

# Hearing Officer Transmittal Checklist

Hearing Date  
03/19/2013  
Agenda Item No.  
X5

Project Number: 99-236-(5)  
Case(s): Conditional Use Permit Case No. 201000063  
Planner: Steve Mar

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Sheriff's Letter's & Crime Information Report
- ABC B&P Application Worksheet & Census Tract Report
- Conditional Use Permit No. 99-236-(5)

Reviewed By: 



Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012

**PROJECT NUMBER**

99-236-(5)

**HEARING DATE**

3/19/13

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201000063

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Mardy Ying / Super Stop #4 / 98¢ Market

**MAP/EXHIBIT DATE**

3/18/10

**PROJECT OVERVIEW**

The applicant, Super Stop #4 / 98¢ Market, is requesting a conditional use permit (CUP) for 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¢ Market) within an existing shopping center containing 41 parking spaces in the C-2-BE (Neighborhood Business – Billboard Exclusion) zone in the Charter Oak Zoned District pursuant to Los Angeles County Code Section 22.28.160 and 22.56.195.

**LOCATION**

20040-20044 E. Arrow Highway, Covina

**ACCESS**

via East Arrow Highway

**ASSESSORS PARCEL NUMBER(S)**

8403-001-045

**SITE AREA**

0.35 Acres, (2,525 sq. ft. mini market)

**GENERAL PLAN / LOCAL PLAN**

Countywide General Plan

**ZONED DISTRICT**

Charter Oak

**LAND USE DESIGNATION**

C – Major Commercial

**ZONE**

C-2-BE (Neighborhood Commercial – Billboard Exclusion)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (conditional use permit burden of proof requirements)
  - 22.56.195 (alcoholic beverage sales burden of proof requirements)
  - 22.28.160 (C-2 Zone Development Standards)

**STAFF RECOMMENDATION**

Approval

**CASE PLANNER:**

Steve Mar

**PHONE NUMBER:**

(213) 974 - 6435

**E-MAIL ADDRESS:**

smar@planning.lacounty.gov



### ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff has determined that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. 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. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

### STAFF EVALUATION

#### 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.

#### 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.

#### 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 the existing mini market is consistent with the scale of surrounding development. With the proposed draft conditions, the project shall

### **ENTITLEMENTS REQUESTED**

- Conditional Use Permit (CUP) pursuant to County Code Section 22.28.160 for the continued sale of beer, wine, and distilled spirits (general alcohol) for off-site consumption in an existing mini market.

### **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, approved on expired May 16, 2000, under CUP No. 99-236-(5), 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 5 percent.

### **EXISTING ZONING**

The subject property is zoned C-2-BE (Neighborhood Business – Billboard Exclusion), in the Charter Oak Zoned District.

Surrounding properties are zoned as follows:

North: (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)

### **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

### **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 grant 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, expired May 16, 2010.

### ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff has determined that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. 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. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

### STAFF EVALUATION

#### 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.

#### 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.

#### 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 the existing mini market is consistent with the scale of surrounding development. With the proposed draft conditions, the project shall

remain consistent and compatible with the surrounding community. Walls and fences separate the shopping center from adjacent properties. Two other businesses within a 500-foot radius of the project site sell alcoholic beverages. 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. Despite the proximity of these two other businesses, 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 by offering products not currently being sold in the community. The proposed shelf plan for the project limits the shelf space devoted to alcoholic beverages to 5 percent.

The applicant carries the Burden of Proof to substantiate all facts as follows:

- 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.

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.

- 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.

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.

- 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.

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

Additionally, the applicant carries the Burden of Proof to substantiate all facts as related to Alcoholic Beverage Sales as follows:

- 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.

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

- 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.

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

- 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.

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 5 percent.

- D. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.

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.

- 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.

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

#### Burden of Proof

The applicant is required to substantiate all facts identified by Sections 22.56.040 and 22.56.195 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

### **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 continued sale of general alcoholic beverages for off-site consumption (report attached).

