



staff report

TO: Honorable Chairman and Members of the Planning Commission

ATTENTION: Elizabeth Corpuz, Director of Planning and Building Services

FROM: Justin Tamayo, Assistant Planner

SUBJECT: Consideration and possible action to conduct a public hearing to consider an application from Bouziane Mouissat for a modification of a Conditional Use Permit, and adopt Resolution No. PC 18-19 – A Resolution approving Conditional Use Permit Case No. CU 18-10 allowing the modification of Conditional Use Permit Case No. CU 13-14 to: (1) upgrade an existing Type 42 (on sale beer and wine – public premises) alcohol license to Type 48 (on sale general – public premises), and (2) extend the operating hours within Area 1 of the Town Center (TC) District on property located at 16515 Bellflower Boulevard.

DATE: November 5, 2018

RECOMMENDATION

1. Open the public hearing; take testimonial and documentary evidence; and after considering the evidence, adopt Resolution No. PC 18-19; or
2. Alternatively, discuss and take other action related to this item.

PUBLIC NOTICE

A Notice of Public Hearing was published in the Herald American (Bellflower Edition) newspaper on October 25, 2018. Public hearing notices were sent on October 22, 2018 to 35 property owners within a 300' radius of the project area and posted at City Hall, Brakensiek Library, Bellflower Substation, Thompson Park, Simms Park, and Caruthers Park. A public hearing notice was also posted on the subject site on October 25, 2018. As of the writing of this staff report, the City has not received any correspondence.

CEQA STATUS

Pursuant to the authority and criteria of the California Environmental Quality Act (CEQA), an environmental assessment has been conducted for this project. This project has been determined to be Categorical Exempt (Class 1, § 15301) because the proposed project consists of a negligible expansion of the use.

BACKGROUND

- ***Project Data***

Property Owner:	Valmo Investments, LLC
General Plan Land Use Designation:	"C" Commercial
Zoning Classification:	Town Center (TC) District
Property Size:	2,875 square feet (0.06 acres)
Current Development:	Commercial Building – Cigar Lounge
Previous Applications/Entitlements:	Resolution No. PC 13-49: Conditional Use Permit Case No. CU 13-14 to allow on-site sale of beer and wine.
Surrounding Land Uses and Zoning:	
North	T-C; Commercial retail
South	T-C; Commercial service
West	T-C; Parking lot
East	T-C; Commercial Retail

- ***Request***

The Applicant is requesting modification of their existing Conditional Use Permit (CU 13-14) to: (1) change the alcohol license from Type 42 (on sale beer and wine – public premises) alcohol license to Type 48 (on sale general – public premises), and (2) to extend the hours from which alcohol is sold and consumed (from 10am - 10pm Monday through Thursday and 10am to midnight Friday through Sunday to operating seven days a week from 10am – 2am). The Applicant’s request is considered minor changes that does not substantially modify its operations, in that the proposed on sale general alcohol use will remain ancillary to the cigar lounge. However, CU 13-14 was approved with specific conditions of approval (***Attachment D***) which require that any modification be reviewed by the Planning Commission.

- ***Previous Approvals***

On November 18, 2013, the Planning Commission approved CU 13-14 by adopting Resolution No. PC 13-49. In November 2014, the Applicant obtained a Type 42 license from the California Department of Alcoholic Beverage Control (“ABC”).

- ***Existing Floor Plan Layout & Operations***

Currently, the building contains a bar, humidor room, private room, VIP locker room, bathrooms, an office, seating throughout the tenant space, and an outdoor patio. The Applicant is not proposing any changes to the existing floor plan (***Attachment F***). The Applicant currently serves beer, wine, and coffee as ancillary uses to the cigar lounge.

• **Concentration of Alcohol Licenses & Crime Statistics**

The subject site is located within Crime Reporting District No. 1334. This District contains a total of 767 offenses which exceeds 120% of the average number of offenses per district (546.7); consequently, the site is considered to be located within a high crime district. Staff has reviewed the proposed use with the Los Angeles County Sheriff's Department; there are no concerns with the proposed use at the time this report was written.

Additionally, the site is located within Census Tract No. 5542.04. Based on the ratio of licenses to population in the subject census tract, in comparison to the ratio of licenses to population for the entire county, the ABC allows four on-sale licenses. According to ABC's data (shown below in Table 1.0), there are currently seven active on-sale licenses (one of which is the subject business), and two pending on-sale licenses within said census tract.

Table 1.0 Alcohol Licenses within Census Tract 5542.04

No.	Address	Establishment	Use	License Type
1.	16426 Bellflower Blvd	Elks Lodge	Social Organization	51 (Club)
2.**	16515 Bellflower Blvd	Bo's Cigar Lounge	Cigar Lounge	48 (On-sale general – public premises)
3.	16530 Bellflower Blvd	Kalaveras	Restaurant	47 (On-sale general - eating place)
4.*	16601 Bellflower Blvd	Ricci's Restaurant	Restaurant	41 (On-sale beer and wine)
5.	16610 Bellflower Blvd	Bellko Korean BBQ	Restaurant	41 (On-sale beer and wine)
6.	16639 Bellflower Blvd	Johnny Rebs	Restaurant	47 (On-sale general - eating place)
7.	16728 Bellflower Blvd	French Quarter Bar & Grill	Restaurant	47 (On-sale general - eating place)
8.	9825 Belmont St	Hambones Bar & Grill	Restaurant	41 (On-sale beer and wine)
9.*	16500-16512 Bellflower Blvd	SteelCraft LP	Outdoor Food Court	21 (Off-sale general), and 47 (On-sale general - eating place) 23 (Small Beer Manufacturer – No on-site brewing).

*Pending

**Alcohol license requested to be upgraded

Approving the request to modify CU 13-14 will not increase the total number of alcohol licenses within said census tract, rather it will allow an existing license holder to seek a different license type to diversify his business. Nonetheless, because the site is considered to be located within a high crime district and the number of existing alcohol licenses exceeds the number allowed within the subject census tract, the City will need to prepare a letter of Public Convenience and Necessity for the Applicant to pursue any off-sale license.

