



- I. **CALL TO ORDER: A REGULAR PLANNING COMMISSION MEETING - 6:30 P.M.**
- II. **FLAG SALUTE**
- III. **ROLL CALL:** Chair Ortiz, Vice Chair Uva, Duarte, and Guerra
- IV. **PLANNING COMMISSIONER ANNOUNCEMENTS; REQUEST FOR FUTURE AGENDA ITEMS; AND CONFERENCE/MEETING REPORTS:**
- V. **REPORT ON CITY COUNCIL ACTIONS**
- VI. **PRESENTATIONS:**
 - 1. **Brown Act and Hearing Protocols**

VII. **OTHER BUSINESS/NON-AGENDA/CONSENT CALENDAR/ PUBLIC COMMENTS:**

Persons wishing to address the Planning Commission on City business not listed on the agenda may do so at this time.

Persons wishing to address the Planning Commission on any item listed on the Agenda, other than public hearing items, may do so at this time. Persons wishing to address public hearing items shall do so at the time of the public hearing.

It is requested, but not required, that you state your name, address and subject matter upon which you wish to speak. Please limit your comments to no more than four (4) minutes. Pursuant to the Brown Act, no discussion or action, other than a brief response, referral to the City Planning staff or schedule for a subsequent agenda, shall be taken by the Planning Commission on any issue brought forth that is not listed on the Agenda.

VIII. **CONSENT CALENDAR ITEMS:** Items in this section will be voted on in one motion unless a Commissioner requests separate actions. Further, any Consent Calendar items removed from the agenda will be considered by the Commission following the public hearing items.

IX. **OTHER BUSINESS:**

X. **PUBLIC HEARINGS:**

2. **PLN-22-00092 (Conditional Use Permit)**

Location: 7375 Stewart and Gray Road

Request: A request to modify an existing building mounted wireless telecommunications facility.

CEQA: Categorical Exemption – Section 15301 (Class 1, Existing Facilities)

Staff: Assistant Planner Abraham Luna

Contact: aluna@downeyca.org

Recommendation: Continue to 6/7/2023 Planning Commission meeting



3. PLN-23-00033 (Conditional Use Permit)

Location: 11907 Lakewood Boulevard

Request: A request to allow on-site consumption of beer and wine, under an Alcohol Beverage Control (ABC) type 41 (on-sale beer & wine – eating place) license at an existing restaurant.

CEQA: Categorical Exemption – Section 15301 (Class 1, Existing Facilities)

Staff: Senior Planner Gerardo Marquez

Contact: gmarquez@downeyca.org

Recommendation: Approve

XI. ITEMS TO BE PLACED ON FUTURE AGENDAS:

a. Conditional Use Permit for a new Wireless Cell Site - 7375 Stewart and Gray Road

XII. STAFF MEMBER COMMENTS:

XIII. ADJOURNMENT: To Wednesday, June 7, 2023 at 6:30 pm, at Downey City Hall, 11111 Brookshire Avenue, Downey, CA. 90241.

NOTICE: SECTION 9806 – APPEALS

Any person aggrieved or affected by any final determinations of the Commission concerning an application for action of an administrative nature, including a variance or a permit, or any condition or requirement thereon, or upon the failure of the Commission to make its findings and determinations within thirty (30) days after the closure of the hearing thereon, no later than fifteen (15) calendar days, (Exception: subdivisions. no later than ten (10) calendar days) after the date of the decision or of the Commission's failure to make a determination, may file with the City Planner a written notice of appeal there from to the Council. Such appeal shall set forth specifically wherein it is claimed the Commission's findings were in error, and wherein the decision of the Commission is not supported by the evidence in the matter, and wherein the public necessity, convenience, and welfare require the Commission's decision to be reversed or modified

The City of Downey prohibits discrimination on the basis of disability in any of its program and services. For questions, concerns, complaints, or for additional information regarding the ADA, contact the City's ADA/Section 504 Coordinator at ADACoordinator@downeyca.org; Phone: (562) 299-6619; or TTY at 7-1-1.

