



**PLANNING COMMISSION
MEETING AGENDA**

TUESDAY, SEPTEMBER 1, 2026 AT 6:30 PM

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

PLANNING COMMISSION MEMBERS

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

CITY STAFF

**JOSEPH PALOMBI, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
VIVIANA ESPARZA, PLANNING MANAGER
JILLIAN PICADO, SENIOR ADMINISTRATIVE ASSISTANT**

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 Jillian Picado at (323) 887-1218 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 Jillian Picado 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, September 01, 2026, by 5:30 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 PLANNING COMMISSION MINUTES – JULY 21, 2026.

PUBLIC HEARING

2. CONDITIONAL USE PERMIT (“CUP”) AND ZONE VARIANCE (“ZV”) (CASE NOS. PC-2026-0023-CUP; PC-2026-0024-CUP; AND PC-2026-0025-ZV) TO ESTABLISH AND OPERATE A NEW ENTERTAINMENT AND DINING ESTABLISHMENT FOR ROUND ONE ENTERTAINMENT IN CONJUNCTION WITH A TYPE 47 ALCOHOLIC BEVERAGE CONTROL LICENSE (“ABC”) WITHIN AN EXISTING COMMERCIAL TENANT SPACE AT THE SHOPS OF MONTEBELLO, LOCATED AT 1800 MONTEBELLO TOWN CENTER, SPACE A2, MONTEBELLO, CALIFORNIA 90640 (THE “PROJECT SITE”).

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

1. ADOPT Resolution No. 15-26 conditionally approving Conditional Use Permit (“CUP”) and Zone Variance (“ZV”) Case Nos. PC-2026-0023-CUP; PC-2026-0024-CUP; and PC-2026-0025-ZV to establish and operate a new entertainment and dining establishment for Round One Entertainment in conjunction with a Type 47 Alcoholic Beverage Control License (“ABC”) within an existing commercial tenant space at The Shops of Montebello, located at 1800 Montebello Town Center, Space A2, Montebello, California 90640 (the “Project Site”) and make related findings that the proposed project is consistent with the Montebello General Plan; and
2. DETERMINE AND FIND that the project (ENV No. 06-26-CE) is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section (15301) - Class 1 (Existing Facilities) as it consists of the operation and licensing of a private structure involving negligible or no expansion of the existing or former use.

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 **September 15, 2026, at 6:30 p.m.** at City Hall Council Chambers, located at 1600 W. Beverly Boulevard, Montebello, CA 90640.

I, Jillian Picado, Senior Administrative Assistant for the City of Montebello, hereby certify that a copy of this agenda has been posted on or before **Thursday, August 27, 2026, at 5:30 p.m.**



Senior Administrative Assistant



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, JULY 21, 2026 AT 6:30 PM

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

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

ROLL CALL – Chair Medina, Vice-Chair Lomeli, Commissioner Cuevas, and Commissioner Morales.

PLEDGE OF ALLEGIANCE – Chair Medina.

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

None.

MINUTES

1. APPROVAL OF THE MINUTES FROM THE PLANNING COMMISSION MEETING HELD ON JUNE 16, 2026.

Vice-Chair Lomeli motioned to approve the meeting minutes, and was seconded by Commissioner Morales. Planning Manager, Viviana Esparza, took roll, and the item was approved 3-0. Commissioner Cuevas abstained from the vote as he was not present at the June 16 meeting.

PUBLIC HEARING

2. CONDITIONAL USE PERMIT (“CUP”) CASE NO. PC-2026-0020-CUP TO ALLOW A TYPE 41 ALCOHOLIC BEVERAGE CONTROL (“ABC”) LICENSE (ON-SALE BEER AND WINE—EATING PLACE) FOR THE ON-SALE

CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING FULL-SERVICE RESTAURANT ESTABLISHMENT LOCATED AT 1105 WEST WHITTIER BOULEVARD, MONTEBELLO, CA (LOS SABORES DE MEXICO)

Director Palombi introduced the item, followed by a presentation from Assistant Planner, Ms. Grace Hayashi, regarding the adoption of Resolution No. 12-26, which conditionally approves CUP No. PC-2026-0020-CUP to allow a Type 41 ABC License for the on-sale consumption of beer and wine in conjunction with an existing full-service restaurant located at 1105 West Whittier Boulevard. Upon completion of the staff's presentation, Chair Medina noted that the commission had no questions for staff. Chair Medina invited the applicant to speak and address the commission. Mr. Raul Cueva, on behalf of the applicant, approached the podium to discuss the goal of the project, explain the importance of beer and wine to function as an accessory to their food, and enhance the overall experience for visiting patrons. Mr. Cueva further explained that the purchase of beer and wine would only be allowed in conjunction with a food purchase. Mr. Cueva also discussed that the applicant will only be completing minor tenant improvements to refresh the space while maintaining compatibility with the surrounding neighborhood. Mr. Cueva advised that the applicant is committed to operating with professionalism and within compliance. Mr. Cueva noted that the restaurant's staff will receive training and certificates on how to responsibly handle alcohol. The commissioners further asked the applicant, Mr. Manuel Ramos, questions regarding the number of liquor licenses held in other cities, the kind of food being sold at the establishment, and the responses/feedback from the public. The Public Hearing was opened at 6:32 p.m. There were no members of the public who approached the commission for comment, nor were there any public speaker cards. The Public Hearing was closed at 6:45 p.m. Chair Medina brought the discussion back to the commission. Commissioner Morales noted that it's important that this project site did not remain vacant for long and that its use will continue, which is a testament to how much businesses are growing within the City. Vice-Chair Lomeli motioned to adopt Resolution No. 12-26, which conditionally approves CUP No. PC-2026-0020-CUP to allow a Type 41 ABC License for the on-sale consumption of beer and wine in conjunction with an existing full-service restaurant located at 1105 West Whittier Boulevard. Commissioner Cuevas seconded the motion. Ms. Esparza conducted a roll call vote, and the item was approved unanimously 4-0.

MOTIONED: Vice-Chair Lomeli

SECONDED: Commissioner Cuevas

APPROVED: 4-0-0-0

AYES: Chair Medina, Vice-Chair Lomeli, Commissioner Cuevas, and Commissioner Morales.

NOES: None.

ABSTAIN: None.

ABSENT: None.

3. CONDITIONAL USE PERMIT ("CUP") TO ESTABLISH AND OPERATE A NEW PLANET FITNESS HEALTH AND FITNESS CLUB WITHIN AN EXISTING COMMERCIAL TENANT SPACE LOCATED AT 802 WEST BEVERLY BOULEVARD (ASSESSOR'S PARCEL NUMBER 5294-019-008) IN THE MONTEBELLO MIX SHOPPING CENTER

Director Palombi introduced the item, followed by a presentation from Planning Manager, Ms. Viviana Esparza, regarding the adoption of Resolution No. 13-26, which conditionally approves CUP No. PC-2026-0021-CUP to allow the establishment and operation of a new Planet Fitness gymnasium/fitness club within an existing commercial tenant space located at 802 West Beverly Boulevard in the Montebello Mix shopping center. During the presentation, Ms. Esparza amended the total number of confirmed parking spaces to 894 parking spaces rather than the 915 parking spaces initially identified in the staff report. Upon completion of the staff's presentation, Chair Medina asked staff questions regarding the project site's square footage and ability to operate by right without a CUP. Chair Medina then invited the applicant to speak and address the commission. Mr. Joe Bernadowitz, one of the operators of Planet Fitness, approached the podium to advise that he had no additional comments and was available to answer any questions the commissioners had. Commissioners asked Mr. Bernadowitz about hiring expectations locally and conducting market studies on the City's demographics. Commissioner Morales followed up by asking Director Palombi about the YMCA and LA Fitness locations not far from the proposed project site on Beverly Boulevard. Commissioner Morales inquired if an analysis was done for locating Planet Fitness where Rite Aid used to stand, considering there are other zones in the City that do not have the same distribution of fitness clubs. Director Palombi stated that the City approached Planet Fitness at the International Council for Shopping Centers (ICSC) conference in 2025 to start a dialogue since the City knew there would be a vacancy opportunity at the Montebello Mix, aside from engaging other potential retailers for the same space. Director Palombi noted that the applicant did their due diligence, analyzed the location, and utilized information to identify the project site. Mr. Bernadowitz further elaborated on the reasons for ultimately deciding on the project site, which included cost, availability, parking, and the ability to

work well with the City. Director Palombi further elaborated that the project site is in a C-2 zone, which aligns with the zone use for the area. Director Palombi also noted that a CUP is required for this project due to the assembly use and the traffic that would be coming. The Public Hearing was opened at 7:00 p.m. One (1) member of the public approached the commission to speak during public comment. The singular member of the public, while not opposed to the project or the operation joining the Montebello Mix, inquired about the hours of operation as well as mentioning the bright lighting that permeated from the former Rite Aid signage, and that will likely permeate from the Planet Fitness signage. Mr. Bernadowitz replied to the member of the public's comments regarding hours of operation and signage. Director Palombi advised that the members' comments were noted and confirmed that the applicant's signage request will be reviewed pursuant to the Montebello Municipal Code. The Public Hearing was closed at 7:04 p.m. Discussion was brought back to the commission. Commissioner Cuevas commented that upon initially hearing of this project, he had negative concerns come to mind, which included traffic and parking. The commissioner elaborated that his opinion has since changed, as he recognizes the positive impact that potential residential foot traffic can have on the Montebello Mix shopping plaza. Director Palombi noted that Planet Fitness offered free membership to first responders, which will provide an opportunity for Montebello Police and Fire to use their facility, as well as to provide good presence overall for the community. Vice-Chair Lomeli motioned to adopt Resolution No. 13-26, which conditionally approves CUP No. PC-2026-0021-CUP to allow the establishment and operation of a new Planet Fitness gymnasium/fitness club within an existing commercial tenant space located at 802 West Beverly Boulevard in the Montebello Mix shopping center. Commissioner Morales seconded the motion. Ms. Esparza conducted a roll call vote, and the item was approved unanimously 4-0.

MOTIONED: Vice-Chair Lomeli

SECONDED: Commissioner Morales

APPROVED: 4-0-0-0

AYES: Chair Medina, Vice-Chair Lomeli, Commissioner Cuevas, and Commissioner Morales.

NOES: None.

ABSTAIN: None.

ABSENT: None.

PLANNING COMMISSION ORALS – Director Palombi recognized the Planning team by commending their efficiency, hard work, due diligence, and coordination between departments to address the items before the commission promptly, as they were both filed in late May 2026/early June 2026. Director Palombi noted that the team's hard work is a testament to the City continuing to live up to its most business-friendly city title.

ADJOURNMENT

The meeting was adjourned at 7:10 p.m. to the next regularly scheduled meeting that will be held on August 4, 2026.

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:

SUBJECT: **CONDITIONAL USE PERMIT (“CUP”) AND ZONE VARIANCE (“ZV”) (CASE NOS. PC-2026-0023-CUP; PC-2026-0024-CUP; AND PC-2026-0025-ZV) TO ESTABLISH AND OPERATE A NEW ENTERTAINMENT AND DINING ESTABLISHMENT FOR ROUND ONE ENTERTAINMENT IN CONJUNCTION WITH A TYPE 47 ALCOHOLIC BEVERAGE CONTROL LICENSE (“ABC”) WITHIN AN EXISTING COMMERCIAL TENANT SPACE AT THE SHOPS OF MONTEBELLO, LOCATED AT 1800 MONTEBELLO TOWN CENTER, SPACE A2, MONTEBELLO, CALIFORNIA 90640 (THE “PROJECT SITE”).**

DATE: September 1, 2026

RECOMMENDATION(S):

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

1. ADOPT Resolution No. 15-26 conditionally approving Conditional Use Permit (“CUP”) and Zone Variance (“ZV”) Case Nos. PC-2026-0023-CUP; PC-2026-0024-CUP; and PC-2026-0025-ZV to establish and operate a new entertainment and dining establishment for Round One Entertainment in conjunction with a Type 47 Alcoholic Beverage Control License (“ABC”) within an existing commercial tenant space at The Shops of Montebello, located at 1800 Montebello Town Center, Space A2, Montebello, California 90640 (the “Project Site”) and make related findings that the proposed project is consistent with the Montebello General Plan; and
2. DETERMINE AND FIND that the project (ENV No. 06-26-CE) is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section (15301) - Class 1 (Existing Facilities) as it consists of the operation and licensing of a private structure involving negligible or no expansion of the existing or former use.