### **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.

Despite there being six existing alcohol licenses within this census tract, there are only two other businesses within a 500-foot radius of the project site that sell alcoholic beverages. 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. Despite the proximity of these two other businesses, 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 by offering products not currently being sold in the community. The proposed shelf plan for the project limits the shelf space devoted to alcoholic beverages to 5 percent.

**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, property posting, library posting and DRP website posting.

**PUBLIC COMMENTS**

Staff has not received any comments at this time.

**FEES/DEPOSITS**

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

**STAFF RECOMMENDATION**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number 99-236-(5), Conditional Use Permit Number 201000063, subject to the attached conditions.

**SUGGESTED APPROVAL MOTION:**

**I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201000063 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Steve Mar, Regional Planning Assistant II, Zoning Permits East  
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East

Attachments:  
Draft Findings, Draft Conditions of Approval  
Applicant's Burden of Proof statements  
Site Plan, Land Use Map

MM:SM  
3/19/13

**[DRAFT] 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.**
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.

#### **CONDITIONAL 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

**[DRAFT] 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 within sixty (60) days of the date of final approval.
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.

**Conditional Use Permit Burden of Proof**  
**Conditional Use Permit**  
**20040-44 E Arrow Hwy, Covina, CA 91724**

That the requested use at this location will not:

- A. The proposed location is located on a commercially zoned and developed section of Arrow Hwy. The surrounding area has compatible and similar uses that of the proposed use. The subject property is classified as commercial. The property is located and designed to encourage business and job growth within the city. Parking will be provided on site.
1. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community. This request will only benefit the community. We offer a variety of items to our community. This request is for a renewal of the existing CUP alcohol license that has been at this location for many years without any problems.
  2. This location will not be materially detrimental to the use, enjoyment of property of others persons located in the vicinity of the site. Residential zoned and developed properties are buffered from site and sound of other surrounding businesses, streets and alleys. This proposed request to continue to include beer, wine and distilled spirits in an existing food mart will have no noise impact beyond what normally occurs for this type of use. These properties will not be affected by allowing this inclusion to their beverage department at an existing Food Mart. Hours of operation will be 9am – 1pm daily.
  3. The approval of the conditional Use permit will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. Since this business is requesting an continued use of its same operation in the area. The area the alcoholic beverages will be kept limited. Traffic will not be at this subject property. This will only enhance the thriving area of this community of the subject property. If requested by the police department, the distilled spirits will be kept behind the cashier at all times.
- B. This 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 title 22, or as otherwise required in order to integrate said use with the uses in the surrounding area. The subject site has been in this area for many years along with other retail businesses. This business promotes jobs within the community. Parking will be provided on the site.
- C. The proposed site is adequately served. The exterior appearance is consistent within the community. The proposed site is served with sufficient streets and Highways to carry traffic flow. The proposed inclusion of beer and wine to an existing mini mart will not generate more traffic on this site.

**Addendum Burden of Proof**  
**Alcoholic Beverage Sales Section 22.56.195**  
**20040-44 E Arrow Hwy., Covina 91724**

1. 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' radius. This request will only benefit the community, since there is no like business in the immediate area. Within 600 foot radius performed there no sensitive uses. Since the site is located in a prime commercial area, the diversity amongst the uses is not uncommon.
2. Residential zoned and developed properties are buffered from site and sound of other surrounding businesses. These properties will not be affected by allowing beer, wine and distilled spirits and wine at an existing Food Mart. The approval of the conditional Use permit will not result in or contribute to undue concentration of such establishments, since this request is for a continued use of its existing cup. We have won the right of this license at the ABC lottery. The over concentration of licenses is not an issue at this location, since this use already is existing at this location.
3. *2 other businesses* This requested use at the proposed location will not adversely affect the economic welfare of the surrounding community. The grant of this use will incorporate a number of conditions which address concerns that would otherwise be associated with this type of request. We have been operating at this location for many years without any issues.
4. 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. This business promotes jobs within the community.
5. The exterior appearance is consistent with the surrounding businesses in the immediate area.