In compliance with Title VI of the Civil Rights Act, the City of Downey prohibits discrimination of any person in any of its program and services. If written language translation of City agendas or minutes, or for oral language interpretation at a City meeting is needed, contact (562) 299-6619, **48 business hours prior to the meeting.**

En cumplimiento con el Título VI de la Ley de Derechos Civiles, la Ciudad de Downey prohíbe la discriminación de cualquier persona en todos sus programas y servicios. En caso de necesitar una traducción escrita de los órdenes del día o las actas de las reuniones de la ciudad, o para solicitar un intérprete oral para una reunion de la ciudad, comuníquese con el (562) 299-6619 en el horario de atención comercial, **48 horas antes de la reunión.**



I, Art Bashmakian, Interim City Planner, City of Downey, do hereby certify, under penalty of perjury under the laws of the State of California that the foregoing notice was posted pursuant to Government Code Section 54950 Et. Seq. and City of Downey Ordinance at the following locations: Downey City Hall, Downey City Library, and Barbara J. Riley Senior Center.

Dated this 11th day of May, 2023

Art Bashmakian

Art Bashmakian
Interim City Planner




STAFF REPORT
PLANNING DIVISION

DATE: MAY 17, 2023

TO: PLANNING COMMISSION

SUBMITTED BY: GREGORY PFOST, INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT

REVIEWED BY: ART BASHMAKIAN, AICP, INTERIM CITY PLANNER

PREPARED BY: ABRAHAM LUNA, ASSISTANT PLANNER 

SUBJECT: **PLN-22-00092 (CONDITIONAL USE PERMIT) – A REQUEST TO MODIFY AN EXISTING BUILDING MOUNTED WIRELESS TELECOMMUNICATION FACILITY**

LOCATION: 7375 STEWART AND GRAY ROAD

ZONING: C-1 (NEIGHBORHOOD COMMERCIAL)

REPORT SUMMARY


On April 19th, 2023, the City Planning Commission held a noticed public hearing for the consideration of a modification to an existing wireless facility. At the Commission's request and applicant's concurrence, the item was continued to the May 3, 2023 and again to the May 17, 2023 Planning Commission meeting. To allow additional time, the applicant has again requested the item be continued to June 7, 2023 Planning Commission to address the concerns raised by the Planning Commission.


RECOMMENDATION

Continue item PLN-22-00092 to the June 07, 2023 Planning Commission meeting date.

DATE: MAY 17, 2023

TO: PLANNING COMMISSION

SUBMITTED BY: GREGORY PFOST, INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT 

PREPARED BY: GERARDO MARQUEZ, SENIOR PLANNER 

SUBJECT: PLN-23-00033 (CONDITIONAL USE PERMIT) – A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW ON-SITE CONSUMPTION OF BEER AND WINE, UNDER ALCOHOL BEVERAGE CONTROL (ABC) TYPE 41 (ON-SALE BEER & WINE – EATING PLACE) LICENSE AT AN EXISTING RESTAURANT.

LOCATION: 11907 LAKEWOOD BOULEVARD

ZONING: C-1 (NEIGHBORHOOD COMMERCIAL)

REPORT SUMMARY

Martin Lopez (hereinafter “the applicant”) is requesting a Conditional Use Permit (CUP) to allow the existing restaurant “Taqueria Mi Ranchito LLC DBA Taqueria Zavala 2” to operate with a State of California, Department of Alcoholic Beverage Control (ABC) Type 41 license (On Sale Beer and Wine – Eating Place), located at 11907 Lakewood Boulevard. Pursuant to Downey Municipal Code (DMC) Section 9314.04, restaurants, cafes, and other eating establishments with alcohol sales are permitted with the approval of a CUP in the C-1 zone.

Based on the analysis contained in this report, staff is recommending that the Planning Commission adopt the following titled resolution:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY APPROVING PLN-23-00033 (CONDITIONAL USE PERMIT), THEREBY ALLOWING THE ON-SITE CONSUMPTION OF BEER AND WINE UNDER ALCOHOL BEVERAGE CONTROL (ABC) TYPE 41 (ON-SALE BEER & WINE - EATING PLACE) LICENSE FOR AN EXISTING EATING PLACE LOCATED AT 11907 LAKEWOOD BOULEVARD, ZONED C-1 (NEIGHBORHOOD COMMERCIAL)

BACKGROUND

The subject site is improved with multi-tenant commercial buildings located on the southwest corner of Lakewood Boulevard and Stewart and Gray Road. The site is zoned C-1 (Neighborhood Commercial) and has a General Plan Land Use designation of GC (General Commercial). The site is accessible from two street frontages, Lakewood Boulevard and Stewart and Gray Road with a majority of its parking at the front of the site. The property directly to the north have a zoning designation of R-3 (Multiple Family) and is currently developed with an apartment complex. Existing retail properties to the south are zoned C-1 (Neighborhood Commercial). The properties to the west are zoned R-2 (Low Medium Density Residential). The properties to the east are within the Downey Landing Specific Plan and developed with a variety of commercial uses.



