



**CITY OF DUARTE
REGULAR MEETING AGENDA
PLANNING AND ECONOMIC
DEVELOPMENT COMMISSION**

Commissioners
Yesenia Paez, Chair
Wally Wolff, Vice-Chair
Daniel Becker
David Rodriguez
Brian Quandt

**Duarte Community Center
1600 Huntington Drive
Duarte, CA 91010
Tuesday, February 17, 2026
7:00 PM**

MISSION STATEMENT

With integrity and transparency, the City of Duarte provides exemplary public services in a caring and fiscally responsible manner with a commitment to our community's future.

ADA ACCESSIBILITY NOTICE:

In compliance with the Americans with Disabilities Act, if you need assistance participating in this meeting, contact the Community Development Department at (626) 357-7931 Ext.230 or 235. Notification no later than 1:00 p.m. on the day preceding the meeting will enable the City to make reasonable arrangements to assist your accessibility to this meeting.

Notice:

Planning and Economic Development meetings are audio-recorded for later broadcast. Attendance at the meeting constitutes consent by members of the public to the City's and any third party's use in any media, without compensation or further notice, of audio, and/or pictures of meeting attendees.

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES
 - A. **1/20/26 Minutes**
4. ORAL COMMUNICATIONS - CONSENT CALENDAR
5. PUBLIC HEARINGS
 - A. **Conditional Use Permit 25-06.** A request to allow a food processing business involving blending and packaging of dry seasoning.

RESOLUTION PC 26-03

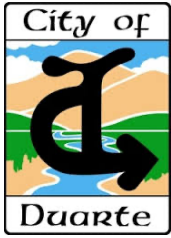
A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE APPROVING CONDITIONAL USE PERMIT 25-06 TO ALLOW A FOOD PROCESSING BUSINESS INCLUDING PACKAGING AND STORING OF FINISHED GOODS LOCATED AT 1849 BUSINESS CENTER DRIVE.

- B. **Conditional Use Permit 25-07.** A request to allow a Type-21, off-sale general Alcoholic Beverage Control (ABC) license for the sale of beer, wine, and distilled spirits for off-site consumption

RESOLUTION PC 26-02

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE APPROVING CONDITIONAL USE PERMIT 25-07 FOR A TYPE-21 ALCOHOL LICENSE FOR VALLARTA SUPERMARKET LOCATED AT 1470 MOUNTAIN AVENUE

- 6. BUSINESS ITEMS
- 7. ITEMS FROM DIRECTOR
- 8. ITEMS FROM COMMISSIONERS
- 9. ADJOURNMENT



MINUTES
CITY OF DUARTE
PLANNING AND ECONOMIC
DEVELOPMENT COMMISSION

January 20, 2026

Commissioners
Yesenia Paez, Chair
Wally Wolff, Vice-Chair
Daniel Becker
Brian Quandt
David Rodriguez

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES:

Chair Paez called the meeting to order at 7:01 p.m. The following were in attendance:

PRESENT: Paez, Wolff, Becker, Quandt
ABSENT: Rodriguez
STAFF: Hensley, Gomez, Abdul-Ahad, Nash, Bautista, Grigorian

2. PLEDGE OF ALLEGIANCE:

Commissioner Becker led the pledge.

3. APPROVAL OF MINUTES:

Commissioner Becker motioned to approve the September 15, 2025 minutes. Seconded by Commissioner Quandt. The motion carried 4-0-0-1.
(Yes: Paez, Wolff, Becker, Quandt; No: None; Abstain: None; Absent: Rodriguez).

4. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA:

None.

5. PUBLIC HEARINGS:

A. Conditional Use Permit Modification 25-05.

Modification of Conditional Use Permit 20-01 - Expanding into an additional, non-contiguous, tenant space within the same commercial center located at 1210 Huntington Drive, Unit B.

RESOLUTION PC 26-01

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE APPROVING CONDITIONAL USE PERMIT MODIFICATION 25-05 MODIFYING CONDITIONAL USE PERMIT 20-01 AND APPROVING OPPORTUNITIES FOR LEARNING CHARTER SCHOOL (OFL) EXPANSION INTO AN ADDITIONAL, NON-CONTIGUOUS, TENANT SPACE WITHIN THE SAME COMMERCIAL CENTER LOCATED AT 1210 HUNTINGTON DRIVE, UNIT B.

Associate Planner Abdul-Ahad presented staff's report which proposed a modification to the existing Conditional Use Permit 20-01 that would allow for Opportunities for Learning Charter School to expand its operations into an additional tenant space within the same shopping center. Abdul-Ahad explained that the expansion would not increase student enrollment or staff size and that all existing conditions of approval related to parking will remain. Staff recommended that the Planning Commission adopt Resolution PC 26-01 approving CUP 25-05.

The applicants, Brook Richards and Megan Betry from Opportunities for Learning, introduced themselves to the Commission.

The Commission had no questions for Staff or the applicant.

Commissioner Becker moved to approve Resolution PC 26-01, including CUP 25-05. Commissioner Becker seconded the motion; motion passed 4-0-0-1 (**Yes:** Paez, Wolff, Becker, Quandt; **No:** None; **Abstain:** None; **Absent:** Rodriguez).

6. BUSINESS ITEMS:

None.

7. ITEMS FROM DIRECTOR:

Director Hensley introduced Alvaro Gomez, Planning Manager, to the Planning Commission. Hensley also provided an update on the City banner pole project, explaining that the new banner poles were installed last week after having been damaged during the 2025 windstorms.

Chair Paez asked the Director if there were any updates with the proposed Sky Zone trampoline park looking to operate on the site of the former Big Lots (1325 Huntington Drive). Hensley explained that staff is working with the new owner as structural improvements will need to be made to the building. Hensley also noted that Sky Zone had received approval of a Minor Use Permit as required by the Town Center Specific Plan.

8. ITEMS FROM COMMISSIONERS:

None.

9. ADJOURNMENT:

Chair Paez motioned to adjourn the meeting at 7:17 p.m. The next meeting is scheduled for February 17, 2026.

Craig Hensley, Secretary



PLANNING AND ECONOMIC DEVELOPMENT COMMISSION STAFF REPORT

Date: February 17, 2026

Subject: Conditional Use Permit 25-06 - A request to allow a food processing business involving blending and packaging of dry seasoning.

Location: 1849 Business Center Drive

Applicant: Don Sazon Seasoning and Spices

SUMMARY

The applicant, Don Sazon Seasoning and Spices, is requesting approval of a Conditional Use Permit (CUP) to allow a food processing business specializing in the blending and packaging of dry seasoning and spices. The proposed site is a 15,200 square foot industrial warehouse unit located at 1849 Business Center Drive, situated within the established Lewis Business Center. This permit would allow the business owner to process, package, label, and distribute food products out of the warehouse.

The subject property is located within the Industrial (M) Zone, which permits food processing activities subject to the review and approval of the Planning Commission. Staff finds the proposed use compatible with the surrounding industrial uses and recommends that the Planning Commission adopt Resolution PC 26-03, conditionally approving the CUP based on the findings and conditions of approval outlined herein and listed in Exhibit A-1 of the resolution.

BACKGROUND

Don Sazon is a family-owned and operated manufacturer of premium dry seasonings, with a 25-year operational history. Currently based in the Pacoima neighborhood of Los Angeles, the applicant intends to transition all operations to the City of Duarte if approved. At their current location, there is no separation between neighboring businesses.

The subject parcel encompasses approximately 29,193 square feet and is improved with a 15,200 square foot concrete tilt-up building. Originally constructed in 1979 as part of the Lewis Business Park, the site has a long history of industrial use.

The property is surrounded by other industrial uses within the Lewis Business Park, as detailed in the vicinity map attached as Exhibit D. The most recent tenant, Assembly Automation Inc., occupied the space for several decades as an industrial manufacturing firm until 2025.



As part of the proposed project, the following tenant Improvements are proposed to the interior of the building:

- Construction of partition walls to create clean production rooms;
- Installation of a new “Centrifugal Upblast Roof Exhaust” ventilation exhaust system;
- Installation of a new floor drain within the production area;
- Minor electrical work such as extending circuits and installing new outlets;
- Installation of industrial racking systems for storage of product.

These tenant improvements are shown on Exhibit B, and will be subject to the plan check, building permit, and inspection process by city staff.

PROJECT DESCRIPTION

Don Sazon Seasoning and Spices is requesting a Conditional Use Permit (CUP) to relocate its dry spice blending and packaging operation to a 15,200-square-foot industrial warehouse in Duarte. The facility will mechanically mix raw dry ingredients into proprietary blends before packaging them for distribution to the food service industry. While the site is located within an Industrial (M) Zone, a CUP (reviewed by the Planning Commission) is

specifically required for food processing to ensure the business remains compatible with the surrounding industrial park.

Hours of Operation

The applicant is proposing to operate Monday through Friday from 6:30 am to 3:00 pm. Shipping and receiving hours will be Monday through Friday 7:00 am to 2:00 pm. Conditions have been added to ensure hours of operation align with Chapter 9.68 (Noise Regulations) of the Duarte Municipal Code. The business will employ a total of twelve (12) employees: nine (9) production staff, one (1) warehouse staff, and two (2) office assistants.

Floor Plan

The business floor plan (exhibit B) includes five (5) offices, an employee breakroom, four (4) restrooms, and two (2) production rooms. This results in roughly 2,350 square feet of non-industrial use. There is a separate formulation room and scaling room for product testing and quality assurance. Production room one utilizes a turntable and hopper, capper, shrink sleeve applicator, shrink tunnel, and metal detector to create the individual product. Production room two uses a vacuum lift, power conveyor, box filler, and case erector to create the cases of product. The east side of the building primarily acts as a warehouse with large shelving racks to store product, and a staging area to prepare it for shipment. The southeast corner of the building houses the 65' x 18' truck ramp and dock.

ANALYSIS

Spice Blend Production

The business operations begin with the procurement of raw, dry ingredients from suppliers such as salt, sugar, garlic, onion, paprika and other natural herbs and spices. The ingredients are mechanically blended based on proprietary recipes to create seasoning blends. All mixing of ingredients occurs within a fully enclosed production room using two 5-cubic-foot and one 10-cubic-foot, low speed ribbon blenders. The enclosed room also includes a new air filtration system (Centrifugal Upblast Roof Exhaust).

Spice Blend Packaging

After blending the spices together, these blends are then packaged into food grade packaging using pneumatic auger fillers, shrink sleeve applicators, and an automated in-line capping machine. The equipment is powered through 220v electrical plugs/outlets, and air is supplied by an existing air compressor from the previous tenant. The packaged product is then sold to retailers, restaurants and other food service providers. All products are shelf-stable, requiring no refrigeration, specialized temperature control, or time-sensitive "cold chain" handling.

