANNING COMMISSION AGENDA REPORT - MEETING OF JULY 16, 2024

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3. Attachment C - Sizzler's Compliance Review Items
4. Attachment D - Calls for Service

**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 conditions(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 quarterly for the first two (2) years of alcohol sales, starting 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 quarterly 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 CUP 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
Chair Franco:	(X) AYE () NOE () ABSENT () ABSTAIN
Commissioner Alikasianian:	() AYE () NOE (X) ABSENT () ABSTAIN
Commissioner Lomeli:	(X) AYE () NOE () ABSENT () ABSTAIN
Commissioner Cuevas:	(X) AYE () NOE () ABSENT () ABSTAIN



Edward Franco, Commissioner

ATTEST:



Joseph A. Palombi, Director
Planning & Community Development Department

CONDITIONAL USE PERMIT COMPLIANCE REVIEW REPORT

	Conditions	Agreed	Evidence of Compliance
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.	v	
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.	v	
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.	v	
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.	v	
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 conditions(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.	v	
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.	v	
7.	The applicant and operator shall prepare and submit an annual project compliance report. This report is due quarterly for the first two (2) years of alcohol sales, starting 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 quarterly project compliance report to the Planning Commission to either receive and file or take any other action as deemed necessary.	v	
8.	In the event of a change of ownership, business name, or transfer of ABC License, the CUP will be brought back to the Planning Commission for review. The Planning Department shall be notified within 30 days of said changes.	v	
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.	v	
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.	v	Exhibit A - Photo of menu
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.	v	
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.	v	Exhibit B - ABC RBS Training Certifications & Server Roster
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.	v	Exhibit C - P & L / ytd gross alcohol sales report (Staff Verified)
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.	v	
15.	No sale of alcohol shall be allowed prior to 30 minutes before closing.	v	
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.	v	
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.	n/a	
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.	v	
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.	v	

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.	✓	Exhibits M, N, O, P and Q - Photos of cameras and camera views
22.	If 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.	✓	Exhibits D & E - Photo of "Drinking in Public" Sign
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.	✓	Exhibit F - Copy of ABC License and CUP Notice
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").	✓	Complete
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.	✓	Exhibit G - Photos 1-6 / public view of exterior equipment
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.	✓	Exhibit H - Confirmed at inspection
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.	✓	n/a
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.	✓	n/a
c.	All live entertainment (when permitted) shall cease no later than 30 minutes prior to closing time.	✓	n/a

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.	✓	n/a
f. There shall be no bottle service provided, except for wine.	✓	n/a
g. Dial-A-Ride and taxicab phone numbers shall be posted in conspicuous locations throughout the establishment at all times.	✓	Exhibit D - Photo of Dial-a-Ride and Yellow Taxi Sign
h. The availability of a variety of non-alcoholic beverages shall be made known and offered to the customers.	✓	Exhibits D & I - Photos of non-alcoholic beverages
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.	✓	Exhibit J - Confirmed at inspection
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.	✓	Exhibit K - Copy of Alarm Permit
t. Doors that are not utilized for customer access shall be locked from the outside and have alarmed panic hardware.	✓	Exhibit R, S and T - Photos of Panic Alarm, ADT Alarm Panel, and backdoor push bar.
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.	✓	Exhibit L - Confirmed at inspection
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.	✓	

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STEAK* & ITALIAN HERB CHICKEN	16.99	490
STEAK* & MALIBU CHICKEN®	15.99	920
STEAK* & GRILLED SHRIMP SKEWERS (2)	21.49	690
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WILD CAUGHT, COLD WATER LOBSTER		

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CHOICE OF SIDE INCLUDED 80-760 CALS

		CALS
TRI-TIP SIRLOIN* 8OZ.	16.99	340
OUR SIGNATURE STEAK PERFECTLY SEASONED & FULL OF FLAVOR		
★ NEW YORK STRIP* 12OZ.	21.99	830
THE STEAK LOVERS CUT. LEAN, JUICY & TENDER		
★ RIB EYE* 14OZ.	24.99	1100
WELL-MARBLED, TENDER, JUICY & DELICIOUS		
ADD SAUTÉED MUSHROOMS	2.79	180
ADD SAUTÉED ONIONS	2.39	80

SAVORY
SEAFOOD

CHOICE OF SIDE INCLUDED 80-760 CALS

		CALS
★ ♥ FRESH GRILLED SALMON 6OZ.	17.99	370
CILANTRO LIME BARRAMUNDI	17.49	450
THE SUSTAINABLE SEABASS®		
♥ GRILLED SHRIMP SKEWERS (2)	16.99	440
<i>New!</i> ALL-NATURAL, WILD CAUGHT JUMBO SHRIMP		
SHRIMP, SHRIMP, SHRIMP	17.99	1240
MINI CRISPY, JUMBO CRISPY AND SHRIMP SKEWER ON RICE SIDE NOT INCLUDED		

★ SIZZLER FAVORITES ♥ HEALTHY DINING APPROVED ENTRÉE

*THESE ITEMS ARE COOKED TO ORDER. CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELL FISH OR EGGS WHICH MAY CONTAIN HARMFUL BACTERIA MAY INCREASE YOUR RISK OF FOODBORNE ILLNESS. ESPECIALLY IF YOU HAVE CERTAIN MEDICAL CONDITIONS. ALL SPECIFIED STEAK WEIGHTS ARE BASED ON PRE-COOKED WEIGHTS. WE FRY IN TRANS FAT FREE OIL ONLY. 2,000 CALORIES A DAY IS USED FOR GENERAL NUTRITION ADVICE. BUT CALORIE NEEDS VARY. CALORIES DO NOT INCLUDE CHOICE OF SIDE. WRITTEN NUTRITION INFORMATION IS AVAILABLE UPON REQUEST.