PROJECT ANALYSIS

- ***Bellflower Municipal Code – Conditional Use Permit***

Before the Commission grants approval of a CUP, it must find that the project meets all the conditions pursuant to BMC Subsection 17.96.040. As proposed, the project meets all four findings, as outlined in Resolution No. PC 18-19. (***Attachment A***)

ATTACHMENTS

- A. Resolution No. PC 18-19
- B. Project timeline
- C. Aerial, Assessor's Map, Zoning Map and General Plan Map
- D. Resolution No. PC 13-49
- E. ABC correspondence and ABC map of alcohol licenses
- F. Project documents submitted by applicant

ATTACHMENT A

Resolution No. PC 18-19 (Findings/Exhibit A)

CITY OF BELLFLOWER

RESOLUTION NO. PC 18-19

A RESOLUTION APPROVING CONDITIONAL USE PERMIT CASE NO. CU 18-10 ALLOWING THE MODIFICATION OF CONDITIONAL USE PERMIT CASE NO. CU 13-14 TO: (1) UPGRADE AN EXISTING TYPE 42 (ON SALE BEER AND WINE – PUBLIC PREMISES) ALCOHOL LICENSE TO TYPE 48 (ON SALE GENERAL – PUBLIC PREMISES), AND (2) EXTEND THE OPERATING HOURS WITHIN AREA 1 OF THE TOWN CENTER (TC) DISTRICT ON PROPERTY LOCATED AT 16515 BELLFLOWER BOULEVARD. APPLICANT: BOUZIANE MOUISSAT

THE PLANNING COMMISSION RESOLVES AS FOLLOWS:

SECTION 1. *Recitals.* The Planning Commission finds and declares as follows:

- A. On November 18, 2013, the Planning Commission approved a Conditional Use Permit (CU 13-14) for the property located at 16515 Bellflower Boulevard; that Conditional Use Permit required that any modification to its conditions be reviewed and approved by the Planning Commission;
- B. On October 3, 2018, Mr. Bouziane Mouissat (the “Applicant”) filed an Application and submitted plans seeking a modification of the Conditional Use Permit;
- C. The Application was reviewed by the City’s Department of Planning and Building Services for, in part, consistency with the General Plan and conformity with the Bellflower Municipal Code (“BMC”);
- D. Notice of Public Hearing before the Planning Commission was duly given and published in the time, form, and manner as required by law;
- E. In addition, the City reviewed the project’s environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”); and the City’s Environmental Guidelines (“Bellflower Guidelines”; CEQA, and CEQA Guidelines and Bellflower Guidelines collectively referred to as “CEQA Regulations”);
- F. The Department of Planning and Building Services completed its review and scheduled a public hearing regarding the Application before this Planning Commission for November 5, 2018; and
- G. The Planning Commission considered the information provided by City Staff, public testimony, and the Applicant. This Resolution, and its findings, are made based upon the evidence presented to the Planning Commission at its November 5, 2018 hearing.

SECTION 2. *Factual Findings and Conclusions.* The Planning Commission finds as follows:

- A. The Applicant seeks modification of a Conditional Use Permit to change an existing alcohol license and extend the operating hours at 16515 Bellflower Boulevard ("Project Site");
- B. The project site is accessible from Bellflower Boulevard, an 80'-0" wide right-of-way secondary arterial;
- C. The project site is located within the Town Center (TC) District, with a General Plan – Land Use Designation of "C" (Commercial);
- D. The project site is bounded to the north and east by commercial retail; to the south by an office; and to the west by a city parking lot; and
- E. The project site is approximately 2,875 square feet (0.06 acres) and is currently developed with one 2,750-square foot building that is improved as a cigar lounge.

SECTION 3. *Environmental Assessment.* Pursuant to the authority and criteria of the California Environmental Quality Act (CEQA), an environmental assessment has been conducted for this project. This project has been determined to be Categorically Exempt (Class 1, § 15301) from the provisions of CEQA (Existing Facilities) because the proposed project consists of the permitting of existing private structures and involves a negligible expansion of the use.

SECTION 4. *Notice of Exemption.* The Director of Planning and Building Services, or designee, is directed to file a Notice of Exemption in accordance with CEQA §§ 15062; and any other applicable law.

SECTION 5. *Conditional Use Permit Findings and Conclusions.* The Planning Commission finds the following facts exist:

- A. *That the use applied for at the location set forth in the application is properly one for which a Conditional Use Permit is authorized by Title 17 of the Bellflower Municipal Code.*

On-site sale of alcohol at a lounge is a conditionally permitted use in the Town Center (TC) District. The on-site sale and consumption of alcohol is an existing use at the project site, and the request to upgrade the existing alcohol license and extend the operating hours is appropriate and suitable to the existing cigar lounge and surrounding commercial area because the proposed modifications would stimulate and promote activity within the downtown area. Furthermore, the request would help contribute toward the economic development goal of a local business and the continued vitality of the Town Center (TC) District.

- B. *That the said use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the General Plan, and is not detrimental to existing uses or to uses specifically permitted in the district in which the site is located.*

The proposed use is consistent with the following goals and policies of the General Plan – Land Use Element: General Policy 2.2 to “*provide commercial facilities to meet the retail and service needs of the community*”; General Policy 2.4, to “*Promote recreational, cultural, entertainment, and employment opportunities to meet the needs of the community*”; and Town Center Policy 1 to “*promote Town Center as the commercial, entertainment, social, and civic hub of the community.*” The proposed use is advantageous for surrounding uses as well as uses specifically permitted in the district because it supports the service needs of the community. Any potential detrimental impacts posed by the use have been addressed in the conditions of approval. Therefore, the proposed use will not be detrimental to the existing uses in the vicinity.

- C. *That the site for the intended use is adequate in size and shape to accommodate said use, and for all the yards, setbacks, walls or fences, landscaping, and other features that may be required in order to adjust said use to those existing or possible future uses of land in the neighborhood.*

The subject site is currently developed with a 2,750-square foot building. The tenant space was improved as a cigar lounge in 2014 and no further improvements are requested as part of the proposed use.

- D. *That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated or to be generated by the proposed use.*

No improvements to the adjacent thoroughfares of Bellflower Boulevard are required, and said thoroughfare is sufficient and adequate to handle any potential increase in vehicles to and from the project site due to the requested modifications.

SECTION 6. *Approval.* Subject to the conditions set forth in the attached “Exhibit A,” which are incorporated by reference, the Planning Commission approves Conditional Use Permit Case No. CU 18-10. Resolution No. PC 13-49, approving Conditional Use Permit Case No. CU 13-14 is supplemented by this resolution. Wherever a conflict exists, this resolution controls.

SECTION 7. *Construction.* This Resolution must be broadly construed in order to achieve the purposes stated in this Resolution. It is the Planning Commission’s intent that the provisions of this Resolution be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Resolution.

SECTION 8. *Reliance On Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 9. *Limitations.* The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 10. *Severability.* If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the Planning Commission intends that such invalidity will not affect the effectiveness of the remaining provision or application and, to this end, the provisions of this Resolution are severable.

SECTION 11. This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 12. This Resolution is the Planning Commission's final decision and will become effective immediately upon adoption, and will remain effective unless the action is appealed within ten days pursuant to BMC §§ 17.96 and 17.112.

SECTION 13. The Planning Commission Secretary is directed to mail a copy of this Resolution to the Applicant and to any other person requesting a copy.

SECTION 14. The Planning Commission Chairman, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the Planning Commission of the City of Bellflower, and the Planning Commission Secretary is directed to attest thereto.

**PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION
OF THE CITY OF BELLFLOWER THIS 5th DAY OF NOVEMBER 2018.**

John B. Nowlin, Chairman

Attest:

Elizabeth Corpuz, Secretary

Approved as to form:

David King, Assistant City Attorney

**Attachment:
Exhibit A - Conditions of Approval**

**RESOLUTION NO. PC 18-19 – EXHIBIT A
CONDITIONS OF APPROVAL FOR
CONDITIONAL USE PERMIT CASE NO. CU 18-10**

In addition to all applicable provisions of the Bellflower Municipal Code (“BMC”), Bouziane Mouissat (“Applicant”) agrees that it will comply with the following provisions as conditions for the City of Bellflower’s approval of Conditional Use Permit Case No. CU 18-10 (“Project Conditions”). These Project Conditions supplement those approved pursuant to Resolution No. PC 13-49. Wherever a conflict exists, these Project Conditions control.

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in these Conditions of Approval use the definitions set forth in the BMC.

Standard Conditions of Approval

1. The project site must be developed and/or used in the manner requested and must be in substantial conformity with the submitted plans date-stamped October 3, 2018, unless revisions and/or additional conditions are specifically required herein.
2. This approval runs with the land. All rights and obligations of this approval, including the responsibility to comply with these Conditions of Approval, are binding upon Applicant’s successors in interest. These Conditions of Approval may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, the Bellflower Municipal Code (BMC).
3. Any proposed deviations from the exhibits, Project Description or Project Conditions must be submitted to the Director for review and approval. Any unapproved deviations from the Project approval will constitute a violation of the permit approval.
4. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions prevail.
5. The effectiveness of this Project will be suspended for the time period that any Project Condition is appealed whether administratively or as part of a legal action filed in a court of competent jurisdiction. If any Project Condition is invalidated by a court of law, the Project must be reviewed by the City and substitute conditions may be imposed.
6. The Applicant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney’s fees), injuries, or liability, arising from the City’s approval of CU 18-08, except for such loss or damage arising from the City’s sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City’s approval of CU 18-08, the Applicant agrees to defend the City (at the City’s request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section, “the City” includes the City of Bellflower’s elected officials, appointed officials, officers, and employees.

7. The Applicant must comply with all requirements of this Resolution, the applicable zone, the BMC, rules and regulations and applicable law, policies and regulations of any State, Federal or local agency with jurisdiction thereof.
8. The City will only issue permits for development, including grading, when the construction documents (e.g., grading, engineering and architectural plans) substantially comply with the approved Conditional Use Permit plans. Substantial conformity may be determined by the Director.
9. The Applicant must sign these Conditions of Approval, as set forth below, to acknowledge acceptance within 30 days from the date of approval by the Planning Commission.
10. This decision is not effective until Applicant acknowledges acceptance of all conditions and any appeal period has lapsed, or a waiver of right to appeal is filed or if there is an appeal, until a final decision has been made on the appeal. By use of the entitlements granted by a development application, the Applicant acknowledges agreement with conditions of approval.
11. The Applicant must reimburse the City for all attorneys' fees expended by the City that are directly related to the processing of this project. The City will not issue a Certificate of Occupancy or other final occupancy approval until all attorneys' fees are paid by the Applicant.
12. Anything which is not shown on the application/plans, or which is not specifically approved, or which is not in compliance with this section, is not approved. Any application and/or plans which are defective as to, but not limited to, omission, dimensions, scale, use, colors, materials, encroachments, easements, etc., will render any entitlements granted by this section null and void. Construction (if any) must cease until all requirements of this section are complied with. Development entitlements may be withheld until violations of the BMC are abated.
13. The project site and its immediate surrounding area must be maintained neat and clean at all times in compliance with the BMC. The project site and its immediate surrounding area must be maintained free from debris and graffiti at all times in compliance BMC Chapter 9.12. The Property Owner must remove any debris or graffiti within 24-hours upon notification by the City. Litter on the site and any litter scattered nearby the property, the streets, and the sidewalks must be removed daily.

Specific Conditions of Approval

Planning

14. Any substantial change in the approved alcohol license types requires a modification of this Resolution.
15. Alcohol sales and consumption must cease no later than 2:00am Monday through Sunday.

16. All temporary uses and activities on the site must comply with BMC § 17.76 for Temporary Uses. A temporary use permit must be obtained prior to conducting special events or temporary activities.
17. The Applicant/Property Owner must submit to the Planning Division a copy of the approved alcohol license issued by California State Department of Alcoholic Beverage Control, including the date of issuance, promptly after approval of the license.
18. A Letter of Public Convenience or Necessity issued by the City Council must be obtained prior to commencement of the sale of alcohol.
19. Blinking or flashing lights and signage advertising alcohol sales (e.g. promotional signage for brands of alcoholic beverages) is prohibited.
20. The Applicant/Business Owner must comply with all regulations of the California State Department of Alcoholic Beverage Control (ABC). Failure to meet and maintain all conditions of ABC is deemed non-compliance with the regulations of this permit. Pursuant to ABC, the Applicant and employees must complete a Licensee Education on Alcohol and Drugs (LEAD) voluntary prevention and education program for retail license.
21. Any violation of any applicable laws and/or these conditions is grounds for suspension and/or revocation of this license.
22. The subject business must be operated so as to not violate any local noise ordinance. Noise levels must be maintained pursuant to the Noise Element of the General Plan and BMC Chapter 8.32.
23. The Applicant, its employees and representatives must fully cooperate with lawful directions of public officials including law enforcement. Applicant must grant free access to the business, including access to any locked or otherwise secured rooms, to public officials exercising their lawful duties.
24. During business hours, all persons employed by the Applicant must possess valid government identification such as a California driver's license. Employees must present such identification upon demand of any regulatory official.
25. If complaints are received regarding excessive noise, lighting, or disturbances associated with the operation of the site, the City may, in its discretion, take action to reevaluate and modify the Conditional Use Permit by including, without limitation, new conditions or revoking the permit.
26. Three or more violations of applicable law, including, without limitation, these project conditions within a one-year period (as calculated starting on the Permits approval date and every anniversary date thereafter) may result in the City commencing revocation of this permit.

By signing this document, Bouziane Mouissat, representing Valmo Investments, LLC, ("Applicant") certifies that he has read, understood, and agrees to the project conditions listed in this document.

Bouziane Mouissat, representing Valmo Investments, LLC ("Applicant")

{If Corporation or similar entity, need two officer signatures or evidence that one signature binds the company}

ATTACHMENT B

Project Timeline

**Conditional Use Permit Case No. CU 18-10
Project Process and Timeline**

Table 1.0 (Process and Timeline).