*County of Los Angeles Sheriff's*

# County of Los Angeles Sheriff's Department Headquarters

4700 Ramona Boulevard  
Monterey Park, California 91754-2169



**Subject:** Conditional Use Permit (CUP) Consultation for Sale of Alcohol  
**Project No.:** 99-236-(5)  
**Permit No.:** 201000063  
**Establishment:** Super 8 Market  
**Location:** 20040-20044 E. Arrow Highway, Covina  
**Description:** CUP for the continued sale of alcoholic beverages for offsite consumption at an existing mini market.

**(1) Summary of service calls and crime history for the project site over the last five years:**

The San Dimas Sheriff Station has received a total of 12 calls for service at the above location and surrounding areas over the last five years. Only one call for service was for public drunkenness over that time period that had a direct involvement with the location in question. Attached is the crime information report for that time period for your review.

**(2) Comments/recommended conditions:**

This establishment has not been a problem and has always been responsive to local law enforcement in ways to keep problems from occurring.

**(3) Overall recommendation:**

- Sheriff Recommends approval of this CUP.
- Sheriff does NOT recommend approval of this CUP.

  
 SERGEANT RAYMOND ROTH  
 San Dimas Station  
 909-450-2770

Los Angeles County Sheriff's Department  
**CRIME INFORMATION REPORT**  
**INCIDENTS COUNT FOR PRIMARY STAT CODE**  
AGENCY: CA0190008  
REPORT PERIOD: 05/01/2007 to 04/30/2012

CRIME	STAT CODE SERIES	COUNT
<b>GRAND THEFT</b>	<b>08-</b>	<b>1</b>
STAT CODE: 087 GRAND THEFT: From Bldg(Churches, Schools, Restaurants, Offices, Etc) Count = 1		
<u>Year</u>	<u>Seq</u>	<u>ORI</u>
2008	03703	CA0190008
<u>RD</u>	<u>Rpt Date</u>	<u>Incident Date/Time Range</u>
0870	06/14/08	05/25/08 00:00-
<u>Address</u>	<u>Cross Street</u>	
20040 ARROW		
<b>WORTHLESS DOCUMENTS/FORGERY</b>	<b>10-</b>	<b>1</b>
STAT CODE: 103 WORTHLESS DOCUMENTS/FORGERY: Forgery - Checks/Money Orders Count = 1		
<u>Year</u>	<u>Seq</u>	<u>ORI</u>
2012	00071	CA0190008
<u>RD</u>	<u>Rpt Date</u>	<u>Incident Date/Time Range</u>
0870	01/05/12	12/21/11 00:01- 12/21/11 23:59
<u>Address</u>	<u>Cross Street</u>	
20040 ARROW		
<b>NARCOTICS</b>	<b>18-</b>	<b>1</b>
STAT CODE: 182 NARCOTICS: Marijuana (Felony) Hashish/Hashish Oil (Poss/Sales) Count = 1		
<u>Year</u>	<u>Seq</u>	<u>ORI</u>
2011	04663	CA0190008
<u>RD</u>	<u>Rpt Date</u>	<u>Incident Date/Time Range</u>
0870	08/31/11	08/31/11 16:00- 08/31/11 16:00
<u>Address</u>	<u>Cross Street</u>	
20040 ARROW		
<b>LIQUOR LAWS</b>	<b>19-</b>	<b>1</b>
STAT CODE: 198 LIQUOR LAWS: All Other Liquor Law Violations Count = 1		
<u>Year</u>	<u>Seq</u>	<u>ORI</u>
2011	00871	CA0190008
<u>RD</u>	<u>Rpt Date</u>	<u>Incident Date/Time Range</u>
0870	02/13/11	02/13/11 23:10- 02/13/11 23:10
<u>Address</u>	<u>Cross Street</u>	
20040 ARROW		
<b>MENTALLY ILL</b>	<b>46-</b>	<b>1</b>
STAT CODE: 461 MENTALLY ILL: Persons Mentally Ill Count = 1		
<u>Year</u>	<u>Seq</u>	<u>ORI</u>
2007	07592	CA0190008
<u>RD</u>	<u>Rpt Date</u>	<u>Incident Date/Time Range</u>
0871	12/23/07	12/23/07 20:05-
<u>Address</u>	<u>Cross Street</u>	
20040 E ARROW		
<b>VEHICLE/BOAT, OTHER NON-CRIMINAL (excludes 733)</b>	<b>73-</b>	<b>3</b>
STAT CODE: 735 VEHICLE/BOAT, OTHER NON-CRIMINAL: Vehicle/Boat, Stored/Impounded Count = 3		
<u>Year</u>	<u>Seq</u>	<u>ORI</u>
2008	02333	CA0190008
<u>RD</u>	<u>Rpt Date</u>	<u>Incident Date/Time Range</u>
0800	04/19/08	04/19/08 23:40-
<u>Address</u>	<u>Cross Street</u>	
20040 ARROW		
2008	03921	CA0190008
<u>RD</u>	<u>Rpt Date</u>	<u>Incident Date/Time Range</u>
0870	06/24/08	06/24/08 00:15-
<u>Address</u>	<u>Cross Street</u>	
20040 E ARROW		
2008	06580	CA0190008
<u>RD</u>	<u>Rpt Date</u>	<u>Incident Date/Time Range</u>
0870	10/22/08	10/22/08 01:11-
<u>Address</u>	<u>Cross Street</u>	
20040 E ARROW		
<b>TOTAL</b>		<b>8</b>

