PLANNING COMMISSION
MEETING AGENDA

TUESDAY, OCTOBER 15, 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
VIVIANA ESPARZA, PLANNING MANAGER
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** 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 the **Maria Celeste Alcantar** 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, October 15, 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

MINUTES

1. APPROVAL OF THE MINUTES FROM THE PLANNING COMMISSION MEETING HELD ON SEPTEMBER 17, 2024.

CONSENT ITEM(S)

2. COMPLIANCE REVIEW FOR CONDITIONAL USE PERMIT ("CUP") CASE NO. PC-2020-0014-CUP FOR THE SALE OF ALCOHOL (TYPE 41 LICENSE – ON-SALE BEER AND WINE - EATING PLACE) WITHIN AN EXISTING FOOD INCUBATOR (BLVD MRKT) LOCATED AT 520 WEST WHITTIER BOULEVARD ("PROJECT SITE").

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

1. That BLVD Foods, LLC (the "Applicant") has demonstrated compliance with the conditions of approval contained in Resolution No. 18-20/Conditional Use Permit No. PC-2020-0014-CUP for the property located at 520 West Whittier 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 **November 5, 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, October 10, 2024 at 5:30 p.m.**

Maria Celeste Alcantar

Maria Celeste Alcantar, Management Analyst

CITY OF MONTEBELLO

PLANNING COMMISSION
MEETING AGENDA

M I N U T E S

TUESDAY, SEPTEMBER 17, 2024 AT 6:30 PM

CITY HALL COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA

CALL TO ORDER – Chair Morales called the meeting to order at 6:32 p.m.

ROLL CALL – Chair Morales, Commissioner Cuevas, Commissioner Lomeli and Commissioner Valdez.

PLEDGE OF ALLEGIANCE – Chair Morales.

CORRECTIONS TO THE AGENDA – None.

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

MINUTES

1. **Approval of the Minutes from the Planning Commission meeting held on September 3, 2024.**

   Commissioner Lomeli motioned to approve the meeting minutes and was Seconded by Commissioner Valdez. Planning Manager, Viviana Esparza took roll, and the item was approved 4-0.

PUBLIC HEARING

2. **TEXT CODE AMENDMENT ("TCA") (CASE NO. PC-2024-0013-TCA) AMENDING CHAPTER 8.40 OF THE CITY OF MONTEBELLO MUNICIPAL CODE REGARDING REGISTRATION AND MAINTENANCE OF VACANT AND ABANDONED COMMERCIAL, INDUSTRIAL, AND RESIDENTIAL PROPERTIES.**

Director Palombi introduced the item and provided a presentation along with Planning Manager, Viviana Esparza regarding Text Code Amendment ("TCA") (Case No. PC-2024-0013-TCA) to the Planning Commission. The Public Hearing was opened at 6:51 p.m. Upon Director Palombi's and Ms. Esparza's presentation, Commissioner Cuevas and Chair Morales commended the staff for their thorough research on revising the ordinance. Commissioner Valdez raised a question regarding the funding source for the CLEAN Task Force, expressing skepticism that fees alone would not cover costs. Director Palombi explained that when a property is abated, all resources spent on the property are carefully documented, and the City would work closely with the City Attorney to place a liens on the property. This ensures that the property cannot be sold or refinanced until all liens are paid. Commissioner Valdez also suggested that staff return to the commission with information about any available state and federal funding under environmental equity. There were no requests for public comment. The Public Hearing was closed at 6:55 p.m. Commissioner Lomeli motioned to approve the Resolution recommending the approval of Text Code Amendment ("TCA") (Case No. PC-2024-0013-TCA). Commissioner Lomeli's motion was Seconded by Commissioner Cuevas. Planning Manager, Viviana Esparza took roll and the item was approved 4-0.

MOTIONED: Commissioner Lomeli
SECONDED: Commissioner Cuevas
APPROVED: 4-0-0-1
AYES: Chair Morales, Commissioner Cuevas, Commissioner Lomeli and Commissioner Valdez
NOES: None.
ABSTAIN: None.
ABSENT: Vice-Chair Medina

PLANNING COMMISSION ORALS – None.

ADJOURNMENT

The meeting was adjourned at 6:59 p.m. to the next regularly scheduled meeting that will be held on October 01, 2024.

_____
Joseph Palombi, Planning Commission Secretary

ITEM # 2

CITY OF MONTEBELLO
PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Joseph Palombi, Planning & Community Development Director

BY: Daniel Ruiz, Assistant Planner

SUBJECT: **COMPLIANCE REVIEW FOR CONDITIONAL USE PERMIT ("CUP") CASE NO. PC-2020-0014-CUP FOR THE SALE OF ALCOHOL (TYPE 41 LICENSE – ON-SALE BEER AND WINE - EATING PLACE) WITHIN AN EXISTING FOOD INCUBATOR (BLVD MRKT) LOCATED AT 520 WEST WHITTIER BOULEVARD ("PROJECT SITE").**

DATE: October 15, 2024

RECOMMENDATION(S):

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

1. That BLVD Foods, LLC (the "Applicant") has demonstrated compliance with the conditions of approval contained in Resolution No. 18-20/Conditional Use Permit No. PC-2020-0014-CUP for the property located at 520 West Whittier Boulevard.

BACKGROUND:

On February 20, 2018, the Planning Commission of the City of Montebello ("Planning Commission") approved Resolution No. 04-18 with a recommendation to the City Council of the City of Montebello ("City Council") for the approval of a General Plan Amendment (GPA01-18), Density Overlay (DO01-18), Zone Change (ZC01-18), Planned Development (PD01-18), and Vesting Tentative Tract Map (VTTM No.78215) to allow the construction and operation of a 28-unit residential townhome project and a small food incubator project located at 520, 522, 528, West Whittier Blvd, 117, 121, 125 North 5th

St, and 114 North 6th St.

On March 14, 2018, the City Council approved Resolution No. 14-30 of General Plan Amendment (GPA01-18), Density Overlay (DO01-18), Planned Development (PD01-18), and Vesting Tentative Tract Map (VTTM No. 78215), and adoption and certification of the Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) for a 28-unit residential townhome and small food incubator project at 520, 522, 528 West Whittier Boulevard, 117, 121, 125 North 5th Street, and 114 North 6th Street. On March 28, 2018, the City Council approved Ordinance No. 2401 allowing a Zone Change (ZC01-18) for the properties listed in Resolution No. 04-18 resulting in a Zone Change that added a Planned Development District Overlay and Density Overlay to the C-2 zone district allowing the residential use and the small food incubator retail use at the proposed Project Site.

On November 13, 2019, a building permit (B18-000-891) was issued for the Applicant to begin construction on a multi-tenant food hall located at the Project Site.

On August 10, 2020, the Applicant filed a Conditional Use Permit application (PC-2020-0014-CUP) to allow the on-sale and off-sale dispensing for a full line of alcoholic beverages along with live entertainment and events at the Project Site.

On November 4, 2020, the Planning Commission approved Resolution No. 18-20, with conditions, allowing for the on-sale and off-sale dispensing of alcoholic beverages (Type 41 License) for the property located at 520 West Whittier Boulevard. Currently, the project site is comprised of a total of seven (7) operators offering a variety of culturally diverse food and beverage options. Of the seven (7) operators, Alchemy Craft is the only operator which sells alcohol. The menu options for the operators, including the alcohol menu for Alchemy Craft, can be found within Attachment “C” (Compliance Report Attachments).

Pursuant to Condition No. 8 of Resolution No. 18-20, the Applicant is required to demonstrate compliance with the conditions of approval in the form of an annual compliance review. The first compliance review was held on August 16, 2022.

On September 23, 2024, Planning Staff conducted a site visit to confirm compliance with the conditions of approval outlined in Resolution No. 18-20 prior to the compliance review scheduled for October 15, 2024.

PROJECT/APPLICANT INFORMATION

Project Location:	520 West Whittier Boulevard
Project Applicant:	BLVD Foods, LLC
Property Owner(s):	BLVD Foods, LLC
General Plan Designation:	Downtown
Zoning:	Main Street
Existing Use on Property:	Food Incubator/ Restaurant

ENVIRONMENTAL:

The compliance review for CUP No. PC-2020-0014-CUP is not considered a "project" per the California Environmental Quality Act ("CEQA") definition of a "project" pursuant to CEQA Guidelines Section 15378. 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:

PROJECT SITE

Direction	Zone	General Plan Land Use Designation
North	Downtown Edge	Downtown
South	Main Street	Downtown
East	Main Street	Downtown
West	Main Street	Downtown

COMPLIANCE REPORT

Pursuant to Resolution No. 18-20, Condition No. 8 (Attachment "A"), "…an annual compliance review will be required on the date of the Planning Commission's approval of Conditions." The Planning Commission adopted Resolution No. 18-20 on November 4, 2020, and the first compliance review was held on August 16, 2022. Since this compliance review is being conducted on October 15, 2024, the next compliance review will be due in October of 2025.