SLOW COOKED
RIBS &
CHICKEN

CHOICE OF SIDE INCLUDED 80-760 CALS

		CALS
STEAK HOUSE RIBS	18.49	1870
1LB. SERVED WITH COLESLAW		
STEAK HOUSE RIBS & CHICKEN	18.49	1170
1/2LB. RIBS & CHICKEN BREAST SERVED WITH COLESLAW		
★ DOUBLE MALIBU CHICKEN®	15.99	1090

SMALLER
PLATES

INCLUDES CREATE YOUR OWN SIDE SALAD & CHOICE OF SIDE 80-760 CALS

*SEE SALAD BAR FOR CALORIE DECLARATIONS.

		CALS
★ TRI-TIP SIRLOIN* 6OZ.	15.99	260
MALIBU CHICKEN®	12.29	680
♥ ITALIAN HERB CHICKEN	12.99	230
JUMBO CRISPY SHRIMP (6)	12.79	430

UPGRADE
TO A FULL UNLIMITED
CRAFT SALAD BAR
only \$5.99



KIDS MENU AVAILABLE AT REGISTER

★ SIZZLER FAVORITES ♥ HEALTHY DINING APPROVED ENTRÉE

*THESE ITEMS ARE COOKED TO ORDER. CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELL FISH OR EGGS WHICH MAY CONTAIN HARMFUL BACTERIA MAY INCREASE YOUR RISK OF FOODBORNE ILLNESS. ESPECIALLY IF YOU HAVE CERTAIN MEDICAL CONDITIONS. ALL SPECIFIED STEAK WEIGHTS ARE BASED ON PRE-COOKED WEIGHTS. WE FRY IN TRANS FAT FREE OIL ONLY. 2,000 CALORIES A DAY IS USED FOR GENERAL NUTRITION ADVICE. BUT CALORIE NEEDS VARY. CALORIES DO NOT INCLUDE CHOICE OF SIDE. WRITTEN NUTRITION INFORMATION IS AVAILABLE UPON REQUEST.



HAND CRAFTED
BURGERS

SMOKEY BACON BURGER

SERVED WITH FRIES 500 CALS

		CALS
★ MEGA BACON BURGER* 1/3LB.	12.79	900
CLASSIC BURGER* 1/3LB.	10.99	670
SMOKEY BACON BURGER* 1/3LB.	12.79	930
GRILLED CHICKEN CLUB	12.29	760

Try our refreshing
SPECIALTY
LEMONADES

MANGO | PEACH | STRAWBERRY



★ SIZZLER FAVORITES

*THESE ITEMS ARE COOKED TO ORDER. CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELL FISH OR EGGS WHICH MAY CONTAIN HARMFUL BACTERIA MAY INCREASE YOUR RISK OF FOODBORNE ILLNESS. ESPECIALLY IF YOU HAVE CERTAIN MEDICAL CONDITIONS. ALL SPECIFIED STEAK WEIGHTS ARE BASED ON PRE-COOKED WEIGHTS. WE FRY IN TRANS FAT FREE OIL ONLY. 2,000 CALORIES A DAY IS USED FOR GENERAL NUTRITION ADVICE. BUT CALORIE NEEDS VARY. CALORIES DO NOT INCLUDE CHOICE OF SIDE. WRITTEN NUTRITION INFORMATION IS AVAILABLE UPON REQUEST.

COMBO

NATION

STEAK COMBOS SERVED WITH
6OZ. TRI-TIP SIRLOIN & CHOICE OF SIDE 80-760 CALS

CALS

STEAK* & JUMBO CRISPY SHRIMP (6)	17.49	720
★ STEAK* & UNLIMITED CRISPY SHRIMP	21.49	900+
STEAK* & ITALIAN HERB CHICKEN	16.99	490
STEAK* & MALIBU CHICKEN®	15.99	920
STEAK* & GRILLED SHRIMP SKEWERS (2)	21.49	690
<i>New!</i> ALL-NATURAL, WILD CAUGHT JUMBO SHRIMP		
★ CLASSIC STEAK* TRIO	21.49	1270
STEAK, JUMBO CRISPY SHRIMP & MALIBU CHICKEN®		
★ STEAK* & LOBSTER	27.99	720
WILD CAUGHT, COLD WATER LOBSTER		

UNLIMITED ITEMS ARE PRICED PER PERSON. PLEASE NO SHARING.

