



City of Clearlake

14050 Olympic Drive, Clearlake, California 95422
(707) 994-8201 Fax (707) 995-2653

Planning Application

CONDITIONAL USE PERMIT CEQA: Categorical Exemption

OFFICE USE ONLY	INITIAL FEES
Permit Fee	2,200.00
Categorical Exemption Fee	150.00
General Plan Maintenance Fee	25.00
Technology Fee (2%)	47.50
County Clerk Processing Fee for CE/MND (County Requirement)	50.00
Subtotal	2,472.50
3% CC/DC Processing Fee (\$74.18)	
Total	
Date:	3.28.24
Receipt Number:	
File Number:	CUP 20 24 -- 01 CE 20 24 03

APPLICANT

NAME: Maria Veronica Onate Sofis

MAILING ADDRESS: 15176 Lakeshire drive

CITY: Clearlake

STATE: California ZIP CODE: 95422

PRIMARY PHONE: 707-295-1402

EMAIL: Veroyeni2786@gmail.com

SIGNATURE: _____

PROPERTY OWNER (IF NOT APPLICANT)

NAME: Raymond Choy

MAILING ADDRESS: 170 23rd. Ave

CITY: San Francisco

STATE: California ZIP CODE: 94121

PRIMARY PHONE: 415 387-5148

EMAIL: tbjholdings@gmail.com

SIGNATURE: Raymond Choy

I declare under penalty of perjury that I am the owner of said property or have written authority from the property owner to file this application. I certify that all the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

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PROJECT LOCATION

ADDRESS: 15176 Lakeshore drive Clearlake, Ca. 95422

ASSESSOR PARCEL NUMBERS: 040-330-37-000

PRESENT USE OF LAND: Shopping Center

WATER SUPPLY: PUBLIC GROUNDWATER WELL

SANITATION: PUBLIC SEWER SEPTIC SYSTEM

FLOOD ZONE: None

OFFICE USE ONLY

ZONING DISTRICT: _____

GENERAL PLAN DESIGNATION: _____

RELATED FILE NUMBERS: _____

NOTES: _____

APPROVED: _____ DATE: _____

DESCRIPTION OF PROJECT

Monterrey Mexican Grill and Bar wants to continues encourage the performance of Music that enriches the Hispanic Culture in our community , therefore we are planning this project, bringing live Music Events to our Town Clearlake at Monterrey Mexican Grill establish Business since 2013.. The events will be taking place Every weekend (Friday or Saturday) depends on the availability of the Music Bands.

Operating from 9:00 pm. And Concluding at 1:30 am. There will be 10 employees per shift. Shifts are scheduled from 5 hours per night. They are going to be in charge of the setup, maintenance and cleaning of the premises .

All the Solid Waste will be disposed to existing Garbage Bins from the Facility Collected every Week by the Waste Company.

Also, There will be a License Security Company Contracted for each Event.

We are anticipating 100 to 210 attendees per event.

We plan to operate within City's General Plan and Zoning Ordinance.

Our music events will help the community not going out of Town and risking their safety, since there is a necessary of this kind of event towards our Hispanic Community we will have more employment opportunities for our Town and will bring an Economic impact includes direct, indirect, and induced effects around the community, making the currency stay Local .

Revised August 15, 2022

Supplemental Data for Use Permit

Please answer the following questions as thoroughly as possible. If questions do not apply to your project, please provide an explanation of why. Use separate sheets of paper if necessary. **IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE CITY OF CLEARLAKE - PLANNING DIVISION.**

Description of objective of project and its operational characteristics:

Type of Business: Live music Events taking place on existing Business Monterrey Mexican Grill and Bar

Product or service provided: Live Music Entertainment

Hours of operation: 4.5

Days of operation: Every Friday or Saturday

Number of shifts (normal): 1

Number of shifts (peak): 1

Employees per shift (normal): 8 plus 4 securities

Employees per shift (peak): 10 plus 4 securities

Number of deliveries per day: 1

Number of customer per day: Expecting 210

Number of pick-ups per day: N/A

Lot size: 60 ft x 90 ft = 5400 in square feet

Number and type of company Vehicles:

Type of loading facilities:

Floor area of existing structures: 1

Proposed building floor area: 1

Number of existing parking spaces: 230

Number of proposed parking spaces: 230

Number of floors: 1

Additional relevant information: Shopping center parking spaces more that 300 patrons

Supplemental Data Continued)

When do you anticipate starting construction?

