



CITY OF MONTEBELLO
CALL AND NOTICE OF A SPECIAL CITY COUNCIL MEETING AGENDA

WEDNESDAY, SEPTEMBER 24, 2025 AT 5:00 PM

CITY HALL COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA

NOTICE IS HEREBY GIVEN that a Special Meeting for the City of Montebello City Council is hereby called to be held on **Wednesday, September 24, 2025, at 5:00 p.m. at City Hall, Council Chambers, located at 1600 West Beverly Boulevard, Montebello, CA 90640.** The meeting will be live-streamed and can be watched on the City's website and YouTube Channel via the following link: <https://www.montebellocal.gov>, and may also be viewed on the 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 the Administration Office at (323) 887-1437 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 the City Clerk's office 48 hours before this meeting. **Si necesita servicios de traducción, comuníquese con la Oficina del Secretario Municipal 72 horas antes de esta reunión.** 如果您需要翻译服务, 请在会议前 72 小时联系市书记员办公室

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.

PUBLIC COMMENTS:

In-Person: For those interested in participating during the Public Comment period(s) or public testimony period for Public Hearings of the City Council meetings, ***you may only address the City Council in person the day of the meeting.*** The public may ***only*** address the City Council during this Special Meeting on items which have been described in the notice of this meeting, in accordance with Government Code Section 54954.3(a). Speakers will be required to fill out a speaker card provided at the door and submit it to City Clerk staff prior to each Public Comment announcement period; Public Hearing items do not require a speaker card. Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per person; staff will number and call each speaker card in the order received.

AGENDA MATERIALS: The agenda/agenda packet 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.

OPENING CEREMONIES

CALL TO ORDER - 5:00 P.M.

ROLL CALL

PUBLIC COMMENTS ON AGENDA ITEMS ONLY (30 MINUTES)

At this time, the general public may **only** address the City Council during this Special Meeting on items which have been described in the notice of this Special meeting in accordance with Government Code Section 54954.3(a). Please be aware that the maximum time allotted for members of the public to speak on shall not exceed three (3) minutes per person. State Law prohibits the City Council 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 Mayor.

CLOSED SESSION - NONE

REGULAR SESSION – IMMEDIATELY FOLLOWING CLOSED SESSION

CLOSED SESSION REPORT - NONE

CORRECTIONS TO THE AGENDA - CITY MANAGER

REGULAR BUSINESS - NONE

PUBLIC HEARING

1. CONSIDER APPEAL OF DECISION TO REVOKE BUSINESS LICENSE NO. 10714653 ISSUED TO JUNGLE GIFT AND SNACKS CULTURE TRADING INC. (FORMERLY JUNGLE SMOKE SHOP)

RECOMMENDATION: It is recommended that the City Council:

1. Consider the Appeal by Jungle Gift and Snacks Culture Trading Inc. (formerly Jungle Smoke Shop) regarding the revocation of their business license based on the facts and evidence presented by both City staff and the appellant; and
2. Review the history of complaints, nuisance activity, and compliance efforts related to Jungle Smoke Shop's operations; and
3. Determine whether to uphold, modify, or overturn the decision to revoke the business license; and
4. Take such additional, related, action that may be desirable.

CONSENT CALENDAR - NONE

ADJOURNMENT

The City of Montebello will adjourn to the next **Regular Meeting on October 8, 2025, at 6:00 p.m.**, which can be live-streamed at <https://www.montebellocal.gov> (Click on Live Stream).

Date and Posted: September 18, 2025, at 5:30 p.m.

I, Kimberly Guillen, Director of City Clerk Services for the City of Montebello, hereby certify that the foregoing Notice of the Special Meeting was posted at City Hall and the City's website and delivered to each member of the City of Montebello City Council no less than 24-hours before the start of the Special Meeting.