UPGRADE YOUR STEAK* TO 8OZ. FOR AN EXTRA \$3.29



★ SIZZLER FAVORITES

*THESE ITEMS ARE COOKED TO ORDER. CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELL FISH OR EGGS WHICH MAY CONTAIN HARMFUL BACTERIA MAY INCREASE YOUR RISK OF FOODBORNE ILLNESS, ESPECIALLY IF YOU HAVE CERTAIN MEDICAL CONDITIONS. ALL SPECIFIED STEAK WEIGHTS ARE BASED ON PRE-COOKED WEIGHTS. WE FRY IN TRANS FAT FREE OIL ONLY.

2,000 CALORIES A DAY IS USED FOR GENERAL NUTRITION ADVICE, BUT CALORIE NEEDS VARY.

CALORIES DO NOT INCLUDE CHOICE OF SIDE. WRITTEN NUTRITION INFORMATION IS AVAILABLE UPON REQUEST.



HAND CUT
STEAKS

CHOICE OF SIDE INCLUDED 80-760 CALS

	CALS
TRI-TIP SIRLOIN* 80Z. OUR SIGNATURE STEAK PERFECTLY SEASONED & FULL OF FLAVOR	16.99 340
★ NEW YORK STRIP* 120Z. THE STEAK LOVERS CUT. LEAN, JUICY & TENDER	21.99 830
★ RIB EYE* 140Z. WELL-MARBLED, TENDER, JUICY & DELICIOUS	24.99 1100
ADD SAUTÉED MUSHROOMS	2.79 180
ADD SAUTÉED ONIONS	2.39 80

SAVORY
SEAFOOD

CHOICE OF SIDE INCLUDED 80-760 CALS



	CALS
★ ♥ FRESH GRILLED SALMON 60Z.	17.99 370
CILANTRO LIME BARRAMUNDI THE SUSTAINABLE SEABASS®	17.49 450
♥ GRILLED SHRIMP SKEWERS (2) <i>New!</i> ALL-NATURAL, WILD CAUGHT JUMBO SHRIMP	16.99 440
SHRIMP, SHRIMP, SHRIMP MINI CRISPY, JUMBO CRISPY AND SHRIMP SKEWER ON RICE SIDE NOT INCLUDED	17.99 1240

★ **SIZZLER FAVORITES** ♥ **HEALTHY DINING APPROVED ENTRÉE**

*THESE ITEMS ARE COOKED TO ORDER. CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELL FISH OR EGGS WHICH MAY CONTAIN HARMFUL BACTERIA MAY INCREASE YOUR RISK OF FOODBORNE ILLNESS, ESPECIALLY IF YOU HAVE CERTAIN MEDICAL CONDITIONS. ALL SPECIFIED STEAK WEIGHTS ARE BASED ON PRE-COOKED WEIGHTS. WE FRY IN TRANS FAT FREE OIL ONLY.

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SLOW COOKED
RIBS & CHICKEN

CHOICE OF SIDE INCLUDED 80-760 CALS

		CALS
STEAK HOUSE RIBS 1 LB. SERVED WITH COLESLAW	18.49	1870
STEAK HOUSE RIBS & CHICKEN 1/2 LB. RIBS & CHICKEN BREAST SERVED WITH COLESLAW	18.49	1170
★ DOUBLE MALIBU CHICKEN®	15.99	1090

SMALLER
PLATES



INCLUDES CREATE YOUR OWN SIDE SALAD* & CHOICE OF SIDE 80-760 CALS

*SEE SALAD BAR FOR CALORIE DECLARATIONS

		CALS
★ TRI-TIP SIRLOIN* 60Z.	15.99	260
MALIBU CHICKEN®	12.29	680
♥ ITALIAN HERB CHICKEN	12.99	230
JUMBO CRISPY SHRIMP (6)	12.79	430

UPGRADE
TO A FULL UNLIMITED
CRAFT SALAD BAR
only \$5⁹⁹



KIDS MENU AVAILABLE AT REGISTER

★ **SIZZLER FAVORITES** ♥ **HEALTHY DINING APPROVED ENTRÉE**

*THESE ITEMS ARE COOKED TO ORDER. CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELL FISH OR EGGS WHICH MAY CONTAIN HARMFUL BACTERIA MAY INCREASE YOUR RISK OF FOODBORNE ILLNESS, ESPECIALLY IF YOU HAVE CERTAIN MEDICAL CONDITIONS. ALL SPECIFIED STEAK WEIGHTS ARE BASED ON PRE-COOKED WEIGHTS. WE FRY IN TRANS FAT FREE OIL ONLY.
2,000 CALORIES A DAY IS USED FOR GENERAL NUTRITION ADVICE, BUT CALORIE NEEDS VARY.
CALORIES DO NOT INCLUDE CHOICE OF SIDE. WRITTEN NUTRITION INFORMATION IS AVAILABLE UPON REQUEST.