North view of subject tenant space along commercial strip

The notice of pending public hearing was published in the *Downey Patriot* and mailed to all property owners within 500' of the subject site on May 4, 2023.

DISCUSSION

The subject property is an approximately 43,420 square foot site. The site is improved with two multi-tenant commercial buildings totaling approximately 9,400 square feet with a total of ten (10) tenant spaces occupied by uses ranging from personal services, fast-food, sit-down restaurants, and retail. The applicant currently operates a 1,346 square foot restaurant that has been established at this location since 2016. The subject site is also improved with a total of 61 shared parking spaces. No additional parking is required for the proposed request.

If the request is approved, restaurant patrons will be allowed to consume beer and wine with their meals. More specifically, all alcohol will be consumed within the restaurant's dining area which includes standard table seating area. The restaurant will not have a separate bar explicitly for alcohol consumption. Staff has included conditions that restrict alcohol beyond the interior tenant space and the sale of alcohol without the purchase of food. The permitted hours of operation of the business are as follows:

Monday through Sunday: 7:00 a.m. - 9:00 p.m.

As a reference, below is the California State Department of Alcoholic Beverage Control's classification of a Type 41 license:

“On-Sale Beer and Wine – Eating Place” – (Restaurant) Authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, liqueurs for use solely for cooking purposes). Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.”

Although the property is adjacent to residentially developed parcels, no impacts are anticipated related to noise levels. Conditions of approval have been incorporated in an effort to mitigate any potential nuisance. Conditions include prohibiting live entertainment, sign regulation related to noise in parking lot, and requiring that all activity be maintained inside the tenant space. In addition, the activities associated with a typical restaurant will remain much the same even after incorporating the sale of alcoholic beverage.

DEVELOPMENT REVIEW COMMITTEE

The project was reviewed by the Development Review Committee (DRC) and standard comments were provided. Staff included conditions in order to address the department's comments. Other departments had no other concerns and standard conditions were provided.

ENVIRONMENTAL ANALYSIS

Staff has reviewed the proposed use for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review, it has been determined that this request is categorically exempt from CEQA, pursuant to Guideline Section No. 15301 (Class 1, Existing Facilities). Categorical Exemptions are projects, which have been determined not to have a significant effect on the environment and have been exempted from the requirements of CEQA. Class 1 consists of projects that involve permitting of existing facilities involving no expansion of existing use. The proposed ABC Type 41 license for the sale of alcoholic beverages is ancillary service of the existing eating place involving no expansion of the existing restaurant.

FINDINGS

Pursuant to the requirements of DMC Section 9824.06 (Conditional Use Permit), staff recommends that the Planning Commission make the following findings to approve the overall request:

1. That the requested Conditional Use Permit will not adversely affect the intent and purpose of Article IX or the City’s General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof.

The requested Conditional Use Permit for the sale of beer and wine in conjunction with an existing restaurant will not adversely affect the purpose and intent of the Downey Municipal Code. The subject property is located within the C-1 zone, which is intended to provide for and encourage the orderly development of commercial uses, with a wide variety of goods and services for the residents of the entire City, with provisions designed to ensure that such commerce will be efficient, functionally related, and compatible with adjacent noncommercial development. The requested Conditional Use Permit will allow a Type 41 (On-Sale Beer and Wine - Eating Place) alcohol license for the existing restaurant but will not adversely affect the purpose and intent of the Zoning Code or the City’s General Plan or the public convenience or general welfare of persons residing or working in the neighborhood in that this site has already been approved and improved for commercial development to serve the surrounding neighborhood. The added sale of alcohol will complement the existing restaurant use. There is no evidence that allowing the consumption of beer or wine with meals will adversely affect the public or general welfare of persons residing or working in the neighborhood.

2. That the requested use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located.

The on-site consumption of beer or wine with meals at the existing restaurant will not adversely affect the adjoining land uses as the activity will be confined to the existing restaurant’s dining area. The opportunity for beer or wine consumption with meals does not result in impacts which would adversely affect adjoining land uses or impact the growth and development of the area. The principal use will remain a restaurant that offers meals to customer. The option to purchase beer or wine with a meal will not alter the principal use in anyway which could result in adverse impacts. In addition, conditions have been included to ensure that consumption of alcohol is conducted within the restaurant space and no live entertainment is allowed on site.

3. That the size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area.

The subject site is approximately 43,420 square feet in size. The existing tenant space is 1,346 square feet in size and is situated at the south end of the site within a multi-tenant commercial building perpendicular to Lakewood Boulevard.

