


CITY OF MONTEBELLO
April 3, 2012

TO: Planning Commission
FROM: Planning Division
SUBJECT: Conditional Use Permit 5-84, Modification 1-11
LOCATION: 1801 South Bluff Road, 1736 Chapin Road, and 8117 Slauson Avenue
APPLICANT: Paul Bardos (Belmont Fibers Recycling)
CASE PLANNER: Lovell Williams, Assistant Planner 

STAFF RECOMMENDATION: Acknowledge the Environmental Determination and approve Conditional Use Permit 5-84, Modification 1-11 with the specific findings and conditions in the Draft Resolution (Attachment 2).

REQUESTED ENTITLEMENTS
Conditional Use Permit - To modify Conditional Use Permit (CUP) 5-84 to allow the expansion of a Recycling Plant onto an adjacent property.

ENVIRONMENTAL DETERMINATION
This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Division 6, Chapter 3, Class 32, §15332 (In-Fill Development Projects)). This exemption applies to in-fill development that is consistent with the applicable general plan and zoning regulations; on a project site less than five acres, has no value as habitat for endangered species; would not cause any significant effects to traffic, noise, air or water quality; and can be adequately served by all required utilities and public services.

SITE CHARACTERISTICS

Site Location and Size

The subject site consist of three properties totaling add 133,067 square feet in size that are located north of Slauson Avenue and both frontages on Bluff Road and Chapin Road. The site is developed with four existing buildings consisting of a 10,329 square foot industrial office building, 14,380 square foot industrial building, a 3,465 square foot industrial building, and a 700 square foot employee locker room facility.

Zoning

Subject Site:	M-2-BF (Heavy Manufacturing, Brownfield Overlay)
North:	M-2-BF (Heavy Manufacturing, Brownfield Overlay)
South:	M-2-BF (Heavy Manufacturing, Brownfield Overlay)
East:	M-2-BF (Heavy Manufacturing, Brownfield Overlay)
West:	M-2-BF (Heavy Manufacturing, Brownfield Overlay)

Land Use

Subject Site:	Recycling Plant
North:	Recycling Plant and Manufacturing
South:	Auto Repair
East:	Truck Repair and Manufacturing
West:	Fleet Service and Warehousing

Previous Land Use Entitlements

Conditional Use Permit 5-84 - To allow the operation of a recycling plant. Approved with conditions by the Planning Commission on May 7, 1984.

Conditional Use Permit 5-84, Modification 1-06 - To modify Conditional Use Permit (CUP) 5-84 to allow the expansion of the existing land use onto the adjacent property located at 8117 Slauson Avenue. Approved with conditions by the Planning Commission on April 3, 2007.

Application Submitted: October 24, 2011

Application Deemed Complete: March 1, 2012

PROJECT DESCRIPTION

The applicant, Belmont Fibers Recycling, is requesting to modify Conditional Use Permit (CUP) 5-84 that allowed the establishment of a recycling plant by proposing to expand the recycling use onto the adjacent property located at 1801 South Bluff Road. The proposed modification includes the relocation of the office area, storage of baled recyclable materials within an existing industrial warehouse building, installation of a new truck scale, and a residential drive through/drop-off area within another existing industrial building on property located in the M-2 zoning district.

BACKGROUND

Belmont Fibers has operated a recycling plant use at 1736 Chapin Road, since 1984. Over the years, the use has expanded onto adjacent properties. For example, the business expanded onto 8117 Slauson Avenue and 1717 Bluff Road without obtaining City approval. In 2007, a CUP modification was approved to legalize and allow only employee parking and the storage of empty recyclable bins at the 8117 Slauson Avenue site. In 2008, a business license was obtained to allow the storage of vehicles and empty recyclable bins at the 1717 Bluff Road site. Throughout the years, City staff (Code Enforcement, Building and Safety, Planning, and the Fire Department) have proactively been working with Belmont Fibers on maintaining a clean appearance of the property. In 2008, the applicant obtained building permits to renovate the property which included constructing a decorative masonry screening wall and landscaping along the Chapin Road street frontage, as well as the installation of on-site lighting.

