

From: [Pheakdey Preciado](#)
To: [Michael Taylor](#)
Cc: [Katie Carpenter](#); [Shanna Parsons](#); [Donna Cloninger](#); [Kayla Steele](#); [Vincent Hawkins](#)
Subject: RFR CUP 2024-01/Tequila"s Mexican Grill/SR0005461
Date: Monday, April 22, 2024 5:03:07 PM
Attachments: [APN 040-330-37 Tequila"s Mexican Grill SR0005461.doc](#)

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.

Good afternoon, Michael,

Please see the attached file for Environmental Health Division's comments. At this time, our office can't give approval until the applicant can demonstrate food safety principles. We are asking for the applicant to contact our office to schedule a Routine Inspection and demonstrate that all the staff have current food safety certifications and have knowledge of food safety principles and practices.

Please let me know if you have any questions or concerns. I hope you have a wonderful day.

Thank you,

Pheakdey (Pack-a-day) Preciado, REHS
Senior Environmental Health Specialist

County of Lake
Health Services Department
Environmental Health Division
922 Bevins Court
Lakeport, CA 95453

Office: (707) 263-1164
Fax: (707) 263-1681
Email: Pheakdey.preciado@lakecountyca.gov



COUNTY OF LAKE
Health Services Department
Environmental Health Division
922 Bevins Court
Lakeport, California 95453-9739
Telephone 707/263-1164
FAX 707/263-1681

Anthony Arton
Health Services Director

Noemi Doohan, MD, PhD, MPH
Public Health Officer

Craig Wetherbee
Environmental Health Director

Promoting an Optimal State of Wellness in Lake County

Memorandum

DATE: April 22, 2024
TO: Michael Taylor, Associate Planner
FROM: Pheakdey Preciado, Senior EHS
RE: Conditional Use Permit, LM 2024-01/SR0005461
APN: 040-330-37

The Lake County Environmental Health Division is unable to give approval for the conditional use permit to allow two (2) live music venue areas (a live band area and disk jockey area) within the existing restaurant and bar establishment. During our Food Safety Inspection on 01/03/2024, the staff had no knowledge of food safety practices (such as proper handwashing, cooling, cooking, holding food temperatures, and more) nor has a current Food Safety Certification for Manager.

Our office needs clarification on the business name. On our annual permit to operate a restaurant and bar showed doing business as Tequila's Mexican Grill (PR0002366). However, on the Request For Review, the doing business as Monterrey Mexican Grill. The applicant needs to contact our office to schedule a Routine Inspection, provide current food safety certification and demonstrate food safety knowledge for all the employees working at the food establishment. Furthermore, if the proposed additions do not impact the food service areas, then our office will not require the applicant to apply and pay for a plan check application.



COUNTY OF LAKE
HEALTH SERVICES
prevent.promote.protect.

From: [Autumn Lancaster](#)
To: [Michael Taylor](#)
Subject: Re: Request for Review, Conditional Use Permit CUP 2024-01, Monterrey Mexican Grill, 15176 Lakeshore Dr.
Date: Thursday, April 11, 2024 8:56:38 AM
Attachments: [image001.png](#)
[LAKE COUNTY FIRE PROTECTION DISTRICT \(2\).pdf](#)

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.

Good Morning,

I met with Maria and did a fire and life safety inspection of her business (report attached). There were corrections needed before compliance, such as getting the ANSUL system serviced, and hood cleaned. She reported her plan for the events would be wrist bands to keep the underage persons separate on the restaurant from the bar side. Keeping the occupant load below the max for both sides of the venue.

Once the corrections are made, I will have no other comments.

Respectfully,

Autumn Lancaster

Fire Marshal/FF Paramedic
Lake County Fire Protection District
707-350-4140 Fax 707-994-4861

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From: Michael Taylor <mtaylor@clearlake.ca.us>
Sent: Wednesday, April 10, 2024 5:39 PM
To: Michael Taylor <mtaylor@clearlake.ca.us>
Subject: Request for Review, Conditional Use Permit CUP 2024-01, Monterrey Mexican Grill, 15176 Lakeshore Dr.

Good day,

Request

Please review the enclosed application material and respond with any comments by **April 26, 2024** via email: mtaylor@clearlake.ca.us or postal mail: Clearlake City Hall attn. Planning Department, 14050 Olympic Drive, Clearlake, CA 95422.

LAKE COUNTY FIRE PROTECTION DISTRICT

BUREAU OF FIRE PREVENTION AND INVESTIGATION

14815 OLYMPIC DR. CLEARLAKE CA. 95422 PH. (707) 994-2170

FIRE INSPECTION REPORT

FACILITY/OWNER NAME: Maria Onate INSPECTION DATE: 04/21/2024
 ADDRESS: 15176 Lakeshore Dr, Clearlake DATE OF LAST INSPECTION: -
 AGENCY CONTACT: A. Lancaster 707-390-4140 PHONE: 707-295-1402
alancaster@lakecounttyfire.com Veroyeni2786@gmail.com
 ACCOMPANIED BY: _____

