



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

February 7, 2013

Arturo V. Castillo  
901 S. Idaho St., Apt. 1  
La Habra, CA 90631

**REGARDING: PROJECT NO. 97139-(4)  
CONDITIONAL USE PERMIT NO. 201100131  
MINOR PARKING DEVIATION NO. 201300001  
14223 Leffingwell Road, South Whittier**

Hearing Officer Mitch Glaser, by his action of **February 5, 2013**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **February 19, 2013**. **Appeals must be delivered in person.**

**Appeals: To file an appeal, please contact:**  
Regional Planning Commission, Attn: Commission Secretary  
Room 1350, Hall of Records  
320 West Temple Street, Los Angeles, CA 90012  
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Tyler Montgomery of the Zoning Permits West Section at (213) 974-6462, or by email at [TMontgomery@planning.lacounty.gov](mailto:TMontgomery@planning.lacounty.gov). Our office hours are Monday to Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner

Mi Kim, Supervising Regional Planner  
Zoning Permits West Section

Enclosures: Findings, Conditions, Affidavit of Acceptance (Permittee's Completion)  
c: DPW (Building and Safety); Zoning Enforcement  
MK:TM

CC.060412

**FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 97139-(4)  
CONDITIONAL USE PERMIT NO. 201100131  
MINOR PARKING DEVIATION NO. 201300001**

1. **ENTITLEMENT REQUESTED.** Pursuant to County Code Part 1 of Chapter 22.56, the applicant, Arturo V. Castillo, is requesting a conditional use permit (“CUP”) to authorize the continued sale of beer and wine for on-site consumption at an existing restaurant in the C-3-BE (Unlimited Commercial—Billboard Exclusion) zone. Per Section 22.28.210 of the County Code, the sale of alcoholic beverages in the C-3 zone, either for on-site or off-site consumption, requires a CUP. The sale of beer and wine for on-site consumption was originally authorized in 2001 by CUP 97139.

Pursuant to Section 22.56.1762 of the County Code, the applicant is also requesting a minor parking deviation to allow less than the required number of on-site parking spaces. Because the restaurant has expanded in occupancy since 2001, the commercial center would now require a total of 35 parking spaces rather than the existing 25. Therefore, the applicant is requesting a minor parking deviation for a reduction in parking by approximately 29 percent. A minor parking deviation may reduce the number of on-site parking spaces required under Title 22 by 30 percent or less. Any further reduction in parking requires the issuance of a parking permit. While a minor parking deviation may be granted by the Director without a public hearing, it may be considered concurrently when related to a public hearing item

2. **HEARING DATES.** September 18, 2012 and February 5, 2013.
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** A duly noticed public hearing was held before the hearing officer on September 18, 2012. The applicant, Mr. Arturo Castillo, was sworn in and testified in favor of the project. Due to the fact that the restaurant had expanded in occupancy since its previous CUP in 2001, and that there was no longer enough parking spaces to meet the requirements of the County Code, the hearing officer, Mr. Mitch Glaser, recommended that the hearing be continued to February 5, 2013 in order to allow the applicant to apply for a minor parking deviation.

A continued public hearing was held before the hearing officer, Mr. Mitch Glaser, on February 5, 2013. Regional Planning staff gave a brief presentation stating that the applicant had applied for a minor parking deviation and recommending approval of both the minor parking deviation and the CUP for the sale of alcohol. Mr. Glaser subsequently closed the public hearing and approved the project.

4. **PROJECT DESCRIPTION.** The applicant seeks a CUP to authorize the continued sale of beer and wine for on-site consumption at an existing restaurant (La Casita

Olvera) and a minor parking deviation to allow 25 on-site parking spaces rather than the required 35 spaces—a reduction of 29 percent.