Timeline (Application)				
Event	Meeting/Submittal	Applicant Response Time	City Response Time	Lapse Time
CUP Application Submitted and Deemed Complete	10/03/18	-	-	Day 1
Planning Commission Meeting	11/05/18	-	33 Days	33 Days
			Total Lapse Time	33 Days (1.1 Months)

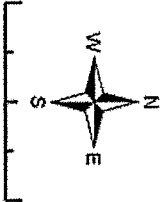
ATTACHMENT C

Aerial, Assessor's Map, Zoning Map and
General Plan Map



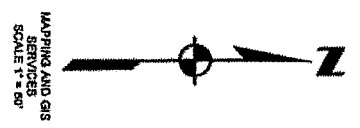
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Aerial Map

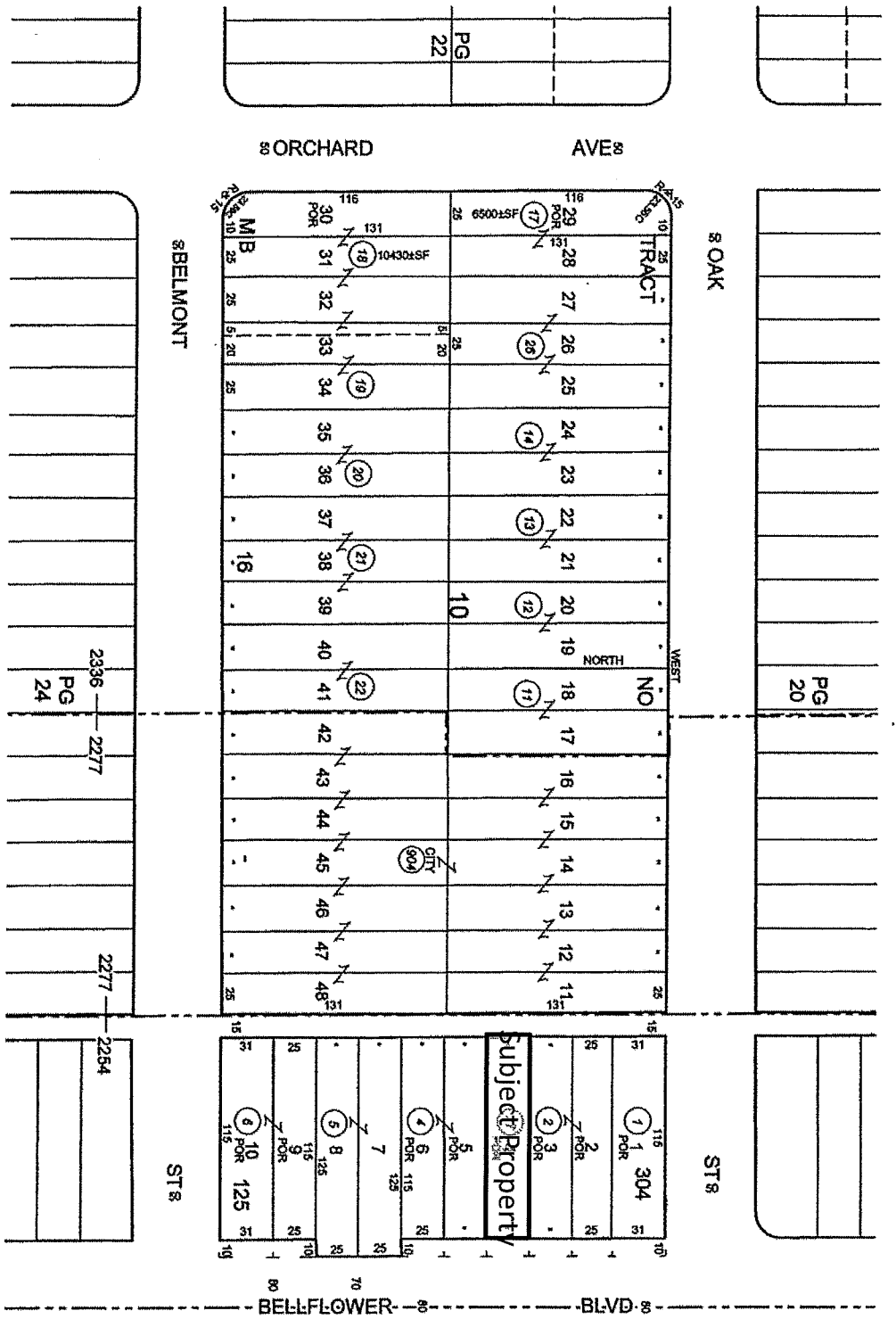


Scale: 1 in = 95 ft
Printed 10/17/2018

2016



MAPPING AND GIS
SERIES 1000
SCALE 1" = 80'



Subject Property

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115	2		15
114	3		15
113	4		15
112	5		15
111	6		15
110	7		15
109	8		15
108	9		15
107	10		15
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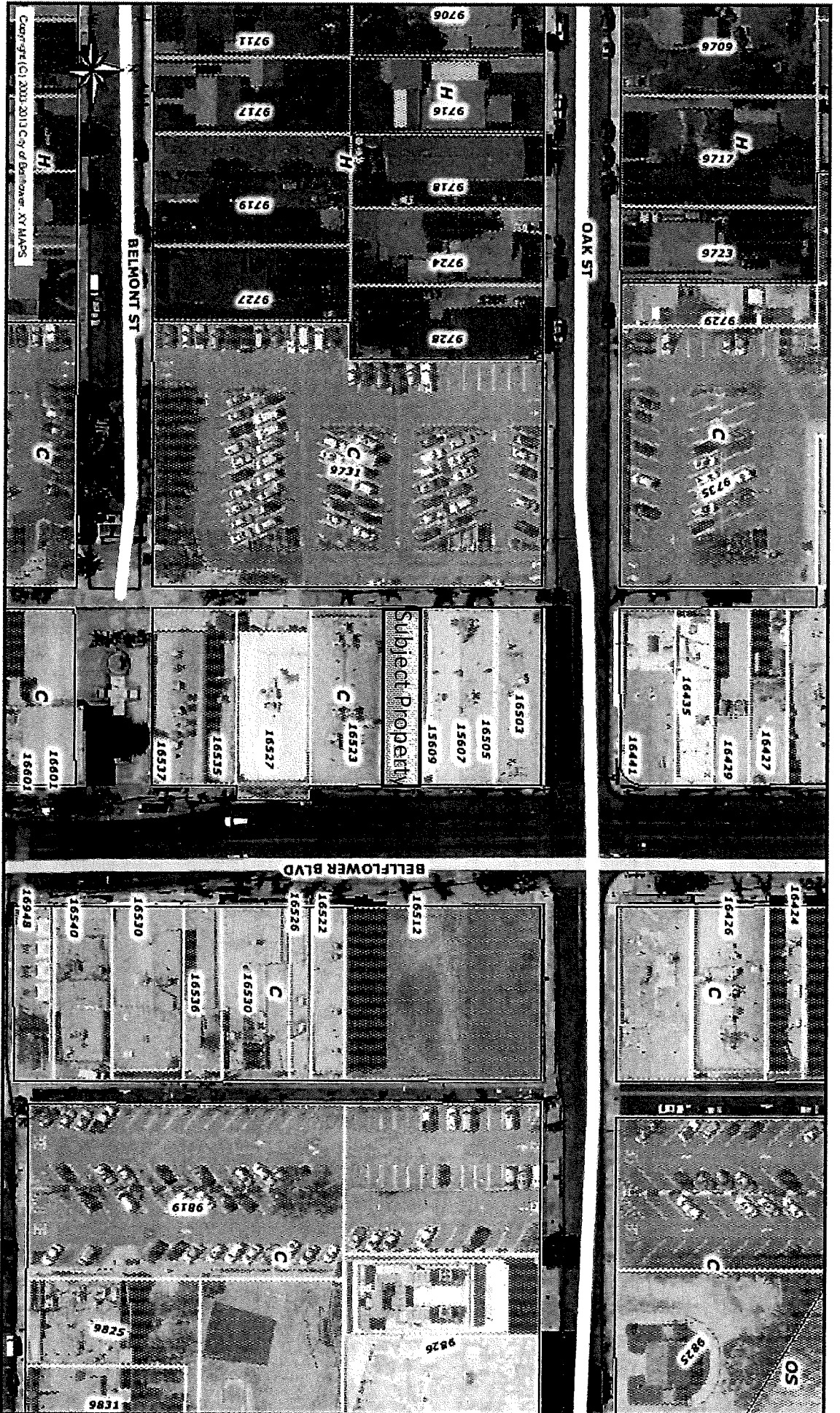
Zoning Map