During prior compliance reviews, staff provided the Applicant with an advisory letter and warnings regarding several complaints for noise associated with the property. The advisory letter and warnings issued by the Planning Division were intended to address noise concerns stemming from complaints received by the Code Enforcement Division. Since the previous compliance review, two complaints were received by the Code Enforcement Division related to noise on September 20, 2023, and on September 27, 2023, as reflected within Attachment "E" (My Montebello App Complaints). Aside from these complaints, no additional complaints have been received related to noise at the site by the Code Enforcement Division. Staff will continue to monitor the site to ensure that any noise related concerns or other concerns are remedied and do not persist.

The compliance report (Attachment "B") received from the Applicant has been reviewed by Planning staff. Staff has confirmed that the compliance report demonstrates the applicant's adherence to the conditions of approval. Based on staff's inspection conducted on September 23, 2024, and information provided by the Applicant, the following provides status of compliance with the conditions of approval:

- Conditions No. 1-51 outlined in the approved Resolution No. 18-20 have been met.

POLICE CALLS FOR SERVICE

The Montebello Police Department ("MPD") has confirmed calls for service between the dates of September 8, 2023, to September 12, 2024. During this time, a total of 26 calls were received. The calls for service report received by the MPD includes additional information related to the type of calls received and is included for reference as "Attachment D". 13 of the 26, or 50 percent, of the calls reflected in the report were related to officers doing extra patrol of the area or business but were not necessarily due to any crimes or incidents at the site.

SUMMARY:

The results of the compliance review for BLVD Foods, LLC show that the food incubator/ restaurant is in compliance with the conditions contained in Resolution No. 18-20/Conditional Use Permit No. PC-2020-0014-CUP. Based on the findings and attachments contained in this report, it is recommended that the Planning Commission receive and file this report, which will be added to the City's record.

ATTACHMENT(S)

1. Attachment A - Planning Commission Resolution No. 18-20 (approved November 4, 2020)
2. Attachment B - BLVD MRKT Compliance Review Report
3. Attachment C - Compliance Report Items BLVD MRKT
4. Attachment D - Police Calls for Service (From 9/8/2023 to 9/12/2024)
5. Attachment E - My Montebello App Complaints (From 9/8/2023 to 9/12/2024)

CITY OF MONTEBELLO
PLANNING COMMISSION
RESOLUTION NO. 18-20

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO APPROVING CONDITIONAL USE PERMIT NO. PC-2020-0014-CUP TO ALLOW THE ON-SALE AND OFF-SALE DISPENSING OF ALCOHOLIC BEVERAGES FOR THE PROPERTY LOCATED AT 520 WEST WHITTIER BOULEVARD.

WHEREAS, A Conditional Use Permit (PC-2020-0014-CUP) application has been received and accepted;

WHEREAS, the Conditional Use Permit would allow On-Sale and Off-Sale dispensing for a full line of alcoholic beverages at the property located at 520 W. Whittier Boulevard ("Project Site");

WHEREAS, on February 20th, 2018, the Planning Commission of the City of Montebello ("Planning Commission") approved Resolution 04-18 with a recommendation to the City Council of the City of Montebello ("City Council") for the approval of a General Plan Amendment (GPA01-18), Density Overlay (DO01-18); Zone Change (ZC01-18), Planned Development (PD01-18), and Vesting Tentative Tract Map (VTTM No.78215) to allow construction and operation of a 28-unit residential townhome project and a small food incubator project located at 520, 522, 528, West Whittier Blvd, 117, 121, 125 North 5th St, and 114 North 6th St.;

WHEREAS, on March 14th, 2018, the City Council approved Resolution 14-30 of General Plan Amendment (GPA01-18), Density Overlay (DO01-18), Planned Development (PD01-18), and Vesting Tentative Tract Map (VTTM No.78215), and adoption and certification of the Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA), for a 28-unit residential townhome and small food incubator project at 520, 522, 528 West Whittier Boulevard, 117, 121, 125 North 5th Street, and 114 North 6th Street;

WHEREAS, on March 28th, 2018, the City Council approved Ordinance No. 2401 allowing a Zone Change (ZC01-18) for the properties listed in Resolution 04-18 resulting in a Zone Change that added a Planned Development District Overlay and Density Overlay to the C-2 zone district allowing residential use and small food incubator retail use at the proposed Project Site;

WHEREAS, on November 13th, 2019, a building permit (B18-000-891) was issued for BLVD MRKT to begin construction on a multi-tenant food hall located at the Project Site;

WHEREAS, on August 10th, 2020, BLVD Foods, LLC (the "Applicant") filed a Conditional Use Permit application (PC-2020-0014-CUP) to allow the on-sale and off-sale dispensing for a full line of alcoholic beverages along with live entertainment and events at the Project Site;

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

WHEREAS, the Conditional Use Permit (PC-2020-0014-CUP) is considered a "project," as per the California Environmental Quality Act definition of a "project";

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

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

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

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

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

SECTION 2. FINDINGS

a. Per MMC 17.61.050 the proposed use must meet Conditional Use Permit 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 is consistent with the land use designations. The zoning district is intended to offer a large variety of commercial opportunities serving the local communities. Some of the identified commercial uses include but are not limited to: retail, professional offices, restaurants and/or specialty shops. The direct proposal is not a new use and was previously approved in a previous planning commission meeting for its proposed use as a food hall and incubator.

The food hall will be conveniently located near commercial uses and is also in close proximity to residential uses via walking or public transit. Consistent with MMC 17.71.070 "Mandatory conditions of approval for on-sale alcoholic beverage establishments," the proposed sale of alcohol for on-site and off-site consumption require 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. The proposed use will create a family friendly community environment and will enhance the quality and general welfare of the neighborhood. Live bands will not use amplified music and will make sure the sound does not exceed the approved decibels levels for the Downtown Corridor. In addition, the proposed use will allow the food hall to act as an Economic Development catalyst for the Downtown Montebello district that will help create a destination location, which will attract future investment from entrepreneurs, small businesses, and Real Estate Developers.

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

By state law, 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-2020-0014-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), the Applicant is also required to 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 # 6 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 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 of off-sale alcoholic beverage establishments, residential districts and uses, schools (public private), day care center, public parks, playgrounds, and other recreational facilities, churches and other places of religious worship, hospitals, clinics or other health care facilities;*

   The proposed use is within 300 feet of a residential district, 3 Type 41 Licenses (On Sale Beer & Wine-Eating Place), and 1 Type 47 (On Sale General- Eating Place). The proposed use is within 1000 feet of sensitive uses such as Dusk to Dawn Urgent Care, Montebello Christian School, St. Pius X Knanaya Catholic Church and Shri Shirdi Sai Baba Sansthan LA temple. If operated in accordance with the law and the Mandatory Conditions of Approval, the primary use of the subject site as a restaurant food hall, bar, complimented with live entertainment, should not be problematic to surrounding sensitive uses because the conditions of approval will contain mitigation measures such as limits to noise levels, alcohol awareness training for staff, security, and an annual compliance review. Additionally, it will be required to meet conditions of approval that affect the hours of operation, safety, parking, lighting, and property maintenance of the proposed use to ensure minimal impacts to the neighboring uses and surrounding properties.

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 the conditional use permit to allow on-site alcohol sales, off-site alcohol sales, and live entertainment to complement its primary use as a restaurant food hall and community family hub. As a secondary featured use, the potential to aggravate any existing problems created by the sale of alcohol is very minimal. Appropriate measure will be taken to ensure the safety and well-being of the food hall's patrons. While there is no concern for an overconcentration in the area, additional security measures will be taken in preparation to maintain a safe environment both inside and outside the establishment. Security cameras will be on-site for interior and exterior monitoring. The surveillance footage will be kept on premise for at least a 30-day period. Additionally, a facilities manager will be required to be present at the food hall daily from opening until close. The exterior of the location will be illuminated at all entrances and exits, along with the alleyway located directly behind the food hall.

Although there is a request for live entertainment, the Applicant will operate the feature respectfully to the surrounding establishments. At no point will the noise level go beyond what is approved by the City's guidelines. The live band entertainment will not be amplified by speakers and only be played during weekends and special events.