5. **LOCATION.** The project site is located in a commercial center at 14223 Leffingwell Road, in the South Whittier-Sunshine Acres Zoned District of unincorporated Los Angeles County.
6. **SITE PLAN DESCRIPTION.** The site plan depicts the existing 4,718-square-foot commercial building on the central portion of the 17,950-square-foot (0.41-acre) property. The building contains a financial office, an auto parts store (each 1,778 square feet), and the subject restaurant, which is approximately 2,300 square feet. While the dining area currently seats 44 persons, the Building & Safety Division of the Department of Public Works has determined its occupancy load to be 50. The take-out area at the front of the restaurant has an additional occupancy load of 18 persons, while the kitchen and storage areas would hold an additional three persons. Therefore, the restaurant would have a total occupancy load of 71 persons. The building is surrounded by a 25-space parking lot, which takes access from Leffingwell Road, to the south. There is a total of 432 square feet of landscaping—approximately 2.4 percent of the project site.
7. **EXISTING ZONING.** The project site is zoned C-3-BE (Unlimited Commercial—Billboard Exclusion).
8. **EXISTING LAND USES.** The project site is developed with a commercial center, which contains a financial office, an auto parts store, and a restaurant.
9. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The subject property is located within the “1—Low Density Residential” classification of the Countywide Land Use Plan. The primary intent of this classification is to allow for single-family housing units with densities that range from between one and six dwelling units per acre. However, the plan allows for small-scale commercial uses within these areas that typically serve local communities. Therefore, the existing commercial center, with a total area of less than 5,000 square feet, would be consistent with this classification.
10. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The property on which the proposed facility is to be located is zoned C-3-BE. The sale of alcoholic beverages for on-site or off-site consumption in the C-3 zone requires a CUP, per Section 22.28.210 of the County Code.

Section 22.52.1110 of the County Code determines parking requirements for assembly and dining uses. A restaurant requires a minimum of one on-site parking space per each three persons based on its occupancy load, as determined by the Building & Safety Division of the Department of Public Works. A certified occupancy load of the subject restaurant indicates a maximum occupancy of 71 persons. Therefore, the restaurant requires a minimum of 24 on-site parking spaces. In addition, the 1,778-square-foot office would require four parking

spaces, and the 1,778-square-foot auto parts shop would require seven parking spaces, per the requirements of Section 22.52.1100 of the County Code. As a result, the commercial center would require a total of 35 on-site parking spaces. While the commercial center was approved with 25 parking spaces in 2001, the restaurant has expanded into an adjacent unit and increased its occupancy since its previous approval. Therefore, the restaurant requires a minor parking deviation..

There are no specific height or setback requirements for the C-3 zone, although Section 22.28.220 of the County Code limits the net area to be occupied by buildings to 90 percent of the subject property and requires 10 percent to be developed with landscaping. The existing commercial building has a footprint of 4,718 square feet on a 17,950-square-foot property, for lot coverage of approximately 26 percent. While the project site has only 432 square feet of landscaping (2.4 percent of the lot area), the subject property was approved with this amount of landscaping in 1976. Because the developed portion of the property has not increased since then, it is not required to conform to this standard.

There are two other facilities selling alcoholic beverages within 500 feet of the restaurant: SD Liquor and Market, which sells a full line of alcoholic beverages for off-site consumption, and 7-Eleven, which sells beer and wine for off-site consumption. According to the standards of Section 22.56.195 of the County Code, the County considers the sale of alcoholic within 500 feet of another such facility to be an undue concentration only when the CUP is authorizing a new facility for off-site consumption. In this case, the sale of alcohol already exists and is for on-site consumption only. Therefore, there would be no undue concentration per County standards.

11. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The continuation of the sale of beer and wine for on-site consumption at the existing restaurant would not adversely affect the health, peace, comfort, or welfare of area residents, be materially detrimental to the use, enjoyment, or valuation of nearby properties, or jeopardize the public health, safety, or general welfare. The use has been in existence for more than ten years without public complaints or violations issued by Regional Planning or ABC. Alcohol would only be consumed on-site and in conjunction with food, and no objections have been received from the general public.