BACKGROUND:

On June 18, 2026, Round One Entertainment (“Applicant”) filed a request for a Conditional Use Permit and Zone Variance (Case Nos. PC-2026-0023-CUP; PC-2026-0024-CUP; PC-2026-0025-ZV) to establish and operate a new entertainment and dining establishment, including an amusement arcade (Round One Entertainment) within an existing commercial tenant space at the Shops at Montebello shopping center, located at 1800 Montebello Town Center, Space A2, Montebello, CA 90640 (the “Project Site”). The proposed entertainment activities are classified as Amusement Arcade pursuant to Appendix A of the Montebello Municipal Code (“MMC”) and therefore require approval of a Conditional Use Permit. As part of the project, the applicant also seeks to obtain a Type 47 Alcoholic Beverage Control License (On-Sale General—Eating Place) from the California Department of Alcoholic Beverage Control (“ABC”), pursuant to Chapter 17.61 of the MMC. The proposed Type 47 license would authorize the on-site sale and consumption of beer, wine, and distilled spirits in conjunction with a bona fide public eating place. Additionally, the applicant requests approval of a Zone Variance to deviate from Section 17.66.030(B)(2) of the MMC, which requires a minimum separation of 1,000 feet between amusement arcades. The proposed Round One Entertainment facility would be located within 1,000 feet of an existing amusement arcade, therefore the requested variance is necessary to allow the establishment and operation of the proposed arcade use notwithstanding the separation requirement established by the Montebello Municipal Code, pursuant to Chapter 17.61, Chapter 17.70, and Chapter 17.72 of the Montebello Municipal Code (“MMC”). No physical alterations to the Project Site are proposed in connection with the requested entitlements.

In addition to the City’s discretionary review process, this proposal is also subject to licensing by the ABC. ABC was created in 1955 as an independent department of the executive branch of the State’s government and has exclusive power to license and regulate the manufacture, importation, and sale of alcoholic beverages within the State. It also has the power to deny, suspend, or revoke any specific alcoholic beverage license. In this case, the applicant is requesting a Type 47 license from ABC. This license would allow for the on-site consumption of beer and wine in conjunction with a bona fide restaurant.

As part of the application process, on June 18, 2026, staff issued a deemed complete letter to the Applicant, pursuant to California Government Code Section 65943 et seq.

PROJECT /APPLICANT INFORMATION

Project Location: 1800 Montebello Town Center, Space A2 (Assessor Parcel Number: 5271-020-066)

Project Applicant: Jennifer Oden on behalf of Round One Entertainment Inc.

Property Owner: Bridge Group Investments II LLC

General Plan Designation: Neighborhood

Zoning: C-2-PD (General Commercial)

Existing Use on Property: Retail Shopping Center

ENVIRONMENTAL:

The proposed project associated with Case Nos. PC-2026-0023-CUP; PC-2026-0024-CUP; and PC-2026-0025-ZV qualifies for a Class 1 Categorical Exemption under the provisions of the California Environmental Quality Act ("CEQA"), Guidelines Section 15301 – Existing Facilities. Class 1 exempts the following projects: the operation, repair, maintenance or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of the use beyond that previously existing. As proposed, the Project will not expand the existing footprint of the structure at the site and will only include interior modifications and minor tenant improvements to accommodate the amusement arcade and dining use, therefore the project qualifies for this exemption.

ANALYSIS:

PROJECT DESCRIPTION

The proposed project consists of three (3) entitlement requests, including two Conditional Use Permits and a Zone Variance to establish a new entertainment and dining establishment (Round One Entertainment) within an existing commercial tenant space at the Shops of Montebello shopping center, located at 1800 Montebello Town Center, Space A2, Montebello, CA 90640 ("the Project Site"). To bring the proposed project into compliance with the Montebello Municipal Code ("MMC"), the Applicant is requesting approval of the following entitlements:

- **Conditional Use Permit – Amusement Arcade:** To allow the Amusement Arcade use within the C-2 General Commercial zone. (Pursuant to Appendix A – Index of Primary Uses)
- **Conditional Use Permit – Type 47 Alcoholic Beverage Control License:** To obtain a Type 47 Alcoholic Beverage Control License (On-Sale General—Eating Place) from the California Department of Alcoholic Beverage Control. (Pursuant to MMC Chapter 17.61)
- **Zone Variance – Amusement Arcade Separation:** To deviate from the MMC which requires a minimum separation of 1,000 feet between amusement arcades. (Pursuant to Section 17.66.030 (B)(2) of the MMC)

The proposed Round One is taking over the former Forever 21 retail space. The proposed facility will include a Japanese food hall and an arcade-based amusement venue with an entrance located on the second floor. Montebello's Round One will be an indoor multi-entertainment facility offering arcade games, billiards, karaoke, and other entertainment activities and related amenities, along with a restaurant (food hall) and the on-site sale of a full-line of alcoholic beverages (Type 47 ABC license). The proposed hours of operation for this location are from 10:00 a.m. to 2:00 a.m., daily.

Round One Entertainment is currently proposing to occupy the second story of the existing commercial space, consisting of approximately 43,331 square feet. The operation would provide the primary entertainment use along with associated food and beverage services within the second story tenant space. Round One Entertainment intends to expand its operations to the first story of the building, consisting of approximately 43,730 square feet, for a combined total of approximately 87,061 square feet. The potential expansion may include, but would not be limited to, a food court, arcade games, private party rooms, bowling alley or other related indoor entertainment activities. These activities would operate as part of and in support of the overall Round One Entertainment use.

The proposed entertainment activities would be classified as an Amusement Arcade use and would be ancillary to the primary Round One Entertainment operations. The future expansion would allow Round One to increase its entertainment offerings while maintaining an integrated entertainment destination within the existing commercial development. Any future expansion would be subject to the applicable administrative review and approval requirements, as necessary.

Approval of a CUP is required to allow the establishment and operation of an amusement arcade within the C-2 (General Commercial) Zone, pursuant to Appendix A – Index of Primary Uses of the Montebello Municipal Code (MMC). This will allow the proposed use which will include an indoor entertainment venue featuring arcade games, billiards, karaoke, and other recreational activities in conjunction with a restaurant/food hall.

Pursuant to MMC Section 17.61.030, the Applicant also seeks approval of an additional CUP to allow a Type 47 ABC license (On-Sale General – Eating Place) in conjunction with a bona fide restaurant located at 1800 Montebello Town Center, Space A2, Montebello, CA 90640 (the “Project Site”). Approval of this CUP will allow the sale of beer, wine, and distilled spirits under a Type 47 ABC license in conjunction with a bona fide restaurant (Japanese food hall) located within the proposed Round One Entertainment facility.

The proposed project consists of tenant improvements to accommodate the adaptive reuse of the former Forever 21 retail space into a new Round One Entertainment facility. No expansion of the existing building footprint or substantial exterior modifications are proposed. The Applicant requests approval of a Conditional Use Permit to allow an amusement arcade within the C-2 (General Commercial) Zone, a Conditional Use Permit to allow a Type 47 Alcoholic Beverage Control (ABC) License (On-Sale General – Eating Place) in conjunction with a bona fide restaurant/food hall, and a Zone Variance to permit an amusement arcade within 1,000 feet of an existing amusement arcade, consistent with the proposed operation of the indoor entertainment venue.

Project Site

The project site is zoned C-2-PD (General Commercial) and is within the Neighborhood land use of the City’s General Plan.

The surrounding zoning and land uses are listed as follows:

Direction	Zone	Land Use
North	C-2	Neighborhood
South	C-2	Neighborhood
East	C-2	Neighborhood
West	C-2	Neighborhood

The project site is located within the Shops at Montebello and is in the C-2-PD Zone (General Commercial Zone with a Planned Development District Overlay). The site is generally bounded by Interstate 60/Pomona Freeway to the north, commercial uses to the east and west, and low-and high-density residential uses to the south. The Shops at Montebello shopping center is comprised of more than 900,000 square feet of building area, including

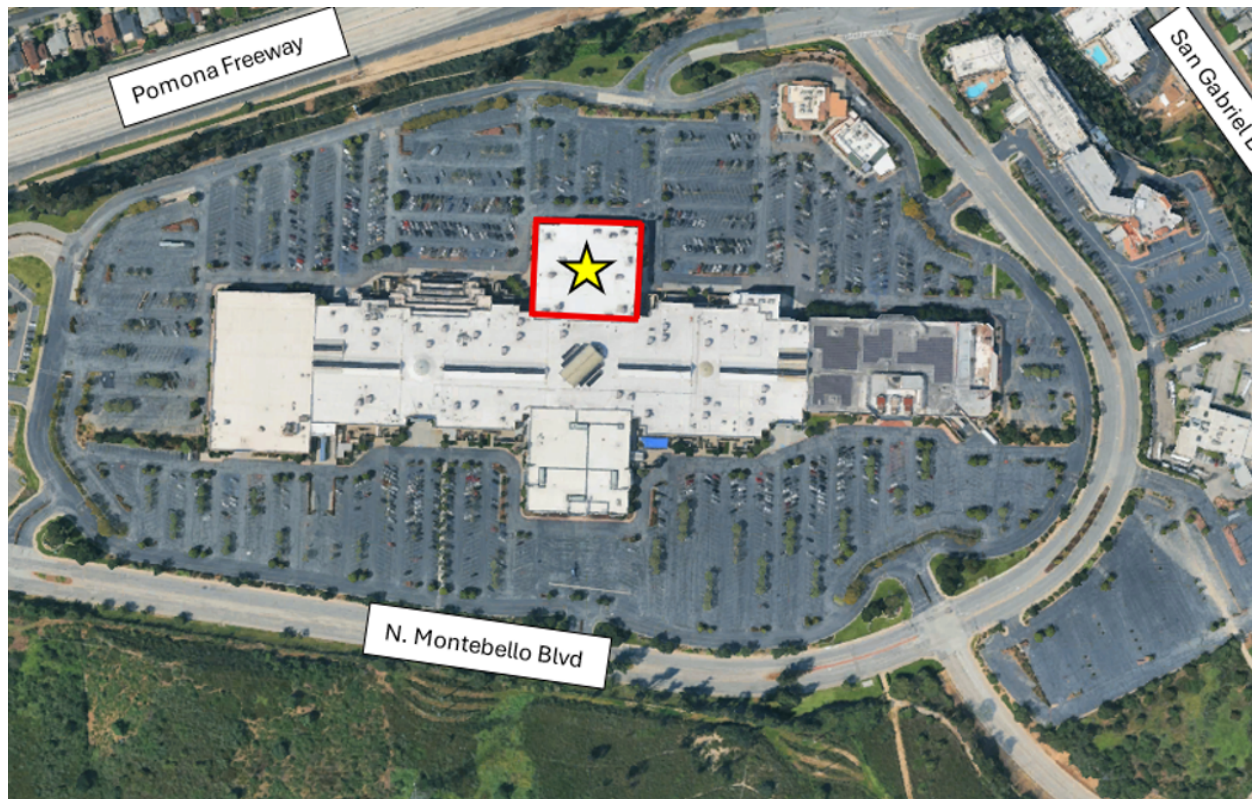
its anchor tenants. However, the Applicant is proposing to currently occupy the second story of a vacant tenant space within the existing shopping center.

Pursuant to MMC Section 17.52 (Off-Street Parking), amusement arcades are required to provide one (1) parking space for each 200 square feet of gross floor area. In addition, restaurants are also required to provide one (1) parking space for every three (3) seats, plus one (1) parking space for every 400 square feet of gross floor area. Based on the second-story square footage breakdown, approximately 6,027 square feet of the 43,331-square-foot tenant space would be designated for restaurant use, with a total of 281 seats. The remaining approximately 37,304 square feet would be designated for amusement arcade use. Based on these uses, approximately 296 parking spaces would be required. With the potential expansion of the arcade use to the approximately 43,730 square foot first floor, the parking requirement would increase by an additional 219 spaces, for a total of 515 required parking spaces. Upon completion of the potential first floor expansion, Round One would occupy approximately 87,061 square feet of the existing commercial building.

The proposed use is located within an existing regional shopping center, which provides approximately 3,468 parking spaces. The applicant is proposing to occupy an existing tenant space and is not proposing any building expansions. Given the substantial parking supply available within the shopping center, the existing parking is adequate to accommodate the proposed use, and no additional parking spaces are required.

