

**MEETING AGENDA**

**MONTEBELLO PLANNING COMMISSION  
CITY HALL COUNCIL CHAMBERS  
1600 W. BEVERLY BOULEVARD  
MONTEBELLO, CALIFORNIA  
TUESDAY, DECEMBER 5, 2017  
6:30 P.M.**

**MONTEBELLO PLANNING COMMISSION**

**BRISSA SOTELO  
CHAIR**

**SERGIO ZAZUETA  
VICE CHAIR**

**DANIEL GONZALES  
PLANNING COMMISSIONER**

**SHANNAN CALLAND  
PLANNING COMMISSIONER**

**SONA MOORADIAN  
PLANNING COMMISSIONER**

**CITY STAFF**

**MATTHEW FESKE  
PLANNING MANAGER**

**CHRIS CARDINALE  
PLANNING COMMISSION LEGAL  
COUNSEL**

**CAMILA EASLAND  
ADMINISTRATIVE ANALYST**

1. **MEETING CALLED TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **STATEMENT OF PUBLIC ORAL COMMUNICATIONS:**

Members of the public interested in addressing the Planning Commission on any agenda item or topic must fill out a form provided at the door, and turn it in to the Planning Commission Secretary prior to the beginning Oral Communications. A form does not need to be submitted for public hearing items.

Speakers wishing to address the Planning Commission on an item that is not on the agenda will be called upon in the order that their speaker card was received. Those persons not accommodated during this thirty (30) minute period will have an opportunity to speak under "Oral Communications – Continued" after all scheduled matters have been considered.

Please be aware that the maximum time allotted for individuals to speak shall not exceed three (3) minutes per speaker. Please be aware that in accordance with

State Law, the Planning Commission may not take action or entertain extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Planning Commission Chair.

**5. MINUTES**

A. November 7, 2017

**6. STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST**

A. None

**7. PUBLIC HEARING(S)**

For each of the following items, the public will be given an opportunity to speak, following Planning staff's presentation of its report and the Planning Commissioners' disclosures (if any) of site visits to the location at issue and any relevant information obtained during same. The applicant is allowed to speak and the public is allowed three (3) minutes per person to speak on issues relating to the case. After all persons have spoken, the applicant is allowed to rebut and/or summarize, and then the hearing is closed.

**A. Zone Code Amendment (ZCA01-17)**

**Project Address:** 1812 West Whittier Boulevard, APN 6344-020-013

**Project Applicant:** Montebello Autocraft, LLC

**Project Description:**

Request for a Parking Management Plan (PMP01-17) to allow the business located at 1635 West Whittier Boulevard to use the property as off-site parking.

**Recommended Action:**

Conduct public hearing and, upon conclusion, and

1) Adopt a Resolution denying Parking Management Plan (PMP01-17) to allow off-site parking and allow tandem and stacked parking of vehicles on the site located at 1812 West Whittier Boulevard.

OR

2) Adopt a Resolution approving Parking Management Plan (PMP01-17) and adopting a CEQA Categorical Exemption Class 4 (e) (Minor temporary use of land having negligible or no permanent effects on the environment) to allow off-site parking and allow tandem and stacked parking of vehicles on the site located at 1812 West Whittier Boulevard.

**8. CONSENT ITEM(S)**

**A. Cancel Tuesday, January 2, 2018 Planning Commission Regular Meeting**

**9. STAFF COMMUNICATIONS TO THE PLANNING COMMISSION**

A. None

**10. ORAL COMMUNICATIONS – CONTINUED (IF NEEDED)**

**11. PLANNING COMMISSION ORALS**

A. Chair Sotelo

B. Vice Chair Zazueta

C. Commissioner Calland

D. Commissioner Gonzales

E. Commissioner Mooradian

**12. ADJOURNMENT**

The next regularly scheduled meeting on January 16, 2017

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Building Official at 323/887-1497. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II 1203+)*

*Please note that the information contained in this agenda is a summary of the staff report prepared for each item. Complete copies of each staff report are available in the Office of the City Clerk.*



**CITY OF MONTEBELLO  
PLANNING COMMISSION  
MINUTES  
November 7, 2017**

Planning Commission meets at 6:30 p.m., on the day scheduled in City Hall Council Chambers