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;*

Each of the General Plan Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of the Montebello Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Montebello Municipal Code. The proposed use conforms with the City of Montebello Land Use Element, Goal #1, "To formulate a plan which is responsive to the needs of the community and which permits the orderly arrangement of land uses, permitting sufficient areas for reasonable development;" Objective #3, "cluster" type commercial development is preferential to proliferation of strip commercial;" Policy Commercial #1,

"Commercial development in the City should be sited in appropriate locations according to need," and Commercial Policy #5. "The City should contain ample commercial facilities to meet the needs of its residents as well as provide taxable revenues to the City"; because the project site is developed with commercial uses and the development will occupy the existing commercial space and provide a service to the community and bring taxable revenue to the City.

6. *Serves the public convenience or necessity. 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.).*

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

       Economic Development and community development are the key value drivers for this development. It is estimated that 90-110 new jobs will be created from all businesses housed within this food hall. A focused effort will be made by the developer and tenants to hire local residents, we will create a job listings board on our website and give priority to Applicants who live within the city of Montebello.

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

       The Applicant has projected that the food hall's tenants will generate an estimated $4,000,000 in gross annual food and beverage sales. Given the new 10.25% sales tax increase, an estimated $418,200 will be generated in taxable revenue for local & county government use.

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

       The Applicant is building a food hall business incubator housed in shipping containers and repurposed 100-year-old-building.

There is nothing in the City and immediate surrounding cities that currently exists, which can compare to the unique value, business model, and design aesthetic of the proposed project. The Planning Commission's approval for the use as a food hall business incubator is a testament to the unique use and business addition this project will be for the community.

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

The Applicant's business model allows it to be an economic development driver for the local economy. As part of its programming, BLVD MRKT will work with new restaurant business's, provide coaching, access to capital, a built-out kitchen and additional resources for 24 months. After this business incubation timeframe, BLVD MRKT will work with each business to secure capital and launch their storefront in Montebello within a traditional storefront. This will ensure a new slate of restaurants continue to grow in Montebello for years to come. In addition, BLVD MRKT will work with Applied Technology Center High School to create apprenticeship and internships with their culinary program in order to create viable career pathways for local Montebello residents.

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

A large investment is being made in the overall design aesthetic of the development. BLVD MRKT is pulling its influence from architectural design elements from the Arts District in Downtown Los Angeles, Downtown Culver City, and Downtown Project in Las Vegas. BLVD MRKT will incorporate art murals, street art, bold paint, contemporary popular music, and art installations to create an environment where creative people feel welcomed.

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

While the business operations of BLVD MRKT does not require alcohol sales in order to sustain itself, the revenue earned through alcohol sales ensures the company can generate the needed operating income in order to compensate early investors who took a substantial risk investing in Montebello. In addition, the added revenue from alcohol sales allows BLVD MRKT to be able to build its capacity to build out its community and economic development programming. Services like a podcasting booth for the community, an outdoor yoga studio, a farmer's market, and an initiative to provide the community with free workshops on healthy eating.

Since the proposed Project here will also require use of outdoor dining space, the findings required for Outdoor Patio Seating per MMC Section 17.61.082 (and as specified in Section 17.61.050 above):

a. *The proposed outdoor patio and/or patio seating is accessory to the establishment;*

The development is an indoor / outdoor food hall establishment. Two-thirds of the development will consist of a large outdoor courtyard which will house (5) restaurants. The courtyard will see the largest amount of customer activity and will contain the largest proportion of seating for guests to eat, enjoy music, and participate in community events.

b. *The establishment, maintenance or operation of the accessory outdoor patio and/or patio seating area will not be detrimental to the health, safety, peace, comfort, and general welfare of persons in the neighborhood or injurious to property or improvements in the area;*

The developments outdoor courtyard is enclosed by a large perimeter fence that encloses the entire property, protecting it and guests from any outside safety concerns.

c. *The proposed accessory outdoor patio and/or patio seating area will not eliminate any required on-site parking, interfere with public easements, and will comply with all applicable regulations of the Montebello Municipal Code.*

The BLVD MRKT Project Pursuant to Resolution No. 04-18, was approved to use the City's parking district, Newmark Mall, in order to offset the lack of on-site parking and comply with the Montebello Municipal Code.

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 Conditional Use Permit (PC-2020-0014-CUP) for the On-Sale and Off-Sale of a full line of alcoholic beverages 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. BLVD Foods, LLC (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 (PC-2020-0014-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 Conditional Use Permit (PC-2020-0014-CUP) if sufficient cause is given.

6. Existing and/or proposed table layout shall meet the minimum aisle clearance as determined by the Building and Safety Division and City of Montebello Fire Department ("Fire Department").

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

8. An annual compliance review will be required on the date of the Planning Commission's approval of Conditions.

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 Montebello Municipal Code.

10. The kitchen shall be open and serving food during all hours of operation in all areas of the establishment. Menus are subject to review and approval from the Montebello Planning Department as part of the annual compliance review.

11. The business shall be operated as a restaurant at all times. A full menu shall be available to patrons in the patios and bar areas, as well as the rest of the dining areas during all hours of operation. There shall be no restriction on the age of customers except as stated in the conditions of approval.

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

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

14. No more than 50% of total gross revenues per year shall be from alcohol sales. The Operator shall maintain records of gross revenue sources which shall be submitted to the Planning Department and/or the ABC upon request.

15. 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.

16. Permitted business hours will be 6AM to 10PM Sunday-Wednesday and 6 a.m. to 12 a.m. Thursday-Saturday.

17. The permitted hours of alcohol service shall be from **11:00 a.m. to last call, with all tables cleared by 9:30 p.m. Sunday-Wednesday**; and 11:00 a.m. to last call, with all tables cleared by 11:30 p.m. **Thursday-Saturday**. Complete closure of the business and all customers shall be vacated from the building by 12:00 a.m., **Thursday-Saturday and by 10 p.m. Sunday-Wednesday.** In addition, all employees of the business shall be out of the premises no later than one (1) hour after closing. No "after hours" operations shall be permitted.

18. 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.

19. 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.

20. 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.

21. Alcoholic beverages sold for off-site consumption shall not be consumed on-site.

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

23. No outside alcoholic beverages shall be brought into the establishment, Project Site or premises for personal use or consumption.

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

25. 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.

26. Any outstanding violations of the MMC shall be remedied prior to the issuance of a Certificate of Occupancy. 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.

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

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

28. 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.

29. 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").

30. 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 Manager and the City Building Official prior to the issuance of building permits.

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

32. Prior to the issuance of the Certificate of Occupancy, the Applicant/Operator/Management shall post a notice in a conspicuous location at the building entry stating that the site is regulated by a Conditional Use Permit and the Acceptance Form, which includes the establishment's conditions of approval,

is available upon request. This notice shall remain posted at all times the establishment is in operation.

33. 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

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

35. Fire Department Conditions:

a) All special events shall apply and obtain a Temporary Use Permit from the Fire Department.
b) Any tents over 400 square feet (side walls) or 700 square feet (open all sides) will trigger an operational permit/inspection from the Fire Department.
c) Provide seating diagram and show all exits.
d) Provide emergency lighting.
e) Fire extinguishers shall be mounted in a visible and easily accessible location.
f) Maximum travel distance of 75 feet to a 2A10BC fire extinguisher is required.
g) No open flame devices allowed, Exemption:
    I. Only listed and approved portable outdoor heating gas-fired heating appliances utilizing a fuel gas container that is integral to the appliance shall be used.
    II. Portable outdoor heating gas-fired heating appliances shall be located not let than five (5') feet from buildings, combustible decorations and combustible overhands, awnings, sunshades, or similar combustible attachments to buildings.
    III. Portable outdoor heating gas-fired heating appliances shall not be located within five (5') feet of exits or exit discharges.
ii. Fire lanes, fire hydrants, or fire department connections shall not be blocked.

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

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

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

    c. Construction plans submitted for Plan Check shall satisfy ADA seating requirements for the new outdoor dining area.

    d. Construction plans submitted for Plan Check shall show a clear path from the new outdoor dining area to the ADA accessible restrooms.

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

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

38. The following on-site requirements shall comply with the security provisions of the MMC and/or the specifications of the Police Department and Code Enforcement:

    a. Live entertainment (televisions, disc jockey, comedy acts, pay-per-view sporting broadcasts, recitals and seminars) is authorized during permitted hours unless expressly stated otherwise in this resolution. The Applicant, Operator and/or Management of the establishment is required to **notify the City and obtain the Director's approval** for comedy acts, sporting events (pay-per-view) recitals, and seminars.

    b. Promoter produced parties or events shall be prohibited. These events include private parties with outside promoters who profit from organizing and/or drawing attendees to the events. 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 from Code Enforcement.