ANALYSIS

Belmont Fibers is a recycling plant that collects plastic scraps, recyclable glass, California Redemption Value (CRV) items, newspapers, aluminum cans, and corrugated boxes from residential, commercial, and industrial customers. Currently, the operation is divided into two parts. The location at 1736 Chapin Road is developed with an existing 10,329 square foot industrial building where the collection of materials are received, baled, and stored on the property and where the administration office is located. The location at 8117 Slauson Avenue is developed with a 700 square foot locker room facility, 31 off-street parking spaces and the storage of empty bins. The hours of operation are Monday through Friday 6 a.m. to 4:30 p.m., Saturday 6 a.m. to 1:30 p.m. and closed on Sunday.

It is the applicant's intent to expand the recycling plant's operation on to 1801 South Bluff Road to increase warehouse and dock space to store baled recyclable materials that are ready for shipping and to decrease visibility of recycled stockpiles. Additionally, the proposal is intended to improve on-site circulation between residential and commercial traffic, and to provide a functional office space for their administrative employees. The modification includes the relocation of the administration office and the storage of baled recyclable materials to the existing 14,380 square-foot industrial warehouse building on 1801 South Bluff Road. The installation of a new truck scale and a residential drive through/drop off area within another existing 3,465 square-foot industrial building on the proposed property is also proposed. Per applicant's request, the sally port shown on the proposed floor plans has been removed from the project. The collection of materials and the hours of operation will remain the same. A Conditional Use Permit is required to allow the expansion of an existing recycling plant onto the adjacent property located in the M-2 (Heavy Manufacturing) zoning district.

Conditional Use Permit - Recycling Plant. The purpose of a Conditional Use Permit is to allow the comprehensive review of sensitive uses and to ensure the proper integration of these uses into the community. These uses may only be suitable in specific locations, and only if such land uses are designed or constructed in a particular manner on a site that are consistent with the required findings for a Conditional Use Permit outlined in Section 17.70.070 of the Montebello Municipal Code (MMC). A Conditional Use Permit review allows the opportunity to address any specific issues related to the proposal and to prevent or mitigate any adverse impacts to the surrounding area.

The findings that must be made to approve a Conditional Use Permit request must substantiate that (1) the site is adequate in size and shape for the use, that (2) it has sufficient access to streets and highways, that (3) the proposed use will not adversely affect the area, that (4) the proposal is consistent with the City's General Plan and that (5) the proposed use is consistent with the objectives of the community redevelopment project area in which the site is located.

In relating the required findings to the proposal, the subject site will total 133,067 square feet after the proposed expansion. The entire site is developed with a 14,380 square foot industrial building, a 3,465 square foot industrial building, a 10,329 square foot industrial office building and a 700 square foot employee locker room facility. The proposed site modifications will improve on-site circulation between residential and commercial vehicles, allow more baled recyclable material to be stored indoors and screened from public view, and relocate offices where administrative services are less likely to interfere with the baling operation on site. As such, the subject site is adequate in size and shape to accommodate the proposal subject to operating in association with the conditions of approval.

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 site is located with frontage on both Chapin Road and Bluff Road, just one parcel north of the intersection at Slauson Avenue. Bluff Road is a collector road in the City that carry traffic north/south, while Slauson Avenue is a major road that carries traffic east/west and has immediate access to the Interstate 5 Freeway. The intensity of the use will not increase to a point where the existing infrastructure will be compromised or require improvements as a result of the proposal. Specifically, the proposed expansion will improve site circulation by continuing to provide site ingress from Chapin Road and providing new site egress on to Bluff Road. As such, the site possesses 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.

In reviewing the proposal, staff has determined that the proposed improvements to the recycling plant will not adversely affect adjacent or abutting properties. The subject site is located within the M-2-BF (Heavy Manufacturing, Brownfield Overlay) zoning district, which allows this type of use with the approval of a Conditional Use Permit. Furthermore, the site is located in a heavy industrial area and is surrounded by compatible and similar uses. It is the applicant's intent to improve the current recycling plant operation by increasing warehouse and dock space to properly store recyclable materials within an enclosed building, minimize the visibility of stockpiles of recyclable materials on the site, improve on-site circulation pattern between residential and commercial vehicles, and to provide a functional office space for their administrative employees. As proposed, the project would not negatively change the appearance of the surrounding built environment.