In addition to the on-site parking supply, a condition of approval will be included to ensure that designated on-site rideshare and passenger drop-off areas, as well as bicycle amenities are provided. These amenities are intended to provide patrons and employees with convenient alternative transportation options, including rideshare and bicycling, while encouraging transportation methods that reduce reliance on single-occupancy vehicles and on-site parking demand. The availability of these amenities will provide an additional transportation option and convenience for patrons and employees accessing the Round One Entertainment facility.

Site Layout

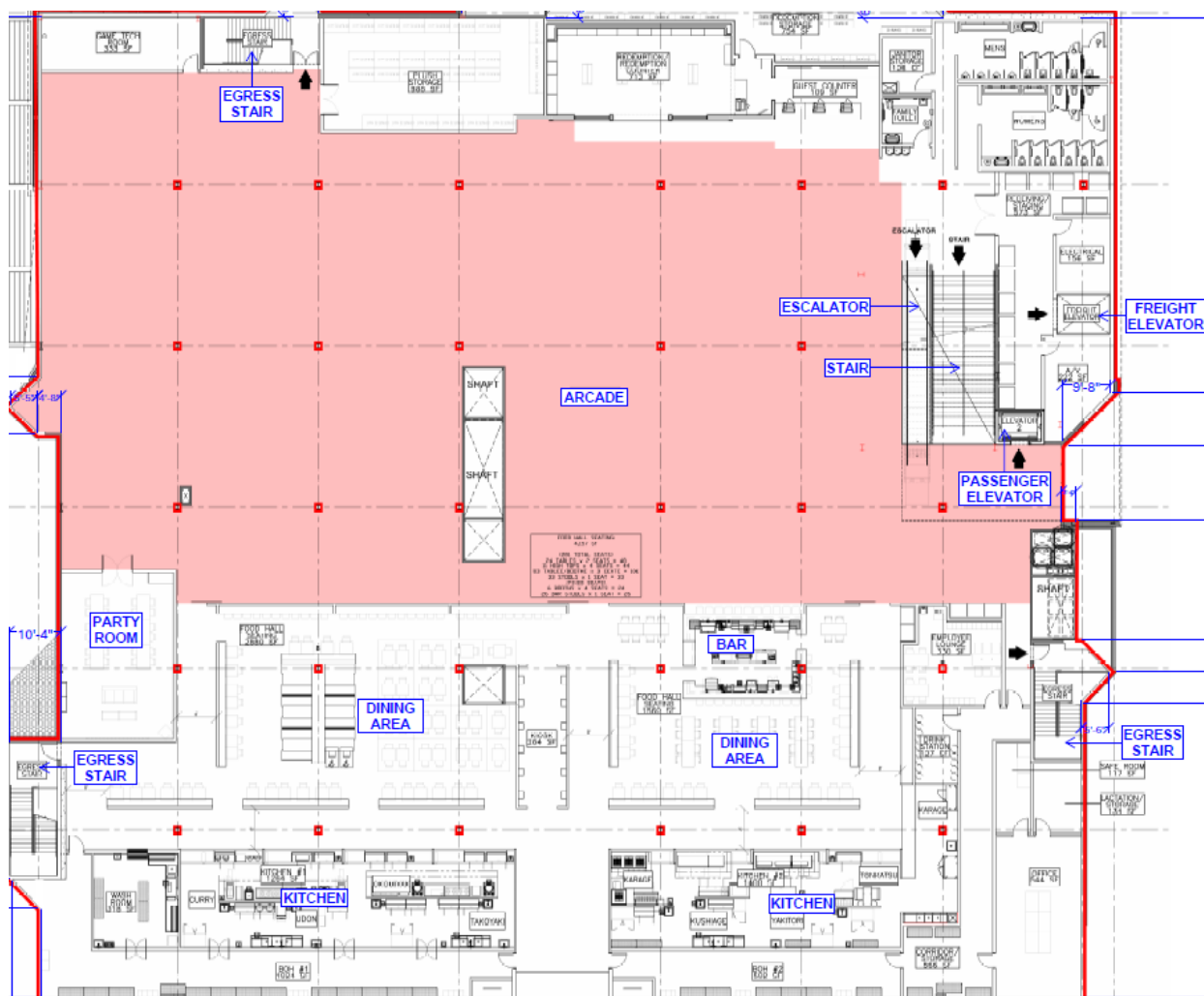


Floor Plan

The proposed Round One is taking over the former Forever 21 space. The space will include a Japanese food hall and arcade-based amusement venue with an entrance located on the second floor. The proposed floor plan for Round One Entertainment allocates approximately 37,304 square feet of interior floor area on the second floor for the gaming floor. This also includes supporting facilities and operational areas including restrooms, storage rooms, office space, a game tech room, and a guest check-in area. An additional approximately 6,027 square feet is dedicated to the food hall seating area, which provides a total of 281 seats which includes tables, high-top seating, booths, and bar stools. The second floor also includes two kitchen areas totaling approximately 2,664 square feet, designed to support food services.

In addition to these primary operational areas, Round One may expand their operation to the first floor in the future, where it would incorporate essential support spaces necessary to facilitate efficient restaurant and any amusement arcade-related uses.

Second Story



Business Operation

Montebello's Round One will be an indoor multi-entertainment facility offering arcade games, billiards, karaoke, and other entertainment activities and related amenities, along with a restaurant (food hall) and the on-site sale of a full-line of alcoholic beverages (Alcoholic Beverage Control ("ABC") Type 47 license). The facility will offer a variety of entertainment activities, including arcade games, billiards, karaoke, exclusive arcade machines from Japan, and food and beverage services. Round One locations typically feature approximately 300-400 arcade machines, five (5) billiard tables, and the aforementioned amenities, including karaoke/private party rooms. The proposed hours of operation for this location are from 10:00 a.m. to 2:00 a.m. daily.

CONDITIONAL USE PERMIT – AMUSEMENT ARCADE (PC-2026-0023-CUP)

Section 17.70.010 of the MMC specifies that the purpose of a CUP is to “allow proper integration of uses into the community which may only be suitable in specific locations, or only if such uses are designed or constructed in a particular manner on the site, and under certain conditions.” Pursuant to Appendix A - Index of Primary uses and Section 17.10.210 of the MMC, the proposed use of an amusement arcade (C-2 zone) requires approval of a CUP.

As part of the decision-making process, the Planning Commission will have to consider if CUP findings can be made to allow for the use. Such considerations will have to determine that the use will not be detrimental to surrounding property and that the use will comply with the intent and purpose of the General Plan. Pursuant to Section 17.70.070 of the MMC, before any CUP shall be granted, all of the following findings must be made:

A. That the site for the proposed use is adequate in shape and size;

The proposed Round One amusement arcade use is adequate in size and shape for the site. The proposed use would occupy the existing second-story tenant space at The Shops at Montebello, formerly occupied by Forever 21, which comprises approximately 43,331 square feet. Round One also intends to occupy the first-floor tenant space, resulting in a total project area of approximately 87,061 square feet. There are no proposed exterior modifications and or expansion of the existing footprint. The Shops at Montebello currently features a mix of retail, restaurants, and entertainment businesses. Round One will increase the foot traffic at the underutilized space and provide the City with an attractive entertainment destination. The proposed Round One is surrounded by other commercial uses within the shopping center. The proposed project will enhance the built environment and provide a service that is beneficial to the community by improving an existing space within the existing shopping center.

B. That the site has sufficient access to streets and highways, and is adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;

The proposed use will be located entirely within an existing enclosed commercial mall that is designed to accommodate high-traffic retail and entertainment tenants. Based on the existing site design, shared parking supply, and established circulation system, the center has adequate access and infrastructure to accommodate the anticipated traffic associated with the proposed amusement arcade use.

Access to surrounding streets and highways has not changed, and sufficient provisions for public access to the subject property remain in place, with the Project Site currently accessed from Montebello and Paramount Boulevard and Town Center Drive. No changes to site access are proposed as part of the proposed Project, and existing access arrangements will remain unchanged, allowing convenient ingress and egress for customers, employees, and service vehicles.

C. That the proposed use will not have an adverse effect upon adjacent or abutting properties;

Round One is a nationally recognized family-oriented entertainment center that has successfully operated in communities across the United States. Its proposed location at The Shops at Montebello will provide residents and visitors of all ages with a high-quality entertainment destination that complements the existing mix of retail, dining, and entertainment uses within the shopping center.

Because the proposed use is located entirely within an existing enclosed mall, it is unlikely that the use will have an adverse effect on adjacent or abutting properties beyond those

typically associated with the commercial activities within the shopping center. Instead, Round One is expected to enhance the overall vitality of The Shops at Montebello by increasing customer traffic, extending visitor time, and encouraging patrons to visit neighboring retailers and restaurants. The addition of Round One will further strengthen the mall as a destination, providing new recreational opportunities while contributing to the continued success of the shopping center and the surrounding commercial area.

D. That the proposed use is consistent with the objectives of the community redevelopment project area in which the site is located. The finding must be made that the proposed use will meet the general purpose and intent of the Zoning Code and will be consistent with the purpose and intent of the General Plan and any applicable specific plan.

The proposed amusement arcade use is consistent with the general purpose and intent of the Zoning Code and the City of Montebello General Plan. The project site is located within the C-2-PD (General Commercial) Planned Development (PD) Zone, which is intended to "provide for business centers in areas where a wide range of retail sales and service establishments are needed to accommodate the surrounding community."

The proposed entertainment venue expands the range of commercial and recreational services available to residents and visitors, consistent with the purpose of the C-2 Zone. The project is also consistent with the General Plan's Prosperous Community Element. Specifically, it supports Policy 2.4 by repurposing an existing regional retail space to meet changing community needs through a modern entertainment destination. The project also highlights Policy 2.5 by increasing customer activity, supporting surrounding businesses, creating jobs, and strengthening the long-term economic vitality of the shopping center and the local business community.

CONDITIONAL USE PERMIT- ALCOHOL (PC-2026-0024-CUP)

Pursuant to Section 17.61.030 of the MMC, Planning Commission approval of a CUP for the sale of alcohol is required. The relevant Code Section states, "...no place where alcohol beverages are sold, served or given away as a normal course of business for on-sale consumption, shall be established without first obtaining a conditional use permit from the City of Montebello."

The CUP request would approve the ABC Type 47 license (On-Sale General—Eating Place) in conjunction with a bona fide restaurant/food hall. Approval of this CUP will allow the on-site sale of beer, wine, and distilled spirits under in conjunction with a bona fide restaurant (Japanese food hall) located within the proposed Round One Entertainment establishment. This license type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified.

ABC License Type

The Applicant is requesting a CUP to allow a Type 47 Alcoholic Beverage Control License (On-Sale General—Eating Place) for the proposed Round One food hall restaurant establishment located at 1800 Montebello Town Center, Space A2. Table X below identifies the number of licenses authorized by census tract number 5300.07. Table Y identifies the

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current alcoholic beverage licenses for that specific census tract including both off-sale and on-sale licenses.