A total of 61 parking spaces are provided onsite. Based on the parking calculations, the commercial site currently meets the minimum required parking spaces when analyzing all existing uses of the subject site. The project does not involve new development or expansion but only a permit to allow the on-site consumption of beer and wine with meals in an existing restaurant. The permitting of beer and wine can be easily accommodated within the existing restaurant without the need for modification or expansion of the existing building. The existing size and shape of the lot is adequate to allow the on-site consumption of beer and wine. And furthermore, the mere allowance of beer and wine will not generate additional vehicle trips to the site necessitating additional parking spaces.

4. *That the traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area.*

The traffic generated by the existing use is not expected to significantly increase with the approval of the CUP, as the use is currently existing and on-site parking spaces are provided for customers. In addition, Lakewood Boulevard is classified as a major arterial that can support high volume of vehicles. The added component of the sale of beer and wine is not expected to generate significantly more traffic or impose an undue burden upon the streets and highways in the area because the availability of beer and wine for consumption with meals will not significantly increase the volume of visitors to the restaurant resulting in undue burden on existing streets or highways. The alcohol sales will not be permitted without sale of food and the food establishment will continue to operate as part of the existing commercial site, which has been adequately served by surrounding streets and highways.

CORRESPONDENCE

As of the date that this report was printed, staff has not received any correspondence regarding this matter.

CONCLUSION

Based on the analysis contained in this report, staff recommends that the Planning Commission adopt the resolution approving the Conditional Use Permit (PLN-23-00033), subject to the conditions of approval as stated in the Planning Commission Resolution.

EXHIBITS

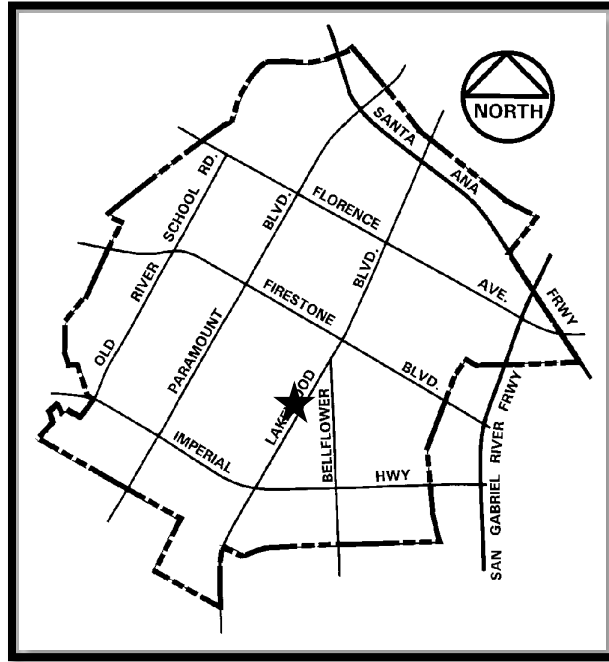
- A. Aerial Photograph, Location Map & Zoning Map
- B. Draft Resolution
- C. Project Plans