N/A

How long will construction take?

N/A

What days/times will construction occur?

N/A

What type of construction equipment will be used?

N/A

How many truck/vehicle trips will be necessary for construction?

N/A

Will equipment be idling during construction?

N/A

Where will construction equipment be staged/stored?

N/A

Will any trees or vegetation be removed? If yes, please provide type and amounts.

N/A

Supplemental Data (Continued)

How much grading is anticipated to occur and where?

N/A

Will soil be imported or exported to/from the site? If so from where and what amount?

N/A

Is trenching required? If yes, please provide location, dimensions and cubic yards.

N/A

How much water will be used for construction, operation and maintenance? What is the water source?

N/A

Describe how scenic views or vistas are impacted by the cultivation site.

N/A

What lighting is proposed for the project? Will areas be lit at night?

Existing lighting on premises , on parking spaces and all over shopping Center

What type of hazardous materials may and/or will occur on site? How will the hazardous material be disposed of?

Beer cans, plastic Cups, to be disposed on existing big Gabage Bins

Supplemental Data (Continued)

Describe the soils found at the site and their potential for landslides, erosion, lateral spreading, subsidence, liquefaction, or collapse.

N/A

Describe methods to be taken to reduce greenhouse gases.

N/A

Will solid waste be produced? If yes, how will it be disposed of?

Yes, disposed on existing Garbage Bins, Collected every week

Will hazardous waste be produced? If yes, how will it be disposed of?

N/A

How will vegetative waste be managed?

N/A

How will growth medium waste be managed?

N/A

Will any material be taken to a landfill? If yes, which one and how much material is anticipated?

N/A

Supplemental Data (Continued)

Describe risk of an explosion or release of hazardous substances in case of an accident.

N/A

Do portions of the cultivation site periodically flood?

N/A

Describe the existing drainage patterns on the site and how they may be alternated and to what degree as a result of this project.

N/A

What Best Management Practices (BMP's) or measures will be implemented in order to prevent erosion and impacts to water quality?

N/A

Is wastewater treatment required for the project? If yes, what is the source?

N/A

Describe how this project is consistent with the City's General Plan and Zoning Ordinance.

~~The Existing Business is under a business Permit by the city of Clearlake, and also~~
have a Lease Agreement contract with the Shopping Center Property Management

Describe the level and frequency of noise or vibration that will be generated from this project.

Commercial Zoning maximum noise levels shall not exceed 50 dBA

~~between the hours of 10pm and 7am.~~

Which we are to conclude at 1:30 am

Supplemental Data for (Continued)

Will this project result in the loss of forest land? If so, describe how many acres and what type of trees.

N/A

How will dust, ash, smoke, fumes or odors generated by the cultivation site be managed?

N/A

Are there any water features (drainages, streams, creeks, lakes, rivers, vernal pools, wetlands, etc.) on-site or immediately adjacent to the project? If yes, will any work take place in or near them?

N/A

Will there be a loss of any wetland or streamside vegetation? If yes, describe where, total area, and type of vegetation lost.

N/A

Describe and site or buildings have any archaeological or historical significance.

N/A

What are the slopes on project site?

N/A

Supplemental Data for Initial Study (Continued)

Describe what measures have been taken to maintain or improve level of service for the appropriate emergency services (Fire, Police, etc.).

The employees have been trained along with the security guards that have been hired for these music events. We check IDs to prevent minor drinking. If any other measures fall through we call the appropriate authorities to ensure safety and prevent violence.

How is the site accessed?

There is 2 front entrances and 3 back and rear doors in the building

Describe the amount of traffic the project will generate.

Expecting about 150-210 Patrons per Event .

Are there any road improvements that would be required? If yes, please provide specs (type of materials and dimensions).

N/A

Describe if this project will result increased traffic hazards to motor vehicles, bicyclists, or pedestrians?

Motor vehicles between 9:00 pm to 2:00 am.

Are greenhouses or other accessory structures proposed? If yes, what are the dimensions of the structures and materials/colors they will be constructed out of?

N/A

What sources of energy will be used?