SMOKEY BACON BURGER

HAND CRAFTED
BURGERS

SERVED WITH FRIES 500 CALS

		CALS
★ MEGA BACON BURGER* 1/3LB.	12.79	900
CLASSIC BURGER* 1/3LB.	10.99	670
SMOKEY BACON BURGER* 1/3LB.	12.79	930
GRILLED CHICKEN CLUB	12.29	760

**MANAGER'S
SPECIALS**

★ SIZZLER FAVORITES

*THESE ITEMS ARE COOKED TO ORDER. CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELL FISH OR EGGS WHICH MAY CONTAIN HARMFUL BACTERIA MAY INCREASE YOUR RISK OF FOODBORNE ILLNESS, ESPECIALLY IF YOU HAVE CERTAIN MEDICAL CONDITIONS. ALL SPECIFIED STEAK WEIGHTS ARE BASED ON PRE-COOKED WEIGHTS. WE FRY IN TRANS FAT FREE OIL ONLY. 2,000 CALORIES A DAY IS USED FOR GENERAL NUTRITION ADVICE, BUT CALORIE NEEDS VARY. CALORIES DO NOT INCLUDE CHOICE OF SIDE. WRITTEN NUTRITION INFORMATION IS AVAILABLE UPON REQUEST.



HAND MADE DRESSINGS



Craft Salad

PREPARED FRESH DAILY

UNLIMITED SALAD BAR*	PER GUEST 15.99
LUNCH* MON-FRI UNTIL 4PM	12.29
SENIORS* BEVERAGE INCLUDED (0-300 CALS)	13.99
KIDS*	7.49

*SEE SALAD BAR FOR CALORIE DECLARATIONS.

OVER 50 FRESH ITEMS INCLUDING SOUPS, HOT BAR & DESSERTS

ADD TO YOUR ENTRÉE

SALAD BAR (UNLIMITED)*	7.49
INCLUDES SALAD BAR, HOT BAR, SOUPS & DESSERTS	
CREATE YOUR OWN SIDE SALAD*	5.79
SOUP BAR*	5.49

*SEE SALAD BAR FOR CALORIE DECLARATIONS.

ITEMS PRICED PER PERSON. DINE IN ONLY. PLEASE NO SHARING.

SALAD TO GO

SALAD BAR TO GO*	13.49
------------------	--------------

*SEE SALAD BAR FOR CALORIE DECLARATIONS.

**SENIORS GET A FREE FOUNTAIN BEVERAGE
WITH ANY ENTRÉE!**



Refreshing DRINKS

START WITH REFRESHING DRINKS

0-300 CALS



ASK YOUR CASHIER FOR ADDITIONAL FOUNTAIN AND BOTTLED DRINK OPTIONS

COFFEE
FRESH BREWED

ICED TEA
FRESH BREWED

HOT TEA
FRESH BREWED

Iced Cold BEER

BY THE BOTTLE



BUDWEISER, BUD LIGHT, CORONA, HEINEKEN
ASK YOUR CASHIER ABOUT OUR SEASONAL OPTIONS

Line 39 WINE

BY THE GLASS OR BOTTLE



CHARDONNAY
ROSÉ
CABERNET SAUVIGNON
MERLOT

Specialty LEMONADES

MANGO | PEACH | STRAWBERRY



Condition Number 36





Condition Number 12

 CALIFORNIA DEPARTMENT OF
Alcoholic Beverage Control

DashboardServer RosterMy ApplicationsTraining Providers

 jgomez@sizzlerusa.com

Roster for Sizzler (#637018)

INSTRUCTIONS: To search for a specific Server in your Roster, type either their First Name, Last Name, or both names in the specified name fields, then click the SEARCH button. To clear the name fields, click on the CLEAR button. To remove a Server from the Roster, click on the trash can icon.

Filter By First Name

Filter By Last Name

CLEAR

SEARCH

Name ↑	Server ID	Training Received	Status	Expiration Date	
Flores, Daniel Rica...	313175449	10/21/2022	Certified	11/04/2025	
Harrison, Avery Ra...	313171761	10/15/2022	Certified	10/31/2025	
Pasillas, Jonathan...	313170871	10/20/2022	Certified	10/31/2025	
Rojas, Moises	313175256	10/21/2022	Certified	11/02/2025	
Velasquez, Jose R...	313169986	11/09/2022	Certified	11/12/2025	
acosta, andrea ale...	313196064	11/10/2022	Not Certified	__/__/____	
flores, julio cesar	313172897	10/19/2022	Certified	11/08/2025	

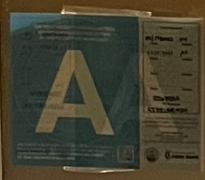
Rows per page: 25 1-7 of 7 < >

Condition Number 25 and 41





We deliver with
DOORDASH



Hours We Sizzle!

Sunday - Thursday
11AM - 9PM

Friday - Saturday
11AM-9:30P

**CITY
ORDINANCE
9.04.010
NO DRINKING
IN PUBLIC
PROHIBITED**



**STATE OF CALIFORNIA
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
ALCOHOLIC BEVERAGE LICENSE**

ON-SALE BEER AND WINE - EATING PLACE

VALID FROM

Aug 01, 2023

EXPIRES

Jul 31, 2024

SIZZLER USA RESTAURANTS INC
23352 MADERO RD
STE B
MISSION VIEJO, CA 92691

TYPE NUMBER DUP

41 637018

AREA CODE

1938 02

RENEWAL

BUSINESS ADDRESS (IF DIFFERENT) DBA: SIZZLER
1908 W BEVERLY BLVD
MONTEBELLO, CA 90640-3957

CONDITIONS

OWNERS: SIZZLER USA RESTAURANTS INC

7



Condition Number 28

IMPORTANT INFORMATION

EFFECTIVE PERIOD: This license is effective only for the operating period shown above. A new license will be sent 4 to 6 weeks after the expiration date on your license if payment is timely. Your license status will remain in good standing for 60 days after the expiration date if the renewal payment was received timely. To check the status of your license, visit <http://www.abc.ca.gov/datport/LQSMMenu.html>.