Note: Reported counts reflect actual cases counted by primary statistical codes. Counts do not include adjustments to previously reported crimes and may vary slightly from UCR reports.

Los Angeles County Sheriff's Department  
**CRIME INFORMATION REPORT**  
**INCIDENTS COUNT FOR PRIMARY STAT CODE**  
AGENCY: CA0190008  
REPORT PERIOD: 05/01/2007 to 04/30/2012

CRIME	STAT CODE SERIES	COUNT
<b>NARCOTICS</b>	<b>18-</b>	<b>1</b>
STAT CODE: 184 NARCOTICS: Barbiturates Etc Or Any Sched III, IV Or V Drug(Pos/Sale) Count =		1
<u>Year</u> <u>Seq</u> <u>ORI</u> <u>RD</u> <u>Rpt Date</u> <u>Incident Date/Time Range</u> <u>Address</u> <u>Cross Street</u>		
2010 01455 CA0190008 0870 03/07/10 03/07/10 19:30 - 03/07/10 19:30 20044 ARROW		
<b>NON-CRIMINAL</b>	<b>44-</b>	<b>1</b>
STAT CODE: 444 NON-CRIMINAL: Suspicious Circumstances, Possible Criminal Activity Count =		1
<u>Year</u> <u>Seq</u> <u>ORI</u> <u>RD</u> <u>Rpt Date</u> <u>Incident Date/Time Range</u> <u>Address</u> <u>Cross Street</u>		
2011 01055 CA0190008 0870 02/22/11 02/22/11 12:42 - 02/22/11 12:42 20044 ARROW		
<b>VEHICLE/BOAT, OTHER NON-CRIMINAL (excludes 733)</b>	<b>73-</b>	<b>2</b>
STAT CODE: 735 VEHICLE/BOAT, OTHER NON-CRIMINAL: Vehicle/Boat, Stored/Impounded Count =		2
<u>Year</u> <u>Seq</u> <u>ORI</u> <u>RD</u> <u>Rpt Date</u> <u>Incident Date/Time Range</u> <u>Address</u> <u>Cross Street</u>		
2008 04140 CA0190008 0870 07/04/08 07/04/08 00:50 - 20044 ARROW		
2008 04542 CA0190008 0870 07/20/08 07/20/08 01:30 - 20044 ARROW		
<b>TOTAL</b>		<b>4</b>

Note: Reported counts reflect actual cases counted by primary statistical codes. Counts do not include adjustments to previously reported crimes and may vary slightly from UCR reports.