Table (X)

County Name	Population	Census Tract #	Census Tract Population	Existing On Sale	Allowed On Sale	Existing Off Sale	Allowed Off Sale
Los Angeles	9,876,811	5300.07	6,651	10	7	3	3

Table (Y)

License Number	Status	License Type	Premises Address	Business Name
376874	Active	Type 20 (Off-Sale Beer & Wine)	316 W. Beverly Boulevard	Arax Grocer and Deli
551610	Active	Type 21 (Off-Sale General License)	600 N. Poplar Avenue	Balcoms Market
621281	Active	Type 20 (Off-Sale Beer & Wine)	544 N. Montebello Blvd	Montebello Ranch Express
21562	Active	Type 41 (On-Sale Beer & Wine – Eating Place)	214-216 W. Beverly Blvd	Frumento's Italian Market
351428	Active	Type 47 (On-Sale General - Eating Place)	888 Montebello Blvd	Double Tre Rosemead Hotel
351428	Active	Type 66 (Controlled Access Cabinet Permit)	888 Montebello Blvd	Double Tre Rosemead Hotel
351428	Active	Type 48 (On-Sale General – Public Premises)	888 Montebello Blvd	Double Tre Rosemead Hotel
445500	Active	Type 47 (On-Sale General - Eating Place)	1716 Montebello Town Center	BJs Restaurant and Brewhouse
536136	Active	Type 47 (On-Sale General - Eating Place)	116 E. Beverly Boulevard	El Pescador Montebello
536136	Active	Type 47 (On-Sale General - Eating Place)	116 E. Beverly Boulevard	El Pescador Montebello
564515	Active	Type 47 (On-Sale General-Eating place)	1866 Montebello Town Center Drive	Olive Garden Restaurant

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575955	Active	Type 47 (On-Sale General-Eating place)	1870 Montebello Town Center	Lucille's Smoke Hous BBQ
649604	Active	Type 41 (On-Sale Beer & Wine – Eating Place)	102 E. Beverly Blvd	Playa Baj Mexican Sea

Pursuant to Section 17.61.050 and 17.61.060 of the MMC, before any CUP for alcohol sales is granted, all of the following findings must be made:

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

The proposed sale of alcoholic beverages under a Type 47 On-Sale General License will be incidental and complementary to the establishment's primary entertainment and food service operations. Alcohol service is intended to enhance the overall guest experience and will not alter the family-friendly character of the business. Food service will remain a significant component of the operation, and alcoholic beverages will be served in accordance with all applicable state and local laws and regulations. The Shops at Montebello are an established regional commercial shopping mall where retail, restaurant, and entertainment uses are anticipated, encouraged, and compatible with surrounding commercial development. The addition of Round One, including the ancillary sale of alcoholic beverages, is consistent with the existing commercial character of the shopping center and will not create land use conflicts or adversely affect neighboring businesses or surrounding properties.

The Type 47 license is not expected to increase noise, traffic, or other impacts beyond those already associated with the existing commercial uses. The employees involved in alcohol service will receive appropriate Responsible Beverage Service (RBS) training and certification as required by the California Department of Alcoholic Beverage Control to promote a safe environment, the premises are also equipped with security cameras to monitor customer and operational areas. Round One Entertainment is committed to full compliance with all applicable federal, state, and local regulations when it comes to the sale and service of alcoholic beverages to ensure there is no impact on the surrounding property owners, and that the use will not affect the general welfare.

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

Although the approval of a Type 47 On-Sale General-Eating Place License will add an additional on-sale license to its census tract, the addition will not result in an undesirable concentration of alcohol sales. The addition of Round One's license will result in a desirable addition to the census tract, as none of the existing on-sale licenses within its census tract are similar to its proposed operations. Rather, the existing on-sale licenses are all traditional restaurants and hotel licenses, including BJ's Restaurant & Brewhouse, Lucille's Smoke House BBQ, Playa Baja Mexican Seafood, Olive Garden, El Pescador Bar & Grill, and the DoubleTree by Hilton Rosemead hotel, among others. By contrast, Round One will offer a unique family-oriented entertainment venue where alcohol service is ancillary to a broad range of recreational activities. Accordingly, Round One will diversify, rather than intensify, the existing mix of licensed premises within the census tract.

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

The proposed Round One is not anticipated to detrimentally affect the nearby surrounding area, specifically to any other on-sale or off-sale alcoholic beverage establishments, residential districts and uses, schools (public or private), day care centers, public parks, playgrounds and other recreational facilities, churches and other places of religious worship, hospitals, clinics or other health care facilities. The proposed use is located within The Shops at Montbello, a regional commercial shopping center that contains other retail and restaurant establishments that serve alcoholic beverages. There are no residential uses, schools, day care centers, public parks, or playgrounds in close proximity to the proposed use. A Kaiser Permanente clinic and the Calvary Chapel Renaissance are located outside the perimeter of the shopping center, across the parking lot from the proposed establishment. However, Round One's comprehensive in-house training and security measures are intended to ensure that the sale of alcoholic beverages does not result in adverse impacts on the neighboring businesses or other nearby uses.

D. Would not aggravate existing problems created by the sale of alcohol (e.g., littering, loitering, noise, public drunkenness, calls for service, and sales to minors);

The proposed Round One Entertainment is not anticipated to aggravate existing problems associated with the sale of alcoholic beverages. The sale of alcohol will be ancillary to the facility's primary use as a family-oriented entertainment and dining venue. The applicant has proposed responsible alcohol service practices, including employee training, age verification procedures, and on-site security provided by a licensed third-party security company. Management and security personnel will monitor the premises and surrounding areas to maintain a safe environment and minimize potential impacts on adjacent businesses. Round One also implements a curfew policy to promote patron safety. Unaccompanied minors under 18 years of age are not permitted after 10:00 p.m., and unaccompanied patrons under 21 years of age are not permitted after 12:00 a.m. Identification is verified at designated entry points, and patrons under the applicable age limits must be accompanied by a guardian who is at least 25 years of age.

In addition, the operation is intended to serve the local community in a professional retail environment and is not expected to generate public drunkenness, nuisance activity, or increased calls for police service. Security cameras, adequate lighting, and ongoing management oversight will further support a safe and orderly operation. The applicant is committed to being a responsible business operator and maintaining compatibility with the surrounding businesses.

E. Is in conformance with the goals, policies, and objectives of the general plan and the purpose and intent of this code and any applicable specific plan;

The proposed Round One Entertainment with ancillary on-site alcohol sales is consistent with the goals of the Our Prosperous Community section of the Montebello General Plan. The

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project supports the City's vision of revitalizing established commercial spaces by repurposing an existing regional retail space with a modern entertainment destination that provides recreational, dining, and social opportunities for residents and visitors. This adaptive reuse is consistent with Policy 2.4, which encourages the repurposing of regional retail centers to meet evolving community needs.

The proposed amusement arcade/entertainment use, together with the ancillary food hall and on-site sale of alcoholic beverages under a Type 47 ABC License, will enhance the overall customer experience while activating an existing commercial mall. The project also supports Policy 2.5, which encourages the City to nurture the local business community. By attracting new visitors and increasing customer activity, Round One is expected to benefit surrounding retailers and restaurants, create employment opportunities, and strengthen the long-term economic vitality of the shopping mall and the City of Montebello.

As mentioned, Round One is proposed within an existing mall, occupying an existing tenant space with no plans to expand or alter the exterior of the existing building. The proposed use conforms with the following Policies/Goals of the City of Montebello General Plan.

Policy/Goal	Description
"General Plan Policy 2.4 Repurpose the regional retail centers to meet new community needs."	The proposed Round One Entertainment supports the policy by contributing to ongoing economic development activity, enhancing business viability, and increasing commercial investment in the area. The new proposal will revitalize an existing vacant commercial tenant space.
"General Plan: Policy 2.5 Nurture the local business community."	The establishment of an entertainment use with alcohol sales will support the Shops at Montebello by enhancing its amenities, attracting additional customers, and increasing revenue.
"General Plan: Policy A2.5c, Support local business operations."	The proposed use conforms to the Zoning Code's provisions for the site, which is designated for commercial use. The restaurant will contribute to the local economy by creating jobs, stimulating consumer spending within the city, and generating tax revenue.
"General Plan: Policy 3.3a, Provide non-residential uses that are accessible for the convenience of individuals living in residential districts."	The restaurant provides the community with both an amusement arcade use and restaurant use near residential areas just south of the mall, offering residents convenient access to a sit-down restaurant without the need to travel long distances.
"General Plan Policy 3.3c Reduce the length and number of trips generated by residential development by enhancing the	By providing a convenient entertainment and dining destination that include beer, wine, and/or alcoholic beverages, the project supports local access to food and hospitality services, reducing the need for

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

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

The proposed CUP would allow for alcohol sales by permitting the sale of beer, wine, and distilled spirits in conjunction with a bona fide restaurant/food hall. Providing this option at Round One Entertainment is expected to attract more customers, subsequently leading to an increase in sales and demand, and could result in the creation of new employment opportunities through the hiring of additional employees. In addition, the proposed Round One location is anticipated to generate approximately 55 new jobs, providing additional employment opportunities for the local community and contributing to the City of Montebello's economic vitality.

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

Obtaining a Type 47 ABC license to allow the sale of beer, wine, and distilled spirits will support the continued growth of the ancillary restaurant use, enhance the economic vitality of the subject site, and further the economic development objectives of the General Plan.

The proposed sale of beer, wine, and distilled spirits at Round One Entertainment is expected to enhance the establishment's dining experience, attract additional customers, and encourage increased customer spending. As a result, the business is anticipated to generate additional revenue, supporting its continued growth while also increasing sales tax revenues to the City.

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

The addition of beer, wine, and distilled spirits for the food hall in accordance with the entertainment use will further differentiate this business from others within The Shops at Montebello, expanding its product offerings. This enhancement allows the business to better serve customers seeking a more comprehensive and enjoyable dining experience.

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

The restaurant contributes to the vitality of The Shops at Montebello and the City as a whole by providing a neighborhood serving amenity that is enjoyed by nearby residents and visitors. The proposed alcohol license to Round One will provide a quality dining and hospitality experience that complements the commercial environment and supports the City's long-term economic development goals by encouraging investment, attracting patrons to the area, and increasing consumer activity at nearby businesses.

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

The proposed tenant improvements have been designed with attention to aesthetics, functionality, and operational quality, resulting in an overall enhancement to the existing commercial space without expanding the building footprint. The improvements are limited to interior and exterior tenant modifications necessary to accommodate the proposed Round One Entertainment use, including arcade games, food and beverage service, and entertainment amenities. These enhancements will modernize the existing tenant space, creating a clean, attractive, and welcoming environment for patrons. Collectively, the proposed improvements will enhance the visual character and functionality of the site, contributing positively to the overall aesthetic character, ambiance, and vitality of the shopping center and surrounding community.

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

While the applicant believes that the availability of beer, wine, and distilled spirits will enhance the overall customer experience, the primary focus of Round One Entertainment is providing a diverse mix of family-oriented entertainment, including arcade games, bowling, karaoke, billiards, and food and beverage service. The business model is driven primarily by entertainment and dining revenue rather than alcohol sales. Alcohol service is intended as an ancillary amenity for adult patrons and is not essential to the operation's financial viability. Therefore, Round One Entertainment is expected to operate successfully and profitably even without alcohol sales.

ZONE VARIANCE- AMUSEMENT ARCADE SEPARATION (PC-2026-0025-ZV)

Pursuant to Section 17.72.010 of the MMC, the sole purpose of a variance shall be to ensure that no property, because of special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same vicinity and zone. No variance shall be granted which would have the effect of granting a special privilege not shared by other properties in the same vicinity and zone.

As mentioned in this report, the proposed amusement arcade use will be located within an existing tenant space at The Shops at Montebello. Pursuant to Section 17.66.030(B)(2) of the MMC, an amusement arcade may not be located within 1,000 feet of an existing amusement arcade. The proposed Round One Entertainment use would be located approximately 370 feet from Claw Daddy Arcades, an existing amusement arcade operating within the Shops at Montebello, which was granted a CUP for an amusement arcade use in April 2023. Because the existing amusement arcade is located less than 1,000 feet from the proposed Round One Entertainment use, the Applicant is requesting a Zone Variance to

allow the proposed use to deviate from the 1,000-foot separation requirement established by the MMC.

As part of the decision-making process, the Planning Commission will have to consider if Zone Variance findings can be made to allow for the proposed zoning deviations. Pursuant to Chapter 17.72.060, before any variance shall be granted, the Planning Commission shall satisfy itself that the applicant has demonstrated the following facts:

A. That there are special or unusual circumstances applicable to the property involved, such as size, shape, topography, location or surroundings, which do not generally apply to other properties in the vicinity included in the same zone as the subject property;

According to Appendix A of the MMC, amusement arcades are permitted in the C-2 Zone subject to approval of a CUP. MMC Section 17.66.030.B. further requires that an amusement arcade be located at least 1,000 feet from another amusement arcade. Claw Daddy Arcades, an existing amusement arcade, is located approximately 370 feet from the proposed Round One tenant space, which is why the project requires a variance.

The subject property is uniquely situated within The Shops at Montebello, the City's only regional shopping mall and largest commercial retail destination. Unlike other C-2 zoned properties, which are generally neighborhood-serving commercial centers, The Shops at Montebello is a large-scale regional commercial destination specifically designed to accommodate a variety of retail, dining, and entertainment uses. The fact that the existing and proposed amusement arcade uses are located within the same shopping mall creates a unique circumstance that is not generally applicable to other C-2 properties.