Deliveries

Don Sazon expects to produce, on average, 400,000 lbs. of blended seasoning per month with one inbound shipment and up to three outbound shipments daily. The finished product is picked up by large tractor trailers. Deliveries of the raw material or other business-related items may be delivered by tractor trailer, cargo vans, or box trucks depending on the shipment size. Tractor trailers and liftgates will always be required to utilize the existing internal truck well, while cargo vans may be received at the back bay door. Both the internal truck well and rear bay are accessed solely from Business Center Drive. Condition of approval #5 has been included to prohibit exterior storage or equipment related to the business.

Parking

Chapter 19.38.050 of the Duarte Development Code (DDC) requires manufacturing and general industrial uses to provide one space per 500 square feet of industrial use and one space per 350 square feet of office use. The site currently provides 26 parking spaces. Based on the DDC parking standards, the proposed business is required to have 28 parking stalls. While there is a technical deficit of two spaces, the previous approved and constructed business required the very same parking requirements, meaning this new proposal is not an increase in parking demand from the previous business. Additionally, the actual employee count (12) is significantly lower than the building's calculated capacity. To ensure the current supply continues to be utilized efficiently, condition of approval #12 requires the restriping of the parking lot to meet current City standards.

Trash Handling

Waste management will be handled by compacting cardboard waste using a baler and having it picked up by a recycling company. The non-recyclable waste is placed in a single 3-yard trash dumpster within a small, unroofed enclosure located on the northern end of the parking lot. Burrtec is capable of picking up trash as frequently as the business requires. Since this 3-yard trash enclosure does not have a roof to prevent stormwater runoff, and since this business may require additional waste bins to meet Burrtec and state standards, modification or expansion of the trash enclosure is needed. This is required by condition of approval #6.

Impact on Adjacent Properties

Noise and Odor impacts have been considered as part of this request:

Noise Impacts: The equipment associated with this use is designed for low-decibel operations and is entirely contained within the concrete warehouse shell. For these reasons, noise impacts are not expected. By condition of approval #8, if any equipment is later found to produce noise impacts outside of the building, the Community Development Director may request a professional acoustical study that would analyze and recommend measures to address the impacts.

Odor Impacts: While a spice manufacturing business may bring concerns of noxious odors, this operation involves only dry blending which is significantly less fragrant than “wet” food processing. Moreover, the proposed project involves no cooking of products or processing of raw ingredients that would generate smoke. It utilizes enclosed clean rooms and a commercial-grade centrifugal filtration system. Condition of Approval #9 allows the Director to require the preparation of a odor assessment study in the event of substantiated odor or smoke issues.

With these factors considered, Staff does not anticipate noise or odor impacts from the proposed use.

ENVIRONMENTAL

The proposal has been reviewed with respect to environmental impact and staff has determined that the application for a Conditional Use Permit is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 (Existing Facilities) of Title 14 of the California Code of Regulations. No further environmental review is required at this time in accordance with CEQA Guidelines.

RECOMMENDATION

Staff recommends that the Planning Commission review and adopt Resolution PC 26-03 (Exhibit A-1) approving CUP 25-06 allowing food processing and packaging with wholesale distribution at the existing warehouse facility at 1849 Business Center Drive.

Respectfully Submitted,



Scott Nash
Associate Planner

ATTACHMENTS

- Exhibit A: Resolution PC 26-03, Conditional Use Permit 25-06
- Exhibit B: Architectural Plans
- Exhibit C: Equipment Brochures
- Exhibit D: Vicinity Map

RESOLUTION PC 26-03

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE APPROVING CONDITIONAL USE PERMIT 25-06 TO ALLOW A FOOD PROCESSING BUSINESS INCLUDING PACKAGING AND STORING OF FINISHED GOODS LOCATED AT 1849 BUSINESS CENTER DRIVE.

WHEREAS, the Planning and Economic Development Commission (Planning Commission) has been assigned, by the Duarte City Council, the duties and functions of a planning agency under State law and other duties as directed by the City Council; and

WHEREAS, Don Sazon Seasoning and Spices submitted an application requesting approval of a Conditional Use Permit to allow a food processing, packaging, and storing business located at 1849 Business Center Drive; and

WHEREAS, food processing and/or storage is permitted with a Conditional Use Permit within the Industrial (M) Zone pursuant to Duarte Development Code Section 19.16.020.B; and

WHEREAS, Section 19.114.040 through 19.114.050 of the Duarte Development Code authorizes the Planning and Economic Development Commission to consider such requests subject to certain findings; and

WHEREAS, notice of a public hearing on the Conditional Use Permit 25-03 was given pursuant to Duarte Development Code Chapter 19.146 and in accordance with applicable State law; and

WHEREAS, the Planning Commission has considered the analysis and recommendation provided in the staff report for Conditional Use Permit application 25-06 and all of the information, evidence and public testimony received at the public meeting held on February 17, 2026, at 7:00 p.m. in the City Council Chambers Conference Room;

NOW THEREFORE, the Planning Commission of the City of Duarte resolves as follows:

SECTION 1. RECITALS

All of the facts set forth in the Recitals of this Resolution are true and correct and incorporated herein by this reference.

SECTION 2. FINDINGS

The Planning Commission finds and determines as follows, findings for Conditional Use Permits, as set forth in DDC Section 19.114.050(B), as:

1. *The proposed use is consistent with the General Plan;*

This use of food processing, packaging, and storing is compatible with the City's

Industrial land use designation of the General Plan, in that it furthers the General Plan land use policy 2.1.4 by providing access to an innovative industrial use that is locally accessible and beneficial to business owners within the City and surrounding communities.

2. *The proposed use is allowed within the subject zone and complies with all other applicable provisions of this Development Code and the Municipal Code;*

Food processing and/or storage is permitted within the Industrial (M) zone with the approval of a Conditional Use Permit.

3. *The design, location, size and operating characteristics of the proposed use are compatible with the allowed uses in the vicinity;*

The use is located within the Lewis Business Center industrial park, which is generally located in the area south of Evergreen Street and east of Highland Avenue. Industrial developments are located to the north, south, east, and west of the project site, and the proposed use is compatible with the project site as well as the surrounding uses. Potentially negative operational characteristics that may affect surrounding properties have been addressed through a thorough set of conditions of approval.

4. *Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;*

The food processing and/or storage business is allowed with a Conditional Use Permit in the Industrial (M) Zone. The operation of the business is designed to minimize the intensity of the use and limit any potential conflicts with adjacent business and surrounding developments. Conditions of approval have been imposed to help avoid adverse and detrimental impacts on the City and surrounding community.

5. *The subject site is:*

- a. *Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g. fire and medical) access and public services and utilities; and*
- b. *Served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.*

The project site is within the Lewis Business Center industrial park in an existing industrial building. Access to the property is via Business Center Drive, which connects to Evergreen Street. The circulation through the industrial park and to the facility is suitable for efficient access for public and emergency vehicles.

SECTION 3. CEQA DETERMINATION

In recommending adoption of this PC Resolution 26-03 for the proposed use, the Planning Commission finds and determines the project is in compliance with the California Environmental Quality Act (CEQA), and State regulations in Title 14 of the California Code of Regulations, (CEQA Guidelines) because the project is categorically exempt from CEQA pursuant to Title 14 California Code of Regulations Section 15301.

SECTION 4. RECOMMENDATION

The Planning Commission approves PC Resolution 26-03 based on the findings listed in Section 2, and the conditions listed in “Exhibit A-1”, for a food processing business including packaging and storing, located at 1849 Business Center Drive.

APPROVED, AND ADOPTED by the Planning Commission of the City of Duarte at a regular meeting held on the 17th day of February 2026.

Yesenia Paez, Chairperson
City of Duarte Planning Commission

ATTEST:

Craig Hensley, Community Development Director

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.
CITY OF DUARTE

I, Craig Hensley, Community Development Director of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Duarte held on July 21, 2025, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Craig Hensley, Community Development Director

EXHIBIT A-1
Conditions of Approval
Conditional Use Permit 25-06
1849 Business Center Drive
Don Sazon Seasoning and Spices

1. This approval is for the operation of a food processing, packaging, and storage business located at 1849 Business Center Drive, as stated in the staff report and demonstrated on the approved floor plan and business operation details on file with the Planning Division.
2. The approved operating hours are Monday through Friday from 6:30 am to 3:00 pm. Any request to modify these hours shall require review and approval by the Director of Community Development. Such changes may be referred to the Planning Commission for review, in which case a modified Conditional Use Permit and Planning Commission approval will be required.
3. There shall be no freight deliveries between the hours of 9:00 pm and 7:00 am.
4. Freight deliveries shall be unloaded immediately upon arrival; such delivery vehicles shall not remain parked or stored on the property for a period greater than six (6) consecutive hours.
5. There shall be no on-site outdoor storage associated with this use, including, but limited to, inoperative trailers, forklifts, equipment, storage units, pallets, or goods.
6. The existing trash enclosure does not meet current City/Burrtec requirements, and must be modified to meet the following:
 - The enclosure must provide sufficient room for required waste, recycling, and organic waste bins in accordance with Burrtec standards and California Senate Bill 1383. Since the size and dimensions of the trash enclosure are based on the required number and size of containers, expansion or reconstruction of the enclosure may be necessary to fit all waste types.
 - To prevent stormwater pollution, trash enclosures must be covered by a roof. The addition of a screened, ventilated material between the top of the wall and the bottom of the roof is strongly encouraged.

Plans for new or modified trash enclosures shall be reviewed and approved by the Community Development Department, with all associated permits and construction inspections obtained within six (6) months of the approved entitlement date.