TYPE OF OCCUPANCY A NO. FLOORS 1 CONSTRUCTION: V

INSPECTION TYPE REGULAR COMPLAINT SYSTEM HOME CERT. OF OCCUPANCY
75 restaurant
 CAPACITY 145 restaurant FIRE CLEARANCE: **GRANTED** **DENIED** **WITHHELD**

NA = NOT APPLICABLE			IC = IN COMPLIANCE			CN = CORRECTIONS NEEDED			COMMENTS / CONDITIONS
NA	IC	CN	NA	IC	CN	NA	IC	CN	
Aisles/ Halls			Electrical						max 75 restaurant side (pre established)
Width		X	Wiring						
lighting		X	Extension cords						
Not blocked		X	Equipment						~ provide
Alarm System			Extinguishers						ANSUL inspection certificate + proof of last hood cleaning
Smoke		X	Type						
Pull	X		Serviced						
Audibility	X		Location						
Panel	X		Flammable Liquids						
Building Repairs			Permit						~ bar side breaker box needs covers on exposed breakers
Permit	X		Storage						
Dangerous Conditions			Distance from heat						
Building			Safety cans						~ front bar side exit needs "door to remain unlocked during business hours" signs"
Attic Space	X		Dispensing						
Roof	X		Housekeeping						
Fire place/Chimney	X		Kitchen						
Garage/Sheds			Rooms						
Chemicals			Yard/ Veg. Clearance						
Permit	X		Heating Equipment						~ max 145 bar side (pre established)
Storage	X		HVAC						
Combustibles			Water heater						
storage		X	Ventilation						
Exits			Gas/Oil appliances/ Tanks						
Doors		X	Miscellaneous						
Windows		X	Address posted						
Locks		X	Escape maps						
Number of exits		X	Pre-fire plan						
Hardware		X	Sprinkler/ Ext. system					Yes	
Signs		X	inspection needed					No	

A copy of this notice will be on file with the Lake County Fire Prot. Dist.

Owner/ Agent / Manager/ Representative: [Signature] INSPECTOR: [Signature] P715

From: [Michael Taylor](#)
To: [Michael Taylor](#)
Bcc: [David Swartz](#); [Lee Lambert](#); [Timothy Hobbs](#); [Autumn Lancaster](#); katie.carpenter@lakecountyca.gov; SantaRosa@abc.ca.gov; [Pheakdey Preciado](#); [Mark Roberts](#)
Subject: Request for Review, Conditional Use Permit CUP 2024-01, Monterrey Mexican Grill, 15176 Lakeshore Dr.
Date: Wednesday, April 10, 2024 5:39:00 PM
Attachments: [image001.png](#)
[CUP_2024-01_RFR.pdf](#)
[CUP_2024-01_RFR_Application.pdf](#)

Good day,

Request

Please review the enclosed application material and respond with any comments by **April 26, 2024** via email: mtaylor@clearlake.ca.us or postal mail: Clearlake City Hall attn. Planning Department, 14050 Olympic Drive, Clearlake, CA 95422.

Applicant: Maria Veronica Onate Solis (Monterrey Mexican Grill)
Property Owner: TBJ Holdings

Project Description

The applicant is requesting approval of a conditional use permit (Per 18-19.020 of the Clearlake Municipal Code) to allow two (2) live music venue areas which include a live band area and disk jockey area, in conjunction with food and beverage service within an existing restaurant.

The live band area includes a stage, VIP seating (13 tables), and dance floor in the east room, and the disk jockey stage and dance floor in the west room. A wall opening between the rooms will allow access between rooms. The applicant anticipates that both the live band venue and disk jockey venue will be operating simultaneously.

The existing restaurant is in the Highlands Center. Highlands Center is an approximately 7-acre neighborhood shopping center that includes a grocery store, medical offices, restaurant, and other retail businesses serving local neighborhoods. The applicant is not proposing any improvements to the existing building or tenant improvements that would require a building permit (s) as of this request for review.

Business name:	Monterrey Mexican Grill and Bar
Business Owner:	Maria veronica Onate Solis
Hours of operation:	9:00 p.m.-1:30 a.m., Fridays and Saturdays
Employees:	8-10 employees per 5-hour shift, Fridays, and Saturdays
Seating capacity:	220 per applicant
Anticipated attendees:	100-210
Security:	Licensed security company during event. Up to 4 guards.
Parking:	Shopping center
Valet Parking:	None proposed.
Floor area:	5,400 square feet total (each room approximately 2,700 square feet)

The applicant currently holds a State of California Department of Alcoholic Beverage Control, Type 47, On-Sale-General Eating Place. which “authorizes the sale of beer, wine, and distilled spirits for consumption on the licensed premises. Authorizes the sale of beer and wine for consumption off the licensed premises. Must operate and maintain the licensed premises as a bona fide eating place...”

Property Summary

-
Land Use: Shopping center
Property Address: 15176 Lakeshore Drive, Clearlake
APN(s): 040-330-37
Zoning: General Commercial (GC)
General Plan: Commercial
Flood Zone: X
Water Supply: Highlands Water District
Wastewater: Lake County Special Districts

If you have any questions, please let me know.

Thank you for your review. Have a great week.

Best regards,



Michael Taylor | Associate Planner
City of Clearlake
14050 Olympic Drive | Clearlake CA 95422
P:(707) 994-8201 F:(707) 995-2653