Exhibit 'A' – Maps

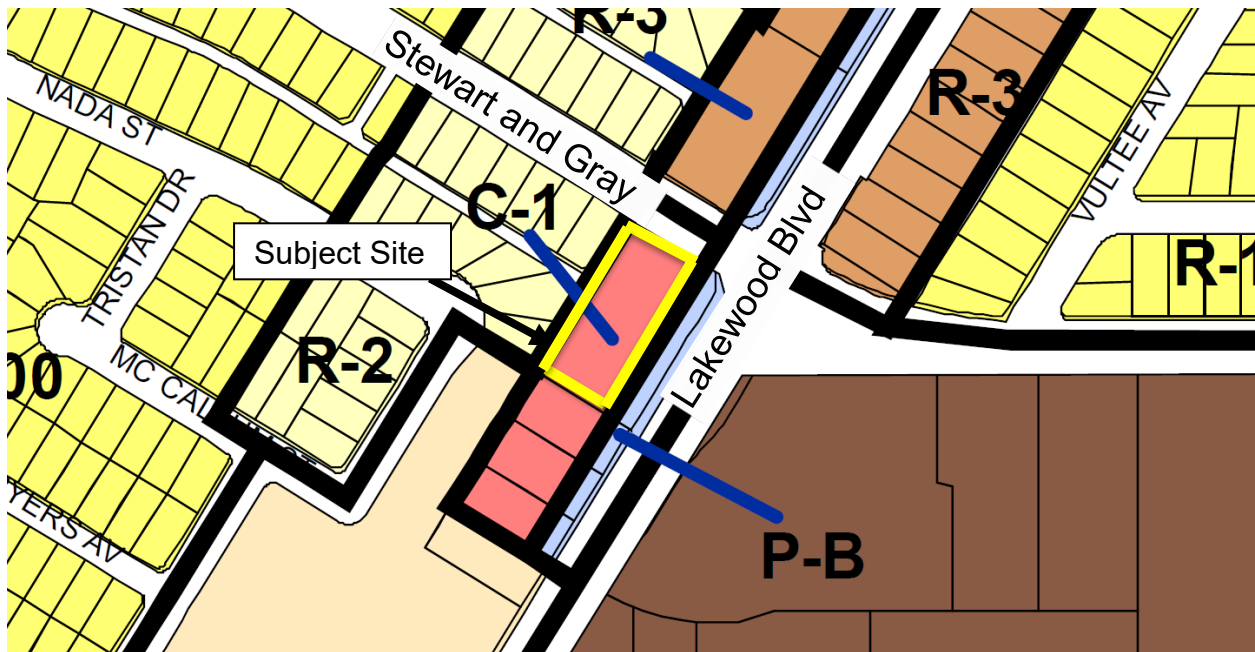
AERIAL PHOTOGRAPH



LOCATION MAP



ZONING MAP



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY APPROVING PLN-23-00033 (CONDITIONAL USE PERMIT), THEREBY ALLOWING THE ON-SITE CONSUMPTION OF BEER AND WINE UNDER ALCOHOL BEVERAGE CONTROL (ABC) TYPE 41 (ON-SALE BEER & WINE - EATING PLACE) LICENSE FOR AN EXISTING EATING PLACE LOCATED AT 11907 LAKEWOOD BOULEVARD, ZONED C-1 (NEIGHBORHOOD COMMERCIAL)

THE PLANNING COMMISSION OF THE CITY OF DOWNEY DOES RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Downey does hereby find, determine and declare that:

- A. On March 15, 2023, the applicant applied for a Conditional Use Permit requesting to allow the sale and on-site consumption of beer and wine (Type 41 ABC License) at an existing restaurant on the property located at 11907 Lakewood Boulevard zoned C-2 (Neighborhood Commercial); and,
- B. Staff deemed the application complete on April 13, 2023; and,
- C. On May 4, 2023, notice of the pending public hearing was sent to all Downey property owners within 500 feet of the subject site and the notice was published in the *Downey Patriot*; and,
- D. The Planning Commission held a duly noticed public hearing on May 17, 2023 at which time all interested persons were given full opportunity to be heard and to present evidence including oral and written testimony, facts, and opinions.

SECTION 2. The Planning Commission further finds, determines, and declares the environmental impact of the proposed project has been reviewed and has been found to be in compliance with the California Environmental Quality Act (CEQA) and is categorically exempt from CEQA, pursuant to Guideline Section No. 15301 (Class 1), Existing Facilities.

SECTION 3. Having considered all of the oral and written evidence presented to it at said public hearing, pursuant to DMC Section 9824.06 the Planning Commission further finds, determines and declares that:

- A. The requested Conditional Use Permit for the sale of beer and wine in conjunction with an existing restaurant will not adversely affect the purpose and intent of the Downey Municipal Code. The subject property is located within the C-1 zone, which is intended to provide for and encourage the orderly development of commercial uses, with a wide variety of goods and services for

the residents of the entire City, with provisions designed to ensure that such commerce will be efficient, functionally related, and compatible with adjacent noncommercial development. The requested Conditional Use Permit will allow a Type 41 (On-Sale Beer and Wine - Eating Place) alcohol license for the existing restaurant but will not adversely affect the purpose and intent of the Zoning Code or the City's General Plan or the public convenience or general welfare of persons residing or working in the neighborhood in that this site has already been approved and improved for commercial development to serve the surrounding neighborhood. The added sale of alcohol will complement the existing restaurant use. There is no evidence that allowing the consumption of beer or wine with meals will adversely affect the public or general welfare of persons residing or working in the neighborhood.