Although both Round One and Claw Daddy Arcades are classified as amusement arcades under the MMC, they differ substantially in scale and operation. Claw Daddy Arcades is a smaller-scale arcade with limited entertainment offerings, while Round One is a regional entertainment destination featuring approximately 300 to 400 arcade games, billiards, karaoke and private party rooms, and a food hall with alcoholic beverage service. As such, the two uses provide distinct and complementary entertainment experiences rather than comparable operations.

Accordingly, the subject property's unique location within the City's only regional shopping mall, the shared mall environment of the two arcade uses, and the distinct scale and operational characteristics of the proposed Round One provide special and unusual circumstances that do not generally apply to other properties within the same zoning designation.

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

Due to the special and unusual circumstances described above, strict application of the MMC's 1,000-foot separation requirement would result in practical difficulties and unnecessary hardship for the subject property and would deprive it of the ability to accommodate entertainment uses that are otherwise permitted within the C-2 Planned

Development (PD) zoning designation. The subject property is located within The Shops at Montebello, an enclosed regional shopping mall with a large footprint and numerous tenant spaces designed to accommodate a variety of retail, dining, and entertainment uses.

Due to the mall's size, configuration, and internal layout, most tenant spaces are located within 1,000 feet of one another. As a result, application of the separation requirement is triggered solely because of the unique physical characteristics of the mall environment, rather than because the proposed Round One use would create incompatible or adverse impacts. Strict enforcement of the 1,000-foot separation requirement would effectively prevent Round One, and similarly scaled entertainment uses, from locating anywhere within The Shops at Montebello. This would create a hardship unique to this property by limiting the range of uses that may otherwise be appropriate and compatible within a regional commercial center of this scale. Accordingly, strict application of the zoning code would result in difficulty and unnecessary hardship arising from the unique size, layout, and regional commercial nature of the subject property, rather than from any circumstance created by the applicant.

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

The requested zone variance is necessary to preserve a substantial property right of the subject property, specifically the ability to attract and accommodate large-format entertainment tenants that is enjoyed by comparable regional commercial properties and other properties within the C-2 Planned Development (PD) zoning designation. As the City's only shopping mall, The Shops at Montebello is intended to accommodate a diverse mix of retail, dining, and entertainment uses that serve a regional customer base. The ability to incorporate destination-oriented entertainment uses, such as Round One, is a reasonable and anticipated use of a property of this size and scale, particularly as Round One would occupy an existing long-term vacant retail space.

Without approval of the zone variance, the subject property would be deprived of the opportunity to utilize its space for a permitted entertainment use that is available to similarly situated regional commercial properties. Approval of the zone variance would allow The Shops at Montebello to adapt to evolving market conditions, enhance its tenant mix, reduce vacancy, and maintain competitiveness with comparable regional shopping centers.

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

The proposed zone variance will not result in any adverse effects on the public or surrounding properties. As discussed above, Round One will provide a complementary entertainment use within The Shops at Montebello and help strengthen the tenant mix of the City's only shopping mall. The zone variance does not grant Round One a special privilege or exclusive benefit, but it rather allows the property to accommodate a use that is consistent with the intended function of a regional shopping center and similar entertainment destinations.

Approval of the zone variance will support the surrounding public by providing residents and visitors with additional entertainment options, creating employment opportunities, and enhancing the continued viability of The Shops at Montebello. The proposed use will operate entirely within an enclosed tenant space and is consistent with the existing mall environment.

Furthermore, Round One's operational practices, including established security measures and employee training procedures, will ensure that the use does not create adverse impacts to surrounding properties. The proposed entertainment use will not generate impacts beyond those anticipated for a shopping mall setting and will remain compatible with existing retail, dining, and entertainment uses within The Shops at Montebello.

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

Granting the requested zone variance will be consistent with the general purpose and intent of the City of Montebello's Zoning Code and General Plan. The approval of the zone variance will support the City's goals for maintaining a vibrant commercial environment, encouraging economic activity, and promoting the continued success of The Shops at Montebello as a regional commercial destination.

Under Appendix A of the MMC, an "amusement arcade" is an allowed use in the C-2 Planned Development (PD) zone subject to approval of a Conditional Use Permit, demonstrating that the City has contemplated and intended entertainment uses of this nature within the zoning district. While both Round One and Claw Daddy Arcades fall under the general classification of amusement arcade, the two uses differ significantly in scale, operations, and entertainment offerings. The proposed Round One use is consistent with the type of large-format, destination-oriented entertainment use appropriate for a regional shopping center.

The Montebello General Plan emphasizes the importance of supporting a diverse and thriving local economy, attracting investment, creating employment opportunities, and maintaining successful commercial centers. Round One directly advances these objectives by introducing a regional entertainment destination that will attract visitors, generate economic activity, create jobs, and enhance the long-term vitality of The Shops at Montebello. Additionally, the requested zone variance is consistent with the intent of the Zoning Code and supports the goals and policies of the General Plan by allowing a compatible commercial use that strengthens one of the City's primary economic assets.

REPORTS RECEIVED

On June 18, 2026, the application for Case Nos. PC-2026-0023-CUP; PC-2026-0024-CUP; and PC-2026-0025-ZV was forwarded to the Police, Building, Fire, Public Works, and Parks and Recreation Department for review, comments, and conditions. The comments and conditions of approval that were provided are included in Resolution No. 15-26, as "Attachment A."

FISCAL IMPACT

None.

PUBLIC NOTIFICATION

Pursuant to Section 17.61.040 paragraph (A) Any new proposed on-sale or off-sale alcoholic beverage establishment, or any existing deemed approved alcoholic establishment that undergoes a substantial change in mode or character of operation that is located within three hundred feet from another such establishment or any residential use, church or other place

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of worship, or clinic or other healthcare facility; or within one thousand feet from a school (public or private), public park, playground or other similar use shall be subject to the following increased public notification requirements in lieu of the public notification requirements in [Chapter 17.78](#) of this code.).

Pursuant to MMC Section 17.61.040 (Public Hearings, Notices, and Appeals) (Conditional Use Permit- Public Notification Requirements), the following noticing was performed:

- On August 6, 2026, Public Hearing Notice was published in the Montebello News; and
- On August 6, 2026, Public Hearing Notice was mailed to all property owners within a 300-foot radius from the exterior boundaries of project site.
- On August 6, 2026, Public Hearing Notice was mailed to all building occupants within a 500-foot radius from the exterior boundaries of project site.

SUMMARY:

The proposed project associated with Case Nos. PC-2026-0023-CUP; PC-2026-0024-CUP; and PC-2026-0025-ZV involves the establishment of a new entertainment and dining establishment, Round One Entertainment, within an existing tenant space at The Shops at Montebello, located at 1800 Montebello Town Center, Space A2. The project includes a Conditional Use Permit to allow an amusement arcade pursuant to Appendix A, Index of Primary Uses of the Montebello Municipal Code, a Conditional Use Permit to authorize the sale of beer, wine, and distilled spirits for on-site consumption under a Type 47 ABC License (On-Sale General – Eating Place) in conjunction with a bona fide public eating place, and a Zone Variance to permit a deviation from the MMC requirement that amusement arcades maintain a minimum separation of 1,000 feet from one another.

The proposed project will occupy an existing commercial tenant space within an existing shopping mall and includes interior tenant improvements to accommodate a modern entertainment venue featuring amusement games, billiards, dining, and ancillary entertainment uses. The project is intended to activate a currently vacant commercial space, expand entertainment and dining opportunities within the City, and enhance the overall economic vitality of The Shops at Montebello without altering the established commercial character of the shopping center.

Based on the analysis provided, staff finds that the proposed amusement arcade, Type 47 ABC License, and Zone Variance will not be detrimental to the public health, safety, or welfare, nor will they adversely affect surrounding properties or neighboring land uses. The proposed entertainment venue is compatible with the existing commercial shopping center and surrounding commercial development. Additionally, the applicant has demonstrated commitment to responsible business operations through established security measures and responsible alcohol service practices designed to minimize potential impacts associated with the entertainment and dining use.

The project is consistent with the goals, policies, and objectives of the City of Montebello General Plan, particularly those promoting economic development, commercial

reinvestment, expanded entertainment and dining opportunities, and the infill development of utilizing existing commercial facilities.

Furthermore, the project qualifies for a Categorical Exemption under the California Environmental Quality Act (CEQA Guidelines Section 15301 – Class 1, Existing Facilities), as it consists of the occupancy and interior improvement of an existing commercial tenant space involving negligible or no expansion of the existing use.

For these reasons, staff supports the proposed project associated with Case Nos. PC-2026-0023-CUP, PC-2026-0024-CUP, and PC-2026-0025-ZV and recommends that the Planning Commission adopt Resolution No. 15-26 approving the two Conditional Use Permits and Zone Variance, thereby allowing the establishment of Round One Entertainment as a new entertainment and dining destination that serves the public convenience, promotes commercial reinvestment, and contributes to the continued economic vitality of the City of Montebello.

ATTACHMENT(S)

1. Attachment A. A. Resolution No. 15-26 (Case Nos. PC-2026-0023-CUP; PC-2026-0024-CUP; and PC-2026-0025-ZV)
2. Attachment B. Project Plans
3. Attachment C. Notice of Exemption No. 06-26-CE

**CITY OF MONTEBELLO
PLANNING COMMISSION**

RESOLUTION NO. 15-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO, CALIFORNIA, APPROVING TWO CONDITIONAL USE PERMITS AND A ZONE VARIANCE (CASE NOS. PC-2026-0023-CUP; PC-2026-0024-CUP; AND PC-2026-0025-ZV) WITH CONDITIONS TO ALLOW THE ESTABLISHMENT AND OPERATION OF A NEW ENTERTAINMENT AND DINING ESTABLISHMENT FOR ROUND ONE ENTERTAINMENT, INC. IN CONJUNCTION WITH A TYPE 47 ALCOHOLIC BEVERAGE CONTROL LICENSE (“ABC”) WITHIN AN EXISTING COMMERCIAL TENANT SPACE IN THE SHOPS OF MONTEBELLO, LOCATED AT 1800 MONTEBELLO TOWN CENTER DRIVE

WHEREAS, on June 18, 2026, Round One Entertainment (the “Applicant”) submitted an application for a Conditional Use Permit (“CUP”) and a Zone Variance (“ZV”) to establish and operate a new entertainment and dining establishment for Round One Entertainment in conjunction with a Type 47 Alcoholic Beverage Control License (“ABC”) within an existing commercial tenant space in The Shops of Montebello, located at 1800 Montebello Town Center, Space A2, Montebello, California 90640, identified as Los Angeles County Assessor’s Parcel No. 5271-020-066 (the “Project Site”), within the City’s C-2-PD (General Commercial) zoning district; and

WHEREAS, on June 18, 2026, the Planning Division issued a deemed complete letter to the Applicant with the associated case numbers; and

WHEREAS, pursuant to Appendix A - Index of Primary Uses of the Montebello Municipal Code (“MMC”), approval of a Conditional Use Permit is required for a new amusement arcade use within the City’s C-2 (General Commercial) Zone; and

WHEREAS, pursuant to Chapter 17.61 of the MMC, approval of a Conditional Use Permit is required to obtain a Type 47 Alcoholic Beverage Control License (On-Sale General – Eating Place) from the California Department of Alcoholic Beverage Control; and

WHEREAS, a Zone Variance is required for the proposed use to deviate from the minimum 1,000-foot separation requirement between amusement arcades established by the MMC, pursuant to Section 17.66.030 (B)(2); and

WHEREAS, the operation of the proposed Round One Entertainment will support Montebello's efforts to promote opportunities for active entertainment, leisure, and social engagement, provide a diverse, family-oriented destination for residents and visitors, encourage the adaptive reuse of existing commercial spaces, and enhance the vitality of established commercial centers, in alignment with the goals, objectives, and policies of the General Plan; and

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

WHEREAS, the proposed CUPs and ZV (Case Nos. PC-2026-0023-CUP; PC-2026-0024-CUP; and PC-2026-0025-ZV) qualify for a Class 1 Categorical Exemption under the provisions of CEQA, Guidelines Section 15301 (Existing Facilities); and

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

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

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

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

SECTION 2. FINDINGS.

CONDITIONAL USE PERMIT – AMUSEMENT ARCADE USE (PC-2026-0023-CUP).