Kimberly Guillen, Director of City Clerk Services



ITEM # 1

**CITY OF MONTEBELLO
CITY COUNCIL AGENDA STAFF REPORT**

TO: Honorable Mayor and City Council Members

FROM: Raul Alvarez, City Manager

BY: Joseph Palombi, Director of Planning & Community Development

SUBJECT: **CONSIDER APPEAL OF DECISION TO REVOKE BUSINESS LICENSE NO. 10714653 ISSUED TO JUNGLE GIFT AND SNACKS CULTURE TRADING INC. (FORMERLY JUNGLE SMOKE SHOP)**

DATE: September 24, 2025

RECOMMENDATIONS:

It is recommended that the City Council:

1. Consider the Appeal by Jungle Gift and Snacks Culture Trading Inc. (formerly Jungle Smoke Shop) regarding the revocation of their business license based on the facts and evidence presented by both City staff and the appellant; and
2. Review the history of complaints, nuisance activity, and compliance efforts related to Jungle Smoke Shop's operations; and
3. Determine whether to uphold, modify, or overturn the decision to revoke the business license; and
4. Take such additional, related, action that may be desirable.

FISCAL IMPACT:

There is no fiscal impact related to the recommended actions.

BACKGROUND/DISCUSSION:

Jungle Gift and Snacks Culture Trading Inc., formerly known as Jungle Smoke Shop, located at 2331 W. Whittier Blvd. (the "Subject Site"), has been the subject of multiple complaints and coordinated enforcement by Code Enforcement, Planning, Fire, and the City Attorney over an extended period. Complaints and inspections focused on unpermitted sale of marijuana, lack of a tobacco retailer business license, operation as a significant tobacco retailer without a conditional use permit, unpermitted signage and

advertising, and ongoing public-safety and nuisance concerns.

Under the City's zoning rules for significant tobacco retailers, this business requires a Conditional Use Permit (CUP). Staff issued notices, provided direction to submit required materials, and extended deadlines in an effort to obtain compliance. However, no CUP was obtained, and the violations persisted. Following continued non-compliance and police activity at the site, and after coordination with property management, the City issued a Notice and Order of Business License Revocation on June 30, 2025. The following is intended to provide a chronological summary of key events and actions initiated by the Code Enforcement Division to address ongoing violations at the Subject Site:

Timeline of Events and Complaints:

- **December 4, 2024:** Initial complaint and inspection documented unpermitted "Jungle Smoke Shop" signage, and an illuminated green cross displayed on the window of the business, extensive tobacco displays, and nitrous oxide; interior photo documentation was refused, and staff directed removal and compliance steps.
- **December 10, 2024:** A joint follow-up by Code Enforcement with Fire observed the "Jungle Smoke Shop" sign was replaced by "Jungle" (not approved), the green cross was taken down, and window advertising was still referencing "Jungle Smoke Shop," and "Eavinwhip" canisters behind the counter; the store declined interior photos and access. A worker stated that the business owner had scheduled a meeting with the City. Neither the Planning Department nor the Fire Department had any scheduled meetings.
- **December 11, 2024:** Jungle Gift and Snacks submitted a new business license application, including floor plans for the sale of tobacco-related products, as required under section 5.80.030(A) of the Montebello Municipal Code ("MMC").
- **December 12, 2024:** The Planning Department advised the business owner that their tobacco sale operation falls within the Significant Tobacco Retailer rules. A Conditional Use Permit "CUP" is required for tobacco retailers that devote 10% or more of floor or display area (measured in the aggregate square footage) or derives 75% or more of gross sales receipts from the sale or exchange of tobacco products and/or paraphernalia. City staff issued a Notice of Violation ("NOV") directing submission of a floor plan and an itemized product list; the business owner, Mike, was notified by phone and email.
- **January 9, 2025:** The NOV deadline for compliance was extended to January 13, 2025. A second joint site visit with Fire was conducted, and the business manager, Ivan Ramos, stated he would submit the required materials. City staff emailed the NOV to the owner the same day. Staff again observed violations previously documented during the December 10, 2024, inspection.
- **January 22, 2025:** Planning received a floor plan and issued corrections requesting quantified floor/display areas and product clarifications; Code Enforcement noted it would follow up with Planning.
- **January 29, 2025:** Planning followed up with the business owner by email, advising that Code Enforcement could take additional action absent the required corrections.