It is the goal of the General Plan Land Use Element to provide for growth and development of an industrial area in a manner compatible with other uses. In this case, the proposed use is located in a heavy industrial district with compatible and similar uses in the surrounding area. The applicant is expanding an existing recycling plant operation on to the subject site located on Bluff Road which is an appropriate site for the proposed use to achieve this goal. Therefore, granting approval of the proposed use is consistent with the goals of the General Plan.

The Community Redevelopment Agency was eliminated on February 1, 2012. As such, the proposed project does not need to be analyzed for consistency with the objectives of a Community Redevelopment Project Area.

Aesthetics/Landscaping. The applicant is proposing to modify the floor plan of both structures on the new property. The existing 14,380 square foot industrial building will be divided into two areas consisting of a 2,845 square foot office area and an 11,535 square foot warehouse area. The remaining 3,465 square foot metal building will be used for the residential drive through/drop-off area. This building will be required to be upgraded by adding decorative siding (e.g. stucco, wood, or block) in compliance with the metal building abatement requirements set forth in the Zoning Code. Furthermore, a view obscuring fence will be required along the Bluff Road frontage to screen any outdoor storage. Additionally, the applicant is required to install a 10-foot wide landscape planter areas along the Bluff Road property frontage that matches the streetscape improvements completed along the Chapin Road frontage.

Traffic, Parking and Circulation. The applicant submitted a Traffic Circulation Analysis dated January 16, 2012, which states that proposed modification will improve site circulation, site ingress / egress and concluded that no outstanding traffic or circulation issues have been

identified as a result of the proposed use. The City's Traffic Engineer reviewed the analysis and concurred with its findings.

According to Section 17.52.050 of the Zoning Code, industrial uses such as recycling plants are required to provide one parking space for each 500 square feet of building gross floor area. Based on the gross square footage of 28,874 square feet for all buildings, a total of 58 off-street parking spaces are required. There are 18 parking spaces proposed at 1801 South Bluff Road and 31 existing parking spaces on the 8117 Slauson Avenue property, for a total of 49 spaces, which is a deficiency of nine spaces. Staff has added a condition of approval that requires the applicant to provide a Site Plan showing nine additional parking spaces prior to the issuance of a building permit.

DEPARTMENT COMMENTS

The proposal was reviewed by several City departments. The Fire Department recommends conditions of approval to ensure that the proposal will be in compliance with current City, State, and Federal Code Regulations including, California Fire Code, International Fire Code, and National Fire Protection Association Standards. The installation of a public fire hydrant shall be required during the plan check process and prior to the issuance of a Certificate Of Occupancy. The Building and Safety Division recommends compliance with current City, State, and Federal Code Regulations including, American Disability Act, Building, Electrical, Plumbing, and Mechanical Codes. The building where the residential drop-off area is proposed shall be required to be ventilated and provide fire sprinklers as determined in the plan check process. The Police Department and Code Enforcement Division have reviewed the proposal and determine that the proposed use would not generate an inordinate amount of calls for service thereby impacting police resources or reducing the quality of life of the nearby industrial uses.

As required by the MMC, all the adjacent property owners within a 300-foot radius were notified of this proposal. As of March 29, 2012, staff has not received written letters or phone calls of opposition to this proposal.

RECOMMENDATION

Pending public testimony and Planning Commission input:

1. Find that the Conditional Use Permit 5-84, Modification 1-11 is Categorically Exempt from the California Environmental Quality Act (CEQA) guidelines under Class 32 of Section 15332, In-filled Development Projects, and approve the Notice of Exemption.
2. Approve the findings listed in the attached Draft Resolution; and
3. Approve Conditional Use Permit 5-84, Modification 1-11, subject to the Conditions of Approval as contained in the Draft Resolution.