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 Conditional Use Permit.

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

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

j. A minimum of two (2) licensed and bonded security guards shall be on duty during any outdoor entertainment, activities, or sponsored events that require a Temporary Use Permit pursuant to Condition No. 9.

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

l. 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.

m. 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.

n. 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.

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

p. 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.

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

r. 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.

s. 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.

t. 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.

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

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

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

x. 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.

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

z. Any violation of the conditions of this permit may cause the revocation of the subject Conditional Use Permit.

39. That a decorative masonry wall of six (6) feet in height shall 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.

40. That the noise levels generated by the operation of such establishment shall not exceed sixty-five dBA between the hours of seven a.m. to ten p.m., and not exceed sixty dBA between the hours of ten p.m. to seven a.m., so as to mitigate the impact on adjoining properties zoned or used for residential purposes. The measurement of noise levels shall be taken at the location of the shared property line.

41. That exterior lighting of the parking area shall be kept at an intensity of between one- and two-foot candles, so as to provide adequate lighting for patrons while not disturbing surrounding residential or commercial areas. Light sources shall be screened from adjacent properties and from the sky.

42. 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.

43. 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.

44. 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.

45. That no signs shall be installed on the site until a sign permit has been approved by the Planning and Building Departments in conformance with the provisions set forth in Chapter 17.62 ("Signs") of the MMC.

46. 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.

47. 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.

48. The Applicant, Owner, and/or Management of any establishment selling alcohol shall take the necessary steps to assure the orderly conduct of employees, patrons and visitors on the premises.

49. The Applicant, Owner, and/or Management of the establishment shall maintain all required permits and/or licenses for the sale of alcoholic beverages in good standing.

50. That no person shall sell alcoholic beverages for on-premises consumption if there has been any lapse or breach in the good standing of any one or more of the permits and/or licenses required for such sale.

51. In addition to the conditions enumerated above, any other condition may be imposed by city staff.

PASSED AND ADOPTED this 4th day of November, 2020 by the Planning Commission.

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

Natalia Lomeli, Chair

ATTEST:

Joseph A. Palombi, Director
Planning & Community Development Department

Condition	Status	Notes	Document
1. BLVD Foods, LLC (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.	Complete		
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.	Complete		
3. Development of the site shall be consistent with all of the provisions of the Montebello Municipal Code (MMC) and Conditional Use Permit (PC-2020-0014-CUP), and the specifications of the Planning Department.	Complete		
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.	Complete		
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 Conditional Use Permit (PC-2020-0014-CUP) if sufficient cause is given.	Complete		
6. Existing and/or proposed table layout shall meet the minimum aisle clearance as determined by the Building and Safety Division and City of Montebello Fire Department ("Fire Department").	Complete	Seating Complies with ADA & Fire Department & Building & Safety	
7. In the event the Applicant violates or fails to comply with any conditions of approval of this permit, no further permits, licenses, approvals, or certificate of occupancy shall be issued until such violation(s) has been fully remedied.	n/a	We've been fully compliant	
8. An annual compliance review will be required on the date of the Planning Commission's approval of Conditions.	In progress	Annual review in progress	
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 Montebello Municipal Code.	Compliant	We've pulled TUP's for special events and corporate collaborations.	
10. The kitchen shall be open and serving food during all hours of operation in all areas of the establishment. Menus are subject to review and approval from the Montebello Planning Department as part of the annual compliance review.	Compliant	We serve food during all hours of operations.	Menus are in the Drive
11. The business shall be operated as a restaurant at all times. A full menu shall be available to patrons in the patios and bar areas, as well as the rest of the dining areas during all hours of operation. There shall be no restriction on the age of customers except as stated in the conditions of approval.	Compliant	BLVD MRKT Is operated as a restaurant at all times. Full menu is accessible anywhere in courtyard and inside building at each concept.	Photos are in the Drive

12. Prior to the issuance of the Certificate of Occupancy, the operator (or each individual operator) at the Project Site ("Operator") shall submit a plan for approval by the Planning Department regarding employee alcohol awareness training programs and policies. The plan shall outline a mandatory alcohol awareness training program for all employees having contact with the public and shall state management's policies addressing alcohol consumption and inebriation. The program shall require all employees having contact with the public to complete a California Department of Alcoholic Beverage Control (ABC) sponsored alcohol awareness training program within 90 days of the effective date of this approval. In the case of new employees, the employee shall attend the alcohol awareness training within 90 days of hiring. In the event the ABC no longer sponsors an alcohol awareness training program, all employees having contact with the public shall complete an alternative program approved by the Planning Manager. The Operator shall provide the City with an annual report regarding compliance with this condition.	Compliant	100% of our beer serving staff is registered on ABC and received the ABC mandated RBS training.	ABC Roster in the Drive
13. Prior to issuance of a Certificate of Occupancy, the Operator shall also submit a plan describing the establishment's designated driver program, which shall be offered by the Operator to the establishment's patrons. The plan shall specify how the Operator will inform patrons of the program, such as offering on the menu a free non-alcoholic drink for every party of two or more ordering alcoholic beverages.	Compliant	We provide free 16oz water bottles for customers who appear to be intoxicated. We have an official program document in our drive.	Program in the Drive
14. No more than 50% of total gross revenues per year shall be from alcohol sales. The Operator shall maintain records of gross revenue sources which shall be submitted to the Planning Department and/or the ABC upon request.	Compliant	We're currently below 30% total gross revenues per year from alcohol sales in comparison to food.	Breakdown provided to Planning Staff
15. 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.	Compliant	Our porter patrols interior and exterior perimeter ongoingly throughout the night to ensure place is clean and no one is consuming alcohol outside.	
16. Permitted business hours will be 6AM to 10PM Sunday-Wednesday and 6 a.m. to 12 a.m. Thursday-Saturday.	Compliant	Our current operating hours are Sunday through Wednesday 8AM to 9PM; Mondays Closed, Thursday 8AM to 10PM, Friday & Saturday 8AM to Midnight.	
17. The permitted hours of alcohol service shall be from 11:00 a.m. to last call, with all tables cleared by 9:30 p.m. Sunday-Wednesday; and 11:00 a.m. to last call, with all tables cleared by 11:30 p.m. Thursday-Saturday. Complete closure of the business and all customers shall be vacated from the building by 12:00 a.m., Thursday-Saturday and by 10 p.m. Sunday-Wednesday. In addition, all employees of the business shall be out of the premises no later than one (1) hour after closing. No "after hours" operations shall be permitted.	Compliant		
18. 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.	Compliant	We remove all Graffiti indoors and outdoors within 24 hours.	
19. 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.	Compliant	Our ABC & Food Permit is 100% active and updated.	In Drive
20. 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.	Compliant		
21. Alcoholic beverages sold for off-site consumption shall not be consumed on-site.	Compliant	We do not allow off-site beverages to be consumed on-site.	
22. No alcoholic beverages shall be served in any disposable container such as disposable plastic or paper cups.	Compliant	All of our serving cups are made of Glass	
23. No outside alcoholic beverages shall be brought into the establishment, Project Site or premises for personal use or consumption.	Compliant	We have signs posted that tells customers no outside food or alcoholic beverages are allowed inside.	
24. There shall be no pay telephone maintained on the interior or exterior of the premises.	Compliant	we do not have a pay phone on site or off-site	
25. 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**.**	Compliant	We have a family environment so there is never any issues with guests. If there is, we've trained our staff on how to de-escalate issues	

26. Any outstanding violations of the MMC shall be remedied prior to the issuance of a Certificate of Occupancy. 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.	Compliant	There are no current Code Enforcement cases open on the property.	
27. Adequate illumination of the exterior building shall be provided and maintained subject to the review and approval by the Police Department of a Photometric Plan certified by a licensed lighting engineer, including, but not limited to: 1) A maximum of 10 foot-candles along fronts of buildings shall be provided. The maximum lighting level to average lighting level ratio shall not exceed 2.5 to 1.	Compliant		
28. 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.	Compliant	We don't have any exterior signage promoting alcohol	
29. 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").	Compliant	All street facing windows are covered with Anti-graffiti film	Photos in drive
30. 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 Manager and the City Building Official prior to the issuance of building permits.	Compliant	Our equipment are all screened	Photos in drive
31. The approval of the entitlement shall expire if the rights granted are not exercised within one (1) year from the permit's effective date. Exercise of right shall mean issuance of a building permit to commence construction, or similar activities demonstrating the intent to proceed with the project, as determined by the Director.	Compliant		
32. Prior to the issuance of the Certificate of Occupancy, the Applicant/Operator/Management shall post a notice in a conspicuous location at the building entry stating that the site is regulated by a Conditional Use Permit and the Acceptance Form, which includes the establishment's conditions of approval, is available upon request. This notice shall remain posted at all times the establishment is in operation.	Compliant		
33. 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	Compliant		
34. This approval shall not supersede the approval of any other affected agencies. The applicant shall comply with Federal, State, and local requirements.	Compliant		