1. CALL MEETING TO ORDER

6:42 P.M. by Chair Sotelo

2. ROLL CALL

Commissioner Present: Commissioner Calland, Commissioner Gonzales, Vice Chair Zazueta, and Chair Sotelo

Absent: Commissioner Mooradian

Also present: Planning Manager – Matthew Feske  
Planning Commission Counsel – Chris Cardinale  
Administrative Analyst – Camila Easland

MOTION: Commissioner Calland – Excuse Commissioner Mooradian

SECOND: Vice Chair Zazueta

ACTION: Motion passed, 4-0-1 (Mooradian)

3. PLEDGE OF ALLEGIANCE

Vice Chair Zazueta

4. STATEMENT OF PUBLIC ORAL COMMUNICATIONS

None.

5. APPROVAL OF MINUTES:

A. October 17, 2017

MOTION: Commissioner Gonzales – Approve minutes with the two corrections

SECOND: Vice Chair Zazueta

ACTION: Motion passed, 3-0-1-1 (Absent: Mooradian, Abstain: Calland).

6. STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

Mr. Feske, Planning Manager – Proposed to change the order of the agenda items to start the consent item 8 prior to the public hearing. In addition, he requested agenda item 7B - General Plan Amendment, Density Overlay, Zone Change, and Planned Development ((GPA(02-17), (DO), (ZC01-17), (PD01-17) – be withdrawn from the agenda.

MOTION: Commissioner Calland – Withdraw item 7B from the agenda and start item 8 prior to the public hearing.

SECOND: Vice Chair Zazueta

ACTION: Motion passed, 4-0-1 (Mooradian).

## 7. PUBLIC HEARINGS

### A. **Zone Code Amendment (ZCA01-17)**

**Project Address:** 1719, 1729, 1607, 1605, 1603, 1561, 1501, 1736, and 1640 Chapin Road; 8105, 8117, 8125, and 8129 Slauson Avenue; 1801, 1733, 1721, 1717, 1711, 1707, 1641, 1633, 1629, 1625, 1601, 1597, 1565, 1561, 1553, 1509, 1505, and 1720 South Bluff Road; 116 Maynard Road; and APN 6354-030-901 and 6369-008-903

**Project Applicant:** Bluff Road East, LLC

**Project Description:**

Request for a Zoning Code Amendment to the Montebello Municipal Code Chapter 17.49 – Brownfield Overlay District to extend the sunset date of November 2, 2019 or remove the sunset date and make permanent the Truck Overlay Zone.

**Recommended Action:**

Conduct public hearing and, upon conclusion,

1) Adopt a Resolution denying the Zone Code Amendment to the Montebello Municipal Code Chapter 17.49 – Brownfield Overlay District and keep the sunset date of November 22, 2019.

OR

2) Adopt a Resolution recommending that the City Council approve the Zone Code Amendment to the Montebello Municipal Code Chapter 17.49 – Brownfield Overlay District to extend the sunset date of November 22, 2019 \_\_\_ years to November 22, 20\_\_.

OR

3) Adopt a Resolution recommending that the City Council approve the Zone Code Amendment to the Montebello Municipal Code Chapter 17.49 – Brownfield Overlay District to remove the sunset date of November 22, 2019 and make the Truck Overlay Zone permanent.

**Presentation**

Mr. Feske, Planning Manager, made a brief presentation and mentioned that the staff received an email from one of the property owners opposing the application for the Zone

Code Amendment (ZCA01-17). Additionally, Mr. Feske pointed out that the applicant is present to answer any question.

Mr. Juan Garza, representing the applicant, provided a memorandum which incorporated some of the background related to the application.

Mr. Cardinale, Planning Commission Counsel, noted that the provided memorandum should now be considered part of the record, and that the staff will include the material in the record.

Mr. Frank Mass, representing the applicant, made a presentation and explained that they have owned many industrial properties. He mentioned that when the properties were bought in the 1980s, environmental studies or land studies weren't done. Additionally, Mr. Mass explained the importance of having a trucking zone in the area. He pointed out that not allowing trucks in the area could bring an economic disaster for most of the businesses in the location. Additionally, he mentioned that there is no residential or retail activity in the area. Finally, he mentioned that trucks should be permanently allowed in the area, since the temporary permission requires renewal, which can be very costly for the applicants.