RENEWAL NOTICES: Renewal notices are sent to premises address unless a specific mailing address is requested. If a notice is not received 30 days before expiration date shown above, contact the nearest ABC office. To assure receipt of notices, advise your local ABC office of any change in address.

RENEWAL DATES: It is the licensee's responsibility to pay the required renewal fee by the expiration date shown above.

A Penalty is charged for late renewal and the license can be automatically revoked for failure to pay.

RENEWAL PAYMENTS: Renewal payments can be made in person by visiting your local office or sent by mail to ABC Headquarters, 3927 Lennane Drive, Suite 100, Sacramento, CA 95834. If you do not have your renewal notice, your license number and the reason for payment (ex. ?renewal?) must be clearly indicated on the check. You can contact your local ABC office for your renewal fee amount.

SEASONAL LICENSES: It is the licensee's responsibility to pay the required renewal fee prior to the next operating period.

POSTING: Cover this license with glass or other transparent material and post it on premises in a conspicuous place.

CONDITIONS: A copy of all applicable conditions must be kept on premises.

LICENSEE NAME: Only 10 names will be printed on each license. If there are more names associated with the license, they will be indicated by "AND XX OTHERS". All names are on file and available upon request from your local ABC office.

DBA: If you change your business name please notify your local ABC office.

If you have any questions regarding this license, contact your local ABC office. You can find the contact information for each district office at <http://www.abc.ca.gov/distmap.html>.

NOTE: CONTACT YOUR LOCAL ABC OFFICE IF YOUR LICENSED PREMISES WILL BE TEMPORARILY CLOSED FOR MORE THAN 15 DAYS OR WILL BE PERMANENTLY CLOSED.

<http://www.abc.ca.gov>



@ca_abc



CaliforniaABC

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL

3927 Lennane Drive, Suite, 100
Sacramento, CA 95834
(916) 419-2530



Dear Licensee:

The enclosed license is issued conditionally, pursuant to the petition for a conditional license filed with the original application. A copy of the conditions is also attached.

The conditions must be retained upon the premise at all times, and you should be prepared to produce it immediately upon the request of any peace officer.

Sincerely,

A handwritten signature in black ink that reads 'Debra Holden'.

Debra Holden
Staff Services Manager I

**BEFORE THE
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
OF THE STATE OF CALIFORNIA**

IN THE MATTER OF THE APPLICATION OF

SIZZLER USA RESTAURANTS INC
SIZZLER
1908 W BEVERLY BLVD
MONTEBELLO, CA 90640-3957

} FILE 41-637018

}

} REG.

}

}

}

}

}

**PETITION FOR CONDITIONAL
LICENSE**

For Issuance of an On-Sale Beer And Wine - Eating Place -
License

Under the Alcoholic Beverage Control Act

WHEREAS, petitioner(s) has/have filed an application for the issuance of the above-referred-to license(s) for the above-mentioned premises; and,

WHEREAS, pursuant to Section 23958 of the Business and Professions Code, the Department may deny an application for a license where issuance would result in or add to an undue concentration of licenses; and

WHEREAS, the proposed premises are located in Census Tract 5300.06 where there presently exists an undue concentration of licenses as defined by Section 23958.4 of the Business and Professions Code; and,

WHEREAS, the proposed premises and/or parking lot, operated in conjunction therewith, are located within 100 feet of residences(s), and issuance of the applied-for license without the below-described conditions would interfere with the quiet enjoyment of the property by nearby residents and constitute grounds for the denial of the application under the provisions of Rule 61.4, of Chapter 1, Title 4, of the California Code of Regulations; and,

WHEREAS, the proposed premises are located within the immediate vicinity of a church or hospital, to wit: St. John Lutheran Church at 433 N 18th St, and issuance of the applied-for license without the below-described conditions would interfere with the normal operation of said facility and constitute grounds for the denial of the application under the provisions of Section 23789 of the Business and Professions Code; and

WHEREAS, the proposed premises are located within 600 feet of a school, public playground or non-profit youth facility, to wit: Montebello/Commerce at 2000 E Beverly Blvd, and issuance of the applied-for license without the below-described conditions would interfere with the normal operation of said facility and constitute grounds for the denial of the application under the provisions of Section 23789 of the Business and Professions Code; and,

CP

Initials

WHEREAS, the issuance of an unrestricted license would be contrary to public welfare and morals;

NOW, THEREFORE, the undersigned petitioner(s) do/does hereby petition for a conditional license as follows, to-wit:

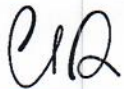
- 1 Entertainment provided shall not be audible beyond the area under the control of the licensee(s) as depicted on the most recently certified ABC-257.
- 2 No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the most recently certified ABC-257 and ABC-253.