35. Fire Department Conditions: a) All special events shall apply and obtain a Temporary Use Permit from the Fire Department. b) Any tents over 400 square feet (side walls) or 700 square feet (open all sides) will trigger an operational permit/inspection from the Fire Department. c) Provide seating diagram and show all exits. d) Provide emergency lighting. e) Fire extinguishers shall be mounted in a visible and easily accessible location. f) Maximum travel distance of 75 feet to a 2A10BC fire extinguisher is required. g) No open flame devices allowed, Exemption: I. Only listed and approved portable outdoor heating gas-fired heating appliances utilizing a fuel gas container that is integral to the appliance shall be used. II. Portable outdoor heating gas-fired heating appliances shall be located not let than five (5') feet from buildings, combustible decorations and combustible overhands, awnings, sunshades, or similar combustible attachments to buildings. III. Portable outdoor heating gas-fired heating appliances shall not be located within five (5') feet of exits or exit discharges. ii. Fire lanes, fire hydrants, or fire department connections shall not be blocked.	Compliant	We've been signed off and approved by fire department before opening	
36. The development and utilization of the site shall comply with all of the provisions of the MMC, and the City adopted versions of the Uniform Building Code and of the Building and Safety Division, including but not limited to: a. The project shall meet the requirements of all current Building, Plumbing, Mechanical, Electrical codes and City Ordinances (CBC 2010, NEC 2008, T-24 2008, CGB 2010, UPC 2010, UMC 2010, CRC 2010, and Americans with Disabilities Act ("ADA") 2008). b. A complete set of construction plans shall be submitted for Plan Check for the proposed project. c. Construction plans submitted for Plan Check shall satisfy ADA seating requirements for the new outdoor dining area. d. Construction plans submitted for Plan Check shall show a clear path from the new outdoor dining area to the ADA accessible restrooms.	Compliant		
37. The development and utilization of the site shall comply with all the provisions of the City adopted version of the California Fire Code, including, but not limited to: a. The entire structure shall be provided with an automatic and manual fire alarm system or life safety system.	Compliant		Photos in drive
38. The following on-site requirements shall comply with the security provisions of the MMC and/or the specifications of the Police Department and Code Enforcement: a. Live entertainment (televisions, disc jockey, comedy acts, pay-per-view sporting broadcasts, recitals and seminars) is authorized during permitted hours unless expressly stated otherwise in this resolution. The Applicant, Operator and/or Management of the establishment is required to notify the City and obtain the Director's approval for comedy acts, sporting events (pay-per-view) recitals, and seminars. b. Promoter produced parties or events shall be prohibited. These events include private parties with outside promoters who profit from organizing and/or drawing attendees to the events. 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 from Code Enforcement. 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 Conditional Use Permit. e. Adult entertainment of any nature is strictly prohibited. Televised and/or recorded adult entertainment is prohibited. The Police Department shall determine what constitutes "adult" entertainment.	Compliant	a. Compliant b.compliant (we don't work with promoters) c.compliant d. compliant e. we don't do adult entertainment	

38. 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. The noise levels generated by the operation of such establishment shall not exceed sixty five dBA between the hours of 7:00 a.m. to 10:00 p.m., and not exceed sixty dBA between the hours of 10:00 p.m. to 7:00 a.m., in accordance with the MMC. All deliveries to the establishment shall be between 7:00 a.m. to 10:00 p.m. daily. j. A minimum of two (2) licensed and bonded security guards shall be on duty during any outdoor entertainment, activities, or sponsored events that require a Temporary Use Permit pursuant to Condition No. 9. k. Should form a line outside the restaurant, the line shall be kept quiet and orderly at all times. Lines which block the entrances to any other open business or any parking space or any part of the public-right-of way are prohibited. l. 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.		f. we only do wine bottle service g. compliant h.we provide free water I. we use sound decible reader to ensure compliance J. compliant K. compliant L. Compliant	
38. m. 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. n. 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. o. The Applicant, Operator, and/or Management shall maintain a video surveillance system that captures the entrance(s) and exit(s) of the restaurant, parking lot area, and the interior of their restaurant. Placement of cameras shall be approved by the Police Department prior to issuance of the Certificate of Occupancy. The recordings shall be kept for a minimum of ninety (90) days. Recordings requested by the Police Department shall be provided immediately. The system shall record during the hours of the business operation' and all equipment must be maintained in good working order at all times. p. 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. q. No gambling of any type shall be allowed on the premises.	Compliant	M.Compliant N.compliant O. Compliant (we have video system) P. Compliant Q. Compliant	
r. 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. s. 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. t. 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. u. Doors that are not utilized for customer access shall be locked from the outside and have alarmed panic hardware. v. If police or fire services are required at the location the applicant will be responsible for reimbursing the City for all related costs.	Compliant	R. Compliant S. Compliant. T. Compliant. U. Compliant V. compliant W. compliant. X. Compliant. Y Compliant. Z. Compliant.	

w. If Code Enforcement is required due to any code violations and/or violations of the conditions of this Conditional Use Permit, the applicant will be responsible to reimburse the City for all inspections and costs. x. 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. y. A signed copy of the Acceptance Form shall be kept at the business and presented to any law enforcement officer on demand. z. Any violation of the conditions of this permit may cause the revocation of the subject Conditional Use Permit.	Compliant	W. compliant. X. Compliant. Y Compliant. Z. Compliant.	
39. That a decorative masonry wall of six (6) feet in height shall 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.	N/a	Not applicable	
40. That the noise levels generated by the operation of such establishment shall not exceed sixty-five dBA between the hours of seven a.m. to ten p.m., and not exceed sixty dBA between the hours of ten p.m. to seven a.m., so as to mitigate the impact on adjoining properties zoned or used for residential purposes. The measurement of noise levels shall be taken at the location of the shared property line.	Complliant	We use Sound Decible Readers and document each event / musician so we're 100% compliant. System was created in collaboration with Director of Development	
41. That exterior lighting of the parking area shall be kept at an intensity of between one- and two-foot candles, so as to provide adequate lighting for patrons while not disturbing surrounding residential or commercial areas. Light sources shall be screened from adjacent properties and from the sky.	N/A	Not applicable	
42. 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.	Compliant		
43. 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.	Compliant		
44. 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.	Compliant		
45. That no signs shall be installed on the site until a sign permit has been approved by the Planning and Building Departments in conformance with the provisions set forth in Chapter 17.62 ("Signs") of the MMC.	Compliant		
46. 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.	Compliant		
47. 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.	Compliant		
48. The Applicant, Owner, and/or Management of any establishment selling alcohol shall take the necessary steps to assure the orderly conduct of employees, patrons and visitors on the premises	Compliant	Our staff is fully trained	
49. The Applicant, Owner, and/or Management of the establishment shall maintain all required permits and/or licenses for the sale of alcoholic beverages in good standing.	Complaint	fully permitted	forms in drive
50. That no person shall sell alcoholic beverages for on-premises consumption if there has been any lapse or breach in the good standing of any one or more of the permits and/or licenses required for such sale.	compliant		
51. In addition to the conditions enumerated above, any other condition may be imposed by city staff.	Compliant		

Condition Number 10 and 11

BREAKFAST

AVOCADO TOAST — $12.50
Avocado, olive oil, lemon zest, salsa macha, cherry tomatoes on country bread.

ADD ONS: Egg: $1.75

PAN FRANCÉS — $13.50
French toast
Brioche bread dipped in house made batter topped with fresh berries, Vanilla infused mascarpone cream

QUICHE
W/ SIDE OF ARUGULA — **$8.00** half / **$13.50** whole

Lorraine- Ham, Emmentaler, whole grain mustard and chives

Aegean - Fire roasted bell pepper, Kalamata olives, Feta, mozzarella, and parsley

MOLLETE — $8.75
Oaxacan style black bean paste, tangy pico de gallo, melty cheese topped with a spicy chile de arbol salsa, all on a slice of warm ciabatta bread.

ADD ONS: Egg: $1.75 | Avocado: $1.50

CAFÉ SANTO
Montebello, California

SANDWICHES

TWO CHEESE MELT
W/ SIDE OF ARUGULA — **$12.50**
Gouda cheese, muenster cheese, sundried tomatoes on a country bread. Arugula Salad with Balsamic fig dressing.