Disclosures:

None.

Speaker(s) In Support:

None.

Speaker(s) In Opposition:

None.

MOTION: Commissioner Calland – Leave the public hearing open and continue the Planning Commission meeting on December 5, 2017 at 6:30 pm.

SECOND: Chair Sotelo

ACTION: Motion passed, 4-0-1 (Mooradian).

8. CONSENT ITEM (S)

**A. Cancel Tuesday, November 21, 2017 Planning Commission Regular Meeting**

**B. Cancel Tuesday, December 19, 2017 Planning Commission Regular Meeting**

MOTION: Commissioner Calland – Approving Lot Line Adjustment

SECOND: Vice Chair Zazueta

ACTION: Motion passed, 4-0-1 (Mooradian)

9. STAFF COMMUNICATIONS TO THE PLANNING COMMISSION

None.

10. ORAL COMMUNICATIONS – CONTINUED

None.

11. PLANNING COMMISSION ORALS

Commissioner Gonzales – None

Commissioner Calland – None

Vice Chair Zazueta – None

Chair Sotelo – None

12. ADJOURNMENT

MOTION: Commissioner Calland

SECOND: Vice Chair Zazueta

ACTION: Motion passed, 4-0-1 (Mooradian)

The meeting adjourned at 7:37 p.m.

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Matthew Feske, Planning Manager





**PLANNING COMMISSION  
STAFF REPORT**

Public Hearing 7A

TO: Honorable Chair and Planning Commissioners

DATE: December 5, 2017

From: Planning and Community Development

SUBJECT: Parking Management Plan (PMP01-17) to allow the business located at 1635 West Whittier Boulevard to use the property as off-site parking, subject property is located at 1812 West Whittier Boulevard, APN 6344-020-013.

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**RECOMMENDATION**

Conduct public hearing and, upon conclusion, and

1) Adopt a Resolution denying Parking Management Plan (PMP01-17) to allow off-site parking and allow tandem and stacked parking of vehicles on the site located at 1812 West Whittier Boulevard.

OR

2) Adopt a Resolution approving Parking Management Plan (PMP01-17) and adopting a CEQA Categorical Exemption Class 4 (e) (Minor temporary use of land having negligible or no permanent effects on the environment) to allow off-site parking and allow tandem and stacked parking of vehicles on the site located at 1812 West Whittier Boulevard.

**REQUESTED ENTITLEMENTS**

1. Parking Management Plan to allow off-site parking and tandem and stacked parking of vehicles on the site located at 1812 West Whittier Boulevard.

**SITE/APPLICANT INFORMATION**

Project Location: 1812 West Whittier Boulevard  
APN Information: 6344-020-013  
Project Applicant: Montebello Autocraft  
Property Owner: Montebello Autocraft  
General Plan Designation: Boulevard  
Zoning: C-2  
Existing Use on Property: Vacant

## ENVIRONMENTAL DETERMINATION

The proposed project (PMP01-17) is Categorically Exempt under the California Environmental Quality Act (CEQA) Section §15304 Class 4 (e) (Minor temporary use of land having negligible or no permanent effects on the environment).

## PROJECT SITE AND DESCRIPTION

The applicant has submitted a Parking Management Plan application (PMP01-17) to allow the temporary parking off-site (not to exceed 1 year in duration) to include the use of tandem and stacked parking of vehicles on an unimproved parking lot of an approximately 0.33 acre site within the C-2 (General Commercial) Zoning District. Per Section 17.52.280 of the Montebello Municipal Code (MMC) a Parking Management Plan is required to allow a tandem or stacked off street parking arrangement subject to approval by the Planning Commission.

The subject site is an approximately 0.33 acre unimproved lot located on the north side of Whittier Boulevard just east of North 19th Street. Abutting uses to the north include an alley, single family residential, to the west commercial retail/office, and to the east commercial retail/office.