This petition for conditional license is made pursuant to the provisions of Sections 23800 through 23805 of the Business and Professions Code and will be carried forward in any transfer at the applicant-premises.

Petitioner(s) agree(s) to retain a copy of this petition on the premises at all times and will be prepared to produce it immediately upon the request of any peace officer.

The petitioner(s) understand(s) that any violation of the foregoing condition(s) shall be grounds for the suspension or revocation of the license(s).

DATED THIS 22nd DAY OF July, 20 22.



Applicant/Petitioner

Applicant/Petitioner

LICENSED PREMISES DIAGRAM (RETAIL)

1 APPLICANT NAME (If individual, last, first, middle)

SIZZLER USA RESTAURANTS, INC.

2 LICENSE TYPE

41

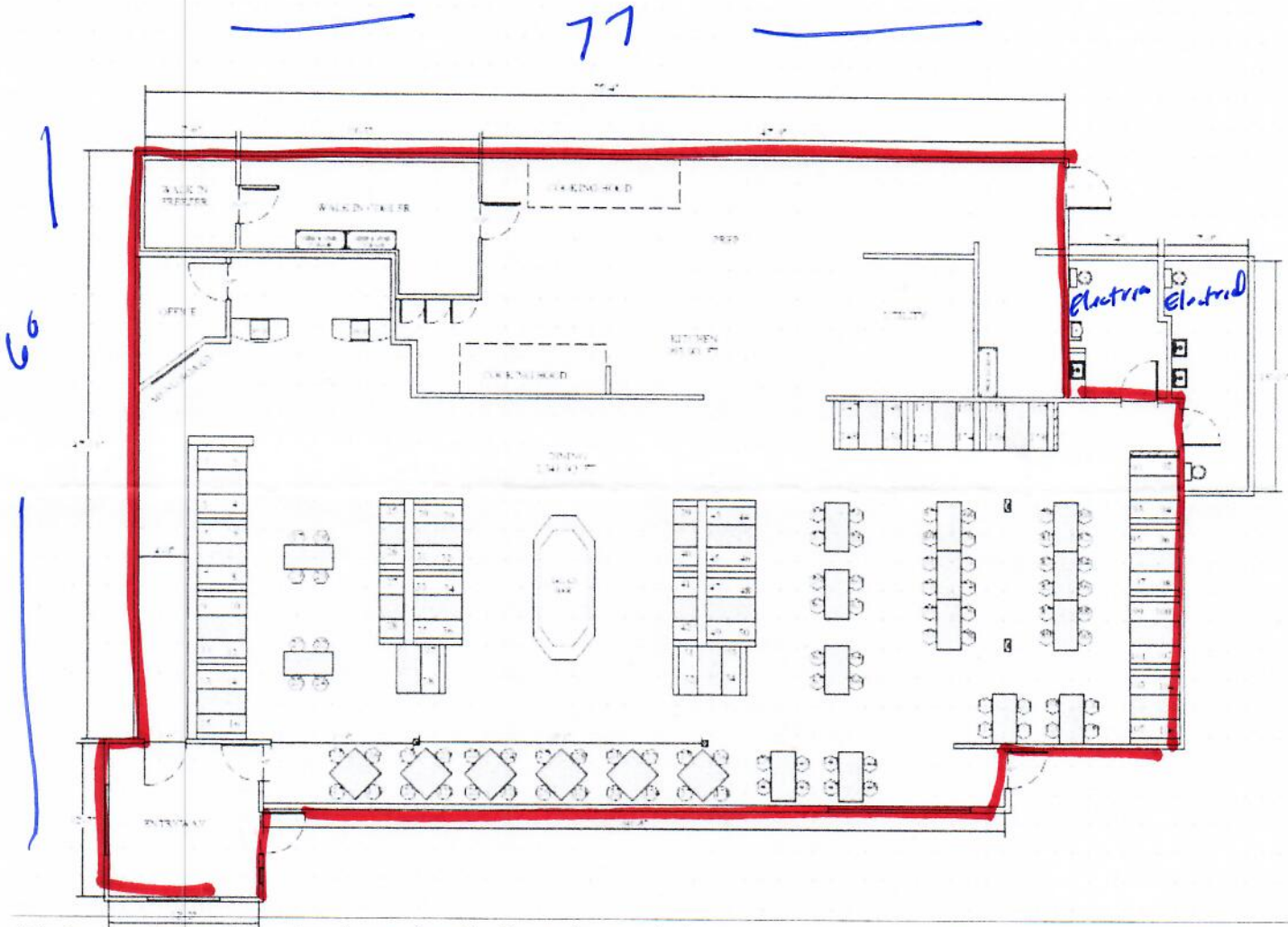
3 PREMISES ADDRESS (Street number and name, city, zip code)

1908 W BEVERLY BLVD MONTEBELLO CA 90640

4 NEAREST CROSS STREET

N 19TH STREET

The diagram below is a true and correct description of the entrances, exits, interior walls and exterior boundaries of the premises to be licensed, including dimensions and identification of each room (i.e., "storeroom", "office", etc.).