ATTACHMENTS & EXHIBITS

1. Exhibit "A" - Development Packet
2. Exhibit "B" - Traffic Circulation Analysis
3. Draft Resolution
4. Location Map
5. Environmental Document - Notice of Exemption

RESOLUTION NO. PC 7-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO, CALIFORNIA, APPROVING A MODIFICATION TO A CONDITIONAL USE PERMIT TO ALLOW THE EXPANSION ON AN EXISTING RECYCLING PLANT ONTO 1801 SOUTH BLUFF ROAD

Case No.: Conditional Use Permit 5-84, Modification 1-11
Applicant: Paul Bardos (Belmont Fibers Recycling)
Location: 1801 South Bluff Road, 1736 Chapin Road, and 8117 Slauson Avenue

THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the Planning Commission of the City of Montebello does find, determine, and declare as follows:

1. The applicant, Belmont Fibers Recycling, is requesting to modify Conditional Use Permit (CUP) 5-84 that allowed the establishment of a recycling plant located at 1736 Chapin Road by expanding the recycling use onto the adjacent property located at 1801 South Bluff Road. The proposed modification includes the relocation of the office area, storage of baled recyclable materials within an existing industrial warehouse building, installation of a new truck scale, and a residential drive through/drop-off area within another existing industrial building on property located in the M-2 (Heavy Manufacturing) zoning district;
2. That the Planning Commission conducted a duly noticed public hearing upon said application on April 3, 2012, and, based on evidence presented in the staff report, the Planning Commission being familiar with the subject site, has determined that the facts necessary to support the approval of Conditional Use Permit 5-84, Modification 1-11 can be made, subject to the conditions of approval hereinafter set forth.

SECTION 2. Based on the entire record before the Planning Commission and all written and oral evidence presented, the Planning Commission finds that the proposed project complies with the California Environmental Quality Act (CEQA) and hereby adopts the Notice of Exemption for the following reasons:

1. Pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Division 6, Chapter 3, Class 32, §15332 (In-Fill Development Projects). This exemption applies to in-fill development that is consistent with the applicable general plan and zoning regulations; on a project site less than five acres, has no value as habitat for endangered species; would not cause any significant effects to traffic, noise, air or water quality; and can be adequately served by all required utilities and public services.

SECTION 3. That the following findings are hereby adopted as the Findings of the Planning Commission as follows:

1. *The site for the proposed use is adequate in size and shape in that the he subject site will total 133,067 square feet after the proposed expansion. The entire site is developed with a 14,380 square foot industrial building, a 3,465 square foot industrial building, a 10,329 square foot industrial / office building and a 700 square foot employee locker room facility. The proposed site modifications will improve on-site circulation between residential and commercial vehicles, allow more baled recyclable material to be stored indoors and screened from public view, and relocate offices where administrative services are less likely to interfere with the baling operation on site. As such, the subject site is adequate in size and shape to accommodate the proposal subject to operating in association with the conditions of approval.*
2. *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 site is located on the west side of Bluff Road, just one parcel north of the*

intersection at Bluff Road and Slauson Avenue. Bluff Road is a collector road in the City that carries traffic north/south, while Slauson Avenue is a major road that carries traffic east/west and has immediate access to the Interstate 5 Freeway. The intensity of the use will not increase to a point where the existing infrastructure will be compromised or require improvements as a result of the proposal. Specifically, the proposed expansion will improve site circulation by continuing to provide site ingress from Chapin Road and providing new site egress on to Bluff Road. As such, the site possesses 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.

3. *The proposed use will not have an adverse effect upon adjacent or abutting properties in that the subject site is located within the M-2-BF (Heavy Manufacturing, Brownfield Overlay) zoning district, which allows a variety of heavy industrial uses, including this type of use with the approval of a Conditional Use Permit. Furthermore, the site is surrounded by compatible and similar uses in the area. It is the applicant's intent to improve the recycling plant operation by increase warehouse and dock space to properly store recyclable materials within an enclosed building, minimize the visibility of stockpiles of recyclable materials within the site, improve on-site circulation pattern between residential and commercial vehicles, and to provide a functional office space for their administrative employees. Therefore, the proposal is compliant with the surrounding area, will improve the functions of the existing recycling plant, and will not have a negative impact to adjacent or abutting properties.*
4. *The location of the conditional use and the conditions under which it would be operated or maintained will be consistent with the General Plan. It is the goal of the General Plan Land Use Element to provide for growth and development of an industrial area in a manner compatible with other uses. In this case, the proposed use is located in an industrial district with compatible and similar uses in the surrounding area. The applicant is expanding an existing recycling plant operation on to the subject site located on Bluff Road which is an appropriate site for the proposed use to achieve this goal. Therefore, the granting approval of the proposed use is consistent with the General Plan.*
5. *The proposed use is consistent with the objectives of the Community Redevelopment Project Area in which the site is located. The Community Redevelopment Project Area was eliminated by the State of California on February 1, 2012. As such, this finding no longer needs to be made.*