Electrical Energy

From: [Maria Solis](#)
To: [Michael Taylor](#)
Subject: Re: Monterrey Mexican Grill & Bar, CUP 2024-01 Letter of Completeness
Date: Tuesday, April 9, 2024 2:29:06 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Michael,
I'm attaching the floor plan and my letter of Completeness

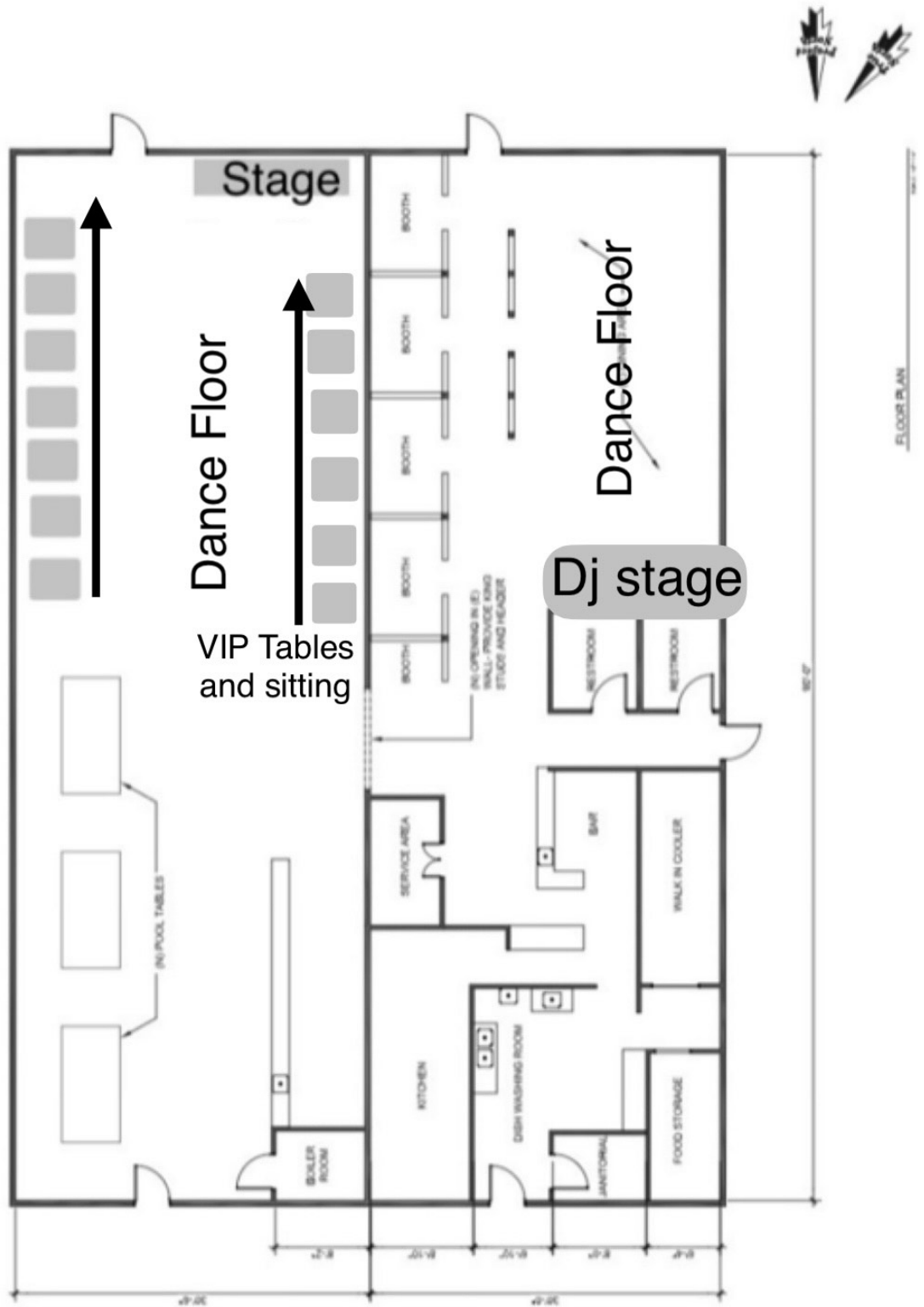
Monterrey Mexican Grill
April 9, 2024
CUP 2024-01