23958.4 B & P APPLICATION WORK SHEET

PREMISES ADDRESS:

20040-44 F Arrow Hwy  
Covina, CA 91724-1101

LICENSE TYPE: 21

1. CRIME REPORTING DISTRICT

Covina Jurisdiction unable to provide statistical data.

Reporting District: \_\_\_\_\_

Total number of reporting districts: \_\_\_\_\_

Total number of offenses: \_\_\_\_\_

Average number of offenses per district: \_\_\_\_\_

120% of average number of offenses: \_\_\_\_\_

Total offenses in district: \_\_\_\_\_

Location is within a high crime reporting district: Yes/No

2. CENSUS TRACT / UNDUE CONCENTRATION

Census Tract: 4038.01

Population: 5844 / County Ratio 1:1635

Number of licenses allowed: 4

Number of existing licenses: 6

Undue concentration exists:  Yes / No.

Letter of public convenience or necessity required: Governing Body / Applicant

Three time publication required:  Yes / No

5-107 DA  
Person Taking Application

Investigator

Supervisor

Over



**California Department of Alcoholic Beverage  
 Control  
 For the County of LOS ANGELES - (Off-Sale  
 Licenses)  
 and Census Tract = 4038.01**

Report as of 5/15/2012

License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1) 381248	ACTIVE	20	4/18/2000	3/31/2013	CHIRINOS, DIANA EDITH 19004 E ARROW HWY COVINA, CA 91722-2111  Census Tract: 4038.01	LARIOS MEAT MARKET		1900
2) 426227	ACTIVE	21	5/25/2005	6/30/2012	GEORGES, MICHEL 20040-44 E ARROW HWY COVINA, CA 91724  Census Tract: 4038.01	SUPER STOP 98		1900
3) 453518	ACTIVE	20	10/31/2007	9/30/2012	TESORO WEST COAST COMPANY LLC 20354 E ARROW HWY COVINA, CA 91724-1204  Census Tract: 4038.01	USA GASOLINE 68123	5230 LAS VIRGENES RD, STE 200 CALABASAS, CA 91302	1900
4) 503182	ACTIVE	21	9/22/2010 2:18:31 PM	4/30/2013	MORGAN, SAMI ESHAK 904 E ARROW HWY COVINA, CA 91724-1019  Census Tract: 4038.01	GRAND LIQUOR MARKET		1913
5) 508993	ACTIVE	21	3/17/2011 12:50:25 PM	5/31/2012	ATTIYAH, JEHAD 19700 E ARROW HWY CHARTER OAK, CA	LIQUORLAND NO 5		1900

						91724			
						Census Tract: 4038.01			
6)	519717	ACTIVE	20	3/29/2012 11:41:08 AM	6/30/2012	7 ELEVEN INC 20006 E ARROW HWY COVINA, CA 91724-1101  Census Tract: 4038.01	7 ELEVEN STORE 2175 19959F	PO BOX 219088 DALLAS, TX 75221-9088	1900

--- End of Report ---

For a definition of codes, view our [glossary](#).



*Los Angeles County*  
*Department of Regional Planning*  
*Director of Planning James E. Hartl, AICP*



May 25, 2000

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Dick Evitt  
5905 Winncliff Drive  
Riverside, CA 92509

RE: **CONDITIONAL USE PERMIT CASE NO. 99-236-(5)**  
To authorize the sale of a full line of alcoholic beverages for off-site consumption incidental to the operation of a convenience store in the C-2-BE Zone.