7. An air ventilation/filtration system shall be approved, permitted, and installed prior to any operation of manufacturing equipment. In the event that the ventilation does not provide adequate smoke, odor, or emission reduction, as determined by the Director of Community Development, additional modification to the equipment may

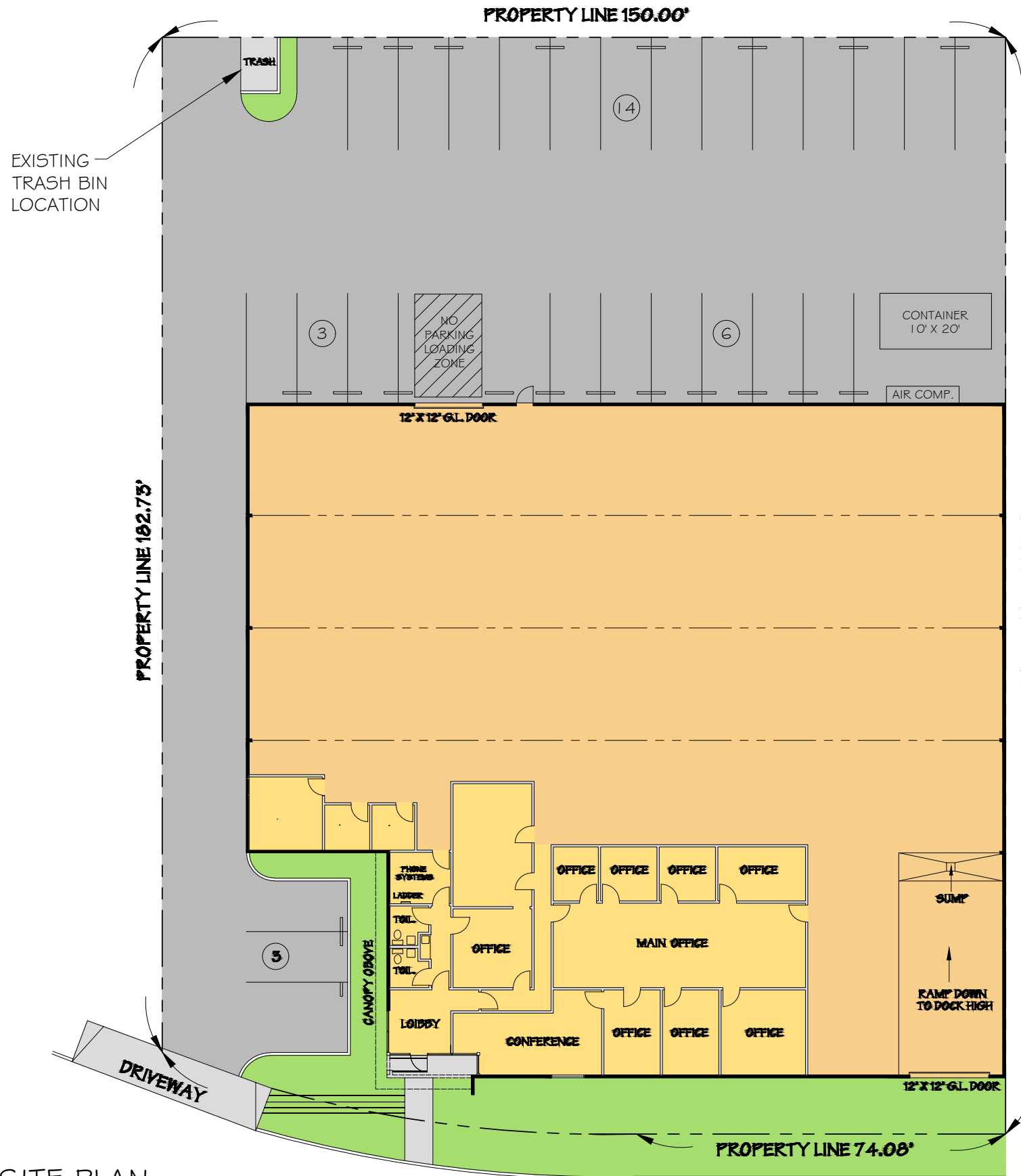
be required or the Conditional Use Permit may be subject to review and revocation by the Planning Commission.

8. In the event of substantiated noise issues, the Community Development Director may require that the applicant pay for the preparation of a noise study prepared by a professional noise or acoustics consultant of the City's selection. The applicant shall subsequently adhere to the study's recommendations. Failure to promptly comply with this requirement shall result in a modification/revocation hearing before the Planning Commission.
9. In the event of substantiated odor or smoke issues, the Community Development Director may require that the applicant pay for the preparation of an odor assessment study, prepared by a professional environmental consultant of the City's selection. The applicant shall subsequently adhere to the study's recommendations. Failure to promptly comply with this requirement shall result in a modification/revocation hearing before the Planning Commission.
10. Any addition, modification, and/or replacement of facility equipment shall be analyzed for noise, odor, and/or smoke impacts and be approved by the Community Development Department prior to installation.
11. The existing "Assembly Automation" sign shall be removed prior to occupancy. Plans for a new sign shall be submitted to the Community Development Department prior to installation.
12. The parking lot must be restriped to clearly delineate parking spaces. Include this scope of work on associated plans.
13. The designated warehouse and office spaces within the facility shall be in substantial compliance with the approved plans on file with the Community Development Department (Exhibit B of the Planning Commission Staff Report). Modifications which result in an increase in warehouse or office space within the facility shall require separate review and approval by the Community Development Department.
14. Limited retail sales, in accessory to the manufacturing use and in accordance with the provisions of the Duarte Development Code, may be permitted, subject to the approval of the Community Development Director.
15. All business activities shall be held indoors, and remain indoors at all times, and exterior doors shall remain closed to prevent noise outside of the building.
16. Operations shall be conducted in a manner that does not create a public or private nuisance. Any such nuisance shall be abated immediately upon notice by the City.
17. If any issues or concerns arise in relation to parking or circulation at the site, the Conditional Use Permit may be subject to review and revocation by the Planning Commission.

18. Any signage associated with the business is not included as part of this approval; a separate review and approval process shall be required for all proposed signage. All signage shall comply with the Sign Guidelines of the Duarte Development Code.
19. The applicant shall obtain a valid business license with the City of Duarte prior to commencement of business operations. Contact the City's Finance Division for more information.
20. Any expansion or modification to the approved use authorized as part of Conditional Use Permit 25-06 shall require an application for a new Conditional Use Permit.
21. Mechanical equipment and related ducts, vents and other apparatus, including HVAC and ventilation, shall be screened from public view and located inside the structure, attic, or ground mounted. Vents, pipes, caps, hoods, and other roof penetrations that must be installed on the roof shall be painted or finished to match the roof color. Ground mounted equipment shall be shielded from public view by landscaping and/or screen walls, subject to approval from the Planning Division.
22. The applicant must obtain Planning Division approval as well as Building & Safety Division approval and permits for all tenant improvements and other associated site improvements.
23. Any required plans and plan check fees shall be submitted to the Community Development Department for Building & Safety plan check prior to construction. Approval from Building & Safety shall be obtained prior to the issuance of permits.
24. Any violation of the Conditions of Approval, Municipal, or other governmental regulations may be grounds for initiation of proceedings for the revocation of this Conditional Use Permit.
25. This entitlement shall be contingent upon the privileges being utilized within twelve (12) months from the effective approval date. Discontinuance of the approved use for twelve (12) consecutive months or more shall constitute an abandonment of the permits and the Conditional Use Permit shall become invalid.
26. The business shall comply with the City Noise Regulations outlined in Chapter 9.68 of the Duarte Municipal Code and not be detrimental to the operations of adjoining businesses.
27. The project shall comply with all the regulations of Chapter 19.16 (Industrial Zones) of the Duarte Development Code, including the intent and purpose, permitted uses, development standards, and any other applicable sections.
28. The owner and contractors shall comply with applicable City noise ordinances. Construction activities, deliveries and haul-off are permitted from 7:00 a.m. to 7:00 p.m., Monday through Saturday, excluding Federal holidays. No construction related idling of engines or other disturbances shall occur outside of noted work hours.

29. The decision of the Planning Commission may be appealed to the City Council within fifteen (15) days from the date of the approval letter. Appeals must be made in writing and filed with the City Clerk's office (DMC 19.144) and include all associated fees. The written appeal shall include reasons for the appeal.

30. That by acceptance of the approval of the project by the City, the applicant shall defend, indemnify and hold harmless the City of Duarte and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers and employees to challenge, set aside, void or annul the approval of the project or from any other action pertaining to this application or the granting of approval which may be brought within the time period provided for such actions or challenges under applicable law.



SITE PLAN
SCALE: 3/32" = 1'-0"



X	ORIGINAL	XX
No.	Revision/Issue	Date

Firm Name and Address

Integrated Warehouse Solutions WEST

402 E. Princland Court Unit 1, Corona, CA 92879
Phone: 951-279-0550 Fax: 951-279-2264

Project Name and Address

DON SAZON
1849 BUSINESS CENTER DR.
DUARTE, CA 91010

Project	DON SAZON	Sheet	2 of 3
Date	1-5-25		
Scale	3/32" = 1'-0"		



B BUCHANAN/TEDROWE
 JAMES R. BREWSTER — ARCHITECT
 1636 E. EDINGER AVENUE SANTA ANA,
 CALIFORNIA SUITE I 92705-5500

BUILDING NUMBER	APPROX. LAND AREA	APPROX. BUILDING AREA	APPROX. OFFICE AREA	PARKING REQ'D	PARKING SHOWN	BUILDING TYPE	OCCUPANCY TYPE	MIN. HEIGHT OF BEAM	FIRE SPRINKLER	LOT COVERAGE	PLANT AREA CALS.	△
4	21000 SQ. FT.	19,110 SQ. FT.	900 SQ. FT.	21	23	III-N	B-2	14'-0"	NO	47%	2 YRS. @ 12'-0"	
4A	21933 SQ. FT.	19200 SQ. FT.	900 SQ. FT.	21	22	III-N	B-2	14'-0"	NO	52%	2 YRS. @ 12'-0"	
5	21900 SQ. FT.	19300 SQ. FT.	900 SQ. FT.	29	29	III-N	B-2	16'-0"	NO	51%	2 YRS. @ 12'-0"	
6	20225 SQ. FT.	18400 SQ. FT.	900 SQ. FT.	31	30	III-N	B-2	16'-0"	NO	51%	2 YRS. @ 12'-0"	
7	22200 SQ. FT.	11,100 SQ. FT.	900 SQ. FT.	24	24	III-N	B-2	16'-0"	NO	53%	NO YRS. REQ'D	
8												
9	44315 SQ. FT.	11,120 SQ. FT.	900 SQ. FT.	23	24	III-N △	B-2	14'-0"	NO	46%	NO YRS. REQ'D	
10	24315 SQ. FT.	10,800 SQ. FT.	900 SQ. FT.	22	24	III-N	B-2	16'-0"	NO	44%	NO YRS. REQ'D	
11												
12												
13	22100 SQ. FT.	9,115 SQ. FT.	900 SQ. FT.	20	24	V-N	B-2	16'-0"	NO	44%	2 YRS. @ 12'-0"	
14	21375 SQ. FT.	18400 SQ. FT.	900 SQ. FT.	10	19	V-N	B-2	16'-0"	NO	36%	NO YRS. REQ'D	

PROJECT LOCATION IS "4A"

VICINITY MAP
 SCALE: 1" = 25'-0"

X	ORIGINAL	XX
No.	Revision/Issue	Date

Firm Name and Address
Integrated Warehouse Solutions WEST
 402 E. Prinland Court Unit 1, Corona, CA 92879
 Phone: 951-279-0550 Fax: 951-279-2264

Project Name and Address
DON SAZON
 1849 BUSINESS CENTER DR.
 DUARTE, CA 91010

Project: **DON SAZON** Sheet: **3 of 3**
 Date: **1-5-25**
 Scale: **1" = 25'-0"**



Proposal: AFM LX-150 Shrink Sleeve Applicator

Proposal Number: 04302025BF-1

Date: April 30, 2025

Equipment Proposal Prepared Exclusively For:

Victor and Denise Salazar

Don Sazon High Quality Seasonings

12424 Montague Street

Pacoima, CA 91331

888-270-2030

vsalazar@donsazon.com

dsalazar@donsazon.com

Scope: To replace current Axon shrink sleeve applicator with a AFM LX-150 shrink sleeve applicator that uses a mandrel to form the sleeves and feed wheels and applicator wheels to positively apply full body shrink bands with T-PERF.