Letter of Completeness

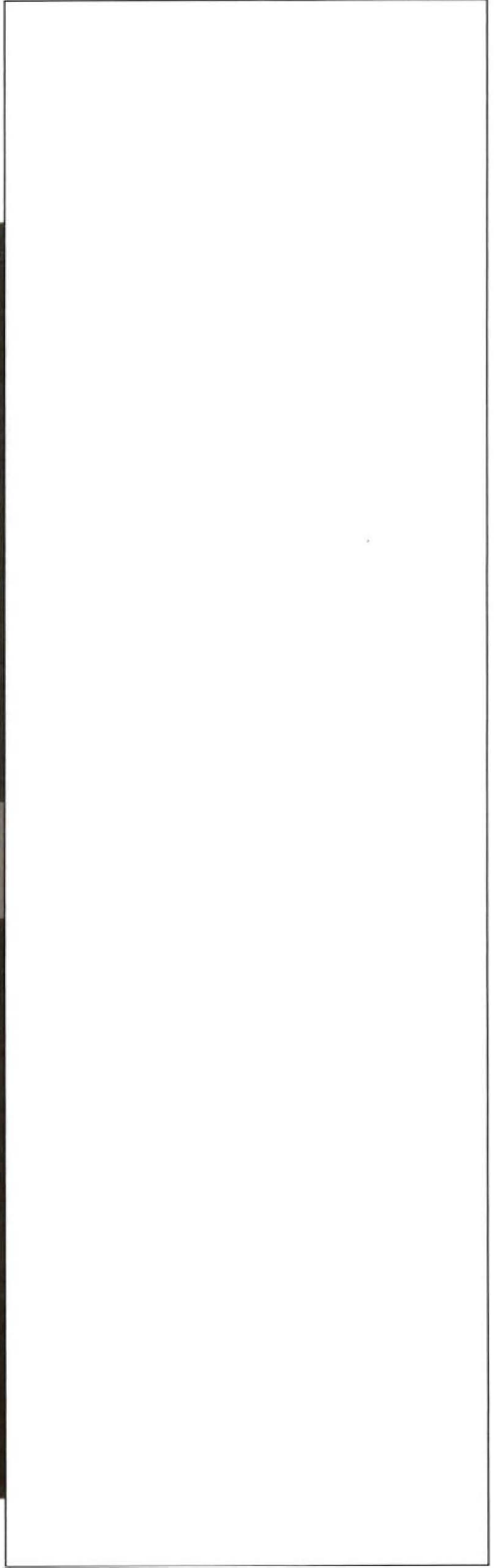
- 1.-I'm attached a floor plan to this email showing the location of The Stage and Dance Floor on Both sides of the Premises.
- 2.-I'm adding a total of 13 tables for the live music Events They are named VIP tables and sitting on the floor plan.
- 3.-We will sell food and beverages, also alcoholic beverages on the events during the live music event from 9:00 pm to 1:30 am.
- 4.-Total legal seating capacity Bar Side is 145
Total legal seating capacity Restaurant Side 75
- 5.-There is signage existing on the Premises
Example: - exit routes, exits signs,
21+ for alcohol and ID requesting, Max Capacity signs,
Doors remain open during business hours, Extinguishers signs.
Bathrooms signs.
If there is any other sign you need me to add I will add it.
- 6.- No Valet Parking for now, only self parking.
- 7.- Minimum Age restriction is 21 years old.
- 8.- I have access to Three different Security Guards Companies
I have contracted and worked with the three already.
 - a.-Park Security PPO-PPO010906 I Contact Earl Chavez 707-3913684
-Classic Security and Event Services PPO- PPO15164
Contact Edith Langley 707-3913193
-Professional Event Services, INC. PPO-PPO 121629
Contact Carolan Meek 707-4631733
 - b.-Estimate number of security for Event
I have been told by Police Department that we need

3 for 145 That was my Maximum Capacity.
Which I'm assuming they need 1 for every 50 attendees.
100- 2. 150-3. 200-4.