HERB EGG SALAD — $12.75
Herb egg salad mix with honey mustard aioli and arugula in a sunflower & poppy seed bread

ADD ONS: Bacon: $1.75 | Avocado: $1.50

B.A.T. — $11.50
Bacon, Arugula, Tomato, Chipotle Mayo on a country bread

ADD ONS: Egg: $1.75 | Avocado: $1.50

SNACKS

GRANOLA BOWL — $8.50
Granola mix, berries & whole milk **or** yogurt
*contains nuts (alternative milk +.50)

TOAST W/ JAM — $5.50
Toasted country bread slice with butter and a side of mixed berry jam **or** cream cheese

BAGEL — $5.50
Mixed Bagel -w/ cream cheese **or** butter

FAVORITE
PIZZAS
WOODFIRE
COLD PIZZA
KING BEE $19.75
THE BELLO $19.25
THE BLVD $19.25
WHITE PIE $20
THE LUAU $20
MARGARITA $16
TOPPINGS
PEPPERONI
PORTOBBELLO MUSHROOMS
KALAMATA OLIVES
CHERRY TOMATO
ITALIAN SAUSAGE
BURRATA CHEESE
CHOPPED GARLIC
HOT CAPOCOLLO
MIKE'S HOT HONEY
PINEAPPLE
ARTICHOKES
FRESH JALAPENO
WHIPPED RICOTTA
BUILD YOUR OWN

FOR THE WIN

OUR BURGERS ARE MADE USING TOASTED POTATO BUN, GRILLED ONIONS, PICKLES AND FRY SAUCE.

SMASH BURGERS

HAMBURGER	$8.00
DOUBLE	$11.00
TRIPLE	$14.00
CHEESEBURGER	$9.00
DOUBLE	$12.50
TRIPLE	$16.00

FRIED CHICKEN

FRIED CHICKEN SANDWICH	$12.00

DESSERTS

FLOURLESS CHOCOLATE CAKE	$5.95
ORGANIC BANANA BREAD	$7.25

ADD ONS

BACON	$1.95
JALAPEÑO	$0.95
LETTUCE	$0.50
TOMATO	$0.50

SIDES

FRIES	$4.95
SWEET POTATO FRIES	$4.95
BRUSSELS SPROUTS	$8.45

SAUCES

FRY SAUCE	$1.25
RANCH	$0.75
BBQ	$0.75

A 4% SERVICE CHARGE IS INCLUDED IN ALL ORDERS. THIS ALLOWS US TO PAY OUR WHOLE TEAM FAIRLY

FOR THE WIN

OUR BURGERS ARE MADE USING TOASTED POTATO BUN, GRILLED ONIONS, PICKLES AND FRY SAUCE.

SOFT DRINKS

WATER	$1.75
CANNED SODAS	$2.75
MEXICOKE	$4.50
TOPO CHICO	$4.50

SHAKES

VANILLA	$7.25
STRAWBERY	$7.25
CHOCOLATE	$7.25

A 4% SERVICE CHARGE IS INCLUDED IN ALL ORDERS. THIS ALLOWS US TO PAY OUR WHOLE TEAM FAIRLY

Los Taquero Mucho

TACOS CLASICOS 4 X $11.99

Your choice of meat topped with grilled onions, cilantro and green or red salsa

Asada
Pollo
Al Pastor
Carnitas

SPECIALTY TACOS 3 X $14.99

Pork Belly Cochinita Pibil

Habanero infused black bean base, topped with pickled onions and cilantro

El Cremita

Melted cheese, grilled chicken topped with special house white sauce, pomegranate seeds, raja de jalapeno and cilantro

Mixta Taco

Guacamole base, with a Guatemalan style sausage stuffed with ground pork topped with jamaica pickled red cabbage and cilantro

Whiskil Taco (V)

Grilled squash with rajas sautéed in coconut milk, topped with chia seeds and cilantro

Taco de Chicharron

Crispy chicharron con carne topped with a mild pico de gallo curtido, queso cotija and cilantro

SPECIALTY TACOS COMBO $17.99

MULITAS $8.99

Heart shaped, hand pressed tortilla, your choice of meat and quesamex cheese

NACHOS $16.99

Blue corn chips, refried bean with melted quesamex cheese, your choice of meat, sour cream and guacamole

BURRITO $11.99

Your choice of meat, beans,Mexican rice, onion and cilantro (+$4.99 for specialty meat)

QUESADILLA $6.99

Add meat +$3.99 ,
+$4.99 for specialty

KIDS MENU $7.99

Your choice of:
1 taco with rice & beans and fruit
1 cheese quesadilla with rice & beans and fruit

AGUA FRESCA DEL DIA $4.99

32oz Homemade Agua Fresca

ADD ON'S/SIDES :

- Blue corn chips & guacamole $4.99
- Blue corn chips & salsa $4.99
- Cheese $0.99
- Side of rice and beans $2.99
- Pickled onion $0.99
- Jamaica pickled cabbage

MOST LOVED
2023
PEOPLE LOVE US ON yelp
Square

HAND CRAFTED FROM SCRATCH USING ONLY FRESH INGREDIENTS

★ = GLUTEN FREE

PUPUSAS★ (2) $10

A hand crafted Salvadoran thick corn tortilla, stuffed with your choices below. Served with our house Curtido (pickled cabbage) and our house Salsa.

CHOOSE ANY 2 BELOW

[redacted]

ADD CASAMIENTO OR FRIED PLANTAINS $2.00

- PORK, BEAN & CHEESE (REVUELTA)
- PORK & CHEESE
- PORK & BEAN (DAIRY FREE)
- CHICKEN, SPINACH AND CHEESE
- LOROCO & CHEESE (VEGETARIAN)
- SPINACH & CHEESE (VEGETARIAN)
- BEAN & CHEESE (VEGETARIAN)
- BEAN ONLY (VEGAN)
- VEGAN REVUELTA (CONTAINS NUTS)
- SHRIMP SPINACH AND CHEESE

V CHO SLIDERS (3) $17.00

Angus Beef mini burgers topped with our house Creamy chipotle sauce, Melted Cheese, Bacon, Curtido, grilled mushrooms, spinach and crispy onion strings served with Seasoned Fries

YUCA CON CHICHARRÓN★ $17

Fried or steamed cassava (yuca), loaded with our fried pork belly, tomato sauce, radish pickled cabbage.
(VEGAN AVAILABLE)

CHICKEN PASTELITO★ $6.35

SALVADORAN EMPANADA

A savory, crunchy corn pocket loaded with seasoned chicken White meat, diced potatoes and carrots.

PLATANO PLATE★ $13

Organic ripe Colombian Plantains Caramelized to perfection served with mashed beans and our house made salvi Cream. (vegan without the cream)

PLATANO EMPANADA★ $6.50

Mashed plantains formed into an empanada stuffed with our house made custard, topped with sprinkled sugar.
Vegan available (with black beans stuffing)

LOADED STEAK FRIES★ $17.00

Fries fully loaded with our rib eye steak, melted cheese covered with our house made chipotle and guacamole sauces.

PAN CON POLLO $16.00

Braised marinated chicken breast, lettuce, beet salad, cabbage, cucumber & radish.
(Vegan pan sin pollo also available)
(Contains sesame pumkin seeds)

WHITE RICE

SILOG

Grilled Chicken $15
Tocino Manok, Atchara, Up Egg and Garlic Rice
with Spicy Vinegar Sawsaw

Soy Braised Pork $16
Pork Adobo, Boiled Egg, Green Onions
Crispy Garlic and Garlic Rice

Crispy Pork Belly $16
Lechon Kawali, Atchara, Up Egg
and Garlic Rice with Mang Tomas Sauce

Mushroom + Tofu Sisig VEGAN $14
Wood Ear Mushroom, Crispy Tofu,
Boonie Peppers, Onions, with Garlic Rice

Chopped Pork Belly $16
Pork Sisilog Sauce, Red Onion, Crispy Shallot
Thai Chili with Up Egg and Garlic Rice

Sweet Pork Sausage $15
Longanisa, Atchara, Up egg
Garlic Rice with Spicy Vinegar Sawsaw

MUST TRY!