See the machine in operation here:

<https://youtu.be/i1yIh3sujg>



Shrink Sleeve Solutions
To Make Your Product Stand Out



LX-150

Shrink Sleeve Labeling & Tamper Evident Banding

ECONOMICAL SHRINK LABELING

The LX-150 Shrink Sleeve Label and Tamper Evident Band applicator from American Film & Machinery is a mid-range labeling machine designed for middle, full body, and full body and cap applications. The LX-150 is designed for low to moderate production rates and is a perfect solution for industries including food and beverage, pharmaceutical, nutraceutical, health and beauty, consumer goods, chemical, and other manufactured goods. Due to the versatility of the system, the LX-150 is also ideal for the changing needs of contract packagers.

INCREASE YOUR WORKFLOW

LX-150 is an in-line single-head mandrel style labeling system engineered to meet the demand of your workflow. The LX-150 can be rolled up to any conveyor to provide accurate shrink sleeve placement up to 300 products per minute. The machine's sturdy design and construction provides for 24 hour operation, while its' standard dual unwind system allows continued operation with only a brief splicing stop. Product runs are programmed with the user-friendly touch-screen control panel HMI, featuring standard and custom menus that can be password protected for an added layer of security.

VERSATILITY AND RELIABILITY

Every LX Series machine is designed with servo driven, PLC controlled label drive rollers, cutter assembly, and label shooting wheels to provide accurate and consistent shrink sleeve labeling. LX-150 is constructed using 304 grade

stainless steel to provide strength and reduce vibration while offering quiet operation. LX-150 has been engineered to handle oval and round containers made of plastic, glass, or metal at speeds of up to 300cpm. Users also have the option of purchasing additional mandrels for non-cylindrical containers. The multiple blade rotational cutting mechanism provides extremely smooth, even cutting of film ranging from 35 microns up to 70 microns.

GUARANTEED PRECISION. QUICK CHANGEOVER.

Size change overs are simple and quick. The cut length can be changed electronically by utilizing the control panels' touch screen interface. For different product diameters, a new timing screw and bullet (mandrel) can be installed in minutes, while different product heights are accommodated by raising or lowering the machine with a turn-screw mechanism. The LX-150 comes with our quick change system for switching mandrels with a turn of a knob. Along with the mandrel, the cutter assembly has only two levers to turn, keeping your downtime to a minimum.

THE RIGHT CHOICE

Rugged design. Maximum uptime. Lower cost of ownership. Your benefits go on and on. When it comes to shrink sleeve and tamper band application, rely on American Film & Machinery to provide the right solution for your shrink sleeve labeling needs.



www.afmsleeves.com

Allora Packaging Systems – 1495 W. 9th Street #306 Upland, CA 91786



- 1. Smooth and Even Film Cutting**
The multiple-blade rotational cutting mechanism provides smooth and even cutting at high speeds
- 2. Dual Roll Unwind System**
Standard dual roll film unwind and tension control systems maintain optimal in-feed tension needed for high speed operations
- 3. In-line Single-Head Mandrel**
The bullet style mandrel is ideal for oval and round containers made of plastic, glass, or metal
- 4. Simple Conveyor Height Adjustment**
Easy-to-use hand crank allows for ideal height adjustment on virtually any conveyor.

TECHNICAL SPECIFICATIONS	
Power	220V/3ph/20A or 480V/3ph/10A; 50/60 Hz
Film Thickness	0.035mm - 0.07mm
Film Lay Flat	40mm - 240mm*
Cut Length	40mm - 200mm, or modification to 70mm - 250mm
Machine Dimensions	853mm (W) x 1090mm (L) x 1850-2150mm (H)* 33.6" (W) x 42.9" (L) x 72.8" - 84.6" (H)*
Speed	50 - 300CPM

* XL models available to accommodate wider film lay flat. Please inquire about the XL models from your Authorized Distributor or AFM Representative.

Make your products stand out among the competition with AFM Shrink Sleeves and Tamper Evident Banding



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7041 Boone Avenue North, Brooklyn Park, MN 55428
(714) 974-9006 www.afmsleeves.com
info@afmsleeves.com



ENGAGE technologies corporation

D90625 Rev A

AUGER FILLERS

DHA/SERIES

Dual Head Automatic Filling Machine

The DHA Series is a complete solution to your filling production line requirements. It consists of industry-proven All-Fill filling heads, and conveyor mounted on a sturdy frame. Container indexing controls to reliably move and position containers for filling. Allen Bradley PLC control system with touchscreen provides precise selection and adjustment of fill amounts and machine functioning. Provides easy setup, operation, and monitoring of the filling operation.



MODEL	Integrated Scale	Servo Motor
MODEL DHA	-	-
MODEL DHA/S	●	-
MODEL DHA/SV	-	●
MODEL DHA/S/SV	●	●

SPECIFICATION SUMMARY:

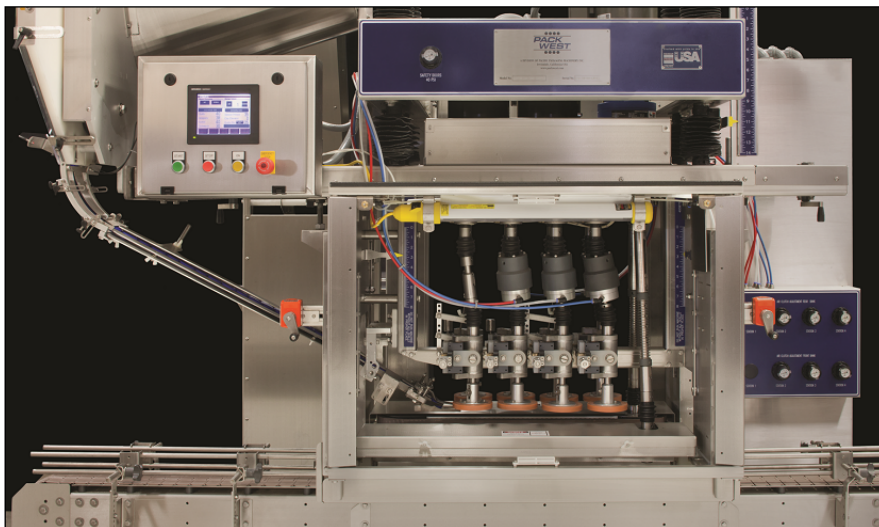
Construction:	Painted aluminum base, Anodized aluminum, Stainless steel contact parts, Sturdy tubular steel frame to support filling head and conveyor. Includes mechanical jack to raise/lower fill head. Aluminum head castings with one-piece stainless steel covers, Heavy duty clutch-brakes or servo direct drives
Production Rates:	Speeds ranging up to 65 CPM, application dependent
Control Features:	7" color touchscreen HMI, A speed adjustable belt drive and continuously-operating fill motor provides the torque and high cycle rates necessary for production filling. Product level control, Slow speed agitation, Motor starters and transformer, Adjustable frequency Vibration to settle product in container, Accepts standard All-Fill accessories, In-Line All-Fill Checkweigher with feedback to filling heads for instantaneous adjustment of filled amounts, adjustable Guide rails, variable speed drive
Storage:	100 Product Memory
Hopper Capacity:	16 gal. hoppers with dustproof cover and 6" infeed duct
Conveyors:	Standard 10 ft. Stainless steel conveyor channel with dual-strand stainless steel block conveyor chain or plastic tabletop conveyor, adjustable guide rails, and variable speed conveyor drive. Pneumatic container indexing with round end, cone point, wedge stop, or pressure stop adjustable indexing pins, additional lengths are available
Electrical Requirements:	Fill Motor Input: 208/230/460V; 3-Phase; 60HZ. Standard Controls: 115V 50-60 HZ. Other ratings available upon request.
Pneumatic Requirements:	4 SCFM @ 60 PSI
Changeovers:	Mostly toolless
Options:	Adjustable speed, jogging container vibrator to settle and distribute product in container. Pneumatic or servo container lift to raise/lower container to funnel, Container lift for bottom-up filling, product level control, lift and hold quick drop features, adjustable stroke to 7", Product Level control, production counter



In-Line Cappers / Torquers - Operation and Parts Manual

4-Station/8-Quill Inline Torquing Machine

DON SAZON, INC.



Model Number: 200 Capper with Model 30 Vertical Sort Ring

Serial Number: C-8-30-RM-RL-3063

June 2023

Pacific Packaging Machinery Inc.
 200 River Road
 Corona, CA 92878
 Phone: (951) 393-2200
 Sales & Parts: Pacific.Support@ProMachBuilt.com

Part of the ProMach Family of Product Brands
 200 River Road | Corona | CA 92878
 951-393-2200 | PacificPak.com | PackWest.com | ProMachBuilt.com

CONFIGURATIONS TO FIT YOUR NEEDS:

All-Fill's automatic fillers are designed for complete, continuous container transport, positioning, filling and discharge to the next stage in the packaging process. Automatic models combine a standard fill head with an integral conveyor to move containers. An indexing system mounted on the conveyor regulates container movement toward the filling position, centers each container for filling, and then moves the container away. Available in single or multiple head configurations, automatic models can be equipped with a variety of accessories and options to suit particular container handling requirements or product characteristics.

COMMON APPLICATIONS:

- Ground & Whole Bean Coffee
- Detergent Powder
- Ground & Flake Spice
- Flour Products
- Plastic Granules
- Jimmies & Sprinkles
- Sugar Products
- Rice & Grains
- Cosmetics
- Food Powder
- Dairy Powder
- Protein Powders
- Seeds & Fertilizers
- Cat Litter
- Talc
- Household chemicals
- Toner Powders
- Cement Powder
- Pharmaceuticals
- Industrial Chemicals
- Salt Products
- Corn Starch
- Infant Formula
- Agricultural Chemicals

ADDITIONAL MODEL DETAILS:



HIGH PRODUCTION LINES:

Unique Servomotor driven cleated conveyor system allows accurate movement of empty and full containers throughout the system without container contact with the cleats during container weighing.