Dear Applicant:

**PLEASE NOTE:** This document contains the Hearing Officer's findings and order and conditions relating to **APPROVAL** of the above referenced case. **CAREFULLY REVIEW EACH CONDITION.**

Condition 2 requires that the permittee must file an affidavit accepting the conditions before this grant becomes effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Hearing Officer's decision to the Regional Planning Commission at the office of the commission's secretary, Room 1390, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Contact the commission's secretary for the necessary forms and the amount of the appeal fee at (213) 974-6409. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant. The Hearing Officer's decision may also be called up for review by the Regional Planning Commission during the appeal period.

For further information on appeal procedures or any other matter pertaining to this approval, please contact the Zoning Permits Section at (213) 974-6443.

**HEARING OFFICER'S FINDINGS AND ORDER:**

**REQUEST:** To authorize the sale of a full line of alcoholic beverages for off-site consumption incidental to the operation of a convenience store in the C-2-BE Zone.

**FACTUAL SUMMARY:**

May 16, 2000 Public Hearing

A duly noticed public hearing was held on May 16, 2000. Two people were sworn in, the applicant and the applicant's representative. The applicant's representative presented testimony in favor of the request.

There being no further testimony, the Hearing Officer closed the public hearing. The Hearing Officer expressed his concerns regarding the existing signage violations on the subject property. The Hearing Officer took the case under submission for ten days so that a code enforcement officer could go to the subject property to ensure the signage violations were cleared up prior to approving the case. The Hearing Officer indicated his intent to approve the sale of a full line of alcoholic beverages for off-site consumption, subject to the conditions recommended by staff, given that the signage violations were cleared by the Department of Regional Planning.

May 17, 2000

A Department of Regional Planning code enforcement officer visited the subject property on May 17, 2000. The applicant had removed the non-conforming signage (banners, window signage in excess of twenty-five percent coverage, and portable signage) from the subject property.

Findings

1. The applicant has requested a conditional use permit to authorize the sale of a full line of alcoholic beverages for off-site consumption incidental to the operation of a convenience store in the C-2-BE Zone.
2. The convenience store is located within an existing commercial shopping plaza. The convenience store is currently selling beer and wine for off-site consumption.
3. Zoning on the subject property is C-2-BE (Neighborhood Business, Billboard Exclusion).
4. The location of the subject parcel is 20040 to 20044 East Arrow Highway, Covina, and in the Charter Oaks Zoned District.
5. The square shaped parcel is 51,200 square feet in size and is located on flat terrain.

## CONDITIONAL USE PERMIT CASE NO. 99-236-(5)

6. The subject property is a 2,500 square foot leasehold within a 15,240 square foot commercial shopping plaza. Access to the parcel is via East Arrow Highway to the north.
7. Pursuant to Section 22.28.160, Title 22 of the County Code (Zoning Ordinance), the sale of alcoholic beverages for off-site consumption is permissible in the C-2 Zone, provided that a Conditional Use Permit has first been obtained.
8. Pursuant to Section 22.56.195, Title 22 of the County Code, a Conditional Use Permit is required to authorize the sale of alcoholic beverages at establishments that do not currently, but propose to sell alcoholic beverages, for off-site consumption.
9. Section 22.56.195 Findings for the Sale of Alcoholic Beverages
  - a. 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.
    - There are no places used exclusively for religious worship, schools, parks, playgrounds or any similar uses within a 600 foot radius of the subject parcel.
  - b. 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.
    - The convenience store is sufficiently buffered in relation to any residential area within a 600 foot radius. The nearest residential development, adjacent to the subject property to the south, is an apartment building located on Stephanie Drive. An alley, approximately twenty-five feet in width, is located between the subject property and the residential property.
  - c. The requested use at the proposed location will not result in an undue concentration of similar premises.
    - There are two establishments which sell alcoholic beverages within 500 feet of the subject property.
  - d. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
  - e. 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 the neighborhood.