Ube Pandesal
2 PCS $5| 6 PCS $10
Filipino Sweet Roll served with Whipped Ube Butter

Lumpiang Shanghai
$7
Pork, Shrimp and Scallions in a Fried Spring Roll Wrap
Served with a Sweet and Sour Sawsaw

Lumpiang Gulay
$7
Seasonal Vegetables and Scallions in a Fried Spring Roll Wrap
Served with a Spiced Vinegar

Pancit VEGAN
$14
Bamboo Shoots, Mushrooms, Calamansi Tamari Sauce

HAPPY HOUR M-F 2pm-4pm
$2 Off Food
$1 Off Drinks

DRINKS

Calamansi Iced Tea	$5
Ube Milk Tea	$5
Sparkling Water	$3
Bottle Water	$2

ALL THE GOOD TINGS

Sticker Pack	$10
T-Shirt Short Sleeve	$35
T-Shirt Long Sleeve	$40
Tote Bag	$25
Pins	$10

Condition Number 12

Roster for Alchemy Craft (#621706)

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
Baez, Victor Emilio	312926989	08/24/2022	CERTIFIED	08/25/2025
Gonzalez, Bridget	312858961	08/31/2022	CERTIFIED	08/30/2025
Goreen, Winston W…	312658417	08/30/2022	CERTIFIED	08/29/2025
Jaimes, Christina …	312858407	08/27/2022	CERTIFIED	08/27/2025
Mena, Stephen Ma…	312924343	08/27/2022	CERTIFIED	08/27/2025
santos, barney an…	312849477	09/03/2022	CERTIFIED	09/02/2025

ALCHEMY
CRAFT

Intoxicated Customer Safety Measures
"Designated Driver Program"

The staff is trained to identify when customers have become intoxicated by using the following signs as per suggested by the Department of Alcoholic Beverage Control.

Reactions:

- Slurred Speech
- Slow & Deliberate Movement
- Decreased Alertness
- Quick, slow or fluctuating pace of speech

Inhibitions:

- Overly Friendly
- Loud
- Changing Volume of Speech
- Drinking Alone
- Annoying Others'
- Using Foul Language
- Drinking More or Faster than Usual

Condition #13

Physical Appearance:

- Red, Watery Eyes
- Disheveled Clothing
- Sweating
- Smell of An Alcoholic Beverage on Person
- Droopy Eyelids
- Lack of Eye Focus
- Flushed (red) Face

Coordination:

- Fumbling With Money
- Swaying, Drowsy
- Stumbling
- Bumping into Things
- Falling

Judgement:

- Argumentative
- Belligerent
- Careless with Money
- Irrational Statements
- Losing Train of Thought

The law states that no person may sell or give alcohol to anyone who is obviously intoxicated. Therefore, every person at Alchemy Craft has been instructed to not sell any alcoholic beverage to any OBVIOUSLY intoxicated person.

In order to help remain in compliance with local and state laws we've established Customer Safety Measures for intoxicated customers.

1. Customer has been identified as OBVIOUSLY intoxicated by our staff, using ABC's standard protocols.
2. Management and/or Bartender will inform the customer that we are refusing to continue selling alcohol to them in this observed intoxicated state.
3. We offer the intoxicated customer up to two, 16-ounce bottles of water free of charge.
4. We provide the intoxicated customer or someone who's with them not intoxicated the contact information to Fiesta Taxi (877)-722-2122.
5. If the taxi is ordered, one of our beer servers will wait until the intoxicated customer boards the vehicle and leaves.
6. If no taxi is ordered, we suggest calling a friend, family member or help identify a designated driver from the customer group.

Condition Number 19

STATE OF CALIFORNIA
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
ALCOHOLIC BEVERAGE LICENSE

ON-SALE BEER AND WINE - EATING PLACE

VALID FROM

Aug 01, 2024

GENTEFY INC.
622 W HART PL
MONTEBELLO, CA 90640-5243

EXPIRES

Jul 31, 2025

TYPE NUMBER DUP

41 621706

AREA CODE

1938 02

RENEWAL

BUSINESS ADDRESS (IF DIFFERENT) DBA: ALCHEMY CRAFT
520 W WHITTIER BLVD
MONTEBELLO, CA 90640-5234

CONDITION

7

OWNERS GENTEFY INC.

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/LQSMenu.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 DATE 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 LICENSE 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

Page 1

License Serial# 3018550

CITY OF MONTEBELLO

BUSINESS LICENSE

"For Services Provided in the City of Montebello, California Only"

2024 - 2025

TO BE POSTED IN A CONSPICUOUS PLACE AND NOT TRANSFERABLE OR ASSIGNABLE.

Business Name ALCHEMY CRAFT

Business Location 520 W WHITTIER BLVD # C
MONTEBELLO, CA 90640-5234

Business Owner(s) GENTEFY INC

License Description BEER & WINE BAR WITH RESTAURANT

ALCHEMY CRAFT
622 W HART PL
MONTEBELLO, CA 90640-5243

License Number 10715616

Effective Date July 06, 2024

Expiration Date July 05, 2025

The person, firm or corporation above named is hereby granted license to engage in, carry on, in the CITY OF MONTEBELLO, CALIFORNIA, the business trading calling, profession, exhibition or occupation described above, for the period indicated. This license is permission only, not an endorsement of license.

For all inquiries regarding this license, contact HdL Business Tax Support Center at (323) 248-8614.

ALCHEMY CRAFT :

Thank you for your payment on your City of Montebello Business License. **ALL LICENSES MUST BE AVAILABLE FOR INSPECTION UPON REQUEST.** If you have questions concerning your business license, contact the Business Support Center via email at: montebello@hdlgov.com or by telephone at: (323) 248-8614.

Keep this portion for your license separate in case you need a replacement for any lost, stolen, or destroyed license. A fee may be charged for a replacement or duplicate license.

This certificate does not entitle the holder to conduct business before complying with all requirements of the Montebello Municipal code and other applicable laws, nor to conduct business in a zone where conducting such business violates law.

If you have a fixed place of business within the City of Montebello please display the Business License above in a conspicuous place at the premises. Otherwise, every Business License holder not having a fixed place of business in the City shall keep the Business License upon his or her person, or affixed in plain view any cart, vehicle, van or other movable structure or device at all times if required by the Collector.

Starting January 1, 2021, Assembly Bill 1607 requires the prevention of gender-based discrimination of business establishments. A full notice is available in English or other languages by going to: https://www.dca.ca.gov/publications/

BUSINESS LICENSING
8839 N CEDAR AVE #212
FRESNO, CA 93720-1832

City of Montebello
BUSINESS LICENSE

ALCHEMY CRAFT
622 W HART PL
MONTEBELLO, CA 90640-5243

License Number: **10715616**

Date of Issue: **07/06/2024**

COUNTY OF LOS ANGELES
Public Health

THIS PERMIT MUST BE CONSPICUOUSLY DISPLAYED ON THE PREMISES

PUBLIC HEALTH PERMIT
FY 2024/2025
Valid Until 6/30/2025

PR Number: PR0253754
Program ID: ALCHEMY CRAFT
Description: RESTAURANT (31-60) SEATS LOW RISK

Facility Owner - Mail Address
GENTEFY INC
c/o BARNEY SANTOS AND EVELYN SANTOS
622 W HART PL
MONTEBELLO, CA 90640

591

Facility Location
ALCHEMY CRAFT
520 W WHITTIER BLVD # 103
MONTEBELLO, CA 90640

Condition #23

¡ESPERA!
NO ALCOHOLIC
BEVERAGES BEYOND
THIS POINT
BLVD
MRKT
FIRE

PORFA
NO OUTSIDE
FOOD OR BEVERAGES
ARE PERMITTED INSIDE
BLVD
MRKT
FIRE
VCHOS
PUPUSERIA MODERNA
FIRE

¡ESPERA!
NO ALCOHOLIC
BEVERAGES BEYOND
THIS POINT
BLVD
MRKT
525

¡ESPERA!
NO ALCOHOLIC
BEVERAGES BEYOND
THIS POINT
"Section 9.04.010 – Drinking in Public" of the
Montebello Municipal Code"
BLVD
MRKT

Condition #30

WHITTIER
BLVD
BLVD
MRKT
CAFÉ SANTO
mobile espresso bar
@cafe.santo
CHICKEN KOOP
CHICKENKOOP.COM

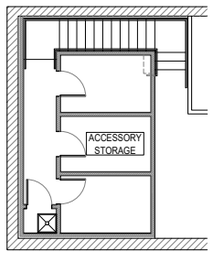
BLVD
MRKT
DEZ CANTINA
DEZ
CANTINA
CONCH cocktails
Tacos BURRITOS
GORDITAS SOPES
TAMALES