BUILT IN SCALE:

Model DHA/S/SV Automatic Dual Head/Dual Servomotor Fill-To-Weight System dispenses product in multiple size and weight containers at high speeds and high accuracy levels. Product weight filled to accuracies of +/- .1 to .5% of gross target weight.



CUSTOM OPTIONS:

The DHA Series can be engineered to meet your production requirements as a standalone machine or integrate seamlessly with OEM machines. The machine shown above has a fully enclosed fill station, steel base cabinet and checkweigher integration.



AUTOMATIC FEED FORWARD FEEDBACK:

Automatic container tare weight/final weight calculations ensure an accurate fill. Feedback is automatically sent from the scale to the appropriate filling head to adjust auger revolutions for the next fill.

WORLD-CLASS SERVICE & SUPPORT:

We understand downtime and its effect on your bottom line. Packaging machinery is only as strong as its service and support system. If you run into challenges, All-Fill's Service team consists of 15 full time service employees with over 150 years of combined experience in the packaging industry. Our team can train, install, and troubleshoot any All-Fill machinery. We service domestically and in our international territories: Canada, Central and South America, India, China and Australia. Contact our Service team at Service@all-fill.com.

PARTS SUPPORT:

All-Fill machines are designed using the most innovative controls and the highest quality parts and components. All-Fill has an unmatched ability to identify and resolve issues that may arise with your machine. Our parts department provides quality support in a timely manner to reduce your downtime and stocks most parts for quick delivery. From mechanical assemblies, electronic components, tooling, machine accessories and software, we have the parts you need. Contact our Parts Department at AFI-parts@all-fill.com.

INTERNATIONAL INQUIRIES:

All-Fill's packaging machinery is available worldwide for almost any product and industry. Our more than 50 years of engineering expertise combined with our industry leading field support makes us a leader in the industry. We design, manufacture, install and service machinery with maximum accuracy and reliability. Our global presence means uncompromising service and support, no matter what or where your needs are. Reach out today to discuss your project with our international sales team. Contact us at info@all-fill.com.



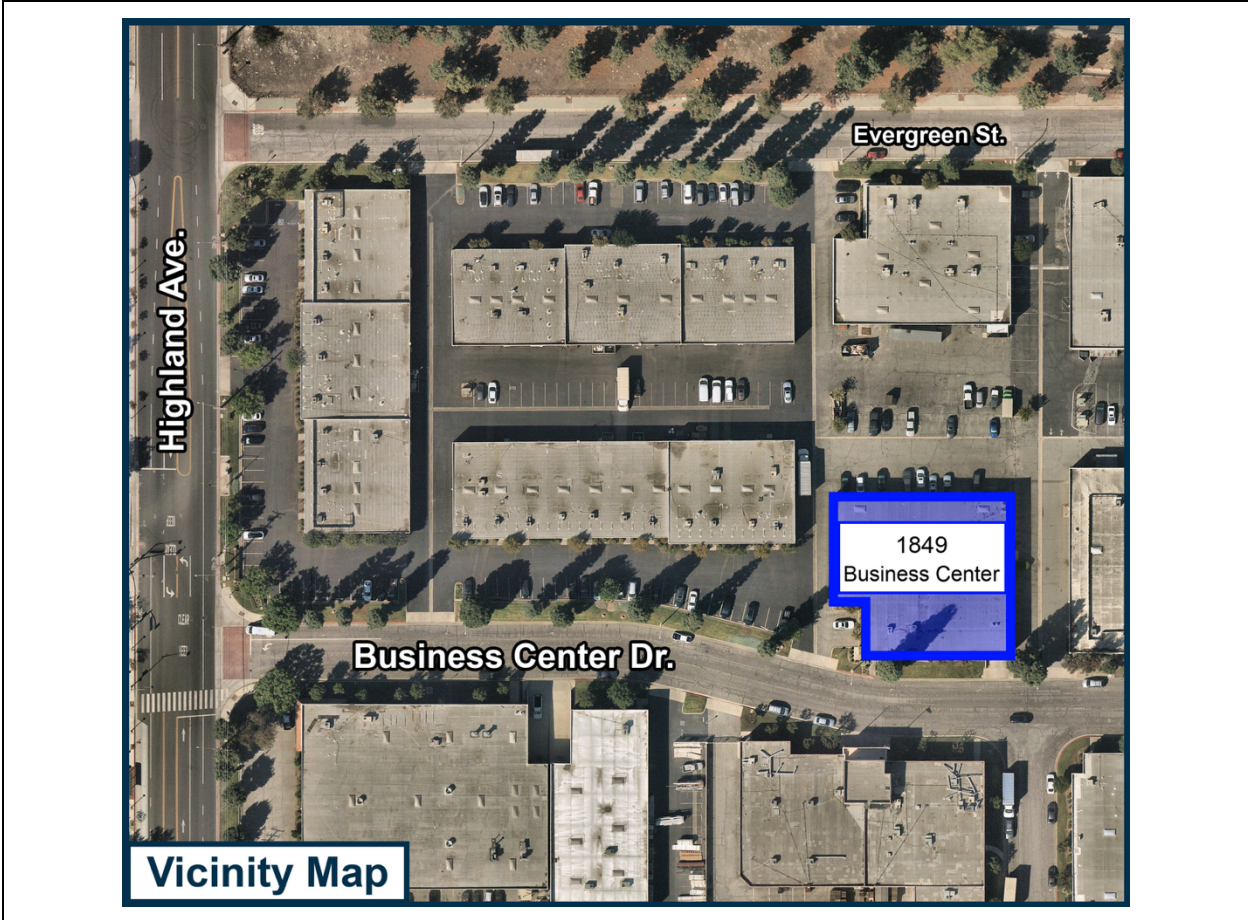
City of Duarte
Community Development Department

EXHIBIT D
VICINITY MAP AND SITE PHOTOS

PROJECT AND SURROUNDING ZONING

Subject Property: M, Industrial
North: M, Industrial
South: M, Industrial
East: M, Industrial
West: M, Industrial

SUBJECT PROPERTY-AERIAL





City of Duarte
Community Development Department

Subject Tenant Space





City of Duarte
Community Development Department

East of Project



South of Project
(D'Aquino Italian Imports)





City of Duarte
Community Development Department

West of Project



North of Project





City of Duarte
Community Development Department

Existing Trash Enclosure





PLANNING AND ECONOMIC DEVELOPMENT COMMISSION STAFF REPORT

Date: February 17, 2026

Subject: Conditional Use Permit 25-07 – A request to allow a Type-21, off-sale general Alcoholic Beverage Control (ABC) license for the sale of beer, wine, and distilled spirits for off-site consumption

Location: 1470 Mountain Avenue

Applicant: Vallarta Supermarket – Trey Lindle

SUMMARY

The applicant, Trey Lindle, on behalf of Vallarta Supermarket, is requesting a Conditional Use Permit (CUP) for a Type 21 Off-Sale General license to allow the sales of beer, wine and distilled spirits at the future Vallarta Supermarket, located at 1470 Mountain Avenue.

The project site is located within the Mountain-Central Shopping Center Specific Plan, which permits grocery stores by right and conditionally permits the sales of alcohol for off-site consumption upon approval by the Planning and Economic Development Commission. Based on the information provided in the staff report, staff recommends the Planning Commission adopt PC Resolution 26-02 conditionally approving a CUP for a Type-21 alcohol license at the project site subject to the conditions of approval listed in Exhibit A-1 of the resolution.

BACKGROUND

The proposed tenant space, formerly occupied by Best Buy, was constructed in 2009 and is approximately 45,839 square feet. The subject building is part of a larger 6.13-acre commercial center located at the northeast corner of Central and Mountain Avenue. While the Mountain-Central Specific Plan already permits supermarket operations at this site, the applicant is seeking a Type-21 Off-Sale General license from the California Department of Alcoholic beverage Control (ABC) to facilities full-service retail.

This license authorizes the sale of beer, wine, and distilled spirits for off-premises consumption. Currently, four supermarkets within the city hold active Type-21 licenses—Walmart, Target, Smart & Final, and Grocery Outlet—and approval of this request would bring the total to five. According to ABC, an application for an alcohol license has never been filed or granted at the subject property. The status of the application with ABC is contingent upon approval of this CUP.



PROJECT ANALYSIS

Vallarta Supermarket is a full-service grocery store providing a wide range of products, including fresh produce, meat, dairy items, and an on-site bakery. The proposed hours of operation are Monday through Sunday from 7:00 a.m. to 10:00 p.m. The store is anticipated to employ approximately 130 employees.

The applicant has obtained building permits for exterior façade improvements, which include repainting the structure, modifying existing cornices, and re-stuccoing of the building. Plans for interior tenant improvements have also been submitted and are currently under plan check review.

As shown in the floor plan in Exhibit B, the proposed alcohol sales area will consist of approximately 676 square feet, or 1.5% of total floor area (45,839 square feet). Alcoholic beverages will be displayed and stored in two designated locations within the store:

- Beer and Wine: These items will be located in refrigerated display units near the fruit counter.
- Distilled Spirits: Spirits will be secured within a locked cabinet located across from the checkout register area, with access restricted to authorized Vallarta employees only.

The required findings to support the issuance of this CUP, including an analysis of the project's compatibility with the surrounding neighborhood and the Duarte Municipal Code, are provided in section 2 of the resolution.

Security

Vallarta will implement a 24-hour CCTV system to monitor the entire store. There will be 12 cameras inside the store and 110 cameras around the outside perimeter of the building. All CCTV cameras will operate continuously and footage from all cameras will be backed up and stored for review. Conditions of Approval have been added to ensure this footage can be provided to Public Safety upon request or in the event of a disturbance.

ENVIRONMENTAL

The proposal has been reviewed with respect to environmental impact and staff has determined that the application for a Conditional Use Permit is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(Existing Facilities), Class 1 of Title 14 of the California Code of Regulations. No further environmental review is required at this time in accordance with CEQA Guidelines.

RECOMMENDATION

Based on the information provided in the staff report, Staff recommends that the Planning Commission adopt PC Resolution 26-02 conditionally approving Conditional Use Permit 25-07 to allow the sales of beer, wine and distilled spirits (Type-21, Off-Sale General) for offsite consumption at Vallarta Supermarket, subject to conditions of approval.