CITY COUNCIL AGENDA REPORT - MEETING OF SEPTEMBER 24, 2025

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- **January 30, 2025:** The owner followed up with Planning and indicated plans were submitted via email.
- **February 18, 2025:** Montebello Police Department Detective Flores reported a kidnapping inside the business over the prior weekend;
- **February 20, 2025:** Detective Flores' contact information was documented for case coordination.
- **May 22, 2025:** MPD Sgt. Danny Contreras informed they have received various calls for service and two shootings involving patrons from Jungle Smoke Shop in February and May 2025, nitrous oxide sales, and nuisance activity, and requested Code Enforcement assistance.
- **May 23, 2025:** Sgt. Danny Contreras forwarded reports (Case Nos. 25-2628 and 25-1088). Detective Flores also forwarded an additional report (Case No. 25-982)—all transmitted to the City Attorney.
- **June 4, 2025:** The landlord's attorney (Kingston Management Group) indicated a 3-day notice to cease illegal activity would be served, followed by a non-curable notice and eviction if non-compliance continued.
- **June 5, 2025:** City staff (City Attorney, Planning Manager/Planner, Code Enforcement) met to clarify business status under CUP/licensing requirements and the tobacco grant program.
- **June 30, 2025:** The City issued the Notice and Order of Revocation of Business License No. 10714653 via certified mail.
- **May 9, 2023 – September 11, 2025:** MPD recorded 29 calls for service at 2331 W. Whittier Blvd., including multiple 415-series disturbances and other incident responses. The highest call volume occurred in 2024, with continued activity into 2025.

ENVIRONMENTAL:

N/A

ANALYSIS:

Jungle Gift and Snacks Culture Trading, Inc.'s current business license authorizes retail sales, other than tobacco retail sales. A tobacco retailer business license application for the sale of tobacco products was submitted on December 11, 2024, and has not been approved.

The record establishes that Jungle Gift and Snacks Culture Trading Inc., formerly known as Jungle Smoke Shop, is operating without an approved Tobacco Retailer License, and falls within the scope of a Significant Tobacco Retailer. A conditional use permit is required for all significant tobacco retailers, and Jungle Gift and Snacks has failed to apply for one. Without the required CUP, they cannot operate within the City.

Although the owner submitted a floor plan intended to demonstrate compliance with the City's requirement that tobacco-related floor and display area, in the aggregate, remain below ten (10%), staff compared the submittal against on-site photographs and

CITY COUNCIL AGENDA REPORT - MEETING OF SEPTEMBER 24, 2025

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inspection notes and—using the owner’s plan as the base—recalculated the tobacco/paraphernalia area at approximately sixty-four percent (64%) of the premises. This exceeds the threshold permitted without a CUP; no CUP has been issued for this location.

Pursuant to MMC section 17.63.040, “no significant tobacco retailer shall be located within one thousand (1,000) feet of any residential zone, sensitive land use, or other significant tobacco retailer.” The business operation fails to comply with this standard as the Subject Site is approximately sixty-seven (67) feet from the nearest residential zone and approximately seven hundred and sixty-five (765) feet from Montebello High School, placing it within the prohibited buffer.

Additional conditions reinforce the basis for revocation. Pursuant to MMC section 5.80.040(A), the sale of tobacco products shall occur only at the approved licensed fixed location. Delivery of tobacco products by any other means, such by persons on foot or vehicle is prohibited. Evidence obtained from Jungle Smoke Shop’s website demonstrates that they are offering and/or engaging in delivery of tobacco products by vehicle and/or on foot, which is in violation of the code.

Staff also observed unpermitted and misleading advertising including a cannabis-style green cross and “smoke shop” signage, the sale of nitrous oxide canisters (commonly misused by youth), and spray paint stocked notwithstanding ongoing tagging activity in the immediate area—factors that heighten youth-exposure and nuisance concerns at this location. During the same inspection, staff documented open display of prohibited weapons—brass knuckles (Penal Code §21810) and butterfly knives (Penal Code §21510)—and noted small empty “dime bags” behind the counter in an employee-only area; while not unlawful by themselves, they are relevant contextual indicators when viewed with the cannabis imagery and other observations.

Public-safety impacts at the site are significant and ongoing. The business is associated with a kidnapping, two shootings involving patrons and a sustained history of police responses (29 calls for service between May 9, 2023, and September 11, 2025). In at least one investigation, the business refused to provide surveillance footage to law enforcement. Despite notices, extended deadlines, and coordinated guidance from Code Enforcement, Planning, Fire, and the City Attorney, the business failed to achieve sustained compliance.