Scale: 1 in = 95 ft
 Printed 10/17/2018



General Plan Map



Scale: 1 in = 95 ft
 Printed 10/17/2018

ATTACHMENT D

Resolution No. PC 13-49

CITY OF BELLFLOWER

RESOLUTION NO. PC 13-49

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELLFLOWER APPROVING CONDITIONAL USE PERMIT CASE NO. CU 13-14 TO ALLOW THE ON-SITE SALE OF ALCOHOL (TYPE 42/BEER AND WINE – PUBLIC PREMISES) IN CONJUNCTION WITH A CIGAR LOUNGE LOCATED WITHIN AREA 1 OF THE T-C (TOWN CENTER) DISTRICT. APPLICANT: BOUZAIN MOUISSAT

WHEREAS, the applicant, Bouzaine Mouissat is requesting to allow the on-site sale of alcohol (Type 42/Beer and Wine – Public Premises) in conjunction with a Cigar Lounge located within Area 1 of the T-C (Town Center) District; and

WHEREAS, it is the purpose of the Zoning Ordinance to encourage the most appropriate use of the land; to conserve and stabilize the value of property; and to promote public peace, health, safety, and general welfare, all in accordance with the General Plan; and

WHEREAS, the General Plan contains policies to organize land uses to avoid creating nuisances among adjacent land uses; and

WHEREAS, an environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA). This project has been determined to be categorically exempt (Class 1, Section 15301) from the provisions of CEQA; and

WHEREAS, a Public Hearing was held before the Planning Commission on November 18, 2013; and

WHEREAS, notice of the mentioned hearing was duly given and published in the time, form, and manner as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLFLOWER, AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Bellflower does hereby find, determine, and declare as follows:

- 1. That the use applied for at the location set forth in the application is properly one for which a Conditional Use Permit is authorized in that the proposed on-site sale of alcohol use at a lounge is a conditionally permitted use in the Town Center (TC) District.**
- 2. That the said use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the Master Plan, and is not detrimental to existing uses or to uses specifically permitted in the district in which the proposed use is located in that the use is one that is appropriate in the community as provided in Goal 2, Policies 2.2 and 2.4, and Town Center Policy 1 of the Land Use Element of the General Plan.**

3. **That the site for the intended use is adequate in size and shape to accommodate said use, and for all the yards, setbacks, walls or fences, landscaping and other features that may be required in order to adjust said use to those existing or possible future uses of land in the neighborhood in that the no additional square footage is proposed to be added to the existing building. The proposed patio in the rear of the property is located partially within the public right of way, which will require approval of an Encroachment License by the Public Works Department. No additional development standards are required for the sale of alcohol except for fencing surrounding the patio area. The design of the fencing will be subject to approval by the Town Center Design Review Committee. Furthermore, the proposed use will require review and approval of tenant improvement plans to accommodate the new cigar lounge.**
4. **That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated or to be generated by the proposed use in that the site where the proposed use is located will utilize existing parking spaces within the Town Center, which has public parking lots. Furthermore, the City Engineer has reviewed the parking and determined that off-street parking can be accommodated within the adjacent public parking lot.**

SECTION 2. Based on the above findings, the Planning Commission hereby approves Conditional Use Permit Case No. CU 13-14 regarding Planning Commission Resolution No. PC 13-49 on said property subject to the following conditions:

Standard Conditions of Approval

1. The subject property shall be developed and/or used in the manner requested and shall be in substantial conformity with the submitted plans date-stamped November 14, 2013, unless revisions and/or additional conditions are specifically required herein.
2. The Applicant/Business Owner(s) and its successors in interest shall indemnify, protect, defend (with legal counsel reasonably acceptable to the City), and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively "Claims") arising out of or in any way relating to this project, any discretionary approvals granted by the City related to the development of the project or the environmental review conducted under California Environmental Quality Act, Public Resources Code Section 21000 et seq., for the project. If the City Attorney is required to enforce any conditions of approval, all costs, including attorney's fees, shall be paid for by the applicant.

3. The action of the Planning Commission on any such Conditional Use Permit shall be final and effective within ten (10) days following final action thereon. Provided, however, that if within such ten (10) day period an appeal in writing is filed with the application fee as established by City Council in the manner prescribed in BMC Chapter 17.112, the filing of said appeal within such time limit shall serve to hold in abeyance of the effective date of the Conditional Use Permit granted by the action of the Planning Commission until such time as the City Council, in the manner prescribed in BMC Chapter 17.112 hereof, shall have held a de novo public hearing on such appeal. The decision of City Council on such appeal shall be final and conclusive.
4. The Applicant/Business Owner(s) shall submit to the Planning Division an Affidavit in Agreement and Support thereof acknowledging acceptance of the conditions of approval within thirty (30) days from the date of approval by the Planning Commission. The Affidavit in Support form shall be signed, notarized and returned to the Planning Division prior to any plan check submittal or building permit application or implementation of the requested entitlement.
5. Decision is not effective until permittee acknowledges acceptance of any conditions and any appeal period has lapsed, or a waiver of right to appeal is filed, pursuant to subsection BMC Chapter 17.112, or if there is an appeal, until a final decision has been made on the appeal. By use of entitlements granted by a development application, the applicant acknowledges agreement with conditions of approval.
6. All improvements to the subject property shall comply with all City Ordinances and shall conform to all requirements of the California Building Code, as adopted by the City of Bellflower.
7. The subject property and its immediate surrounding shall be maintained neat and clean at all times. The subject property and its immediate surrounding shall be maintained free from debris and graffiti at all times. The property owner shall remove any debris or graffiti within 24-hours upon notification by the City. Litter on the site and any litter scattered nearby property, streets, and sidewalks shall be removed daily.
8. Anything which is not shown on application/plans, or which is not specifically approved, or which is not in compliance with this section, is not approved. Any application and/or plans which are defective as to, but not limited to, omissions, dimensions, scale, use, colors, materials, encroachments, easements, etc., shall render any entitlements granted by this section null and void. Construction (if any) shall cease until all requirements of this section are complied with. Development entitlements may be withheld until Code violations are abated.
9. Failure to implement and/or maintain all provisions of these conditions shall be deemed to void this permit and revocation of said permit may occur following a public hearing of the approving body.
10. The Conditional Use Permit issued shall terminate and become void unless:

- a. The uses authorized by such permit shall be commenced by construction necessary and incident thereto on or before the time limit specified in such permit, and thereafter diligently advanced or if no time is specified, on or before one year after the date such permit was approved. In all cases, the Commission for good cause shown before the expiration of such time limit may extend such time limit once for a period of up to one year.
 - b. All uses shall be continuously operated for the use permitted. If said use ceases to exist for one hundred eighty (180) days or more it shall be deemed expired and void.
11. The Applicant/Business Owner(s) shall comply with all federal, state and local laws. A material violation of any of those laws in connection with the use of the subject property will be cause for revocation of this permit.
 12. All other development standards not specified herein shall be in compliance with the Town Center (TC) District code requirements.