Respectfully Submitted,



Mena Abdul-Ahad
Associate Planner

ATTACHMENTS:

- Exhibit A: Resolution PC 26-02, Conditional Use Permit 25-07
- Exhibit B: Project Plans
- Exhibit C: Business Operations Plan

RESOLUTION PC 26-02

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE APPROVING CONDITIONAL USE PERMIT 25-07 FOR A TYPE-21 ALCOHOL LICENSE FOR VALLARTA SUPERMARKET LOCATED AT 1470 MOUNTAIN AVENUE

WHEREAS, the Planning and Economic Development Commission (Planning Commission) has been assigned, by the Duarte City Council, the duties and functions of a planning agency under State law and other duties as directed by the City Council; and

WHEREAS, the applicant has submitted an application requesting approval of a Conditional Use Permit for a Type-21 alcohol license allowing the off-sale of beer, wine, and distilled spirits for off-site consumption at the “Vallarta Supermarket” located at 1470 Mountain Avenue; and

WHEREAS, alcoholic beverage sales associated with a supermarket are a conditionally permitted use pursuant to Duarte Development Code section 19.60.030(D)(1); and

WHEREAS, Section 19.114.040 through 19.114.050 of the Duarte Development Code authorizes the Planning Commission to consider such requests subject to certain findings; and

WHEREAS, notice of a public hearing on the Conditional Use Permit 25-07 was given pursuant to Duarte Development Code Chapter 19.146 and in accordance with applicable State law; and

WHEREAS, the Planning Commission has considered the analysis and recommendation provided in the staff report for Conditional Use Permit application 25-07 and all of the information, evidence and public testimony received at the public meeting held on February 17, 2026, at 7:00 p.m. in the City Council Chambers Conference Room;

NOW THEREFORE, the Planning Commission of the City of Duarte resolves as follows:

SECTION 1. RECITALS

All of the facts set forth in the Recitals of this Resolution are true and correct and incorporated herein by this reference.

SECTION 2. FINDINGS

The Planning Commission finds and determines as follows, findings for Conditional Use Permits, as set forth in DDC Section 19.114.050(B), as:

1. *The proposed use is consistent with the General Plan;*

Vallarta Supermarket is consistent with the City's General Plan in that it furthers the General Plan land use policy 2.1.3 by providing for the shopping and service needs of residents in a conveniently clustered commercial establishment, encouraging "one-stop" shopping.

2. *The proposed use is allowed within the subject zone and complies with all other applicable provisions of this Development Code and the Municipal Code;*

Vallarta Supermarket is consistent with the Mountain-Central Shopping Center Specific Plan. The business provides for local needs with the operation of a full-service retail grocery store, offering an assortment of food and grocery items. The sale of alcohol for off-site consumption is an accessory to the retail grocery store function, which is permitted with a Conditional Use Permit.

3. *The design, location, size and operating characteristics of the proposed use are compatible with the allowed uses in the vicinity;*

Vallarta Supermarket is located within the existing "Mountain-Central" shopping center. The supermarket is adjacent to commercial/retail and single-family developments to the north, a CarMax dealership to the east, the 210 Freeway to the south, and a Mini dealership to the west which (located in the City of Monrovia). The supermarket is therefore compatible with the project site, uses within the commercial shopping center, and surrounding developments.

4. *Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;*

The sale of beer, wine, and distilled spirits is permitted as an accessory use associated with a retail grocery store (2,500 square feet or larger, DDC 19.60.030.D.2). The amount of display, sale and storage dedicated to alcohol is restricted to a maximum floor area of 10%, preventing alcohol sales from becoming the primary goods being offered. In the case of Vallarta Supermarket, no more than 1.5% (45,839 SF) of the building's floor area will be used for the sales, display and storage of alcoholic beverages, with only 676 square feet of that area dedicated to the sales of alcoholic beverages. In consultation with the City's Public Safety Department, they have provided support for the proposed use with conditions, including that the sale of alcohol will be for offsite consumption only; no onsite consumption will be permitted. Conditions of approval will help avoid adverse and detrimental effects on the City and surrounding community, as well as state laws regulated by the Department of Alcoholic Beverage Control.

5. *The subject site is:*

- a. *Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g. fire and*

medical) access and public services and utilities; and

- b. Served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.*

Vallarta Supermarket is located within the Mountain-Central Shopping Center Specific Plan. The project site is located along the City’s main arterial street, Mountain Avenue, which provides primary access to the property. The site has multiple driveways from Mountain Avenue and Central Avenue that provide access to public and emergency vehicles. The addition of beer, wine, and distilled spirits for off-sale is accessory to the primary use and is unlikely to generate additional traffic to a point that is detrimental to the site and surrounding developments.

SECTION 3. CEQA DETERMINATION

In recommending adoption of this PC Resolution 26-02 for the proposed use, the Planning Commission finds and determines the project is in compliance with the California Environmental Quality Act (CEQA), and State regulations in Title 14 of the California Code of Regulations, (CEQA Guidelines) because the project is categorically exempt from CEQA pursuant to Title 14 California Code of Regulations Section 15301 (Existing Facilities).

SECTION 4. RECOMMENDATION

Staff recommends that the Planning Commission approve PC Resolution 26-02 based on the findings listed in Section 2, and the conditions listed in “Exhibit A-1”, for a Type-21 Alcohol License at 1470 Mountain Avenue.

APPROVED, AND ADOPTED by the Planning Commission of the City of Duarte at a regular meeting held on the 17th day of February 2026.

Yesenia Paez, Chairperson
City of Duarte Planning Commission

ATTEST:

Craig Hensley, Community Development Director

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.
CITY OF DUARTE

I, Craig Hensley, Community Development Director of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning and Economic Development Commission of the City of Duarte held on February 17, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Craig Hensley, Community Development Director

EXHIBIT A-1

Conditions of Approval Conditional Use Permit 25-07

1470 Mountain Avenue (Type-21 Alcohol License for Vallarta Supermarket)

1. This approval allows for a Type-21 alcohol license issued by the Department of Alcoholic Beverage Control for the off-site sales of beer, wine, and distilled spirits for offsite consumption at Vallarta Supermarket located at 1470 Mountain Avenue, as stated in the staff report, described in the applicant's business operational statement, and demonstrated on the floor plan on file with the Planning Division.
2. Alcohol sales shall be limited to the hours of 7:00 AM to 10:00 PM. Modifications to these hours may be approved by the Community Development Director.
3. The sale of alcohol shall remain as an accessory, incidental, and subordinate use to the primary use of a full-service retail grocery store. The subject business is allowed to sell beer, wine, and distilled spirits (liquor) as a conditional use, so long as the business remains consistent with a grocery store over 2,500 square feet in floor area and maintains a total floor area no greater than 10% dedicated to the sale of alcohol.
4. Prior to commencing sales of alcoholic beverages, the applicant shall obtain the appropriate license from the Department of Alcoholic Beverage Control (ABC), comply with the licensing requirements, and provide evidence of said license to the Planning Division. In the event that there is a conflict between the conditions imposed by the City as part of this CUP approval and those imposed by ABC, the more restrictive provisions shall apply.
5. The business owner shall provide a Security Plan to the Community Development and Public Safety Departments for review and approval prior to the City providing correspondence to the Department of Alcoholic Beverage Control informing them of the City's approval of the Conditional Use Permit. Said plan may require security monitoring, a sophisticated camera system, signage, operational contacts, and other requirements that ensure that the property is properly monitored and actively managed by the business owner. Cameras shall be installed in locations throughout the property and buildings, as approved by the Community Development and Public Safety Departments. The security plan shall include details on a closed-circuit television (CCTV) system consisting of interior and exterior surveillance cameras and a digital video recorder (DVR) for recording surveillance camera footage. The security system hard drive shall save footage/data for a minimum of 30 days. The hard drive shall be locked, secured, and accessible only to the business owner and/or designees. All saved data shall be made available to the Public Safety Department and/or City personnel upon reasonable request. All components of the approved security plan shall be operational prior to implementing any new services allowed by this CUP and shall remain fully operational at all times. Any changes to the security system shall require review from the Community Development Department and Public Safety Department prior to implementing.

6. Alcoholic beverage storage areas shall only be allowed in areas designated on the approved plans on file with the Community Development Department (Exhibit B of the Staff Report).
7. The Applicant/Business Owner shall post and maintain “No Trespassing” signage in accordance with Duarte Municipal Code (DMC) 9.23.020. Specifically, durable signs shall be installed at every public entrance and at each corner of the property, positioned approximately three (3) feet above ground level. Each sign shall be at least one square foot in area and state “PRIVATE PROPERTY – NO TRESPASS” in clear lettering at least one inch high. The signage may include additional wording such as “Loitering Prohibited”. All trespass warning signs must be kept legible, unobstructed, and in good repair at all times. The Applicant/Business Owner shall also keep the premises free of litter and graffiti and promptly remove any waste or vandalism so as not to encourage loitering or nuisance activity. These measures are intended to meet the definition of “posted property” under DMC 9.23.020(f) and support active enforcement by law enforcement against trespassing, loitering, or other nuisance activities on the site.
8. The Applicant/Business Owner shall comply at all times with DMC 9.70 (Shopping Cart Regulation). Prior to commencement of alcohol sales, the Applicant/Business Owner shall install and maintain an operable shopping cart containment and retrieval system designed to prevent removal of shopping carts from the premises. The system shall be maintained in good working order and operated in a manner that prevents carts from becoming a public nuisance in surrounding neighborhoods. Failure to maintain compliance with DMC Chapter 9.70 may result in enforcement action independent of this Conditional Use Permit.
9. Alcoholic beverages sold under this Conditional Use Permit shall be for off-site consumption only. No alcoholic beverage shall be opened or consumed anywhere on the premises, including but not limited to the interior of the store, parking areas, drive aisles, sidewalks, landscaped areas, or any exterior portions of the site. The Applicant/Business Owner shall post and maintain conspicuous signage stating “No Alcohol Consumption on Premises” in visible locations, including at store entrances, within the alcohol sales area, and in the parking lot. Signage shall serve as notice for enforcement purposes pursuant to DMC 9.24.025 (Open Container Prohibited) and shall be maintained in a legible condition at all times.
10. The Applicant/Business Owner and successors shall operate the subject premises in a safe and sanitary manner at all times, including compliance with curfew and daytime loitering regulations pursuant to DMC 9.56. Problems or continued/repeated violations of any municipal or health codes, or any other violations associated with the sale of alcoholic beverages, conditions of approval, or any other regulations, as determined by the City of Duarte, Los Angeles County Health Services Department, ABC, or Los Angeles County Fire Department, may be grounds for initiation of proceedings for the revocation of this Conditional Use Permit in accordance with Section 19.152.030 of the Duarte Development Code (DDC).