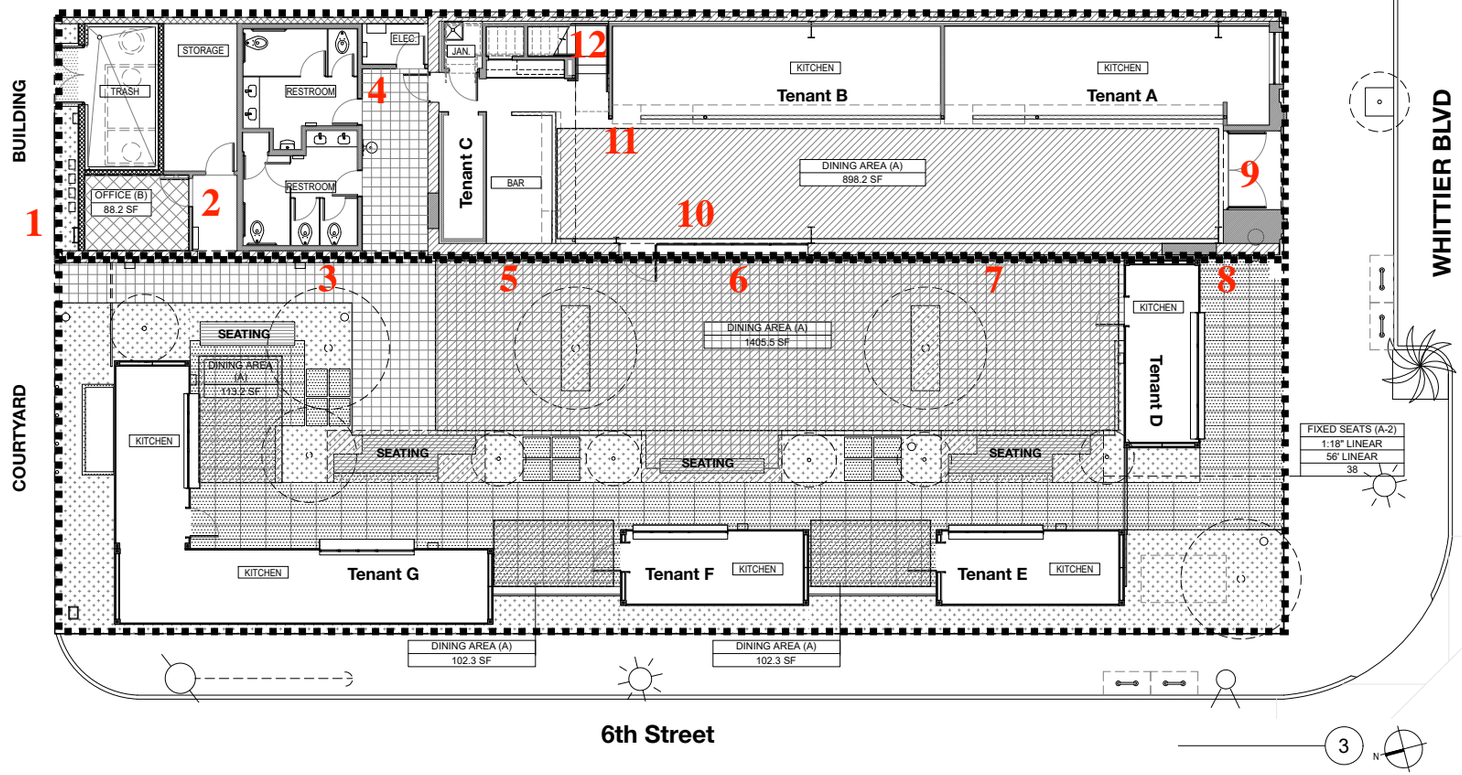
Condition #38

¡ESPERA!
NO ALCOHOLIC
BEVERAGES BEYOND
THIS POINT
BLVD
MRKT
877.722.2122

TAXI
877.722.2122
Z-29
FIRE
PUSH IN
PULL DOWN
Fire-Lite® Alarms
by Honeywell

TAXI
877.722.2122





Lot Size	8613
Number of Fixed Seats	38
Square Footage of Seating / Dining Area	2621.5
Building Square Footage	3853.1
Courtyard Square Footage	4759.9

Tenant A	399
Tenant B	388
Tenant C	197
Tenant D	160
Tenant E	160
Tenant F	160
Tenant G	480
Total Leasable Square Footage	1944

#38(O) [redacted]

Barney Santos
BLVD Foods, LLC
622 West Hart Place
Montebello, CA 90640

LICENSED ARCHITECT
SAMUEL A. RAMOS
C 37675
EXP. 6/30/21
STATE OF CALIFORNIA

BLVD MRKT

RETAIL DEVELOPMENT
520 WHITTIER BLVD
MONTEBELLO, CA 90640

No.	Date	Issue
	02/05/18	Entitlement Package
	03/15/18	100% SD Set
	08/02/18	100% DD Set
	12/20/18	Bid Set
	01/04/19	Addendum 1 to Bid Set
	01/22/19	Addendum 2 to Bid Set
	05/09/19	Value Engineering Set 1
	07/10/19	Value Engineering Set 2
1	08/21/19	Plan Check 2 Revisions

Create Date/Time	Call Type	Location	
10/23/2023 20:26	415MUS	520 W	WHITTIER BLVD, MONTEBELLO
11/18/2023 21:23	415MUS	520 W	WHITTIER BLVD, MONTEBELLO
12/22/2023 20:11	415MUS	520 W	WHITTIER BLVD, MONTEBELLO
1/13/2024 19:51	594R	520 W	WHITTIER BLVD, MONTEBELLO
2/14/2024 18:40	487R	520 W	WHITTIER BLVD, MONTEBELLO
3/1/2024 17:20	415SUB	520 W	WHITTIER BLVD, MONTEBELLO
3/18/2024 17:02	647F	520 W	WHITTIER BLVD, MONTEBELLO
3/29/2024 11:12	COPMORE	520 W	WHITTIER BLVD, MONTEBELLO
4/11/2024 19:56	COPMORE	520 W	WHITTIER BLVD, MONTEBELLO
4/12/2024 19:29	COPMORE	520 W	WHITTIER BLVD, MONTEBELLO
4/23/2024 15:49	DETAIL	520 W	WHITTIER BLVD, MONTEBELLO
4/25/2024 13:24	TS	520 W	WHITTIER BLVD, MONTEBELLO
6/10/2024 7:42	487R	520 W	WHITTIER BLVD, MONTEBELLO
6/11/2024 16:28	CITAS	520 W	WHITTIER BLVD, MONTEBELLO
6/18/2024 13:04	DETAIL	520 W	WHITTIER BLVD, MONTEBELLO
6/19/2024 10:57	DETAIL	520 W	WHITTIER BLVD, MONTEBELLO
6/20/2024 2:20	COPMORE	520 W	WHITTIER BLVD, MONTEBELLO
6/22/2024 16:03	23103	520 W	WHITTIER BLVD, MONTEBELLO
6/24/2024 2:51	COPMORE	520 W	WHITTIER BLVD, MONTEBELLO
6/24/2024 20:03	WALK	520 W	WHITTIER BLVD, MONTEBELLO
6/25/2024 20:21	COPMORE	520 W	WHITTIER BLVD, MONTEBELLO
6/29/2024 15:27	COPMORE	520 W	WHITTIER BLVD, MONTEBELLO
8/1/2024 3:37	COPMORE	520 W	WHITTIER BLVD, MONTEBELLO
8/6/2024 19:40	COPMORE	520 W	WHITTIER BLVD, MONTEBELLO
8/19/2024 19:29	COPMORE	520 W	WHITTIER BLVD, MONTEBELLO
9/8/2024 21:04	COPMORE	520 W	WHITTIER BLVD, MONTEBELLO

Open Date	Type	Sub-Type Department	Address	Notes
9/27/2023 20:07	Property Complaints	Planning - Code Enforcement	520 W Whittier Blvd Montebello 90640	9/27/2023 loud amplified musics playing out doors during week in violation of CUP. As is typical the volume starts lower and increases to loud as the night goes on and code enforcement is unlikely to be around. Multiple meetings with the city have occurred. Owner is aware of Conditional use permit requirements and noise requirements. My right to peace and enjoyment in my property is continuing to being infringed upon. The city has not notified me of any corrective actions to rectify this issue.
9/20/2023 20:04	Property Complaints	Planning - Code Enforcement	520 W Whittier Blvd Montebello 90640	9-20-23. Wine down Wednesday- loud amplified music out doors on weekday in violation of CUP. Event occurs every week on Wednesday typically advertised from 6-9 it often runs later. Business used to have this event indoors and they are capable to do so but choose to have it outside.