## PROJECT ANALYSIS

### SURROUNDING LAND USE

Direction	Zone	Land Use
North	R-1	Residential
South	C-2	Commercial
East	C-2	Commercial
West	C-2	Commercial

Montebello Autocraft is proposing to park vehicles on the subject property for a limited duration (not-to-exceed) one (1) year term and has submitted a Parking Management Plan application. Although an automobile repair overflow lot is not a listed use within the C-2 Zone, this use could be similar to a parking lot use, which is allowed within the C-2 Zone. Because this use would be temporary in nature, substantial improvements to the subject property would waste economic resources. Access to the site will be from North 19th Street through existing double gates, located on the west portion of the site and is on the property line.

The proposed parking plan will allow Montebello Autocraft the ability to store vehicles off-site. If the Planning Commission approves the Parking Management Plan, conditions should include the installation of a gravel base over the dirt, affix lights, green mesh screen will be installed along the perimeter fence, and landscape to screen the site.

### PARKING MANAGEMENT PLAN

The purpose of a Parking Management Plan is to provide more flexibility in meeting the off-street parking requirements and thereby increase the market demand for commercial and industrial buildings in the City. The Parking Management Plan process recognizes that off street parking requirements may in certain circumstances be met in whole or in part by the use of a

variety of parking options. In this case, the use of a remote lot to park vehicles in a stacked and tandem manner frees up parking spaces at Montebello Autocraft at 1635 West Whittier Boulevard.

Montebello Autocraft is proposing to park vehicles on the subject property for a limited duration (not-to-exceed) one (1) year term. The location will be accessible during normal business hours.

Findings must be made by the Planning Commission to approve a Parking Management Plan including findings of compatibility of the proposed use with the General Plan and applicable zoning provisions. In addition, the findings must demonstrate the suitability of the proposed use with the surrounding uses so as not to negatively impact adjoining uses.

### **PUBLIC COMMENTS RECEIVED**

Pursuant to the Montebello Municipal Code Chapter 17.78 (Public Hearings, Notices and Appeals), notice of the Planning Commission meeting was performed as follows

- Public Hearing Noticing was published in the newspaper on November 23, 2017; and
- Public Hearing Notice was mailed on November 23, 2017 to property owners and occupants of buildings within 300 hundred feet of the site boundaries.

Staff has not received any public comments regarding the project, as of the writing of this report.

### **FISCAL IMPACT**

None

### **ATTACHMENT(S)**

- A. Planning Commission Resolution
- B. Public Hearing Notice



**CITY OF MONTEBELLO  
PLANNING COMMISSION**

**RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
MONTEBELLO, CALIFORNIA, APPROVING PARKING MANAGEMENT PLAN  
(PMP01-17) TO ALLOW OFF-SITE PARKING AND TANDEM AND STACKING  
PARKING OF VEHICLES ON THE SITE LOCATED AT 1812 WEST WHITTIER  
BOULEVARD**

**WHEREAS**, the applicant has applied for a Parking Management Plan (PMP01-17) approval to allow the temporary off-street parking (not to exceed 1 year in duration) for the tandem and stacked parking of vehicles on an unimproved parking lot of an approximately 0.33 acre site within the C-2 (General Commercial) Zoning District; and

**WHEREAS**, the proposed project Parking Management Plan (PMP01-17) is Categorically Exempt under the California Environmental Quality Act (CEQA) Section §15304 Class 4 (e) (Minor temporary use of land having negligible or no permanent effects on the environment; and

**WHEREAS**, Section 17.52.310 B of the Montebello Municipal Code allows the Planning Commission to approve or conditionally approve a Parking Management Plan application only if the findings can be made; and

**WHEREAS**, a determination has been made the required findings showing the proposed short term parking arrangement at this location will be consistent with the goals and objectives of applicable sections of the General Plan and zoning. Furthermore, the findings demonstrate there are no potential impacts associated with this request and conditions will be placed on this Parking Management Plan to insure full compliance; and

**WHEREAS**, the Planning Commission finds as follows:

1. *The proposed use is consistent with the general plan, any applicable specific plans, and the general intent of the zoning code;* the subject site has a General Plan Land Use designation of Boulevard Commercial and is zoned C-2 (General Commercial). The General Plan Land use designation is intended to provide for a wide variety of commercial use opportunities and sets for broad policy objectives for commercial uses. The proposed use is consistent with several of these policy objectives including the provision that uses be located in a way that corresponds to need. In this case, the proposed temporary off-street parking of vehicle inventory. In addition, the general plan land use designation intends on creating ample commercial opportunities to meet the needs of residents as well as provide taxable revenues to the City.