Specific Conditions of Approval

PLANNING

13. All conditions stipulated by the Development Review Board (DRB) Case No. 10-13-4814.
14. A Letter of Public Necessity and Convenience issued by the City Council shall be obtained prior to commencement of the sale of alcohol.
15. Separate permits and approval for the Type 42 alcohol license, shall be obtained from the Alcoholic Beverage Control (ABC) Department. Copies of ABC licenses and approvals shall be submitted to the Planning Division prior to business operation.
16. Any expansion or change in service of alcohol shall require a modification of the conditional use permit, including, review and approval from the Planning Commission.
17. The applicant shall comply with all conditions of approval required by ABC.
18. The business shall be operated in a matter consistent with the Business Plan date stamped November 14, 2013.
19. Alcohol shall be prohibited beyond the gates surrounding the patio area.
20. All alcoholic beverages consumed in the patio areas shall be served by the business' employees.
21. The alcohol license shall be restricted to a Type 42 license for the on-site sale of beer and wine at a public premises.

City of Bellflower
Resolution No. PC 13-49
Page 5 of 7

22. No customers under 21 year of age shall be allowed to purchase alcohol at any time.
23. The Sheriff's Department and Public Safety Division will have right to full inspection to all facilities without a warrant during all hours of operation.
24. All conditions in the resolution shall be addressed prior to the issuance of an alcohol license from the Department of Alcohol Beverage Control.
25. The City shall be allowed to conduct annual inspections on the site to review the sales of alcohol and site maintenance.
26. The business license application shall be pending until compliance with all conditions of approval stipulated in Resolution No. PC 13-49 have been complied with.

Trash, Debris, Graffiti

27. All graffiti shall be removed (i.e. painted, cleaned, etc.) from the subject site within 72-hours upon notification.
28. The Applicant/Business Owner(s) shall be responsible for maintaining the subject property over which they have control, free of litter.

BUILDING AND SAFETY

29. The project must be designed and comply with the 2010 California Residential Code, 2010 California Building Code with City of Bellflower amendments, the 2010 California Plumbing and Mechanical Codes, the 2010 Electrical and Energy Codes, and the 2011 Los Angeles County Fire Code as adopted by the City of Bellflower and the County of Los Angeles or the version of these codes in effect at the time the permit application is filed. The proposed project shall also be subject to the California Green Building Code. If plans are submitted on or after January 1, 2014, plans shall be designed and comply with the 2013 California Building Codes.
30. All interior improvements shall be under a separate approval and permit. Final building inspection shall be completed prior to commencing business operation.
31. Fire Protection: This development may require construction of fire protection improvements. Prior to the approval of any development plans the applicant is required to contact Los Angeles County Fire Department, Engineering Division, to obtain the fire flow and access requirements for any proposed development.
32. The applicant shall contact the local Water Company to determine the existing fire flow rate in this area. If the existing fire flow capabilities are below the required minimum, the applicant shall provide the necessary means for meeting the fire flow rates required by the Fire Department.
33. Upon submitting for plan check for the tenant improvement, please provide four (4) complete sets of plans for plan check.

34. Exterior construction activities (grading, framing, etc.) shall be restricted to 7:00 a.m. to 5:00 p.m., Monday through Saturday, except that interior building construction activities shall not be limited.
35. All construction equipment shall be properly muffled to reduce noise levels. Transportation of equipment and materials and operation of heavy grading equipment shall also be limited to the hours of 7:00 a.m. to 5:00 p.m., Mondays through Saturday. All equipment staging areas shall be sited on the subject property.
36. Dust generated by construction activities shall be reduced by watering the soil prior to and during grading activities. Reclaimed water shall be used whenever possible. Dirt shall not be hosed into the storm drain system.
37. All conditions of approval must be met prior to issuance of building permits.
38. Prior to plan check submittal, the site plan on Sheet SP shall be updated to include the outdoor patio to match the floor plan on Sheet A1.
39. Prior to plan check submittal, the front elevation on Sheet SP shall be revised to match the front elevation approved by the Design Review Committee on November 4, 2013.
40. The aisle between the tables in the patio areas shall be a minimum of 44".
41. The dimensions of the tables in the patio area shall be specified on the plans. One outdoor table shall be accessible.
42. All other building comments and corrections to be provided at the time of plan check.

PUBLIC WORKS

43. The applicant shall comply with any conditions established by the City's storm water consultant.
44. Permits are required for all work within the public right-of-way.
45. If the valuation of the proposed project is at least \$50,000, prior to issuing a building permit, a C&D Waste Management Plan shall be completed by the applicant and approved by the Public Works Department.
46. The applicant shall obtain an Encroachment License for the portion of the outdoor patio within the public right-of-way.

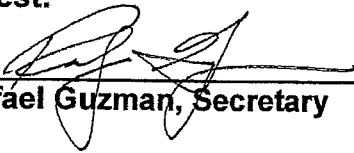
SECTION 3. That the Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION
OF THE CITY OF BELLFLOWER THIS 18th OF NOVEMBER 2013.**



Ray Hamada, Chairman

Attest:



Rafael Guzman, Secretary

Doc 290345

ATTACHMENT E

ABC Correspondence and ABC Map of
Alcohol Licenses

Department of Alcoholic Beverage Control

State of California
 Edmund G. Brown Jr., Governor

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
 Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
 Part 2 is to be completed by the applicant, and returned to ABC.
 Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

Bouziane Moujisset

2. PREMISES ADDRESS (Street number and name, city, zip code)

16515 Bellflower Boulevard, Bellflower CA 90706 (cross street: Bellflower Bl. and Oak St.)

3. LICENSE TYPE

Type 48 Exchange

4. TYPE OF BUSINESS

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Hofbrau/Cafeteria | <input checked="" type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern: Beer | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast | <input type="checkbox"/> Theater | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only <input type="checkbox"/> All | | | |
| <input type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-In Dairy |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline | |
| <input type="checkbox"/> Other - describe: | | | |