The commercial center is adequately served by Leffingwell Road, a four-lane divided highway without major level-of-service issues. While a total of 35 spaces would normally be required for all uses on the project site, the existing 25 parking spaces are adequate to accommodate the uses at the project site. The peak period of use for the restaurant is generally the evening, while the financial office and auto parts store operate primarily during the day. In addition, the take-out portion of the restaurant has a maximum occupancy of 18 persons, which requires six parking spaces. While this number of take-out patrons is technically feasible, it

generally does not occur. Therefore, the minor parking deviation required for the 29 percent reduction in spaces is appropriate.

There are a total of four sensitive uses located within 600 feet of the project site—three churches and a private school. The continuation of the existing use is unlikely to negatively affect these uses, as alcohol would only be served on-site and in conjunction with food, and there have been no complaints or objections regarding the project from area stakeholders. It would also not result in an undue concentration of alcohol sales in the area, as no new alcohol licenses would be added.

The continuation of the sale of beer and wine for on-site consumption at the restaurant would not negatively affect the economic welfare of the community, as it enhances the profitability of a locally serving business with minimal negative external effects. The restaurant and commercial center also blend in aesthetically with the surrounding community, as similar land uses and architectural styles may be found in the vicinity.

12. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
13. **PUBLIC COMMENTS.** No public comments were received regarding the project.

#### CONDITIONAL USE PERMIT SPECIFIC FINDINGS

14. The subject property is located within the “1—Low Density Residential” classification of the Countywide Land Use Plan. The primary intent of this classification is to allow for single-family housing units with densities that range from between one and six dwelling units per acre. However, the plan allows for small-scale commercial uses within these areas that typically serve local communities. The existing shopping center has a floor area of 5,000 square feet and contains locally serving businesses. Therefore, the proposed use will be consistent with the adopted general plan for the area.
15. The use has been in existence for more than ten years without public complaints or violations issued by Regional Planning or the Department of Alcoholic Beverage Control. Beer and wine would only be consumed on-site and in conjunction with food, and no objections have been received from the general public. Therefore, the requested use at the location proposed would not adversely affect persons or properties in the surrounding area.
16. The existing project site conforms to all applicable development standards of the Zoning Ordinance, with the exception of a deficiency of ten parking spaces (29 percent). The parking deficiency is being addressed with a separate minor parking

deviation, which is a discretionary Director's review. Therefore, the proposed site is adequate in size and shape to integrate said use with the uses in the surrounding area, as it meets all other applicable development standards.

17. The commercial center is adequately served by Leffingwell Road, a four-lane divided highway without major level-of-service issues. Therefore, it is sufficient to carry the kind and quantity of traffic generated by patrons of the commercial center.
18. There are a total of four sensitive uses located within 600 feet of the project site—three churches and a private school. The continuation of the existing use is unlikely to negatively affect these uses, as alcohol would only be served on-site and in conjunction with food, and there have been no complaints or objections regarding the project from area stakeholders.
19. The nearest residences from the project site are immediately to the rear and separated from the commercial center by a six-foot-high block wall. The nearest street access to residences is 235 feet to the northeast and requires turns on two different streets. Therefore, the site is adequately buffered from residential uses.
20. It would also not result in an undue concentration of alcohol sales in the area, as no new alcohol licenses would be added.
21. The restaurant and commercial center also blend in aesthetically with the surrounding community, as similar land uses and architectural styles may be found in the vicinity. The continuation of the sale of beer and wine for on-site consumption at the restaurant would not negatively affect the economic welfare of the community, as it enhances the profitability of a locally serving business with minimal negative external effects.

#### **MINOR PARKING DEVIATION SPECIFIC FINDING**

22. While a total of 35 spaces would normally be required for all uses on the project site, the existing 25 parking spaces are adequate to accommodate the uses at the project site. The peak period of use for the restaurant is generally the evening, while the financial office and auto parts store operate primarily during the day. In addition, the take-out portion of the restaurant has a maximum occupancy of 18 persons, which requires six parking spaces. While this number of take-out patrons is technically feasible, it generally does not occur. Therefore, the minor parking deviation required for the 29 percent reduction in spaces is appropriate and the proposed site is adequate in size and shape to integrate said use with the uses in the surrounding area, as it meets all other applicable development standards and is suitable from the standpoint of functional developmental design.