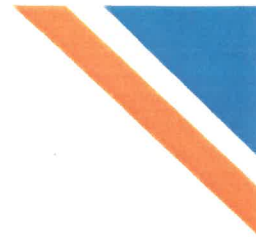
Given the zoning non-compliance (floor-area threshold and separation), unpermitted advertising, sale/display of prohibited items, documented public-safety incidents, and lack of corrective progress, staff concludes that revocation of Business License No. 10714653 is warranted to protect public health, safety, and welfare and to uphold the Montebello Municipal Code.

SUMMARY:

It is recommended that the City Council uphold staff’s determination to revoke Business License No. 10714653 issued to Jungle Gift and Snacks Culture Trading Inc., based on the entirety of the record.

ATTACHMENT(S)

1. Attachment A – Notice of Order of Revocation of Business License No. 10714653
2. Attachment B – Code Enforcement Case Notices
3. Attachment C – Code Enforcement Inspection Photographs



June 30, 2025

Via U.S. First Class Mail

Jungle Gift & Snacks (a.k.a. Jungle Smoke Shop)
c/o Mahmoud B. Salamh
2331 W. Whittier Blvd.
Montebello, CA 90640
Email: mikebassam@yahoo.com

Re: NOTICE & ORDER OF BUSINESS LICENSE NO. 10714653 REVOCATION

Dear Mr. Mahmoud B. Salamh,

Pursuant to Montebello Municipal Code ("MMC") section 1.04.080, this notice is hereby provided to the business owner of record. A courtesy copy of this notice has been provided to your legal counsel, Blake & Ayaz, who have identified themselves as your legal representative in this matter.

This letter is to inform you that the City of Montebello ("City") has summarily revoked your business license (No. 10714653) issued on December 16, 2020, effective immediately as of the date of service of this letter. This action was taken pursuant to MMC section 5.04.310 (B), which authorizes the license collector to revoke a business license if there is a determination that any ground for revocation pursuant to this section exists.

The City has determined that the business license issued to you, Mahmoud B. Salamh, is revoked, effectively immediately, based on the following grounds:

1. MMC section 5.04.310(B)(2) states, "[t]he licensee . . . has knowingly made any false, misleading or fraudulent statement of material facts in the application for a license or permit or in any report or record required to be filed by law." The City has determined that the licensee has knowingly made false, misleading or fraudulent statements regarding the sale of marijuana. The licensee misled the City into believing that it did not participate in the illegal sale of marijuana.
2. MMC section 5.04.310(B)(4) states, "[t]he licensee . . . has violated or is violating any ordinance, law, or regulation of the city, County of Los Angeles, State of California, or the United States of America, in the course of exercising any rights under the business license/permit." The city has determined that the current operation of this business violates the following MMC sections:
 - a. MMC § 5.80.030 (A) **Tobacco Retailer License Required.** "It shall be unlawful for any person to act as a tobacco retailer in the city without first obtaining and maintaining a valid tobacco retailer's license pursuant to this chapter for each location at which that activity is to occur."



MONTEBELLO



- b. MMC § 5.80.040 (A) - **Limits on Eligibility for a Tobacco Retailer License.** “No license may be issued to authorize tobacco retailing at other than a fixed location. For example, tobacco retailing by persons on foot or from vehicles is prohibited.”
 - c. MMC § 17.70.030 - **Conditional Use Permit Required** for Significant Tobacco Retailer (See Appendix A, Index of Permitted Uses).
 - d. MMC § 9.30.030 (A) – **Medical Marijuana Dispensaries Prohibited.** “Medical marijuana dispensaries are hereby deemed a public nuisance and are prohibited in the city. No medical marijuana dispensary shall operate, locate or otherwise be permitted within the city, and no person or entity shall cause, allow or maintain a medical marijuana dispensary within the city.”
 - e. MMC § 5.90.020 - **Commercial Cannabis Activities Prohibited.** “It shall be unlawful for any person to operate, cause, allow, assist, participate in, engage in, or in any way conduct any commercial cannabis activity within the city, including but not limited to the cultivation, delivery, distribution, manufacture, testing, transport, retail, microbusiness, purchase, sale, testing, distribution, giving away, or otherwise transferring of cannabis or cannabis products, or any other activities for which a license is available under the Act or the regulations.”
3. MMC section 5.04.310(B)(8) states, “[t]he continued operations under the license and/or permit would endanger, disrupt or otherwise be detrimental to the public peace, health, safety, morals or general welfare of the city or its inhabitants, or constitute a public nuisance.” The City has determined that continued operation of this business license would be detrimental to the public health, safety and general welfare of the city and its residents. Selling marijuana without a valid business license poses an immediate threat to public health because it lacks the necessary safety controls. This increases the risk to customers who may unknowingly purchase contaminated or counterfeit marijuana.