5. COUNTY POPULATION

10,241,335

6. TOTAL NUMBER OF LICENSES IN COUNTY

4,391

On-Sale Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

1.597

On-Sale Off-Sale

8. CENSUS TRACT NUMBER

5542.04

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

4

On-Sale Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

9

On-Sale Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

- Yes, the number of existing licenses exceeds the number allowed
 No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

- Yes (Go to Item #13) No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

1334

14. TOTAL NUMBER OF REPORTING DISTRICTS

9

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

4,100

16. AVERAGE NO. OF OFFENSES PER DISTRICT

455.6

17. 120% OF AVERAGE NUMBER OF OFFENSES

546.7

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

167

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

- Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
 No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

- a. If "No" is checked in both Item #11 and Item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- b. If "Yes" is checked in either Item #11 or Item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winery's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 9. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY
 PREPARED BY (Name of Department Employee)

S. Harden 10/10/18

Alcohol License Concentration within Census Tract No. 5542.04



1. Elks Lounge (Type 51 - Club)
2. Bo's Cigar Lounge (48 - On-sale General)
3. Kalaveras (47- on-sale general)
4. Ricci's (47 - on-sale general)
5. Belko Korean BBQ (47-on-sale general)
6. Johnny Rebs (47- on-sale general)
7. French Quarter Bar & Grill(47-on-sale general)
8. Hambones Bar & Grill (41-on-sale beer and wine)
9. SteelCraft LP (21 and 23)
10. Ralphs (21- on-sale general)
11. Smart & Final (21- on-sale general)
12. Rite Aid (21- on-sale general)

ATTACHMENT F

Project documents submitted by applicant

Bo's Cigar Lounge Project Description - CUP

Bo's Cigar Lounge was granted a Conditional Use Permit (CUP) in November 2013 for a Type 42 Beer & Wine license and that license was secured from the office of the ABC in October of 2014. Not long after opening for business, it became clear that the customer base would be better served with specialty liquors that are only available under a Type 48 license. The pairing of cigars with certain specialty liquors is deeply engrained in the cigar culture. The ability to provide this pairing is essential to customer attraction, business growth and significance of Bo's brand identity in the market place. Therefore, I am requesting a change to the existing CUP from a Type 42 to a Type 48 license for on-site sales of a full line of alcoholic beverages.

This request represents a change of a license type only, and will not add an additional license to the downtown. Once the Type 48 license is transferred to the business, I will surrender the existing Type 42 license to the ABC.

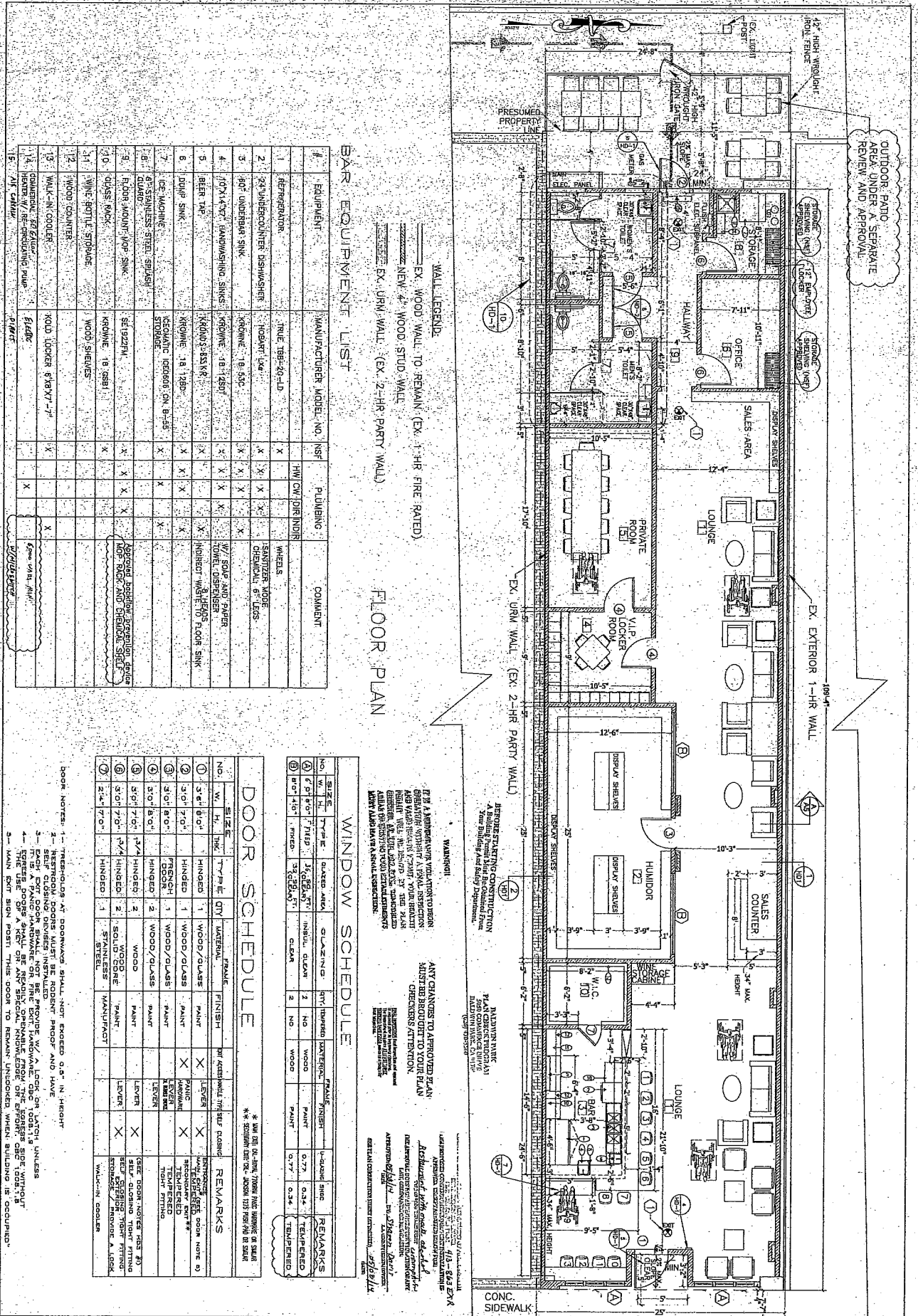
I have entered two priority drawings sponsored by the ABC for a Type 47 license, which will be converted to a Type 48 license at the time of my transferring it to the business should I win. In the event I do not win, I will use a consultant to secure a Type 47 license on the open market, and the conversion to a Type 48 will be the same as previously mentioned.

The upgrade of license type will not change the focus of the business model, which, first and foremost, is a cigar lounge. Bo's offers an enriched cigar experience in an exclusive setting for aficionados as well as new customers curious to explore the cigar culture through exposure to a multitude of fine brands. The service of alcohol has been, and will remain, an ancillary part of the business.