DIAGRAM

It is hereby declared that the above-described premises and character of premises, as indicated on the reverse side, will not be changed in accordance with Rule 64.2 of the California Code of Regulations without first notifying and securing approval of the Department of Alcoholic Beverage Control. Substantial changes to the premises may require an application fee in accordance with Section 24072 of the Business and Professions Code. I declare under penalty of perjury that the foregoing is true and correct.

APPLICANT SIGNATURE (Only one signature required)

DATE SIGNED

9/16/22

CERTIFIED CORRECT (Signature)

FOR ABC USE ONLY

PRINTED NAME

INSPECTION DATE

4/27/22

ABC-257 (07/19)

PLANNED OPERATION (RE1. .-)

SECTION I - FOR ALL RETAIL APPLICANTS

1 APPLICANT NAME(S) (If individual: Last, First, Middle Initial)

SIZZLER USA RESTAURANTS, INC.

2 LICENSE TYPE(S)

41

3 PREMISES ADDRESS (Street number and name, city, zip code)

1908 W BEVERLY BLVD MONTEBELLO CA 90640

4 NEAREST CROSS STREET

N 19TH STREET

5 TYPE OF BUSINESS (Choose one that best describes the planned operation)

☒ Full Service Restaurant☐ Cafeteria/Hofbrau☐ Cocktail Lounge☐ Private Club☐ Deli or Specialty Restaurant☐ Comedy Club☐ Night Club☐ Veterans Club☐ Cafe/Coffee Shop☐ Brew Pub☐ Tavern☐ Fraternal Club☐ Bed & Breakfast☐ Theater☐ Wine Tasting Room☐ Supermarket☐ Membership Store☐ Service Station☐ Swap Meet/Flea Market☐ Liquor Store☐ Department Store☐ Convenience Market☐ Drive-in Dairy☐ Variety/Drug Store☐ Gift Shop/Florist☐ Convenience Market w/Gasoline☐ Other - describe:

6 PATRON CAPACITY

150

7 SURROUNDING AREA

☒ Commercial☐ Rural☐ Residential☐ Industrial☐ Other

8 PREMISES IS LOCATED IN

☒ Free Standing Building☐ Shopping Center (Name):☐ 10 Units or Less☐ More than 10 Units

9 FOOD SERVICE

☐ None☐ Minimal☒ Full Meals

10 PARKING LOT?

☒ Yes☐ No

11 PATIO?

☐ Yes☒ No12 WILL YOU HIRE A
MANAGER? (Rule 57.5)☐ Yes☒ No13 WILL YOU HAVE A
FOOD LESSEE? (Rule 57.7)☐ Yes☒ No

14 MEAL TYPE

☒ Dinner House☐ Seafood

15 TYPE OF FOOD

☒ American☐ Greek☐ Indian☐ French☐ Fast Food/Deli☐ Other:☐ Chinese☐ Korean☐ Italian☐ Thai☐ Pizza/Pasta☐ Japanese☐ Other:16 HOURS OF FOOD SERVICE
BREAKFAST HOURS

From: To:

LUNCH HOURS

From: 11:00 AM To: 4:30 PM

DINNER HOURS

From: 4:30 PM To: 9:30 PM

17 OPERATING HOURS

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Opening Time	10:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM
Closing Time	9:00 PM	9:00 PM	9:00 PM	9:00 PM	9:00 PM	9:30 PM	9:30 PM

18 ENTERTAINMENT (One or more may apply. Please describe any entertainment with an asterisk (*) below)

☒ None☐ *Amplified Music☐ Patron Dancing☐ Card Room☐ Recorded Music☐ *Live Entertainment☐ Bikini/Topless/Exotic☐ Movies☐ Juke Box☐ *Floor/Stage Shows☐ Pool/Billiard Tables☐ "Hot Spot"/Lottery☐ *Other☐ Karaoke☐ *Amateur/Pro Sports Events☐ Video/Coin-Operated Games

*Description:

19 PREMISES IS LOCATED ON

☒ Major Thoroughfare☐ Secondary Street☐ Other

20 TYPE OF STRUCTURE

☒ Single Story☐ Two-Story☐ Multi-Story - Number of stories:

21 PASS-THROUGH WINDOW?

☐ Yes☒ No

22 FIXED BARS?

☐ Yes - how many:☒ No23 WHAT PERCENTAGE OF YOUR TOTAL SALES WILL BE
ALCOHOLIC BEVERAGES?

5%

FOR ABC USE ONLY

24 INFORMATION GIVEN (R-27, R-107, Sec. 25612.5, Sec. 23790.5, etc.)

25 DATE ENTERED INTO CABIN

SUPPLEMENTAL DIAGRAM**Instructions to Applicant:**

Draw a sketch of the area on which the licensed premises is or will be located. Show adjacent structures and nearest cross streets. *If this is an event for a daily license, catering authorization, event authorization or miscellaneous use, show the area where sales and consumption of alcoholic beverages will occur. Post a copy of this diagram with Daily License, Catering Authorization or Event Authorization where the event is held. Sales and consumption of alcoholic beverages must be confined to the area designated in the diagram and supervised to prevent violations of the Alcoholic Beverage Control Act.*

1 APPLICANT NAME (Last, first, middle)

SIZZLER USA RESTAURANTS, INC.