Pursuant to Section 17.70.070 of the Montebello Municipal Code, before any CUP is granted, the following findings must be made:

A. That the site for the proposed use is adequate in shape and size;

The proposed Round One amusement arcade use is adequate in size and shape for the site. The proposed use would occupy the existing second-story tenant space at The Shops at Montebello, formerly occupied by Forever 21, which comprises approximately 43,331 square feet. Round One also intends to occupy the first-floor tenant space, resulting in a total project area of approximately 87,061 square feet. There are no proposed exterior modifications and or expansion of the existing footprint. The Shops at Montebello currently features a mix of retail, restaurants, and entertainment businesses. Round One will increase the foot traffic at the underutilized space and provide the City with an attractive entertainment destination. The proposed Round One is surrounded by other commercial uses within the shopping center. The proposed project will enhance the built environment and provide a service that is beneficial to the community by improving an existing space within the existing shopping center.

B. That the site has sufficient access to streets and highways, and is adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;

The proposed use will be located entirely within an existing enclosed commercial mall that is designed to accommodate high-traffic retail and entertainment tenants. Based on the existing site design, shared parking supply, and established circulation system, the center has adequate access and infrastructure to accommodate the anticipated traffic associated with the proposed amusement arcade use.

Access to surrounding streets and highways has not changed, and sufficient provisions for public access to the subject property remain in place, with the Project Site currently accessed from Montebello and Paramount Boulevard and Town Center Drive. No changes to site access are proposed as part of the proposed Project, and existing access arrangements will remain unchanged, allowing convenient ingress and egress for customers, employees, and service vehicles.

C. That the proposed use will not have an adverse effect upon adjacent or abutting properties;

Round One is a nationally recognized family-oriented entertainment center that has successfully operated in communities across the United States. Its proposed

location at The Shops at Montebello will provide residents and visitors of all ages with a high-quality entertainment destination that complements the existing mix of retail, dining, and entertainment uses within the shopping center.

Because the proposed use is located entirely within an existing enclosed mall, it is unlikely that the use will have an adverse effect on adjacent or abutting properties beyond those typically associated with the commercial activities within the shopping center. Instead, Round One is expected to enhance the overall vitality of The Shops at Montebello by increasing customer traffic, extending visitor time, and encouraging patrons to visit neighboring retailers and restaurants. The addition of Round One will further strengthen the mall as a destination, providing new recreational opportunities while contributing to the continued success of the shopping center and the surrounding commercial area.

D. That the proposed use is consistent with the objectives of the community redevelopment project area in which the site is located. The finding must be made that the proposed use will meet the general purpose and intent of the Zoning Code and will be consistent with the purpose and intent of the General Plan and any applicable specific plan.

The proposed amusement arcade use is consistent with the general purpose and intent of the Zoning Code and the City of Montebello General Plan. The project site is located within the C-2-PD (General Commercial) Planned Development (PD) Zone, which is intended to "provide for business centers in areas where a wide range of retail sales and service establishments are needed to accommodate the surrounding community."

The proposed entertainment venue expands the range of commercial and recreational services available to residents and visitors, consistent with the purpose of the C-2 Zone. The project is also consistent with the General Plan's Prosperous Community Element. Specifically, it supports Policy 2.4 by repurposing an existing regional retail space to meet changing community needs through a modern entertainment destination. The project also highlights Policy 2.5 by increasing customer activity, supporting surrounding businesses, creating jobs, and strengthening the long-term economic vitality of the shopping center and the local business community.

CONDITIONAL USE PERMIT - ALCOHOL (PC-2026-0024-CUP).

Pursuant to Sections 17.61.050 and 17.61.060 of the Montebello Municipal Code, before any CUP for alcohol is granted, the following findings must be made:

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

The proposed sale of alcoholic beverages under a Type 47 On-Sale General License will be incidental and complementary to the establishment's primary entertainment and food service operations. Alcohol service is intended to enhance the overall guest experience and will not alter the family-friendly character of the business. Food service will remain a significant component of the operation, and alcoholic beverages will be served in accordance with all applicable state and local laws and regulations. The Shops at Montebello are an established regional commercial shopping mall where retail, restaurant, and entertainment uses are anticipated, encouraged, and compatible with surrounding commercial development. The addition of Round One, including the ancillary sale of alcoholic beverages, is consistent with the existing commercial character of the shopping center and will not create land use conflicts or adversely affect neighboring businesses or surrounding properties.

The Type 47 license is not expected to increase noise, traffic, or other impacts beyond those already associated with the existing commercial uses. The employees involved in alcohol service will receive appropriate Responsible Beverage Service (RBS) training and certification as required by the California Department of Alcoholic Beverage Control to promote a safe environment, the premises are also equipped with security cameras to monitor customer and operational areas. Round One Entertainment is committed to full compliance with all applicable federal, state, and local regulations when it comes to the sale and service of alcoholic beverages to ensure there is no impact on the surrounding property owners, and that the use will not affect the general welfare.

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

Although the approval of a Type 47 On-Sale General-Eating Place License will add an additional on-sale license to its census tract, the addition will not result in an undesirable concentration of alcohol sales. The addition of Round One's license will result in a desirable addition to the census tract, as none of the existing on-

sale licenses within its census tract are similar to its proposed operations. Rather, the existing on-sale licenses are all traditional restaurants and hotel licenses, including BJ's Restaurant & Brewhouse, Lucille's Smoke House BBQ, Playa Baja Mexican Seafood, Olive Garden, El Pescador Bar & Grill, and the DoubleTree by Hilton Rosemead hotel, among others. By contrast, Round One will offer a unique family-oriented entertainment venue where alcohol service is ancillary to a broad range of recreational activities. Accordingly, Round One will diversify, rather than intensify, the existing mix of licensed premises within the census tract.

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

The proposed Round One is not anticipated to detrimentally affect the nearby surrounding area, specifically to any other on-sale or off-sale alcoholic beverage establishments, residential districts and uses, schools (public or private), day care centers, public parks, playgrounds and other recreational facilities, churches and other places of religious worship, hospitals, clinics or other health care facilities. The proposed use is located within The Shops at Montbello, a regional commercial shopping center that contains other retail and restaurant establishments that serve alcoholic beverages. There are no residential uses, schools, day care centers, public parks, or playgrounds in close proximity to the proposed use. A Kaiser Permanente clinic and the Calvary Chapel Renaissance are located outside the perimeter of the shopping center, across the parking lot from the proposed establishment. However, Round One's comprehensive in-house training and security measures are intended to ensure that the sale of alcoholic beverages does not result in adverse impacts on the neighboring businesses or other nearby uses.

D. Would not aggravate existing problems created by the sale of alcohol (e.g., littering, loitering, noise, public drunkenness, calls for service, and sales to minors);

The proposed Round One Entertainment is not anticipated to aggravate existing problems associated with the sale of alcoholic beverages. The sale of alcohol will be ancillary to the facility's primary use as a family-oriented entertainment and

dining venue. The applicant has proposed responsible alcohol service practices, including employee training, age verification procedures, and on-site security provided by a licensed third-party security company. Management and security personnel will monitor the premises and surrounding areas to maintain a safe environment and minimize potential impacts on adjacent businesses. Round One also implements a curfew policy to promote patron safety. Unaccompanied minors under 18 years of age are not permitted after 10:00 p.m., and unaccompanied patrons under 21 years of age are not permitted after 12:00 a.m. Identification is verified at designated entry points, and patrons under the applicable age limits must be accompanied by a guardian who is at least 25 years of age.

In addition, the operation is intended to serve the local community in a professional retail environment and is not expected to generate public drunkenness, nuisance activity, or increased calls for police service. Security cameras, adequate lighting, and ongoing management oversight will further support a safe and orderly operation. The applicant is committed to being a responsible business operator and maintaining compatibility with the surrounding businesses.

E. Is in conformance with the goals, policies, and objectives of the general plan and the purpose and intent of this code and any applicable specific plan;

The proposed Round One Entertainment with ancillary on-site alcohol sales is consistent with the goals of the Our Prosperous Community section of the Montebello General Plan. The project supports the City's vision of revitalizing established commercial spaces by repurposing an existing regional retail space with a modern entertainment destination that provides recreational, dining, and social opportunities for residents and visitors. This adaptive reuse is consistent with Policy 2.4, which encourages the repurposing of regional retail centers to meet evolving community needs.

The proposed amusement arcade/entertainment use, together with the ancillary food hall and on-site sale of alcoholic beverages under a Type 47 ABC License, will enhance the overall customer experience while activating an existing commercial mall. The project also supports Policy 2.5, which encourages the City to nurture the local business community. By attracting new visitors and increasing customer activity, the Round One establishment is expected to benefit surrounding retailers and restaurants, create employment opportunities, and strengthen the long-term economic vitality of the shopping mall and the City of Montebello.

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

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

The proposed CUP would allow for alcohol sales by permitting the sale of beer, wine, and distilled spirits in conjunction with a bona fide restaurant/food hall. Providing this option at Round One Entertainment is expected to attract more customers, subsequently leading to an increase in sales and demand, and could result in the creation of new employment opportunities through the hiring of additional employees. In addition, the proposed Round One location is anticipated to generate approximately 55 new jobs, providing additional employment opportunities for the local community and contributing to the City of Montebello's economic vitality.

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

Obtaining a Type 47 ABC license to allow the sale of beer, wine, and distilled spirits will support the continued growth of the ancillary restaurant use, enhance the economic vitality of the subject site, and further the economic development objectives of the General Plan.

The proposed sale of beer, wine, and distilled spirits at Round One Entertainment is expected to enhance the establishment's dining experience, attract additional customers, and encourage increased customer spending. As a result, the business is anticipated to generate additional revenue, supporting its continued growth while also increasing sales tax revenues to the City.

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

The addition of beer, wine, and distilled spirits for the food hall in accordance with the entertainment use, will further differentiate this business from others within The Shops at Montebello, expanding its product offerings. This enhancement allows the business to better serve customers seeking a more comprehensive and enjoyable dining experience.

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

The restaurant contributes to the vitality of The Shops at Montebello and the City as a whole by providing a neighborhood serving amenity that is enjoyed by nearby residents and visitors. The proposed alcohol license at Round One will provide a quality dining and hospitality experience that complements the commercial environment and supports the City's long-term economic development goals by encouraging investment, attracting patrons to the area, and increasing consumer activity at nearby businesses.

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

The proposed tenant improvements have been designed with attention to aesthetics, functionality, and operational quality, resulting in an overall enhancement to the existing commercial space without expanding the building footprint. The improvements are limited to interior and exterior tenant modifications necessary to accommodate the proposed Round One Entertainment use, including arcade games, food and beverage service, and entertainment amenities. These enhancements will modernize the existing tenant space, creating a clean, attractive, and welcoming environment for patrons. Collectively, the proposed improvements will enhance the visual character and functionality of the site, contributing positively to the overall aesthetic character, ambiance, and vitality of the shopping center and surrounding community.

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

While the applicant believes that the availability of beer, wine, and distilled spirits will enhance the overall customer experience, the primary focus of Round One Entertainment is providing a diverse mix of family-oriented entertainment, including arcade games, bowling, karaoke, billiards, and food and beverage service. The business model is driven primarily by entertainment and dining revenue rather than alcohol sales. Alcohol service is intended as an ancillary amenity for adult patrons and is not essential to the operation's financial viability. Therefore, Round One Entertainment is expected to operate successfully and profitably even without alcohol sales.

ZONE VARIANCE – AMUSEMENT ARCADE SEPARATION (PC-2026-0025-ZV).

Pursuant to Section 17.72.060 of the Montebello Municipal Code, before any Zone Variance is granted, the following findings must be made:

A. That there are special or unusual circumstances applicable to the property involved, such as size, shape, topography, location or surroundings, which do not generally apply to other properties in the vicinity included in the same zone as the subject property;

According to Appendix A of the MMC, amusement arcades are permitted in the C-2 Zone subject to approval of a CUP. MMC Section 17.66.030.B. further requires that an amusement arcade be located at least 1,000 feet from another amusement arcade. Claw Daddy Arcades, an existing amusement arcade, is located approximately 370 feet from the proposed Round One tenant space, is why the project requires a variance.

The subject property is uniquely situated within The Shops at Montebello, the City's only regional shopping mall and largest commercial retail destination. Unlike other C-2 zoned properties, which are generally neighborhood-serving commercial centers, The Shops at Montebello is a large-scale regional commercial destination specifically designed to accommodate a variety of retail, dining, and entertainment uses. The fact that the existing and proposed amusement arcade uses are located within the same regional shopping mall creates a unique circumstance that is not generally applicable to other C-2 properties.