10. The project site is designated "Major Commercial" in the Countywide General Plan. This classification allows for a range of mixed commercial and retail uses. The project is consistent with the provisions of this land use category.
11. The site plan depicts a 51,200 square foot parcel of land developed with a 15,240 square foot shopping center. The subject property is depicted as a 2,500 square foot suite at the west end of the shopping center. Forty-one parking spaces are indicated on the site plan. Access to the site is via East Arrow Highway to the north.
12. The applicant's site plan also shows a partial layout of the store interior. The plan depicts the cooler area where the beer and wine is currently stocked, a restroom, the cash register area, and the proposed location of the alcoholic beverages.
13. Since other establishments selling alcoholic beverages exist within 500 feet of the subject property, the applicant is limited to having not more than 5 percent of their total display shelf space for alcoholic beverage sales.
14. Per the applicant, there is a total of 1,780 lineal feet of total shelf space within the convenience store. The shelf space currently devoted to beer and wine, and the proposed display area for other alcoholic beverages, will total 70 lineal feet. Per the applicant, approximately 3.9 percent of the total display shelf space will be used for alcoholic beverage sales.
15. The other establishments within 500 feet of the project site which sell alcoholic beverages have the following hours of operation:

<u>Cheers Bar</u> 129 East Arrow Highway Beer and Wine for on-site consumption Hours of operation: - 9:00 a.m. to 2:00 a.m. (7) days a week	<u>7-11</u> 20000 Arrow Highway Beer and wine for off-site consumption Hours of operation: - 24 Hours a day (7) days a week
--	--
16. The applicant is currently selling beer and wine for off-site consumption from 9:00 a.m. to 10:00 p.m. Monday through Saturday, and 9:00 a.m. to 9:00 p.m. on Sunday. The applicant requests authorization to sell a full line of alcoholic beverages during the same hours of operation.
17. There are two previous zoning cases on the subject property, Plot Plan No. 26189 and Conditional Use Permit No. 97-095-(5). Plot Plan No. 26189 established the commercial shopping plaza with forty-one parking spaces in 1982. Conditional Use Permit No. 97-095-(5) was the request to sell beer and wine for off-site consumption incidental to the operation of a convenience store. This permit was approved December 16, 1997. This permit was never accepted by the applicant and expired December 16, 1999. The Alcohol and Beverage Control board were unaware the

applicant had not accepted the grant and issued the applicant a license to sell beer and wine for off-site consumption January 16, 1998.

18. A zone enforcement file was open on the subject property at the time of the Public Hearing. The file was opened in May 1998 for having a portable sign (sandwich board) on the property. The enforcement file was closed May 17, 2000 after a code enforcement officer visited the site and verified the signage violations had been removed.
19. The Department of Regional Planning staff recommends that a Class 1 Categorical Exemption (existing facilities) is the appropriate environmental documentation for this project under CEQA reporting requirements.
20. The Los Angeles County Sheriff's Department had no concerns regarding the proposal for the subject convenience store to sell a full line of alcoholic beverages. The Sheriff's Department did not have record of any calls for service to the subject property.
21. Staff did not receive any public comments regarding this request.
22. The parking calculations for the commercial shopping plaza were determined under Plot Plan No. 26189.  
**Parking Requirement**  
Commercial - Convenience Store  
1 space/250 square feet of building space  
**Parking Calculations**  
2,500 square feet/250 = 10 spaces required
23. The applicant's site plan shows the required parking to be located within the shopping center parking area. The site plan depicts 41 uncovered parking spaces. The existing parking is adequate to accommodate the 10 spaces required for the use.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

REGARDING THE CONDITIONAL USE PERMIT:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and 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 and general welfare;

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required;

AND, 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, Title 22, of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. I have considered the Categorical Exemption for this project and certify 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 presented above, Conditional Use Permit Case No. 99-236-(5) is **APPROVED**, subject to the attached conditions.