SECTION 4. That the Planning Commission approves Conditional Use Permit 5-84, Modification 1-11 subject to the following conditions of approval:

1. The development and utilization of the subject site shall substantially conform to the site plan labeled Planning Commission Exhibit "A" dated April 3, 2012, including the uses as shown, except as provided for herein, and by subsequent revisions found by the Planning Manager to be in substantial compliance with these provisions.
2. Development of the site shall be consistent with all of the provisions of the Montebello Municipal Code (MMC) and the specifications of the Planning Division, including but not limited to:
 - a. The Planning Manager, 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 Conditional Use Permit if sufficient cause is given.
 - b. All applicable conditions of approval from previous entitlements on the property shall remain in full force and effect, unless otherwise specifically noted in this Resolution.
 - c. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
 - d. In the event the applicant violates or fails to comply with any conditions of approval of this permit, no further permits, licenses, approvals, or certificate of occupancy shall be issued until such violation(s) has been fully remedied.

- e. Any outstanding violations of the Montebello Municipal Code shall be remedied prior to the issuance of a Certificate of Occupancy.
- f. In the event that the lease agreement with the property owner of 8117 Slauson Avenue is terminated, the operator and/or successor of said business shall provide the required number of parking spaces in a manner compliant with Chapter 17.52 of the Zoning Code.
- g. Outdoor storage of materials shall be compliance with Section 17.32.150 the Zoning Code and be screened from the public right-of-way and adjacent properties.
- h. A minimum of 58 on-site parking spaces shall be provided in accordance with a detailed plan to be submitted to and approved by the Planning Manager prior to the issuance of any building permits.
- i. Parking shall be provided in conformance with the off-street parking standards set forth in Chapter 17.52 of the Montebello Municipal Code. All parking spaces shall be a minimum size of 8'-6" by 18'-0", double-striped 6" apart, and wheel stops shall be installed for each parking space that fronts a building, wall, or parking space.
- j. Paving of the vehicular areas and where bins are stored shall be repaired pursuant to the requirements of the Zoning Code. Improvements shall be approved prior to the issuance of any building permits.
- k. Vehicular directional signage and striping of the pavement shall be provided as shown in the Signing and Striping Plan prepared as part of the Traffic Circulation Analysis.
- l. A 10-foot wide landscape planter shall be provided along the Bluff Road street frontage. Landscape and Irrigation Plans shall be approved by the Planning Division prior to the issuance of any building permits for the entire site.
- m. The street façade on Bluff Road shall be improved to be architecturally consistent with the façade along Chapin Road, including but not limited to planting and building materials. Improvement Plans shall be approved by the Planning and Building and Safety Divisions prior to issuance of building permits.
- n. A permanent trash enclosure shall be constructed of decorative masonry block or masonry block with decorative finish, and with view-obscuring doors that are compatible with the main building architecture, subject to the review and approval of the Planning and Building & Safety Divisions prior to the issuance of building permits.
- o. The property shall be maintained in a neat, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants.
- p. All windows, buildings, and block walls of the facility shall be treated with an anti-graffiti film. It is the responsibility of the property owner and/or applicant to have all graffiti on the establishment removed within 24 hours of its appearance, or be subject to citations from the City Code Enforcement Division.
- q. The pole sign used for pricing on Chapin Road shall be fully restored, or removed if no longer used. The applicant shall obtain a demolition permit from the Building and Safety Division prior to the removal of the pole sign.
- r. This approval does not authorize any signage for the property. All signage shall be approved under a separate permit as part of the plan check process and subject to review and approval of the Planning Division. All temporary signage (e.g. banners, flags, pennants) is subject to the provisions of Chapter 17.62 of the Zoning code (Signs).
- s. All outdoor utilities, machinery and equipment, including roof-mounted equipment, shall be completely screened from public right-of-way, in a manner that is compatible with the structure. The method of screening shall be subject

to the review and approval of the Planning Manager and the Building Official prior to the issuance of building permits.