YOU ARE HEREBY NOTIFIED THAT you may appeal this decision to revoke your business license to the City Council, pursuant to Section 5.04.310 of the City of Montebello Municipal Code by filing a written request for an appeal with the City Clerk's Office at Montebello City Hall located at **1600 W. Beverly Blvd., Montebello, CA 90640**; and tendering a filing and processing fee as set by resolution of the city council, within **ten** calendar days of service of the notice/order of such denial, suspension, or revocation.

The request for an appeal must be made in writing and must contain the following information:

1. The name of the appellant and the address of the applicable business establishment where the appellant was authorized to conduct business pursuant to the license or permit that was denied or is subject to the order;
2. The date of denial, suspension, or revocation by the license collector;



MONTEBELLO

3. A statement as to all grounds for appeal in sufficient detail to enable the city council to understand the nature of the controversy, however, a licensee/permittee may only challenge a summary suspension/revocation based upon the grounds for the suspension/revocation and not the license collector's determination that such grounds existed to the extent or degree that it creates an imminent peril to the public health, welfare, or safety;
4. The signature of the appellant under penalty of perjury as to the contents of the request for appeal.

PLEASE BE FURTHER ADVISED THAT pursuant to MMC section 5.04.310(E)(2) this written notice for revocation is effective immediately and you are required to cease all operations authorized under the business license, upon service of the order of summary revocation.

If you have any questions regarding this matter, please contact the undersigned.

Thank you,

Joseph Palombi, Director
Planning and Community Development Department
JPalombi@montebelloca.gov
(323) 887-1200

Cc: Blake & Ayaz
c/o Karen Adraneda
2017 N. Broadway, Suite 106
Santa Ana, CA 92706
Email: litigation@blakeandayaz.com
karen@blakeandayaz.com

HDR Law Group, Inc.
c/o Hasti Rahsepar
hasti@hdrlawgroup.com

Alvarez-Glasman & Colvin
c/o Talia Olague
tolague@agclawfirm.com



PROOF OF SERVICE

The undersigned certifies and declares as follows:

I am a resident of the State of California and over 18 years of age and am not a party to this action.
My business address is: 1600 W. Beverly Blvd., Montebello, CA 90640.

On **June 30, 2025**, I served the foregoing document(s) described as: **NOTICE & ORDER OF BUSINESS LICENSE NO. 10714653 REVOCATION**

was served on the interested parties in said action as follows:

Jungle Gift & Snacks (a.k.a. Jungle Smoke Shop) c/o Mahmoud B. Salamh 2331 W. Whittier Blvd. Montebello, CA 90640 Email: mikebassam@yahoo.com Attorneys for Business Owner Blake & Ayaz c/o Karen Adraneda 2017 N. Broadway, Suite 106 Santa Ana, CA 92706 Email: litigation@blakeandayaz.com karen@blakeandayaz.com	Attorneys for Property Owner HDR Law Group, Inc. c/o Hasti Rahsepar hasti@hdrlawgroup.com
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☒	By Electronic Means. On the above date, the above-mentioned document(s) was electronically mailed to the party(ies) noted above, whose electronic mail address is set forth above.
☒	By First Class U.S. Mail. I am readily familiar with the City's practice of collection and processing correspondence for mailing with the U.S. Postal Service. Under that practice, it would be deposited in the United States mail, in a sealed envelope, postage prepaid, addressed to such person to be notified at his last known business address or residence address as the same appears in the public records of the city or other records pertaining to the matter which such notice is directed.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on **June 30, 2025**, at City of Industry, California.