BY:  \_\_\_\_\_  
JOHN GUTWEIN, HEARING OFFICER  
Department of Regional Planning  
County of Los Angeles

DATE: 5/25/00

Attachments: Conditions  
Affidavit

c: Michel Georges, Each Commissioner, Zoning Enforcement, Building and Safety

FM:kms

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant 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 property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant.
  3. 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. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully 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.
  4. 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 pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
    - a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
    - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.
- The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.
5. This grant will expire unless used within 2 years from the date of approval. A one year time extension may be requested before the expiration date.
  6. If any provision of this grant is held or declared to be invalid, the permit shall be void

and the privileges granted hereunder shall lapse.

7.

This grant will terminate May 16, 2010.

Entitlement to the sale of a full line of alcoholic beverages for off-site consumption thereafter shall be subject to the regulations then in effect.

8. 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. The permittee shall deposit with the County of Los Angeles the sum of \$1000.00. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for 10 annual inspections.

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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.

9. 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 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.
10. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
12. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
13. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. 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.

14. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
15. The permittee shall submit three copies of revised plans, similar to Exhibit "A" as presented at the public hearing and depicting the following: 1) the correct current parking layout, and 2) clearly identifying the property lines for approval by the Director of Planning within sixty days of the effective date of this grant. The property shall be developed and maintained in substantial conformance with the approved plan. All revised plot plans must be accompanied by the written authorization of the property owner.
16. This grant allows for the sale of a full line of alcoholic beverages for off-site consumption at a convenience store within an existing commercial shopping plaza, subject to the following conditions:
  - a. The sale of alcoholic beverages shall be permitted between the hours of 9:00 a.m. to 10:00 p.m. Monday through Saturday, and 9:00 a.m. to 9:00 p.m. on Sundays;
  - b. The sale of alcoholic beverages shall not be made from a drive-in window;
  - c. No display or sale of alcoholic beverages shall be made from an ice tub;
  - d. No self-illuminating advertising for alcoholic beverages shall be located on the building or windows;
  - e. Telephone numbers of local law enforcement shall be posted adjacent to the cashier's area;
  - f. The shelf space devoted to alcoholic beverage sales shall not exceed five percent of the total shelf space within the subject convenience store;
  - g. The permittee shall not advertise the sale of alcoholic beverages on the exterior walls or windows of the subject market or at any location on the subject property;
  - h. Signage shall be posted within the alcoholic beverage sections of the store

*BAM -  
De 15*

notifying the public in both English and the predominant second language in the neighborhood that it is a violation of the California State Vehicle Code to transport open containers of alcoholic beverages within the passenger compartment of a motor vehicle;

- i. The permittee shall not sell domestic beer in containers under twenty ounces in less than six-pack quantities;
- j. 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;
- k. There shall be no alcoholic beverages consumed in open areas adjacent to the subject market under the control of the permittee;
- l. There shall be no loitering permitted on the premises under the control of the permittee. Signage shall be posted on the premises prohibiting loitering. The signage shall be in English and the predominant second language in the neighborhood;
- m. The permittee shall post signage in the market prohibiting consumption of alcoholic beverages on site. The signage shall be in English and the predominant second language in the neighborhood;
- n. The permittee shall provide adequate lighting above the entrance of the premises. This lighting shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons entering or exiting the premises;
- o. The permittee shall instruct all employees in the regulations regarding no loitering and no on-site consumption of alcoholic beverages. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary;
- p. The permittee shall maintain the property in a neat and orderly fashion;
- q. The permittee shall maintain free of litter all areas on the premises under which the permittee has control;
- r. The permittee shall not install or maintain video games on site;
- s. The licensed premises shall have no other coin operated amusements at any time, other than official State Lottery machines, such as small carousel rides or similar riding machines;

- t. No ice in quantities of less than two pounds shall be sold, furnished, or given away;
- u. Public telephones located in front of the premises shall be for outgoing calls only;
- v. The permittee shall comply with all provisions of Section 22.52, Part 10 SIGNS, of the County Code.

FM:kms 05-25-00