2. *The surrounding properties will not be adversely affected by approval of the proposed parking management plan;* the proposed use will be temporary (not to exceed) one 1 year in duration and is a low intensity/low impact use for the subject property. The Parking Management Plan location will be used during normal business hours. Vehicular access to the site will be from North 19th Street through existing double gates. These gates are located in the west portion of the site

3. *The proposed parking management plan is appropriate for the proposed land use;* Off-street automobile parking or similar use is a use permitted by right in the C-2 zone.

**NOW THEREFORE**, Planning Commission of the City of Montebello finds that the proposed project is Categorically Exempt under the California Environmental Quality Act (CEQA) Section §15304 Class 4 (e) (Minor temporary use of land having negligible or no permanent effects on the environment and hereby approves Parking Management Plan (PMP01-17) in accordance with the findings above and subject to the following conditions of approval:

1. That the utilization of the subject site shall be used only as temporary (1 year), off-site parking and have minimal improvements that include gravel, lighting, green mesh screening, and landscape as approved by the Director of Planning and Community Development;
2. Any costs to the City incurred as a result of inspections or condition monitoring for the Parking Management Plan shall be paid by the property owner upon request by the City.
3. Landscaping of the street fronts shall be provided to the satisfaction of the Director of Planning and Community Development. Said landscaping of the setback area shall be of sufficient density to screen the property from view of passersby.
4. Approval of Parking Management Plan shall be good for one (1) year until December 5, 2018.

**PASSED AND ADOPTED** this 5th day of December, 2017

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

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Brissa Sotelo, Chair

ATTEST:

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Matthew Feske  
Secretary to the Planning Commission



**NOTICE OF PUBLIC HEARING  
CITY OF MONTEBELLO PLANNING COMMISSION**

**Parking Management Plan (PMP01-17)**

**1812 WEST WHITTIER BOULEVARD**

**Project Description:** A Parking Management Plan application (PMP01-17) to allow the temporary parking, not to exceed 1 year in duration and to include the use of tandem and stacked parking of vehicles on an unimproved parking lot of approximately 14,388 square foot (0.33 acre) site within the C-2 (General Commercial) Zoning District. A Parking Management Plan is required to allow a tandem or stacked parking arrangement.



**Zone:** C-2

**General Plan Designation:** Boulevard

**Environmental:** The proposal is considered a "Project" and is categorically exempt (Class 4 (e) Minor temporary use of land having negligible or no permanent effects on the environment) under the California Environmental Act (CEQA) Section §15304.

**NOTICE IS HEREBY GIVEN** that the City of Montebello Planning Commission will hold a public hearing on the said application. The meeting is scheduled on:

**Date:** Tuesday, December 5, 2017

**Time:** 6:30 p.m.

**Place:** City Hall Council Chambers  
1600 W. Beverly Blvd.  
Montebello, CA 90640

Any party interested in speaking may appear at the public hearing and comment on the project. Written comments may also be mailed or delivered to the City of Montebello Planning Commission at the Planning Division office address identified below. If you challenge the matter in court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City of Montebello at, or prior to, the public hearing.

For more information about the project please contact:

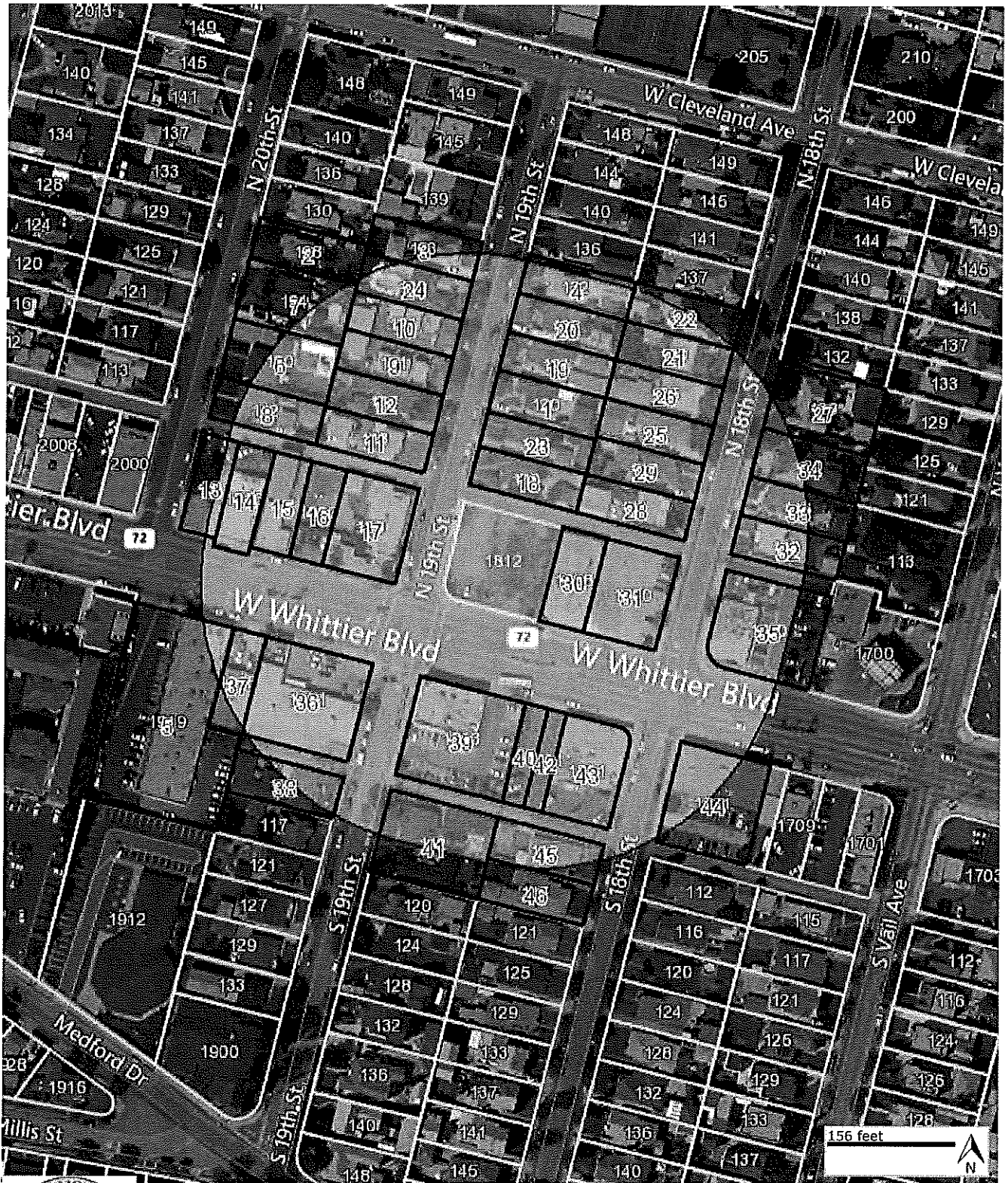
**Contact Person:** Matthew Feske, Planning Manager