No modifications have been made to the premises since the granting of the original CUP. This request will not necessitate any structural changes to the exterior or the interior of the business. We currently have a fully functional bar that does not require modifications to serve a full line of alcohol. The shelving on the back-bar is all that will change in order to showcase some of the specialty liquors that will be offered. This is considered an aesthetic change and will not require permits from any city, county or state agencies.

I am also requesting at this time a modification to hours of operation as follows: 10:00 AM to 2:00 AM Monday through Sunday.

No other changes to the existing CUP are being requested.



WALL LEGEND
 EX. WOOD WALL TO REMAIN (EX. 1-HR FIRE RATED)
 EX. WOOD STUD WALL
 EX. URM WALL (EX. 2-HR PARTY WALL)

FLOOR PLAN

BAR EQUIPMENT LIST

#	EQUIPMENT	MANUFACTURER MODEL NO.	NSF	HW	CW	DRAINDR	COMMENT
1	REFRIGERATOR	TRUE 199-28-1D	X	X	X	X	WHEELS
2	3-1/2 UNBELCOUNTER DISHWASHER	HOBART 144	X	X	X	X	SMALLER TOP
3	30" UNDERBAR SINK	ARONNE 18-53C	X	X	X	X	CHEMICAL 6" LEAS
4	30" X 1 1/2" HANDWASHING SINKS	ARONNE 18-1280T	X	X	X	X	W/ SOAP AND PAPER TOWEL DISPENSER
5	BEER TAP	KROHNE 18-533KR	X	X	X	X	INDIRECT WALL MOUNT FLOOR SINK
6	DRUG SINK	ARONNE 18-1280T	X	X	X	X	
7	ICE MACHINE	ARONNE 18-533KR	X	X	X	X	
8	30" UNBELCOUNTER DISHWASHER	ARONNE 18-533KR	X	X	X	X	
9	30" UNBELCOUNTER DISHWASHER	ARONNE 18-533KR	X	X	X	X	
10	CLASS RACK	ARONNE 18-533KR	X	X	X	X	Approved for holding beverage storage
11	WINE BOTTLE STORAGE	ARONNE 18-533KR	X	X	X	X	WOOD SHELVES
12	WOOD COUNTER	ARONNE 18-533KR	X	X	X	X	
13	WALL-MOUNTED COOLER	ARONNE 18-533KR	X	X	X	X	WOOD LOCKER 6" X 18" X 7"
14	QUARTER SIZE COOLER	ARONNE 18-533KR	X	X	X	X	WOOD LOCKER 6" X 18" X 7"
15	WINE COOLER	ARONNE 18-533KR	X	X	X	X	WOOD LOCKER 6" X 18" X 7"

WINDOW SCHEDULE

NO.	SIZE	TYPE	GLAZING	QTY	FINISH	REMARKS
1	3'0" x 7'0"	FIXED	INSUL GLAZ	2	WOOD	PAINT
2	3'0" x 7'0"	FIXED	INSUL GLAZ	2	WOOD	PAINT
3	3'0" x 7'0"	FIXED	INSUL GLAZ	2	WOOD	PAINT
4	3'0" x 7'0"	FIXED	INSUL GLAZ	2	WOOD	PAINT
5	3'0" x 7'0"	FIXED	INSUL GLAZ	2	WOOD	PAINT
6	3'0" x 7'0"	FIXED	INSUL GLAZ	2	WOOD	PAINT
7	3'0" x 7'0"	FIXED	INSUL GLAZ	2	WOOD	PAINT
8	3'0" x 7'0"	FIXED	INSUL GLAZ	2	WOOD	PAINT
9	3'0" x 7'0"	FIXED	INSUL GLAZ	2	WOOD	PAINT
10	3'0" x 7'0"	FIXED	INSUL GLAZ	2	WOOD	PAINT
11	3'0" x 7'0"	FIXED	INSUL GLAZ	2	WOOD	PAINT
12	3'0" x 7'0"	FIXED	INSUL GLAZ	2	WOOD	PAINT
13	3'0" x 7'0"	FIXED	INSUL GLAZ	2	WOOD	PAINT
14	3'0" x 7'0"	FIXED	INSUL GLAZ	2	WOOD	PAINT
15	3'0" x 7'0"	FIXED	INSUL GLAZ	2	WOOD	PAINT

DOOR SCHEDULE

NO.	SIZE	TYPE	QTY	MATERIAL	FINISH	REMARKS
1	3'0" x 7'0"	HINGED	1	WOOD/GLASS	PAINT	
2	3'0" x 7'0"	HINGED	1	WOOD/GLASS	PAINT	
3	3'0" x 7'0"	HINGED	1	WOOD/GLASS	PAINT	
4	3'0" x 7'0"	HINGED	2	WOOD/GLASS	PAINT	
5	3'0" x 7'0"	HINGED	2	WOOD	PAINT	
6	3'0" x 7'0"	HINGED	2	WOOD	PAINT	
7	3'0" x 7'0"	HINGED	2	WOOD	PAINT	
8	3'0" x 7'0"	HINGED	2	WOOD	PAINT	
9	3'0" x 7'0"	HINGED	2	WOOD	PAINT	
10	3'0" x 7'0"	HINGED	2	WOOD	PAINT	
11	3'0" x 7'0"	HINGED	2	WOOD	PAINT	
12	3'0" x 7'0"	HINGED	2	WOOD	PAINT	
13	3'0" x 7'0"	HINGED	2	WOOD	PAINT	
14	3'0" x 7'0"	HINGED	2	WOOD	PAINT	
15	3'0" x 7'0"	HINGED	2	WOOD	PAINT	

BOOR NOTES:
 1 - TRESHOLDS AT DOORWAY SHALL NOT EXCEED 0.5" IN HEIGHT
 2 - RESTROOM DOORS MUST BE ROBERT ENFOR AND HAVE
 3 - SELF CLOSING DEVICES INSTALLED PROVIDE W/ A LOCK ON LOCKY UNLESS
 4 - FRS IS A FRINGE HARDWARE OR FIRE DOOR HAVING A ONE LOCKING
 5 - THE DOOR OR FRS OR ANY OTHER HARDWARE OR OTHER HARDWARE
 6 - MAIN EXIT SIGN POST. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.

DESIGN BY: MIDDTIES ENGINEERING 9744 MAPLE ST. #101 BELLFLOWER, CA 90706 TEL: (562) 866-3625	LOUNGE TENANT IMPROVEMENT FLOOR PLAN 16515 BELLFLOWER BLVD. BELLFLOWER CA 90706	TENANT: MR. BOUZIANE MOUSSAT & MR. CLAYTON OLIVIER 16515 BELLFLOWER BLVD. BELLFLOWER CA 90706	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> <tr> <td>1</td> <td>10/15/14</td> <td></td> </tr> <tr> <td>2</td> <td>10/25/14</td> <td></td> </tr> <tr> <td>3</td> <td>10/25/14</td> <td></td> </tr> <tr> <td>4</td> <td>10/25/14</td> <td></td> </tr> </table>	NO.	DATE	REVISIONS	1	10/15/14		2	10/25/14		3	10/25/14		4	10/25/14	
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