Lenaya Ortega



CITY OF MONTEBELLO

Code Enforcement Division
1600 West Beverly Blvd
Montebello, CA 90640
(323) 887-1490
jcota@montebelloca.gov

NOTICE OF VIOLATION

12/04/2024

Case #: CE24-3814

JZK LA COSTA LLC
JUNGLE SMOKE SHOP
13161 TELFAIR AVE
SYLMAR, CA 91342
Dear JZK LA COSTA LLC,

Location of Request: **2325 W Whittier BLVD, MONTEBELLO, CA 90640-3006**

Property ID:

The City of Montebello is dedicated to protect the health, safety, and welfare of our community members by encouraging compliance with the Montebello Municipal Code; to enhance the appearance of neighborhoods and business districts to prevent blight, protect property values, and enhance economic conditions. This notice is to advise you that the property referenced above location was inspected on and was found to be in violation of the Montebello Municipal Code (M.M.C.).

Violation(s) of the Montebello Municipal Code include:

Codes	Description	Corrective Action
M.M.C. 17.70	The requirement to obtain a conditional use permit shall include, but not be limited to, private concerns occupying or using city-owned property in any zone, when the occupancy or use would otherwise require a conditional use permit. See Appendix A, Index of Permitted Uses, for specific uses allowed with a conditional use permit.	Please contact the City's Planning Department for a Conditional Use Permit. If a Conditional Use Permit is not obtained the business may be subject to closure. Please contact planning for information in obtaining a CUP for a smoke shop in that zoning.
M.M.C. 17.62.100	Signs must meet all regulations for the appropriate zone.	Please contact the Planning Department for regulation requirements and corrections. Green cross posted in the front of the store must be removed and sign above store entrance "Jungle Smoke Shop" must be change or removed.
M.M.C. 09.30.040.A	No medical marijuana dispensary shall operate, locate or be permitted within the City of Montebello	Cease all marijuana uses immediately. This is not a permitted use within City limits.

M.M.C. 05.04.070 (B)(2)(C)	B. Grounds for Suspension or Revocation. <i>The license collector shall may suspend or revoke any license and/or permit issued pursuant to this chapter, if the license collector makes any of the following findings and/or determinations:</i> 2. <i>The licensee/permittee or his/her agent, employee, partner, director, controlling stockholder, or manager has knowingly made any false, misleading or fraudulent statement of material facts in the application for a license or permit or in any report or record required to be filed by law;</i> C. <i>Grounds for Summary Suspension or Revocation. The license collector shall summarily suspend or revoke any license and/or permit issued pursuant to this chapter, if the license collector determines that any ground for suspension or revocation pursuant to Section 5.04.310.B exists to the extent or degree that it creates an imminent peril to the public health, welfare, morals, or safety.</i>	The license may be suspended or revoked due to the business activities at the location.
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It is the goal to obtain voluntary compliance and to work with you to accomplish this goal. Cooperation in resolving this matter is appreciated. If these violations are not corrected, you may be subject to administrative fines, criminal charges, or both. If an administrative citation is issued fines may begin to accrue: \$100.00, \$200.00 and \$500.00, respectively, for each day pursuant to Chapter 1.14 of the Montebello Municipal Code. If the violation(s) are found to be corrected, no further action will be taken.

A Code Enforcement Officer will visit your property to ensure the item(s) described above have been corrected. Please be advised a re-inspection fee in the amount of \$92.00 may be applied for non-compliance if corrections are not completed by 7:00 a.m. on **12/11/2024**. Unless indicated on this notice, you are not required to be present during a re-inspection of the property. Should you have any questions please feel free to contact me during normal business hours at (323) 887-1490. Office hours are Monday-Thursday from 7:30 a.m. to 5:30 p.m.

Joseph Cota
323-887-1485



CITY OF MONTEBELLO

Code Enforcement Division
1600 West Beverly Blvd
Montebello, CA 90640
(323) 887-1490
Jcota@montebelloca.gov

NOTICE OF VIOLATION

12/04/2024

Case #: CE24-3814

MAHMOUD SALAMH Location of Request: **2325 W Whittier BLVD, MONTEBELLO, CA 90640-3006**
JUNGLE SMOKE SHOP Property ID:
Montebello, CA 90640
Mobile: 909-993-7606
Dear MAHMOUD SALAMH,

The City of Montebello is dedicated to protect the health, safety, and welfare of our community members by encouraging compliance with the Montebello Municipal Code; to enhance the appearance of neighborhoods and business districts to prevent blight, protect property values, and enhance economic conditions. This notice is to advise you that the property referenced above location was inspected on and was found to be in violation of the Montebello Municipal Code (M.M.C.).