- t. The approval of the entitlement shall expire if the rights granted are not exercised within one year from the permit's effective date. Exercise of right shall mean issuance of a building permit to commence construction, or similar activities demonstrating the intent to proceed with the project, as determined by the Planning Manager.
 - u. Within 30 days of the City Planning Division transmittal of the Acceptance Form, the operator shall sign and return a copy of the Acceptance Form prepared by the City Planning Division, agreeing to the conditions of approval and acknowledging that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval. Failure to return the Acceptance Form within 30 days shall constitute grounds for terminating the permit.
 - v. Prior to the issuance of the Certificate of Occupancy, the operator shall post a notice in a conspicuous location at the building entry stating that the site is regulated by a Conditional Use Permit and the Acceptance Form, which includes the establishment's conditions of approval, is available upon request. This notice shall remain posted at all times the establishment is in operation.
 - w. The Planning Commission's approval, conditions of approval, or denial of this application may be appealed to the City Council if the appeal is filed with the City Clerk within 20 days after the Planning Commission decision, or the day after the subsequent City Council meeting (whichever comes first). Any appeal must be made in the form required by the Planning Manager.
 - x. The operator and / or successor of the recycling plant 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.
 - y. This approval shall not supersede the approval of any other affected agencies. The applicant shall comply with Federal, State, and local requirements.
 - z. 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.
3. The development and utilization of the site shall comply with all the provisions of the all current Building, Plumbing, Mechanical, Electrical Codes and City Ordinances (ADA 2010; CBC 2010; IRC 2010; NEC 2008; ADA 2010; UMC 2009; UPC 2009; and T-24 2008) as well as additional requirements from the Montebello Building and Safety Division, including but not limited to the following requirements:
- a. Plan submittal shall include full construction plans with Plumbing, Mechanical, Electrical sheets.
 - b. If any structures require demolition, a separate Demolition Permit shall be required before any Building Permits are issued. Please be advised that an Asbestos and Lead Paint Clearance Reports are required before the required Demolition Permit can be issued.
 - c. All A.D.A requirements shall be met such as the required number of accessible units.
 - d. Structural Plans, Calculations, and Soils Report shall be required during the plan check process.
 - e. If vehicles are driving through buildings, the buildings shall be required to have ventilation and fire sprinklers.
4. The development and utilization of the site shall comply with all the provisions of the current California Fire Code, International Fire Code, and National Fire Protection Association standards as well as additional requirements from the Montebello Fire Department, including but not limited to the following requirements:

- a. Installation of a public fire hydrant, to meet minimum fire flow and placement standards, and installed in accordance with the Montebello Fire Department-Fire Prevention Bureau, to be located on either or both Chapin Road and/or Bluff Road, to the front of the property, in order to meet codes and standards.
5. The development and utilization of the site shall comply with all the security and safety provisions of the Montebello Municipal Code as well as additional requirements from the Montebello Code Enforcement Division requirements, including but not limited to the following requirements:
- a. The applicant shall provide a photometric lighting plan to the Code Enforcement Division for their review and approval.
 - b. Exterior lighting in the parking area shall be a minimum of five (5) foot candles. Lighting in all other outside areas shall be a minimum of three (3) foot candles, if proposed.

SECTION 5. FINALLY RESOLVED, that the Secretary be instructed to forward a copy of this Resolution to the applicant for his attention, and that the Secretary advise the applicant that this decision, or any part of it, may be appealed to the City Council by the applicant, opponent, or the City Council on its own motion, in the manner specified in Section 17.78.070 of the Montebello Municipal Code.

Victor Cuevas, Chairman

I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Montebello at a regular meeting held on Tuesday, April 3, 2012, and carried by the following vote:

AYES: Commissioner(s):
 NOES: Commissioner(s):
 ABSENT: Commissioner(s):
 ABSTAIN: Commissioner(s):

Ariel Socarras, Planning Manager and
 Secretary to the Planning Commission