11. All store employees involved in the sale of alcohol shall be required to participate in an alcohol sales training program prior to serving/selling alcohol. The alcohol sales training program shall include a component related to age verification to prevent the unlawful sale of alcohol to minors. All employees selling alcohol shall verify the age of any patron appearing to be thirty (30) years old or younger. The Applicant/Business Owner shall contact the ABC district office for more information on alcohol sales training programs and materials. Satisfactory proof of completion of the alcohol sales training materials provided by ABC shall be provided to the City prior to the sales of alcoholic beverages. The applicant shall also provide current proof of employee training certifications within twenty-four (24) hours of City request.
12. All laws of the Alcoholic Beverage Control Act, as defined by Division 9 of the California Business Professions Code, shall be complied with at all times. This Conditional Use Permit shall become invalid should the license issued to the Applicant/Business Owner by ABC be revoked for any purpose.
13. All signage related to alcohol sales and/or consumption shall be displayed in accordance with the laws and requirements of ABC and as conditioned by this resolution.
14. Outdoor speakers or other exterior audible devices are prohibited, unless approved by the Community Development Director.
15. Any outdoor storage associated with this use is prohibited.
16. Operations shall be conducted in a manner that does not create a nuisance. Any such nuisance must be abated immediately upon notice by the City.
17. Any expansion or modification to the approved use authorized as part of Conditional Use Permit 25-07 shall require an application for the modification of the existing permit, or an entirely new Conditional Use Permit.
18. A new or modified conditional use permit will be required at the time of change of business owner whenever a subsequent business owner/operator proposes changes to the area, configuration, or manner in which the original conditional use permit was approved.
19. The applicant must obtain Planning Division approval as well as Building & Safety Division approval and permits for any tenant improvements and other associated site improvements that may be involved with the proposed use.
20. This entitlement shall be contingent upon the privileges being utilized within twelve (12) months from the effective approval date. Discontinuance of the approved use for twelve (12) consecutive months or more shall constitute an abandonment of the permits and the Conditional Use Permit shall become invalid.
21. The project shall comply with all the regulations of the Mountain-Central Shopping Center Specific Plan, the Duarte Municipal Code, and the Duarte Development Code,

including the intent and purpose, permitted uses, development standards, and any other applicable sections.

22. The decision of the Planning Commission may be appealed to the City Council within 15 days from the date of the approval letter. Said appeal must be in writing and filed with the City Clerk's office and include all associated fees (DMC 19.144). The written appeal shall include reasons for the appeal.
23. The CUP may be called for review or revocation at any time by City Staff, City Council, or Planning Commission if a violation of the approved conditions is alleged, or if it is alleged that the facility, or its patrons, are creating a public nuisance, as substantiated by the LA County Sheriff's Department, Public Safety Department, or any other City Department. The applicant and successors shall operate the subject premises in a safe and sanitary manner at all times. Such review of the CUP may include any remedy available to the City that will prevent negative impacts on the property and surrounding developments. Problems or continued/repeated violations of any provisions of the DMC, conditions of approval or any other governmental regulations may be grounds for initiation of proceedings for the revocation of this CUP before the Planning Commission pursuant to Section 19.152.030 of the DDC.
24. That by acceptance of the approval of the project by the City, the applicant shall defend, indemnify and hold harmless the City of Duarte and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers and employees to challenge, set aside, void or annul the approval of the project or from any other action pertaining to this application or the granting of approval which may be brought within the time period provided for such actions or challenges under applicable law.

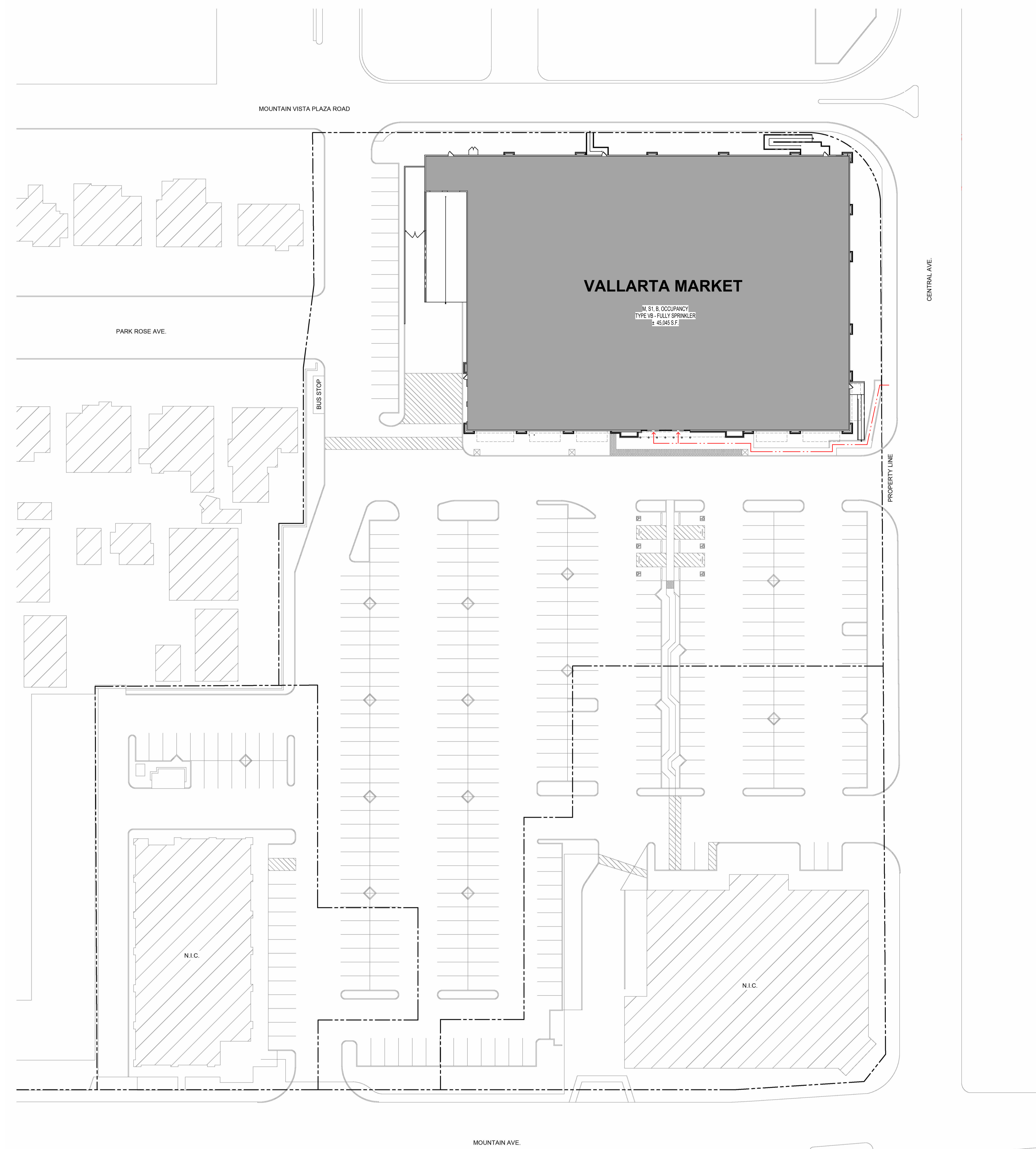
Symbol Legend

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- SCOPE OF WORK
- NOT IN CONTRACT (N.I.C.)

General Notes - Site

1. ALL SITE IMPROVEMENTS TO INCLUDE ACCESSIBILITY PARKING, LOADING AREAS, ACCESSIBLE STROPPED PAVEMENT, PUBLIC PATHS OF TRAVEL, CURB RAMPS, TRUNCATED DOMES, ETC. SHALL BE ADDRESSED UNDER LANDSCAPE PERMIT.
- A. UNLESS NOTED HERE.
2. (NO) E/P PARKING REQUIREMENTS APPLY TO THIS PERMIT. (NO) ADDITIONAL PARKING CREATED UNDER THIS PERMIT.
3. ALL PARKING AND LOADING AREAS SHALL BE MARKED AND STROPPED TO CITY STANDARDS. ADA COMPLIANCE TO BE DONE UNDER SEPARATE PERMIT. NO OCCUPANCY WILL BE GRANTED UNTIL ADA COMPLIANCE IS REVIEWED, APPROVED, AND CONSTRUCTED.
4. THIS ARCHITECTURAL SITE PLAN IS NOT A SURVEY. IT IS INTENDED FOR REFERENCE ONLY. IT IS BASED ON THE INFORMATION PROVIDED BY THE OWNER AND OWNER'S CONSULTANTS. THE GC SHALL VERIFY ALL GRADES, SOIL CONDITIONS, GROUND WATER, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES AND SUBSTRUCTURES. THE GC MUST NOTIFY THE ARCHITECT IMMEDIATELY WHERE DISCREPANCIES OCCUR. THE GC SHALL NOT USE THIS REFERENCE PLAN FOR ANY CONSTRUCTION ACTIVITY.
5. INSTALL TEMPORARY CONSTRUCTION FENCING DURING CONSTRUCTION ACTIVITIES ALONG THE LIMITS OF CONSTRUCTION OR AS REQUIRED BY OWNER AND/OR LOCAL GOVERNING AGENCY.
6. PEDESTRIAN SITE ENTRANCES, PATH OF TRAVEL AND MEANS OF EGRESS TO BE ACCESSIBLE AND COMPLIANT PER THE STATE AND FEDERAL ACCESSIBILITY GUIDELINES, LAWS, AND REGULATIONS.
7. SIGNAGE TO MEET LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS INCLUDING BUT NOT LIMITED TO BUILDING CODES, FIRE CODES, ADA LAWS AND ACCESSIBILITY REQUIREMENTS.
8. MAINTAIN JOB SITE IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS & LITTER OUTSIDE LIMITS OF WORK AS A RESULT OF THE WORK PERFORMED UNDER THIS CONTRACT.
9. DRAINAGE & CONSTRUCTION OPERATIONS SHALL COMPLY WITH ALL LOCAL GOVERNING CODES.
10. ACCESSIBLE PARKING STALLS SHALL COMPLY WITH REFERENCED EDITION OF BUILDING CODE AND ACCESSIBILITY REQUIREMENTS.
11. PROVIDE MEDIUM BROOM FINISH ON ALL NEW CONCRETE PAVING, UNLESS OTHERWISE NOTED.
12. THE GC SHALL HAVE AN ENGINEER INSPECT AND PROVIDE A REPORT THAT (E) RETAINING WALLS CAN ACCEPT HIGH FINISH AND INSTALL FINISH ARCHITECTURAL AND/OR LANDSCAPE DRAWINGS.
13. REPORT TO LANDSCAPE AND CIVIL PLANS FOR FURTHER INFORMATION.
14. ACCESSIBLE PATH OF TRAVEL FROM EXISTING PUBLIC WALKWAY SHALL BE 4" MINIMUM WIDE, ON MAX SLOPE IN DIRECTION OF TRAVEL WITH A 2% MAX CROSS SLOPE.
15. ANY DIMENSIONS SHOWN ON THIS ARCHITECTURAL SITE PLAN ARE TO SHOW GENERAL BUILDING CODE COMPLIANCE DESCRIPTION.