Although both Round One and Claw Daddy Arcades are classified as amusement arcades under the MMC, they differ substantially in scale and operation. Claw Daddy Arcades is a smaller-scale arcade with limited entertainment offerings, while Round One is a regional entertainment destination featuring approximately 300 to 400 arcade games, billiards, karaoke and private party rooms, and a food hall with alcoholic beverage service. As such, the two uses provide distinct and complementary entertainment experiences rather than comparable operations.

Accordingly, the subject property's unique location within the City's only regional shopping mall, the shared mall environment of the two arcade uses, and the distinct scale and operational characteristics of the proposed Round One provide special and unusual circumstances that do not generally apply to other properties within the same zoning designation.

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

Due to the special and unusual circumstances described above, strict application of the MMC's 1,000-foot separation requirement would result in practical difficulties and unnecessary hardship for the subject property and would deprive it of the ability to accommodate entertainment uses that are otherwise permitted within the C-2 Planned Development (PD) zoning designation. The subject property is located within The Shops at Montebello, an enclosed shopping mall with a large footprint and numerous tenant spaces designed to accommodate a variety of retail, dining, and entertainment uses.

Due to the mall's size, configuration, and internal layout, most tenant spaces are located within 1,000 feet of one another. As a result, application of the separation requirement is triggered solely because of the unique physical characteristics of the mall environment, rather than because the proposed Round One use would create incompatible or adverse impacts. Strict enforcement of the 1,000-foot separation requirement would effectively prevent Round One, and similarly scaled entertainment uses, from locating anywhere within The Shops at Montebello. This would create a hardship unique to this property by limiting the range of uses that may otherwise be appropriate and compatible within a regional commercial center of this scale. Accordingly, strict application of the zoning code would result in difficulty and unnecessary hardship arising from the unique size, layout, and regional commercial nature of the subject property, rather than from any circumstance created by the applicant.

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

The requested zone variance is necessary to preserve a substantial property right of the subject property, specifically the ability to attract and accommodate large-format entertainment tenants that is enjoyed by comparable regional commercial properties and other properties within the C-2 Planned Development (PD) zoning designation. As the City's only shopping mall, The Shops at Montebello is intended to accommodate a diverse mix of retail, dining, and entertainment uses that serve

a regional customer base. The ability to incorporate destination-oriented entertainment uses, such as Round One, is a reasonable and anticipated use of a property of this size and scale, particularly as Round One would occupy an existing long-term vacant retail space.

Without approval of the zone variance, the subject property would be deprived of the opportunity to utilize its space for a permitted entertainment use that is available to similarly situated commercial properties. Approval of the zone variance would allow The Shops at Montebello to adapt to evolving market conditions, enhance its tenant mix, reduce vacancy, and maintain competitiveness with comparable regional shopping centers.

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

The proposed zone variance will not result in any adverse effects on the public or surrounding properties. As discussed above, Round One will provide a complementary entertainment use within The Shops at Montebello and help strengthen the tenant mix of the City's only shopping mall. The zone variance does not grant Round One a special privilege or exclusive benefit, but it rather allows the property to accommodate a use that is consistent with the intended function of a regional shopping center and similar entertainment destinations.

Approval of the zone variance will support the surrounding public by providing residents and visitors with additional entertainment options, creating employment opportunities, and enhancing the continued viability of The Shops at Montebello. The proposed use will operate entirely within an enclosed tenant space and is consistent with the existing mall environment. Furthermore, Round One's operational practices, including established security measures and employee training procedures, will ensure that the use does not create adverse impacts to surrounding properties. The proposed entertainment use will not generate impacts beyond those anticipated for a shopping mall setting and will remain compatible with existing retail, dining, and entertainment uses within The Shops at Montebello.

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

Granting the requested zone variance will be consistent with the general purpose and intent of the City of Montebello's Zoning Code and General Plan. The approval of the zone variance will support the City's goals for maintaining a vibrant commercial environment, encouraging economic activity, and promoting the continued success of The Shops at Montebello as a regional commercial destination.

Under Appendix A of the MMC, an "amusement arcade" is an allowed use in the C-2 Planned Development (PD) zone subject to approval of a Conditional Use Permit, demonstrating that the City has contemplated and intended entertainment uses of this nature within the zoning district. While both Round One and Claw Daddy Arcades fall under the general classification of amusement arcade, the two uses differ significantly in scale, operations, and entertainment offerings. The proposed Round One use is consistent with the type of large-format, destination-oriented entertainment use appropriate for a regional shopping center.

The Montebello General Plan emphasizes the importance of supporting a diverse and thriving local economy, attracting investment, creating employment opportunities, and maintaining successful commercial centers. Round One directly advances these objectives by introducing a regional entertainment destination that will attract visitors, generate economic activity, create jobs, and enhance the long-term vitality of The Shops at Montebello. Additionally, the requested zone variance is consistent with the intent of the Zoning Code and supports the goals and policies of the General Plan by allowing a compatible commercial use that strengthens one of the City's primary economic assets.

SECTION 3. CEQA. The Planning Commission hereby determines that, based on the whole of the administrative record, the proposed CUPs and ZV (Case Nos. PC-2026-0023-CUP; PC-2026-0024-CUP; and PC-2026-0025-ZV / ENV. No. 06-26) qualify for a Class 1 Categorical Exemption under the provisions of the California Environmental Quality Act ("CEQA"), Guidelines Section 15301 – Existing Facilities. Class 1 exempts the following projects: the operation, repair, maintenance or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of the use beyond that previously existing. As proposed, the Project will not expand the existing footprint of the structure at the site and will only include interior modifications and minor tenant improvements to accommodate the amusement arcade and dining use.

SECTION 4. APPROVALS. The Planning Commission hereby approves

Conditional Use Permit Case Nos. PC-2026-0023-CUP and PC-2026-0024-CUP and Zone Variance Case No. PC-2026-0025-ZV to allow the establishment and operation of a new entertainment and dining establishment, including an amusement arcade (Round One Entertainment), the on-site sale of a full line of alcoholic beverages pursuant to a Type 47 ABC license, and a deviation from the MMC's minimum 1,000-foot separation requirement between amusement arcades. The approved uses will be located within an existing commercial tenant space at The Shops at Montebello, located at 1800 Montebello Town Center, and are subject to the conditions of approval set forth in Section 5 of this Resolution.

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

1. The Applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers, and employees from any claim, action, or proceeding brought against the City, its elected and appointed officials, agents, officers, or employees arising out of, or which are related to the Applicant's project or application (collectively referred to as "proceedings"). The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities, and expenses incurred or awarded in connection with the proceedings whether incurred by the Applicant, the City and/or the parties initiating or bringing such proceedings. This indemnity provision shall include the Applicant's obligation to indemnify the City for all the City's reasonable and actual 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 uses 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 conformance and compliance with these provisions.
3. The development of the subject site shall be consistent with all provisions of the Montebello Municipal Code ("MMC"), Conditional Use Permits and Zone Variance Case Nos. PC-2026-0023-CUP; PC-2026-0024-CUP; and PC-2026-0025-ZV/ENV No. 06-26, approved plans, and the specifications of the City's Planning Division ("Planning Division" or "Planning Department").

4. A copy of conditions of approval for Conditional Use Permits and Zone Variance Case Nos. PC-2026-0023-CUP; PC-2026-0024-CUP; and PC-2026-0025-ZV must be kept on the premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
5. Within thirty (30) days of the Planning Division transmittal of the Acceptance Form, the Applicant shall sign and return a copy of the Acceptance Form, agreeing to the conditions of approval and acknowledging that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval. Failure to return the Acceptance Form within thirty (30) days shall constitute grounds for terminating the permit.
6. The Director at any time, can call for a review of the approved conditions of approval at a duly noticed public hearing before the Planning Commission. These condition(s) may be modified, or new condition(s) added to reduce any impacts of the use. The Planning Commission may revoke the CUPs and ZV (PC-2026-0023-CUP; PC-2026-0024-CUP; and PC-2026-0025-ZV) if sufficient cause is given.
7. The Applicant and operator shall prepare and submit an annual project compliance report. This report is due annually for the first three (3) years of alcohol sales, starting one-year from the date of issuance of an Alcoholic Beverage Control ("ABC") license. The compliance report must be submitted to the Director to demonstrate compliance with the Conditions of Approval. The Director shall transmit the annual project compliance report to the Planning Commission to either receive and file or take any other action as deemed necessary.
8. In the event of a change of ownership transfer of ABC License, the conditional use permit will be brought back to the Planning Commission for review.
9. Prior to the commencement of alcohol sales, all employees who will sell alcoholic beverages shall be required to attend either the Department of ABC Responsible Beverage Service ("RBS") training or a comparable in-house training program approved by the Director. Any employees hired after the commencement of alcohol sales shall be required to attend RBS training or the approved in-house training within thirty (30) days of their hire date.

10. No more than 50% of total gross revenues per year shall be from alcohol sales. The Applicant shall maintain records of gross revenue sources which shall be submitted to the Director and/or the Department of ABC upon request.
11. Adequate security measures shall be provided as specified by the Montebello Police Department ("Police Department"), including, but not limited to, retaining trained staff and security personnel, and providing security devices such as surveillance or burglar alarm systems.
12. As a bona fide restaurant, this establishment shall possess a supply of food and goods adequate to make substantial food sales and comply with Section 23038 of the Business and Professions Code. All food must be maintained in a sanitary condition and comply with all Health Department regulations. Failure to serve food (for any reason) shall result in the automatic suspension of all alcoholic beverage sales that are served for on-site consumption until food sales are resumed.
13. No signs shall be installed on the site until a sign permit has been approved by the Planning Department and Building & Safety Division in conformance with the provisions set forth in Chapter 17.62 ("Signs") of the MMC.
14. 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.
15. Premises shall be kept clean and the Applicant, Operator, and/or Management of the establishment shall ensure that no trash or litter originating from the site is deposited onto neighboring properties or onto the public right-of-way.
16. 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.
17. 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.

18. 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.
19. No alcoholic beverages shall be served in any disposable container such as disposable plastic or paper cups.
20. No outside alcoholic beverages shall be brought into the establishment, Project Site, or premises for personal use or consumption.
21. Any outstanding violations of the MMC shall be remedied prior to the issuance of a Certificate of Occupancy or commencement of alcohol sales, as applicable. The Applicant, Operator, Site Owner, and/or Management shall be responsible for remedying outstanding Code Enforcement issues. When corrective action requires the issuance of a building permit, the building permit must be issued within 12 months of the effective date of this approval. Corrective action that does not require a building permit shall be remedied within one month of the effective date of this approval. The Director may grant an extension to these time frames, but such extensions shall not extend more than one (1) year from the date of this approval.
22. 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.
23. All area, height and use regulations of the zone classification of the Subject Site shall be complied with, except wherein these conditions explicitly allow otherwise.
24. 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").
25. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning and Community Development Department and any designated agencies, and in accordance with any stated laws or regulations, or any amendments thereto.

26. In the event the Applicant violates or fails to comply with any conditions of approval of the CUPs and ZV, no further permits, licenses, approvals, or certificate of occupancy shall be issued until such violation(s) has been fully remedied.
27. The Applicant, Owner, Management and/or successor of the use shall bear full cost 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.
28. A copy of the approved Resolution shall be attached to the construction plans for any site improvement at the submittal of plans for plan check.
29. The operation shall always 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 or loitering occurs in and around the project site.
30. 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.
31. The noise levels generated by the operation of such establishment shall not exceed sixty-five (65) dBA between the hours of seven (7) a.m. to ten (10) p.m., and not exceed sixty (60) dBA between the hours of ten (10) p.m. to seven (7) a.m., to mitigate the impact of adjoining properties zoned or used for residential purposes. The measurement of noise levels shall be taken at the location of the shared property line.
32. At all times, this project shall be operated in conformance with the Noise Control standards in Title 17 - *Zoning* of the Montebello Municipal Code. Applicant shall monitor the volume of music and audio and keep all doors and windows to the facility closed during business hours. Should noise associated with the use negatively impact any adjacent tenant suite or residential neighbors, the applicant shall install sound-attenuating material on the interior walls and ceiling, to limit audibility of noise beyond the confines of the interior

portion of the tenant space to the satisfaction of the Planning and Community Development Director.