- B. The on-site consumption of beer or wine with meals at the existing restaurant will not adversely affect the adjoining land uses as the activity will be confined to the existing restaurant's dining area. The opportunity for beer or wine consumption with meals does not result in impacts which would adversely affect adjoining land uses or impact the growth and development of the area. The principal use will remain a restaurant that offers meals to customer. The option to purchase beer or wine with a meal will not alter the principal use in anyway which could result in adverse impacts. In addition, conditions have been included to ensure that consumption of alcohol is conducted within the restaurant space and no live entertainment is allowed on site.
- C. The subject site is approximately 43,420 square feet in size. The existing tenant space is 1,346 square feet in size and is situated at the south end of the site within a multi-tenant commercial building perpendicular to Lakewood Boulevard. A total of 61 parking spaces are provided onsite. Based on the parking calculations, the commercial site currently meets the minimum required parking spaces when analyzing all existing uses of the subject site. The project does not involve new development or expansion but only a permit to allow the on-site consumption of beer and wine with meals in an existing restaurant. The permitting of beer and wine can be easily accommodated within the existing restaurant without the need for modification or expansion of the existing building. The existing size and shape of the lot is adequate to allow the on-site consumption of beer and wine. And furthermore, the mere allowance of beer and wine will not generate additional vehicle trips to the site necessitating additional parking spaces.
- D. The traffic generated by the existing use is not expected to significantly increase with the approval of the CUP, as the use is currently existing and on-site parking spaces are provided for customers. In addition, Lakewood Boulevard is classified as a major arterial that can support high volume of vehicles. The added component of the sale of beer and wine is not expected to generate significantly more traffic or impose an undue burden upon the streets and highways in the area because the availability of beer and wine for consumption with meals will not

Resolution No.
Downey Planning Commission

significantly increase the volume of visitors to the restaurant resulting in undue burden on existing streets or highways. The alcohol sales will not be permitted without sale of food and the food establishment will continue to operate as part of the existing commercial site, which has been adequately served by surrounding streets and highways

SECTION 4. Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby approves the Conditional Use Permit (PLN-23-00033), subject to the Conditions of Approval attached hereto as Exhibit A – Conditions, which are necessary to preserve the health, safety and general welfare of the community and enable the Planning Commission to make the findings set forth in the previous sections. The conditions are fair and reasonable for the accomplishment of these purposes.

SECTION 5. The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 17th day of May 2023.

Horacio Ortiz, Chairman
City Planning Commission

Resolution No.
Downey Planning Commission

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Downey at a regular meeting thereof held on the 17th day of May 2023, by the following vote, to wit:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

Alfonso S. Hernandez
Principal Planner

**CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT
(PLN-23-00033)**

PLANNING

- 1) The approval of Conditional Use Permit (PLN-23-00033) allows the restaurant “Taqueria Mi Ranchito LLC DBA Taqueria Zavala 2” to operate with a Type 41 (On-Sale Beer and Wine– Eating Place) ABC license for on-site consumption, on property located at 11907 Lakewood Boulevard.
- 2) Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning regulations, or any Federal, State, County, and City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Downey Municipal Code shall apply.
- 3) The City Planner is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
- 4) All conditions of approval set forth in this resolution shall be complied with before the Conditional Use Permit becomes valid.
- 5) The use approved herein must be executed within one year of approval or shall be subject to revocation where this approval will be deemed null and void.
- 6) The Owner/Applicant agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the approval of this resolution, to challenge the determination made by City under the California Environmental Quality Act or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify Applicant of any such claim, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Applicant of the obligations of this condition.
- 7) Deliveries to the premises are prohibited between 12:00 A.M. and 7:00 A.M.
- 8) The permitted hours of operation of the business are as follows:

- a. Monday – Sunday, 7:00 a.m. to 9:00 p.m.
- 9) Customers shall not be within the business one hour after specified closing time.
- 10) There shall be no live entertainment of any form, this includes, but is not limited to, a disc jockey, bands, musicians, and karaoke.
- 11) The subject property and surrounding area must be maintained free of trash, litter, and debris at all times.
- 12) Alcoholic beverages shall not be sold for off-site consumption unless packed in a sealed container.
- 13) The sale of alcohol shall be incidental to the sale of food. Gross sales of alcohol shall not exceed the gross sales of food. At the request of the Director of Community Development, the applicant shall provide evidence that the gross sales of food exceed 50% the gross sales of alcohol.
- 14) The kitchen shall remain open to serve a full menu at all times the business is open. The service/sale of only prepackaged foods, salads, or sandwiches is not considered to be in compliance with this condition.
- 15) “Last call” for alcohol purchases shall occur thirty (30) minutes prior to closing.
- 16) The business shall comply with the City of Downey’s noise ordinance, but in any case, no greater than 65 dBA as measured at the property line. Upon receiving complaints regarding noise levels, the Director of Community Development may order the preparation of a noise study. The City will hire a consultant to prepare a noise study, and said noise study shall be paid by the business owner. All mitigation measures identified in the noise study shall be implemented and become part of this Conditional Use Permit and shall have the force of conditions of approval.
- 17) All signs shall comply with the requirements set forth in the Downey Municipal Code and shall require separate permits.
- 18) Signs must be posted in parking lot notifying patrons to remain courteous of nearby residential properties.
- 19) All rules and regulations set forth by the California Department of Public Health and the Los Angeles County Department of Public Health shall be enforced and complied with.
- 20) A copy of this Resolution shall be maintained on the premises at all times. A copy of the Conditions of Approval and any Police Permit shall be prominently posted on the premises at all times. The applicant shall make available said copies upon request by any Police Officer or other City official charged with the