Violation(s) of the Montebello Municipal Code include:

Codes	Description	Corrective Action
M.M.C. 17.70	The requirement to obtain a conditional use permit shall include, but not be limited to, private concerns occupying or using city-owned property in any zone, when the occupancy or use would otherwise require a conditional use permit. See Appendix A, Index of Permitted Uses, for specific uses allowed with a conditional use permit.	Please contact the City's Planning Department for a Conditional Use Permit. If a Conditional Use Permit is not obtained the business may be subject to closure. Please contact planning for information in obtaining a CUP for a smoke shop in that zoning.
M.M.C. 17.62.100	Signs must meet all regulations for the appropriate zone.	Please contact the Planning Department for regulation requirements and corrections. Green cross posted in the front of the store must be removed and sign above store entrance "Jungle Smoke Shop" must be change or removed.
M.M.C. 09.30.040.A	No medical marijuana dispensary shall operate, locate or be permitted within the City of Montebello	Cease all marijuana uses immediately. This is not a permitted use within City limits.
M.M.C. 5.04.310 (B)(2)(C)	B. Grounds for Suspension or Revocation. The <i>license collector shall may suspend or revoke any license and/or permit issued pursuant to this chapter, if the license collector makes any of the following findings and/or determinations:</i> 2. The licensee/permittee or his/her agent, employee, partner, director, controlling stockholder, or manager has knowingly made any false, misleading or fraudulent statement of material facts in the application for a license or permit or in any report or record required to be filed by law; C. Grounds for Summary Suspension or Revocation. The license collector shall summarily suspend or revoke any license and/or permit issued pursuant to this chapter, if the license collector determines that any ground for suspension or	The license may be suspended or revoked due to the business activities at the location.

	<i>revocation pursuant to Section 5.04.310.B exists to the extent or degree that it creates an imminent peril to the public health, welfare, morals, or safety.</i>	
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It is the goal to obtain voluntary compliance and to work with you to accomplish this goal. Cooperation in resolving this matter is appreciated. If these violations are not corrected, you may be subject to administrative fines, criminal charges, or both. If an administrative citation is issued fines may begin to accrue: \$100.00, \$200.00 and \$500.00, respectively, for each day pursuant to Chapter 1.14 of the Montebello Municipal Code. If the violation(s) are found to be corrected, no further action will be taken.

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Joseph Cota
323-887-1485



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1600 West Beverly Blvd
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NOTICE OF VIOLATION

12/12/2024

Case #: CE24-3814

JZK LA COSTA LLC
JUNGLE SMOKE SHOP
13161 TELFAIR AVE
SYLMAR, CA 91342
Dear JZK LA COSTA LLC,

Location of Request: **2325 W Whittier BLVD, MONTEBELLO, CA 90640-3006**
Property ID:

The City of Montebello is dedicated to protect the health, safety, and welfare of our community members by encouraging compliance with the Montebello Municipal Code; to enhance the appearance of neighborhoods and business districts to prevent blight, protect property values, and enhance economic conditions. This notice is to advise you that the property referenced above location was inspected on and was found to be in violation of the Montebello Municipal Code (M.M.C.).

Violation(s) of the Montebello Municipal Code include:

Codes	Description	Corrective Action
M.M.C. 17.70	The requirement to obtain a conditional use permit shall include, but not be limited to, private concerns occupying or using city-owned property in any zone, when the occupancy or use would otherwise require a conditional use permit. See Appendix A, Index of Permitted Uses, for specific uses allowed with a conditional use permit.	Due to operational standards a Conditional Use Permit will not be issued. Business must submit a floor plan displaying the floor layout, showcases, products and itemize all items. Tobacco sale's must not exceed 10% of the total store retail. Please submit plans to our planning department. If you have any question you can contact Planning at (323) 887-1478 Email: planningdepartment@montebelloca.gov
M.M.C. 17.62.100	Signs must meet all regulations for the appropriate zone.	Please contact the Planning Department for regulation requirements and corrections.
M.M.C. 09.30.040.A	No medical marijuana dispensary shall operate, locate or be permitted within the City of Montebello	Cease all marijuana uses immediately. This is not a permitted use within City limits.
M.M.C. 05.04.070	No person shall engage in, or conduct, any business in the city without first paying the business license tax.	Please submit business license for your establishment.

