



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

Richard J. Bruckner  
Director

March 19, 2013

Sherrie Olson  
1030 N. Mountain Ave., #190  
Ontario, CA 91762

**REGARDING: PROJECT NO. 99-236-(5)  
CONDITIONAL USE PERMIT NO. 201000063  
20040-20044 E. ARROW HIGHWAY, COVINA  
APN #8403-001-045**

Hearing Officer Alex Garcia, by his action of March 19, 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 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 **April 2, 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 a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Steve Mar of the Zoning Permits East Section at (213) 974-6435, or by email at smar@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner

  
Maria Masis, Supervising Regional Planner  
Zoning Permits East Section

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

MM:SM

CG.060412



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

March 19, 2013

Super Stop #4 / 98<sup>th</sup> Market/Samir Ghanem  
20040 E. Arrow Highway  
Covina, CA 91724

**REGARDING: PROJECT NO. 99-236-(5)  
CONDITIONAL USE PERMIT NO. 201000063  
20040-20044 E. ARROW HIGHWAY, COVINA  
APN #8403-001-045**

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MM:SM

CC.060412

**FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 99-236-(5)  
CONDITIONAL USE PERMIT NO. 201000063**

1. **ENTITLEMENT REQUESTED.** The applicant, Super Stop #4 / 98¢ +, is requesting a Conditional Use Permit (CUP) to authorize the continued sale of beer, wine, and distilled spirits for off-site consumption, approved on expired May 16, 2000, under CUP No. 99-236-(5), in an existing 2,525 sq. ft. mini market (Super Stop #4 / 98¢ +) pursuant to County Code Section 22.28.160 and 22.56.195 in the C-2-BE (Neighborhood Business – Billboard Exclusion) Zone.
2. **HEARING DATE.** March 19, 2013
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** A duly noticed public hearing was held on March 19, 2013. Hearing Officer Alex Garcia was in attendance for the Public Hearing. The applicant, Samir Ghanem, testified in favor of the proposed project. Mr. Ghanem requested elimination and changes to some of the draft conditions, including hours when the sale of alcoholic beverages are authorized and the container size of wine being sold. Mr. Garcia denied these requests for elimination and changes to these conditions. There being no further testimony, Mr. Garcia closed the public hearing and approved the applicant's request with findings and conditions for approval.
4. **PROJECT DESCRIPTION.** The project is a Conditional Use Permit renewal of CUP 99-236-(5) for the continued sale of beer, wine, and distilled spirits (general alcohol) for off-site consumption at an existing 2,525 sq. ft. mini market (Super Stop #4 / 98¢ +) located within an existing 0.35 acre shopping center containing 40 parking spaces. The site plan depicts the shopping center located along Arrow Highway. The shelf plan depicts that the percentage of shelf space devoted to alcoholic beverage sales will be 4.97%.
5. **LOCATION.** The subject property is located at 20040-20044 East Arrow Highway in the unincorporated community of Charter Oak and in the Charter Oak Zoned District.
6. **SITE PLAN DESCRIPTION.** The site plan depicts the existing 2,525 sq. ft. mini market located in an existing 0.35 acre shopping center containing 40 parking spaces along Arrow Highway.
7. **EXISTING ZONING.** The subject property is zoned C-2-BE (Neighborhood Business – Billboard Exclusion).

Surrounding properties are zoned as follows:

North: N/A (City of Glendora)

South: R-1-6500 (Single-family Residence – 6,500 sq. ft. Minimum Required Area), A-1-7500 (Light Agricultural – 7,500 sq. ft. Minimum Required Area)

East: R-3-20U (Limited Multiple Residence – 20 Dwelling Units Per Acre), R-1-6500 (Single-family Residence – 6,500 sq. ft. Minimum Required Area)

West: A-1-7500 (Light Agricultural – 7,500 sq. ft. Minimum Required Area)

8. **EXISTING LAND USES.** The subject property is developed with a multi-tenant shopping center.  
Surrounding properties are developed as follows:

North: Auto Repair Shops, Bar, Gas Station, Mobile Home Park  
South: Multi-family Residences, Single-family Residences  
East: Multi-family Residences, Single-family Residences  
West: Motel, Retail/Commercial, Mobile Home Park

9. **PREVIOUS CASES/ZONING HISTORY.** The zoning history on the parcel is as follows: A-1-7500 (June 27, 1950), C-2 (January 5, 1968), C-2-BE (August 25, 1987).