**Phone:** 323.887.1200

**Email:** [mfeske@cityofmontebello.com](mailto:mfeske@cityofmontebello.com)

**Address:** City of Montebello, City Hall, Planning Division, 1600 W. Beverly Blvd, Montebello, CA 90640

**City Website:** [www.cityofmontebello.com](http://www.cityofmontebello.com)





CARAVANTES, JULIO  
120 N 19TH ST  
MONTEBELLO CA 90640-4023

OCEGUEDA, LORETTA  
128 N 20TH ST  
MONTEBELLO CA 90640-4041

BARRIENTOS, JAVIER  
135 N 19TH ST  
MONTEBELLO CA 90640-4022

BARBOZA, TERESA O  
132 N 19TH ST  
MONTEBELLO CA 90640-4023

VALENCIA, JESS O  
568 E FERNFIELD DR  
MONTEREY PARK CA 91755-7308

RIVAS, CINDY STEPHANNIE MEDINA  
120 N 20TH ST  
MONTEBELLO CA 90640-4041

WESTVUE NPL TRUST II  
8180 E KAISER BLVD  
ANAHEIM CA 92808-2277

ROMO JR, RAFAEL  
112 N 20TH ST  
MONTEBELLO CA 90640-4041

121 N 19TH STREET LLC  
511 MEADOWS DR  
GLENDALE CA 91202-1106

121 N 19TH STREET LLC  
511 MEADOWS DR  
GLENDALE CA 91202-1106

CRUZ, ALBERT STEVEN  
12101 WOODRUFF AVE STE F  
DOWNEY CA 90241-5628

PEREZ, JOHN  
117 N 19TH ST  
MONTEBELLO CA 90640-4022

MONTEBELLO COMMUNITY  
HEALTH  
309 W BEVERLY BLVD  
MONTEBELLO CA 90640-4308

BUSTAMANTE, ANGEL JOSEPH  
4141 BALL RD # PMB251  
CYPRESS CA 90630-3465

FEDCO PROPERTIES LLC  
4270 WILSHIRE BLVD  
LOS ANGELES CA 90010-3636

HANSEN, RALPH E  
1900 W WHITTIER BLVD  
MONTEBELLO CA 90640-4009

HANSEN, RALPH E  
1900 W WHITTIER BLVD  
MONTEBELLO CA 90640-4009

MARTINEZ, SIXTO  
112 N 19TH ST  
MONTEBELLO CA 90640-4023

CABALLERO, ANGEL GABRIEL  
124 N 19TH ST  
MONTEBELLO CA 90640-4023

RODRIGUEZ, RAYMOND J  
128 N 19TH ST  
MONTEBELLO CA 90640-4023

CABRAL, RAUL C  
129 N 18TH ST  
MONTEBELLO CA 90640-4018

YANEZ, LETICIA V  
133 N 18TH ST  
MONTEBELLO CA 90640-4018

AMARAL, RAUL  
116 N 19TH ST  
MONTEBELLO CA 90640-4023

TORRES, ISRAEL  
129 N 19TH ST  
MONTEBELLO CA 90640-4022

LAYTON, STACY  
125 N 18TH ST  
MONTEBELLO CA 90640-4018

LOZANO, DAGOBERTO  
126 N 18TH ST  
MONTEBELLO CA 90640-4019

CUEVAS, JOSE A  
111 N 18TH ST  
MONTEBELLO CA 90640-4018

ESQUIVEL, SYLVIA  
16612 JANINE DR  
WHITTIER CA 90603-1607

CLERKIN, NICOLE ANN LA  
TOURETTE  
26911 CALLE ESPERANZA  
SAN JUAN CAPISTRANO CA 92675-  
4915

CLERKIN, NICOLE ANN LA  
TOURETTE  
26911 CALLE ESPERANZA  
SAN JUAN CAPISTRANO CA 92675-  
4915

NAZAROFF, DAVID  
5322 CARLEY AVE  
WHITTIER CA 90601-2013

MKHLIAN, SARKIS  
116 N 18TH ST  
MONTEBELLO CA 90640-4019

MORENO, SANTIAGO  
120 N 18TH ST  
MONTEBELLO CA 90640-4019

DOUBLZ RESTAURANT LLC  
RETIREMENT  
1720 W WHITTIER BLVD  
MONTEBELLO CA 90640-4005

DELTA STARRS CAPITAL INC  
14526 ERMITA AVE  
LA MIRADA CA 90638-4123

HOTOYAN, VAHE  
1915 W WHITTIER BLVD  
MONTEBELLO CA 90640-4008

CAI, YIWEI  
10141 LYNROSE ST  
TEMPLE CITY CA 91780-2717

EB MONTEBELLO LLC  
PO BOX 1222  
FULLERTON CA 92836-8222

ATTAR, EVA  
8135 STONERIDGE DR  
WHITTIER CA 90605-1372

ESPINOZA, RUDY  
8432 MARY ST  
PICO RIVERA CA 90660-3411

ATTAR, EVA  
8135 STONERIDGE DR  
WHITTIER CA 90605-1372

ATTAR, EVA  
8135 STONERIDGE DR  
WHITTIER CA 90605-1372

GZA LLC  
PO BOX 2076  
TACOMA WA 98401-2076

PULATIAN, ARDAWAST  
113&115 S 18TH ST  
MONTEBELLO CA 90640-

SCJ COMPANY LLC  
4707 NORSWORTHY DR  
SUGAR LAND TX 77479-6745