enforcement of the City's laws, ordinances, or regulations.

- 21) The Licensee shall be responsible for monitoring the business to prevent anyone under the age of 21 from purchasing alcohol.
- 22) The owner/applicant shall comply with and strictly adhere to all conditions of any permit issued by the Alcohol Beverage Control ("ABC") to the applicant and any applicable regulations of ABC.

BUILDING

- 23) If new construction is proposed it shall comply with the most recent version of the California Building Code and Downey Municipal Code, as adopted by the City of Downey. Prior to the commencement of any construction, the applicant shall obtain all required City permits. Once permits are issued, the applicant shall obtain all necessary inspections and permit final prior to occupancy of the business.

POLICE

- 24) Prior to selling alcoholic beverages, the owner/applicant shall obtain any and all required Police Department permits for this Conditional Use Permit.
- 25) The business owner shall consent to and provide access to all areas of the subject premises without charge during normal business hours to any Police Department or City Official for purposes of verifying compliance with any of the Conditions of Approval of this approval, as well as with any Police Permit.
- 26) Signs shall be posted at all entrances to the premises and business identifying a zero-tolerance policy for nuisance behavior at the premises (including the parking lot). Signs shall be posted along the entry/ exit ways and shall also include verbiage prohibiting the possession and consumption of alcohol outside the premises.
- 27) The owner/applicant shall not permit any loitering on the property.
- 28) A copy of this conditional use permit and any Police permit shall be prominently posted on the premises at all times. The applicant shall make available said copies upon request by any Police Officer or other City official charged with the enforcement of the City's laws, ordinances, or regulations.
- 29) The Licensee shall be responsible for monitoring the business to prevent anyone under the age of 21 from purchasing or consuming alcohol.

- 30) The owner/applicant shall comply with and strictly adhere to all conditions of any permit issued by the Alcohol Beverage Control (“ABC”) to the applicant and any applicable regulations of ABC.
- 31) The restaurant shall not charge patrons a cover charge at any time.

FIRE

1. Premises shall be appropriately addressed. An approved address identification shall be provided that is legible and placed in a position that is visible from the street/road. Sizing shall be approved and at a minimum meet requirement of CA Fire Code [CA Fire Code §505.1]
2. Deferred plan submittal for commercial cooking hood/exhaust automatic fire extinguishing system. Automatic fire extinguishing system design, installation, and testing shall be per NFPA 96 and be UL 300 complainant [CFC § 904.2.2; §904.12; §609]
3. Clearance around kitchen hood exhaust shall adhere to CA Mechanical Code 22 CFC § 904.2.2
4. If applicable, storage of commercial kitchen cooking oil shall adhere to current Fire Code requirements [CFC § 610]
5. Deferred plan submittal for fire alarm and detection system if required by 22 CFC § 907 based off occupancy classification and occupant load. [CFC § 907]
6. Provide a locking key box (i.e. Knox Box or similar) for use by fire department personnel when entry is required outside of business hours.
7. Project construction shall comply with requirements set forth in the CA Building for egress, construction type and height, etc.

END OF CONDITIONS

TAQUERIA MY RANCHITO

11907 LAKEWOOD BLVD.
DOWNEY - CA 90241

**PRIZMAR
DESIGN**

WWW.PRIZMARDESIGN.COM

PABLO GALIN

Tel. No.: (310) 463 01 84
2222 HUNTINGTON LN. #2
REDONDO BEACH-CA 90278

TAQUERIA MI RANCHITO

11907 LAKEWOOD BLVD.

DOWNEY - CA 90241

PROJECT TITLE

Revisions

SITE PLAN-FLOOR PLAN

Sheet Title:

The Designer reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of the Designer.