Number	Description	Revision	Date



1 Site Plan
1" = 30'-0"

PRELIMINARY

Tenant Improvement For:
**Vallarta Supermarkets
Market V79**

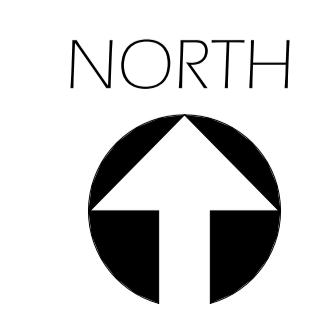
25-605
11.10.2025

1470 Mountain Ave
Duarte, CA 91010

A101

Site Plan

EXHIBIT B



LINEAR FT.	CATEGORY
960'	GROCERY (endcaps not included) HIGH
72'	DELI CASES (w/ ENDS)
(1) 8' + ENDS	DELI DUAL TEMP
64 DOORS	GROCERY FREEZER DOORS (endcaps included)
DAIRY	
54'-3" 20 DOORS	DAIRY (REAR LOAD)
8'	EGGS
PRODUCE	
48'	PRODUCE WETRACKS (HIGH REF)
32'	REF FRESH
24'	CUT FRUIT

LINEAR FT.	CATEGORY
48'	F/S MEAT
56'	MEAT PRE-PACK
(1) 8' + ENDS	MEAT BUNKER / DUAL TEMP
5	FROZEN MEAT DOORS
SEAFOOD	
22'	F/S SEAFOOD
6'	CEVICHE
(1) 8' + ENDS	SEAFOOD DUAL TEMP
CREMERIA	
22'	CREMERIA CASES
6'	GRAB & GO
10'	CHEESE ISLAND DISPLAY

LINEAR FT.	CATEGORY
17'-3"	TORTILLAS
(1)	TORTILLAS TABLE
6'	REF MASA CASE
6' BOH	CHIPS TABLE
7'-6"	TOSTADAS (TALL MILLWORK)
ISLA	
YES	JUICE STATION
10'	AGUAS FRESCAS
YES	CHAMPURRADOS
5'	REGISTER COUNTER

LINEAR FT.	CATEGORY
COCHINA	
11'-10"	REGISTER COUNTER
16'	FRIADO
14'	STEAM CASES
6'	SUSHI CASE
(2) 12' + END	LOW GRAB & GO REF (w/ END)
6'	TAMALES CART
4'	REF SALSA
YES	GUACAMOLE PREP TABLE
28'	BEVERAGE REF
FLORAL	
6'	HIGH REF FLORAL
12'	LOW REF FLORAL
22'-6"	LOW SHELVING MW

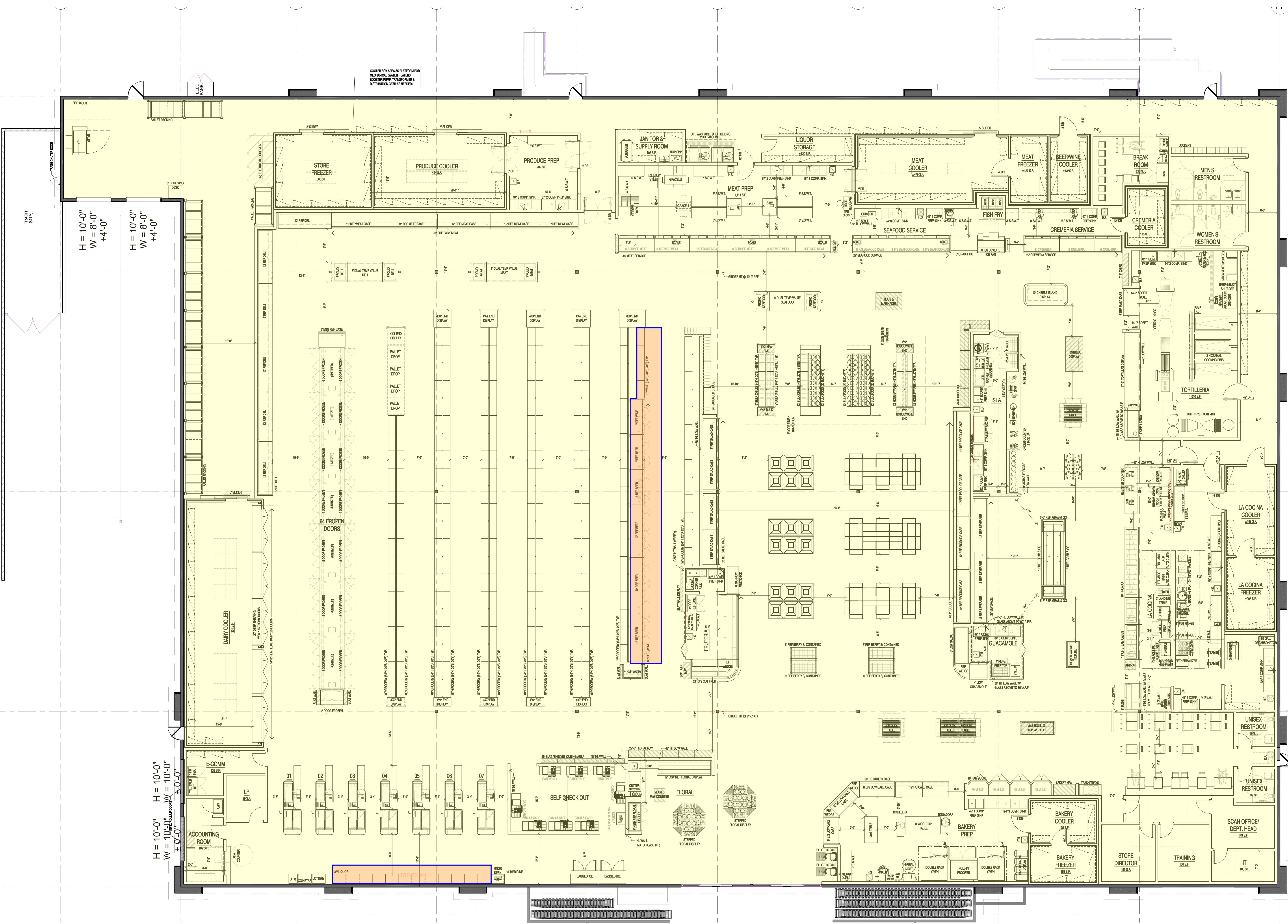
LINEAR FT.	CATEGORY
BEER / WINE / SPIRITS	
16'	WINE
6'	F/S WINE
52'	BEER
36'	SPIRITS
BAKERY	
16'	S/S LOW CAKE CASE
12'	F/S CAKE CASE
19'	PAN DULCE
(5)	BAKERY TABLES
8'	BOULLILLO
5'-4"	MUFFINS

LINEAR FT.	CATEGORY
SPICES	
36'	SPICES BINS
24'	PACKAGED SPICES (TALL)
HISPANIC HOUSEWARES	
24'	HISPANIC HOUSEWARES FLOOR FIXTURES
DULCERIA	
26'-6"	DULCERIA
N/A	ALCANCAS

SQUARE FOOTAGE	
GROUND	±45,839 S.F.
MEZZANINE	N/A
TOTAL	±45,839 S.F.

NOTE:
THE BACKGROUND IS NOT AS-BUILT AND MAY REQUIRE REVISIONS TO BE IN ALIGNMENT ONCE A FULL AND COMPLETE SURVEY HAS BEEN CONDUCTED

ISSUE	DATE
△ BUBBLE	06.26.25
△ BUBBLE	07.10.25
△ BUBBLE	07.17.25
△ 1ST FP	07.30.25
△ 2ND FP	08.07.25
△ 3RD FP	08.14.25
△ 3RD FP	08.21.25
△ 4RD FP	08.25.25
△ FIXTURE PLAN	09.04.25



AREA OF ALCOHOL SALES: 676 SF (1.5% OF 45,839 SF TOTAL)
10/8/25

EXHIBIT B

F-1

VALLARTA SUPERMARKETS
#79 DUARTE AT MOUNTAIN AVE
1470 MOUNTAIN AVE
DUARTE, CA 91010

DATE: 01.16.2025

SUBMITTALS:
XX.XX.2024

SHEET TITLE:
FIXTURE PLAN

V79
SHEET NUMBER



December 3, 2025

via email

Mena Abdul-Ahad, Associate Planner
City of Duarte
1600 Huntington Drive,
Duarte, CA 91010

RE: Type 21 Liquor License – CUP Application
Vallarta Supermarkets #79
1470 Mountain Avenue
Duarte, CA 91010
mabdulahad@cityofduarte.ca.gov

Dear Ms. Abdul-Ahad;

Vallarta Supermarkets is currently submitting plans to the City of Duarte for the construction of a new 45,839 square-foot supermarket located at 1470 Mountain Avenue in Duarte.

As part of the assortment of a full-service grocery store, Vallarta Supermarkets will be selling beer, wine and liquor for off-premises consumption. We have submitted Application Form ABC-217 to Department of Alcohol Beverage Control for the required Type 21 License.

Every Vallarta Supermarket is staffed with approximately 130 team members and operates from 7:00am – 10:00pm daily. Vallarta Supermarkets also has several operational best practices and well thought out plans in place to manage the retail sale of alcohol in our stores including:

- Liquor is kept in locked cabinets at the front of the store requiring a Vallarta team member to open the cabinet for customer access.
- Our stores are covered by a sophisticated CCTV system with 24-hour monitoring.
- In store security team members.
- Extensive signage prohibiting loitering.

Corporate Office • 28480 Avenue Stanford • Santa Clarita, CA 91355 • Company Main (818) 898-0088

In addition, Vallarta develops close working relationships with local law enforcement agencies in all the communities we do business. We are committed to operating and serving our communities in clean, safe and well-maintained stores with the highest commitment to customer service.

Enclosed is the CUP application, site plan, floor plan showing the location of our beer , wine and liquor departments on the sales floor, and a list of property owners withing 600 foot radius of the store. Thank you for your consideration and please let me know if you have any questions or require any further information.

Sincerely,



Trey Lindle
Director of Real Estate
Vallarta Supermarkets
trey.lindle@vallartasupermarkets.com
(323) 443-6226

Enclosure(s)