## ENVIRONMENTAL DETERMINATION

23. The project consists of the continuation of an existing use in an existing structure. Therefore, the project qualifies for a Class 1—Existing Facilities—Categorical Exemption and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
24. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 15 years.
25. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

### Regarding the Conditional Use Permit:

- A. That the requested use at the location proposed will not:
  1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, and loading facilities, landscaping and other development features described in this Ordinance, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
  1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  2. By other public or private service facilities as are required.

### Regarding Alcoholic Beverage Sales:

- A. That the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600 – foot radius.

- B. That the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.
- C. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment.
- D. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.
- E. That the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

**Regarding the Minor Parking Deviation:**

- A. That the use, development of land and/or application of development standards is in compliance with all applicable provisions of Title 22 of the County Code.
- B. That the use, development, of land, and/ or application of development standards, when considered on the basis of suitability of this site for the particular use or development intended, is arranged as to avoid traffic congestion, insure the protection of public health, safety, and general welfare, prevent adverse effects on neighboring properties, and is in conformity with good zoning practices.
- C. That the use, development of land and/or application of development standards is suitable from the standpoint of functional developmental design.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090, for Alcoholic Beverage Sales per Section 22.56.195, and for a Minor Parking Deviation per Section 22.56.1690 of the Los Angeles County Code (Zoning Ordinance).

**HEARING OFFICER ACTION:**

1. The Hearing Officer has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201100131 and Minor Parking Deviation No. 201300001 are APPROVED subject to the attached conditions.

Action Date: 02/05/13

MK:TM  
02/07/13

c: Hearing Officer, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. 97139-(4)  
CONDITIONAL USE PERMIT NO. 201100131**

**PROJECT DESCRIPTION**

The project consists of the continued sale of beer and wine for on-site consumption at an existing restaurant subject to the following conditions of approval and a minor parking deviation to allow 25 on-site parking spaces rather than the required 35 spaces—a reduction of 29 percent:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee has filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“Regional Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on February 5, 2028.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund

provides for eight (8) biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
13. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
14. All development pursuant to this grant shall conform to the requirements of County Department of Public Works.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a

result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by November 19, 2012.

17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### PERMIT SPECIFIC CONDITIONS

18. The conditions of this grant shall be retained on the premises at all times and shall be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein;
19. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with Section 22.52 Part 10 of the County Code shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary;
20. The permittee, and all managers and designated employees of the establishment, who directly serve or are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program, or other similar program as determined by the Director, provided by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment such as the lobby, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request;
21. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property including windows, walls, fences or similar structures;
22. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced;
23. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by and available to the general public;
24. This grant authorizes the sale of alcoholic beverages from 9:00 a.m. to 10:00 p.m., seven days a week.

25. There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility. The permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary;
26. The permittee shall develop and implement a Designated Driver program (i.e. free soft drinks or coffee to a designated driver of a group). The permittee shall submit the program to the Director of Planning for approval prior to the approval of the Exhibit "A". A printed two-sided card explaining this program shall be placed on all tables in the restaurant or an explanation regarding the program shall be printed on the menu;
27. All servers of alcoholic beverages must be at least 18 years of age;
28. There shall be no music or other noise audible beyond the restaurant premises;
29. No live entertainment, dancing, or dance floor is authorized in or outside the premises;
30. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant;
31. Food service shall be continuously provided during operating hours;
32. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot, and;
33. A minimum of 25 on-site parking spaces shall be maintained on the project site. Said spaces shall be maintained to the specifications of Title 22, Part 11 of the Los Angeles County Code.