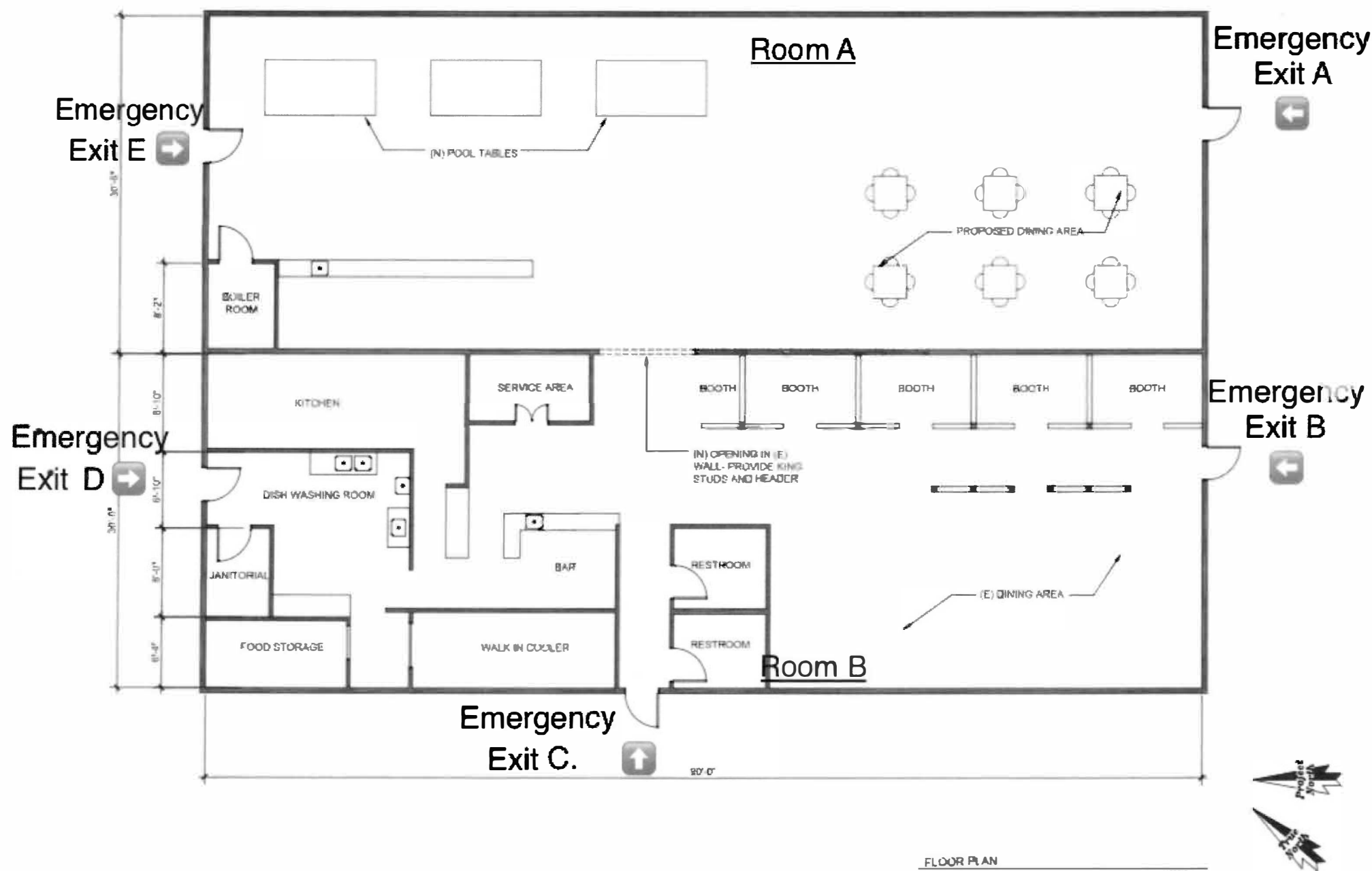
c.-Usually we have one officer at the Entrance where we check ID's
and He is Bodily checking Over with a hand help electric and metal device.
A Second one walking around the Bar and Floor Dance area.
A Third one standing in the other entrance near to the Bathroom area
helping the bathroom traffic and Checking that entrance.



On Mon, Apr 8, 2024 at 5:24 PM Michael Taylor <mtaylor@clearlake.ca.us> wrote:



Subject: Y
From: Maria Solis <veroyeni2786@gmail.com>
Date: 3/26/2024, 4:45 PM
To: btj@shelleygraphics.com



PROJECT:	MONTERREY MEXICAN GRILL
PARCEL NUMBER:	040-330-37-000
SELLER:	Self Parking on designated areas
ADDRESS:	15176 LAKESHORE DR CLEARLAKE, CA 95422
ROOM A:	Max Occupancy 145
ROOM B:	Max Occupancy 75
TENANT IMPROVEMENTS (BAR, POOL TABLES AND DINING)	
A2.1	

FLOOR PLAN

Y