Plot Plan No. 26189 – Approved 1982, for the establishment of a commercial shopping center with forty-one parking spaces.

Conditional Use Permit No. 97-095-(5) – Approved December 16, 1997, for off-site beer and wine sales at a mini market. This permit was never accepted by the applicant and expired on December 16, 1999. The California Department of Alcoholic Beverage Control was unaware that the applicant had not accepted the grand and issued the applicant a license to sell beer and wine for off-site consumption on January 16, 1998.

Conditional Use Permit No. 99-236-(5) – Approved May 16, 2000, for off-site full line alcohol sales at an existing mini market.

10. **GENERAL PLAN CONSISTENCY.** The project site is located within the C – Major Commercial land use category of the General Plan. The C – Major Commercial land use designation is intended for retail, commercial, service and office uses. The General Plan defines local commercial uses as individual enterprises, or small scale multi-use centers, serving the needs of the local community. Examples of such uses include facilities providing neighborhood or community convenience goods and services and local community/neighborhood-serving office and professional services. The existing shopping center and mini market serves the surrounding community with retail and commercial services and is therefore consistent with the permitted uses of the underlying land use category.

The following policies of the General Plan are applicable to the proposed project:

- *Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls. (Land Use Element: Ensure Compatibility of Development - Policy No. 9, Page III-12)*

The operation of a local mini market with off-site alcohol sales can be found appropriate with this designation, with appropriate conditions.

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Pursuant to Section 22.28.170 of the County Code, establishments in the C-2-BE Zone are subject to the following development standards:

- **Parking** – Pursuant to Section 22.28.170-B, parking shall be provided according to Section 22.52.1100 of the County Code. Shopping centers and markets require one space for every 250 sq. ft. of commercial space and one space for every 400 sq. ft. of professional office space. 57 parking spaces are currently required based on the current tenant makeup of the shopping center. The shopping center currently provides 40 parking spaces which includes parking for the existing subject mini

market. However, the plot plan for the subject property approved in 1982 identified a similar tenant makeup to the existing uses currently on the site and determined that parking was adequate. The request is for a renewal of an existing CUP for alcoholic beverage sales that has been at this location for many years and would not be considered an intensification of use, and does not require additional parking. Staff conducted a site visit at the subject property and observed that more than half of the site's parking spaces were empty.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The continued sale of alcoholic beverages at the existing mini market is compatible with the surrounding neighborhood and provides a needed service to the community. Alcoholic beverage sales is a permitted use in the C-2 Zone and is consistent with the scale of surrounding development.

13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.**  
**Sheriff's Station**

The Crime Analyst of the County of Los Angeles Sheriff's Department, San Dimas Station, researched the property's calls for service history for the past five years and 12 calls for service were recorded for the project site. Only one call for service was for public drunkenness over that time period that had a direct involvement with the property. The Sheriff's Department had no objection to the conditional use permit to authorize the sale of general alcoholic beverages for off-site consumption (report attached).

14. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.**  
**California Department of Alcoholic Beverage Control**

Crime reporting district data from the California Department of Alcoholic Beverage Control (ABC) was unavailable.

The subject property lies within Census Tract 4038.01. There are currently six existing alcohol licenses in this census tract and four licenses are allowed. Therefore an undue concentration of alcoholic beverage licenses exists within Census Tract 4038.01.

15. **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.

16. **PUBLIC COMMENTS.** No public comments were received.

#### **CONDONAL USE PERMIT SPECIFIC FINDINGS**

17. The requested use at the proposed location is on a commercially zoned and developed section of Arrow Highway. The surrounding uses are compatible with and of a similar commercial use to that of the proposed project. The property is located and designed to encourage business and job growth within the city. The request is for a renewal of an existing CUP for alcoholic beverage sales that has been at this location for many years. The proposed request to continue full-line alcohol sales will have no impacts beyond what already occurs on the site.

Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons

located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

18. The subject site has been in this area for many years along with other retail businesses and is adequate in size and shape to accommodate the yards, wells, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22.

Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.

19. The project site is adequately served by highways, streets, and service facilities as are required.

Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

20. There are no sensitive uses located within a 600 ft. radius of the project site.

Therefore, 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.