33. All parking lot and security lighting shall be maintained in good working order, so as to provide adequate lighting for patrons while not disturbing surrounding residential or commercial areas. All lighting fixtures shall be aimed or shielded so that direct illumination is confined to the property boundaries. Light sources shall be screened to ensure that direct illumination does not spill onto any adjacent property.
34. Prior to commencement of alcohol sales, the Applicant/Operator/Management shall post a notice in a conspicuous location within the building stating that the site is regulated by a CUP and the Acceptance Form, which includes the establishment's conditions of approval, is available upon request. This notice shall remain posted at all times the establishment is in operation.
35. All outdoor utilities, machinery and equipment, including roof-mounted equipment, shall be completely screened from public right-of-way, in a manner that is compatible with the structure. The method of screening shall be subject to the review and approval of the Planning Department prior to the issuance of building permits.
36. The approval of the entitlement shall expire if the rights granted are not exercised within one (1) year from the conditional use permit's effective date. Exercise of right shall mean issuance of a building permit to commence construction or similar activities demonstrating the intent to proceed with the project, as determined by the Director.
37. This approval shall not supersede the approval of any other affected agencies. The applicant shall comply with Federal, State, and local requirements.

The following on-site requirements of the MMC and/or the specifications of the Building and Safety Department shall be complied with at all times:

1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
2. All construction plans shall comply with the codes in effect at the time of plan submittal to the Building Division.

3. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
4. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
5. An allowable building area analysis shall be provided to justify compliance with Section 506 of the Building Code due to the change of occupancy from the existing Mercantile use to the proposed Assembly.
6. The proposed Assembly occupancy shall be separated with a 1-hour fire-resistance rated fire barrier per Section 508.4 and 707 of the Building Code from the adjacent tenant space of Mercantile occupancy in the same building, unless otherwise justified that nonseparated occupancy is permitted per Section 508.3.
7. An occupant load study per Section 1004 of the Building Code shall be conducted to justify the increase in occupant load within the assembly occupancy is less than 300; otherwise, a seismic evaluation of the existing building for a higher safety factor due to Risk Category elevated to III per Section 1604.5 shall be performed.
8. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided if the building Risk Category is determined to be III or there are proposed alterations to the existing structural elements (e.g. roof reinforcement to support HVAC equipment).
9. All State of California disability access regulations for accessibility shall be complied with.
10. Summary of Accessibility Upgrades for Commercial Projects shall be completed and the completed form shall be copied on the plans. The form can be found at the following link:

<https://www.dropbox.com/s/4xkjyn5fhggpotk/Accessibility%20Upgrade%20Summary%20Form.pdf?dl=0>
11. Separate application and plan review is required for Electrical plans.
12. Separate application and plan review is required for Mechanical plans.
13. Separate application and plan review is required for Plumbing plans.
14. Plumbing fixtures shall be provided as required by Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.

15. Project shall comply with the CalGreen Non-Residential mandatory requirements.
16. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan which indicates this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
17. Separate permit is required for Fire Sprinklers.

The following on-site requirements of the MMC and/or the specifications of the Fire Department:

Not all inclusive and subject to Fire Marshal approval

1. Fire extinguishers in approved locations.
2. Address is legible and placed in an approved location visible from the street.
3. The Project must comply with the applicable requirements in the 2025 California Building Code and 2025 California Fire Code and Montebello Municipal Code and NFPA/Fire Department Standards.
4. All demolition and construction activities are to be performed in accordance with California Fire Code Chapter 33, maintaining all fire life safety and suppression systems in operable condition, along with unobstructed emergency exit requirements.
5. A fire department KNOX key box shall be maintained during demolition/construction activities, capable of fire department vehicle/personnel access.
6. A written site safety plan establishing a fire prevention program at the project site must be submitted and approved by the Montebello Fire Department prior to permit issuance.
7. All project and plan submittals will be issued for fire department review, approvals, and inspections.

The following on-site requirements of the MMC and/or the specifications of the Police Department and Code Enforcement Division shall be complied with at all times:

1. 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.
2. 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.
3. 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.
4. Staff under the age of 21 cannot sell alcohol.
5. No gambling of any type shall be allowed on the premises.
6. 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.
7. 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.
8. The business owner shall install, maintain, and obtain City permits for a burglary and robbery alarm system.
9. Doors that are not utilized for customer access shall be locked from the outside and have alarmed panic hardware.
10. If police or fire services are required at the location, the Applicant will be responsible for reimbursing the City for all related costs.
11. If Code Enforcement is required due to any code violations and/or violations of the conditions of these CUPs and ZV, the applicant will be responsible for reimbursing the City for all inspections and costs.

12. An approved Emergency Access Plan shall be provided, subject to review and approval of the Police and Fire Departments prior to issuance of the Certificate of Occupancy or commencement of alcohol sales, as applicable.
13. A signed copy of the Acceptance Form shall be kept at the business and presented to any law enforcement officer on demand.
14. Any violation of the conditions of this permit may cause the revocation of the subject CUPs and ZV.

PASSED AND ADOPTED this 1st day of September 2026 by the Planning Commission.

Armando Medina, Chair
Montebello Planning Commission

ATTEST:

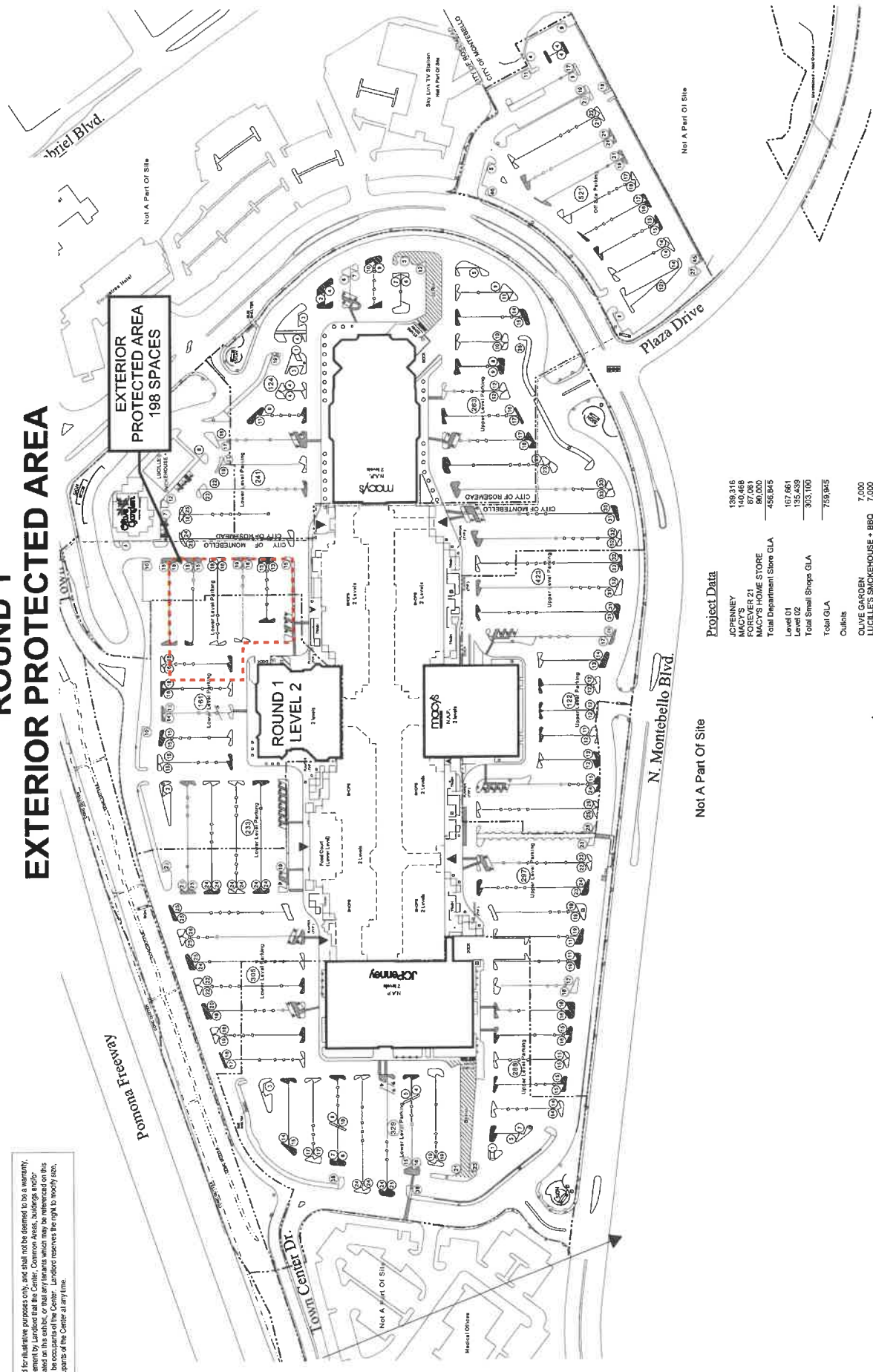
I, Joseph A. Palombi, Secretary of the City of Montebello Planning Commission, **DO HEREBY CERTIFY** that the foregoing Resolution, being Resolution No. 15-26 has been duly signed by the Chair, and attested by the Secretary, all at a meeting of the Montebello Planning Commission, held September 1, 2026, and that same was approved and adopted by the following vote to wit:

Chair Medina:	() AYE () NOE () ABSENT () ABSTAIN
Commissioner: Lomeli:	() AYE () NOE () ABSENT () ABSTAIN
Commissioner Cuevas:	() AYE () NOE () ABSENT () ABSTAIN
Commissioner Morales:	() AYE () NOE () ABSENT () ABSTAIN

Joseph A. Palombi, Secretary
Montebello Planning Commission

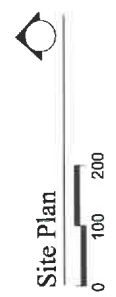
ROUND 1 EXTERIOR PROTECTED AREA

This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by Landlord that the Center, Common Areas, buildings and/or spaces will be as illustrated on this exhibit, or that any tenants which may be referenced on this exhibit will at any time be occupants of the Center. Landlord reserves the right to modify site, configuration and occupancy of the Center at any time.



Project Data

JCPENNEY	138,316
MACY'S	107,000
FOREVER 21	87,089
MACY'S HOME STORE	80,000
Total Department Store GLA	455,845
Level 01	167,661
Level 02	135,439
Total Small Shops GLA	303,100
Total GLA	758,945
Outlets	
CLIVE GARDEN	7,000
LUCCI'S SHIRTSHOUSE + BBQ	7,000
TOTAL OUTLETS	14,000
TOTAL SITE GLA	773,945
TOTAL PARKING SPACES:	3503
SPACE/1000 SF OF GLA:	4.53



The Shops At Montebello
2134 Montebello Town Center
Montebello, CA 90640

Modified: 1/7/19



Notice of CEQA Exemption

ATTACHMENT C

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

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

Lead Agency: City of Montebello Planning and Community Development Department

Project Title: Conditional Use Permit and Zone Variance

Project Location: 1800 Montebello Town Center, Space A2, Montebello, CA 90640

Case Number(s): PC-2026-0023-CUP; PC-2026-0024-CUP; & PC-2026-0025-ZV / ENV No. 06-26-CE

Description of Nature, Purpose, and Beneficiaries of Project: Two Conditional Use Permits (“CUP”) and a Zone Variance (“ZV”) Case Nos. PC-2026-0023-CUP ; PC-2026-0024-CUP; & PC-2026-0025-CUP to establish and operate a new entertainment and dining establishment for Round One Entertainment in conjunction with a Type 47 Alcoholic Beverage Control License (“ABC”) within an existing commercial tenant space at The Shops of Montebello, located at 1800 Montebello Town Center, Space A2, Montebello, California 90640 (Los Angeles County Assessor’s Parcel Number: 5271-020-066) (collectively “the property”).

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

Name of Person or Agency Carrying Out the Project: Round One Entertainment(“Applicant”)

Exempt Status (*check one*)

- ☐ Ministerial (Sec. 21080(b)(1); 15268(b)(3))
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption. State type and section number: Class 1- CEQA Guidelines Section 15301 (Existing Facilities)
☐ Statutory Exemptions. State code number:

Justification for Project Exemption:

The Project is Categorically Exempt pursuant to CEQA Guidelines §15301 - Class 1 (Existing Facilities.) Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion or existing or former use. There is no additional building footprint being added in connection with the proposed Project.

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

Area Code/Telephone/Extension: (323) 887-1200

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

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

☒ Signed by Lead Agency

☐ Signed by Applicant