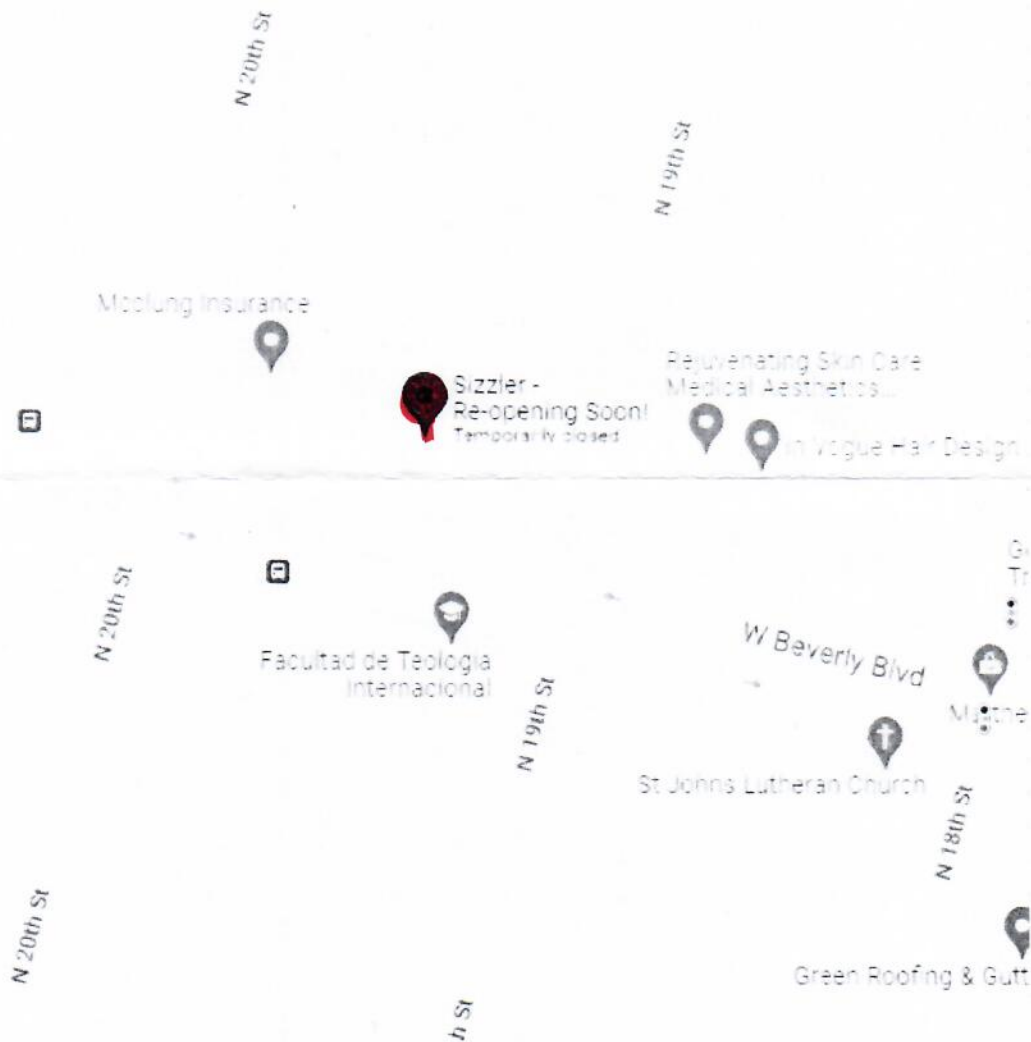
2 LICENSE TYPE

41

3 PREMISES ADDRESS (Street number and name, city, zip code)

1908 W BEVERLY BLVD MONTEBELLO CA 90640

4 NEAREST CROSS STREET

N 19TH STREET**DIAGRAM**

I have read the above instructions and I declare under penalty of perjury that the above diagram is true and correct.

APPLICANT SIGNATURE

DATE SIGNED

9/16/22

CERTIFIED CORRECT (Signature)

PRINTED NAME

FOR ABC USE ONLY

INSPECTION DATE

4/27/22

Condition Number 41

Permit Information

Permit #

22-665248

Permit Status

Permitted

Alarm Company

*ALARM COMPANY UNKNOWN

Expiration Date

2024-07-22

Delivery Preference

Email

Contact Information

Name

CHRIS PERKINS

 jgomez@sizzlerusa.com

 949-273-4497

 310-429-2066

Alarm Location Address

SIZZLER

1908 W BEVERLY BOULEVARD

MONTEBELLO, CA 90640

Alarm Billing Address

Sizzler USA Restaurants, Inc.
23352 MADERO ROAD B
MISSION VIEJO, CA 92691

Condition Number 21 and 41









Create Date/Time	Call Type	Location	Primary Incident	Case Number
5/29/2024 4:47	459S	1908 W	BEVERLY BLVD, MONTEBELLO	2024-00014342
4/15/2024 21:49	CKWELF	1908 W	BEVERLY BLVD, MONTEBELLO	2024-00009732