21. The project site is buffered from surrounding residential areas by walls and fences.

Therefore, 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.

22. There are two other businesses within a 500-foot radius of the project site that sell alcohol. One is a bar that sells beer and wine for on-site consumption and one is a 7-Eleven convenience store that sells beer and wine for off-site consumption. The proposed project will offer a full-line of alcohol for off-site consumption and will serve as a public convenience and necessity to the community. The proposed shelf plan for the project limits the shelf space devoted to alcoholic beverages to 4.97 percent.

Therefore, the Hearing Officer finds 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, and the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment.

23. The subject property is zoned for commercial use. The proposed use will provide the area with a viable use which residents and employees within the immediate area can benefit from approval. The subject site has been in this area for many years along with other retail businesses.

Therefore, the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.

24. The exterior appearance is consistent with the surrounding businesses in the immediate area.
25. 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.

#### ENVIRONMENTAL DETERMINATION

26. The project will not require any addition or significant alteration to the existing facility beyond that which existed at the time of the environmental determination.
27. Therefore, the project qualifies as a 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.
28. **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 fifteen (15) years.
29. **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 East Section, Los Angeles County Department of Regional Planning.

#### BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- 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 prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area]; and
- C. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
- D. 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; and
- E. 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; and

- F. 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; and
- G. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community; and
- H. 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.

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 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. 201000063 is Approved subject to the attached conditions.

MM/SM  
3/19/13

c: Hearing Officer, Zoning Enforcement, Building and Safety

CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. 99-236-(5)  
CONDITIONAL USE PERMIT NO. 201000063

**PROJECT DESCRIPTION**

The project is a Conditional Use Permit for the continued sale of beer, wine, and distilled spirits (general alcohol) for off-site consumption at an existing mini market (Super Stop #4 / 98¢ +) located within an existing 0.35 acre shopping center containing 40 parking spaces subject to the following conditions of approval:

**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, and the owner of the subject property if other than the permittee, have 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 that the conditions of the grant have been recorded as required by Condition No. 7, 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. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, 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 March 19, 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 ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the mini market and satisfaction of Condition No. 2 shall be considered use of this grant.
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 with 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 **May 20, 2013**.
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 - CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)**

18. The conditions of this grant shall be retained on the premises at all times and shall be made available 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 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 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 11:00 p.m., seven days a week. Any conditions on hours of alcohol sales should be consistent with store operating hours. Alcohol sales shall be prohibited between 2 a.m. to 6:00 a.m., seven days a week, consistent with California state law.

#### PROJECT SITE SPECIFIC CONDITIONS

25. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises.
26. No sale of alcoholic beverages shall be made from a drive-in window.
27. There shall be no beer sold in containers under one quart or in less than six-pack quantities.
28. Beer in containers of 16 fluid ounces (pint) or less shall not be sold by single container, but must be sold in manufacturer pre-packaged multi-unit quantities. The permittee shall post signs on the coolers and cashier station stating the selling of single containers of beer is prohibited.
29. No display of alcoholic beverages shall be made from an ice tub.
30. The shelf space devoted to alcoholic beverages shall be limited to no more than **five percent** of the total shelf space of the market. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the "shelf plan" labeled Exhibit 'A'. No additional display of alcoholic beverages shall be provided elsewhere on the premises.
31. The licensed premises shall have no coin operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, with the exception of official State Lottery machines.
32. Employees on duty after 10:00 pm shall be at least 21 years of age.
33. There shall be no wine, with the exception of wine coolers, sold in containers of less than 750 milliliters. No miniatures of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities.
34. No alcoholic beverages shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler.
35. No malt liquors and/or malt based products with alcoholic content greater than five percent by volume shall be sold.
36. The permittee shall provide adequate lighting above all entrances and exits to the premises and in all parking areas and walkways under control of the permittee or required as a condition of this grant. All lighting required by this grant shall be of

sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties. 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.

37. All litter and trash shall be collected regularly from the premises and the adjacent right-of-way.
38. Posters, banners or signs displayed on the window frontage in excess of 25 percent of the window area are prohibited.
39. The placement of portable signs on sidewalks adjacent to the premise and temporary signs on walls and poles is prohibited.