It is the goal to obtain voluntary compliance and to work with you to accomplish this goal. Cooperation in resolving this matter is appreciated. If these violations are not corrected, you may be subject to administrative fines, criminal charges, or both. If an administrative citation is issued fines may begin to accrue: \$100.00, \$200.00 and \$500.00, respectively, for each day pursuant to Chapter 1.14 of the Montebello Municipal Code. If the violation(s) are found to be corrected, no further action will be taken.

A Code Enforcement Officer will visit your property to ensure the item(s) described above have been corrected. Please be advised a re-inspection fee in the amount of \$92.00 may be applied for non-compliance if corrections are not completed by 7:00 a.m. on **01/13/2025**. Unless indicated on this notice,

you are not required to be present during a re-inspection of the property. Should you have any questions please feel free to contact me during normal business hours at (323) 887-1490. Office hours are Monday-Thursday from 7:30 a.m. to 5:30 p.m.

Joseph Cota
323-887-1485



CITY OF MONTEBELLO

Code Enforcement Division
1600 West Beverly Blvd
Montebello, CA 90640
(323) 887-1490
Jcota@montebelloca.gov

NOTICE OF VIOLATION

12/12/2024

Case #: CE24-3814

MAHMOUD SALAMH Location of Request: **2325 W Whittier BLVD, MONTEBELLO, CA 90640-3006**
JUNGLE SMOKE SHOP
Montebello, CA 90640
Mobile: 909-993-7606
Dear MAHMOUD SALAMH,

Property ID:

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Joseph Cota
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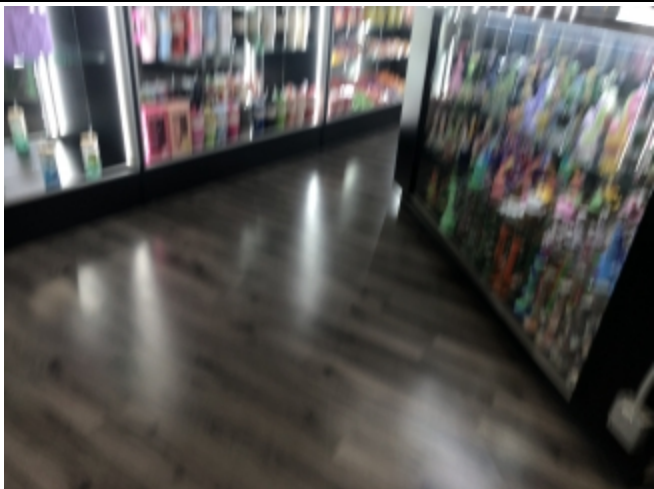
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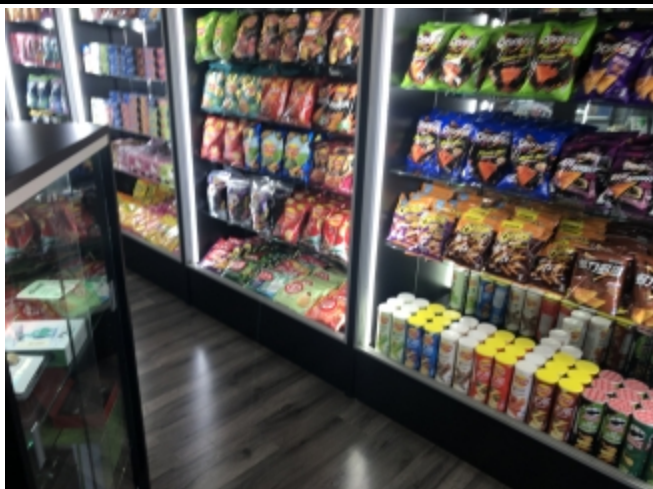
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