Date: 2-22-23

Scale:

Drawn: PG

Checked:

Job No. 881-23

Index:

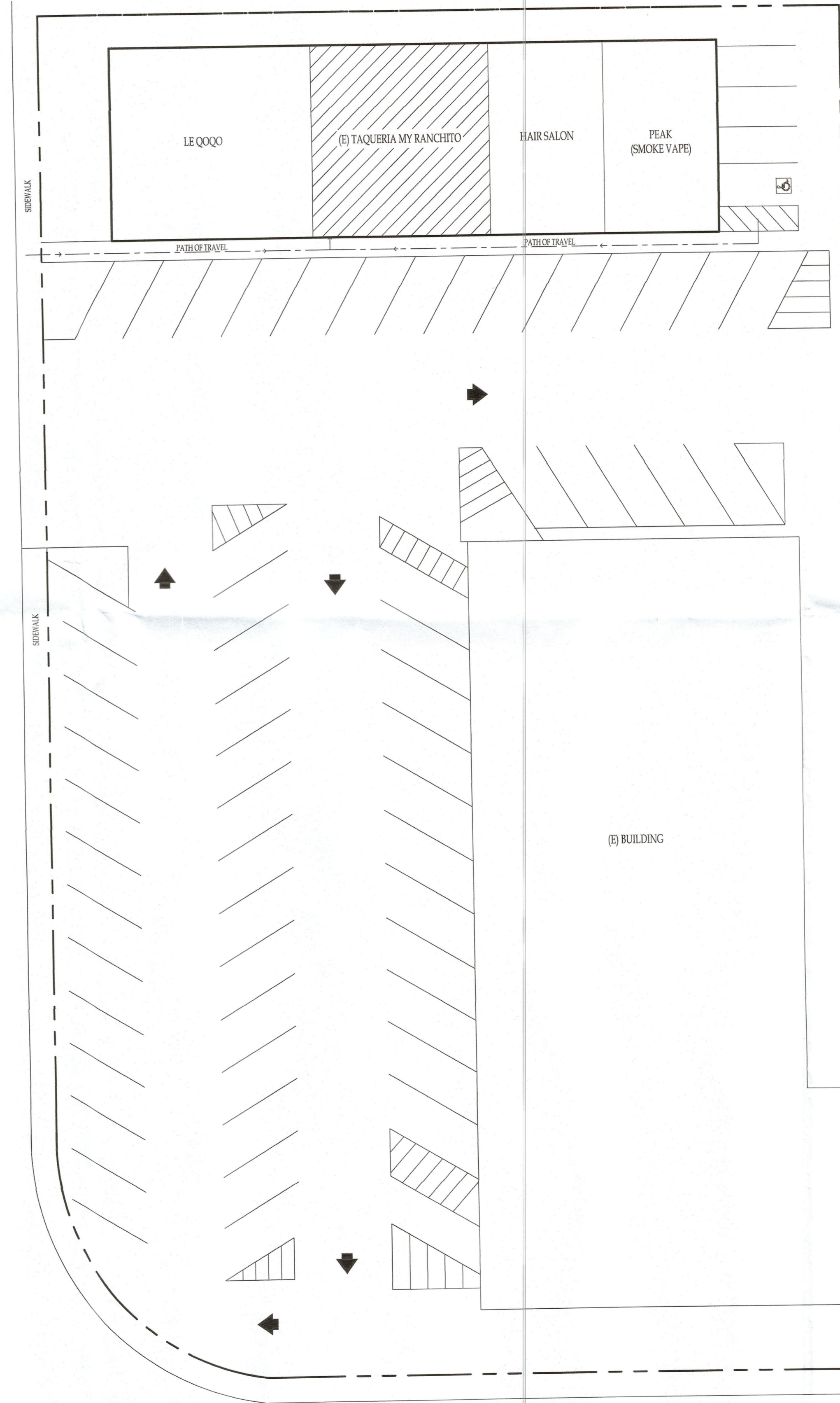
Sheet No.:

A-1

SCOPE OF WORK:
-PERMIT FOR ALCOHOL BEVERAGES

AREA CALCULATIONS:
(E) RESTAURANT = 1348 S.F.

LAKEWOOD BLVD.



STEWART AND GRAY ROAD

SITE PLAN
SCALE : 1/16" = 1'-0"



EXISTING FLOOR PLAN
SCALE : 1/4" = 1'-0"

PLN 23 - 00033 -

RECEIVED
MAR 15 2023
PLANNING