



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

Richard J. Bruckner
Director

April 19, 2011

Sam Youssefian
1431 Huntington Drive, #201
South Pasadena, CA 91030

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

**REGARDING: PROJECT NUMBER 97097-(4)
CONDITIONAL USE PERMIT NUMBER 200900088
18722 Colima Road**

Dear Applicant:

Hearing Officer, Gina Natoli, by her action of Tuesday, April 19, 2011, **APPROVED** the above described application (**Conditional Use Permit for the continued sales of alcohol for on-site consumption**). The applicant or/ and other interested person may appeal the Hearing Officer's decision to the Regional Planning Commission at the office of the Commission secretary, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the Commission secretary for the appeal procedures and fee at (213) 974-6409. **The appeal period for this project will end at 5:00 p.m. on Tuesday, May 3, 2011.** Any appeal must be delivered in person to the commission secretary by this time. If no appeal is filed during the specified period, the Hearing Officer's action is final.

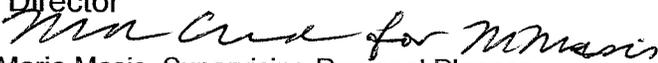
The attached documents contain the Hearing Officer's findings and conditions relating to the approval. Please carefully review each condition. A Condition requires that the permittee records an affidavit accepting the conditions before the grants becomes effective.

Upon completion of the appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. Please **make an appointment** with the case planner to assure that processing will be completed expeditiously.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Diane Aranda of the Zoning Permits East Section at (213) 974-6435 or e-mail at DAranda@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,

Richard J. Bruckner
Director


Maria Masis, Supervising Regional Planner
Zoning Permits East Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

c: DPW (Building and Safety); Zoning Enforcement
ABC, Walnut/ Diamond Bar Sheriff Department, Owner, Applicant

MM:da

HEARING OFFICER'S FINDINGS AND ORDER:

PROJECT NUMBER 97097-(4)

CONDITIONAL USE PERMIT 200900088

HEARING DATE: April 19, 2011

SYNOPSIS:

The applicant is requesting a conditional use permit to continue the sale of beer, wine and distilled spirits for on-site consumption at an existing restaurant located in a tenant space within the Rowland Heights Commercial Plaza in the C-1 (Restricted Business) Zone in the Puente Zoned District within the unincorporated community of Rowland Heights. The project includes an 828-sq.-ft. addition to the existing restaurant. The hours of operation are from 11 a.m.-10 p.m. seven days a week for the principle dining area, and 6 p.m.-10 p.m. Friday, Saturday and Sunday for the new banquet area.

PROCEEDINGS BEFORE THE HEARING OFFICER

A duly noticed public hearing was held on April 19, 2011 before the Hearing Officer. The applicant's agent, Sam Youssefian, testified in favor of the proposed project.

The Hearing Officer instructed staff to revise language in the draft findings. There being no further testimony, the Hearing Officer closed the public hearing, and approved project 97097-(4) with attached conditions.

Findings

1. The applicant is requesting a CUP to authorize the continued sale of beer, wine and distilled spirits for on-site consumption at an existing restaurant, pursuant to Part 1 Section 22.56.195 of Title 22 of the Los Angeles County Code. The project is located in a tenant space within the multi-tenant Rowland Heights Commercial Plaza in the C-1 (Restricted Business) Zone in the Puente Zoned District within the unincorporated community of Rowland Heights. The project includes an 828-sq.-ft. addition to the existing restaurant.
2. The subject parcel is located at 18740 Colima Road within the Puente Zoned District in the unincorporated community of Rowland Heights.
3. The restaurant occupies 4,928 sq. ft. of total floor area of a 33,000-sq.-ft. building located on a 1.89-acre parcel.
4. The subject property is zoned C-1 (Restricted Business) and is located within the Rowland Heights Community Standards District (CSD).
5. The surrounding properties are zoned as follows:
 - North: RPD-6000-10U (Residential Planned Development) and CPD (Commercial Planned Development)
 - South: C-2-DP-BE (Neighborhood Commercial-Development Program- Billboard Exclusion)
 - East: C-1 (Restricted Business) and A-1-6000 (Light Agricultural-6,000 Square Foot Lot Minimum)
 - West: C-1 (Restricted Business) and R-3-DP (Limited Multiple Residence)

6. Land uses surrounding the subject property consist of the following:

North: Commercial, retail, multiple-family residences, mobilehome park
South: Vacant, church, high school, private school
East: Single-family residences, commercial
West: Commercial, multiple-family residences

7. Previous cases on the property include the following:

- Plot Plan 11374 established the Rowland Heights Commercial Center and associated parking in 1970.
- Plot Plan 35518 authorized pole and other various signs and tenant improvements within the commercial center.
- Plot Plan 45015 authorized wall signs and tenant improvements for a medical office and restaurant.
- On August 12, 1997, Conditional Use Permit (CUP) 97039 authorized the sale of a full line of alcohol for on-site consumption at a Korean restaurant within the commercial center.
- On February 19, 1998, CUP 97097 authorized the sale of a full-line of alcoholic beverages for on-site consumption at the subject restaurant.
- A lot line adjustment was recorded on January 16, 2006.
- Zoning conformance review 200700386 authorized a tenant improvement for a Chinese Herb Center and Foot Specialist.
- Plot Plan 200900224 authorized a new sign program for the Rowland Heights Plaza.

8. The project is consistent with the adopted general plan land use designation for the area. The land use designation within the Rowland Heights Community Plan for the subject property and surrounding areas is commercial. Areas within this designation are suited for retail, commercial, service and office uses. While there are no specific policies concerning commercial uses in the Rowland Heights Community Plan, the Countywide 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 proposed sale of beer and wine within an existing restaurant that serves the surrounding community is compatible with the commercial designation of the General Plan.

9. The project on the subject property will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not 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. The project is located in an existing commercial center and is consistent with the surrounding area. The sale of alcoholic beverages is consistent with other restaurants in the area and is customary and accompanying service with full-service dining.

10. The site plan depicts a multi-tenant commercial center (Rowland Heights Plaza) on a 1.89-acre lot with two buildings located to the west, east and southern portion of the property. The existing restaurant is located in a 4,928-sq.-ft. tenant space within a 33,000-sq.-ft. building on the eastern portion of the property. The floor plan illustrates an existing dining area with fixed and unfixed seating, kitchen area with a cooler and freezer, restrooms, locker room, cashier and waiting area. There is a new 828-sq.-ft. dining area and waiter station to be located within an existing tenant space adjacent to the restaurant. The occupant load is 184 with 61 parking spaces required for the restaurant and 130 parking spaces are provided for the shopping center. Access is from two paved driveways on Colima Road and one paved driveway.
11. There are 130 parking spaces shown on the site plan for the subject property. The proposed use requires 61 parking spaces. The Rowland Heights Plaza was permitted with a restaurant use in this location; as such the 130 parking spaces currently provided for the shopping plaza include the spaces required for the existing subject restaurant.
12. 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. Access to the commercial center is via Colima Road which is a fully improved arterial street and Desire Avenue, a two-lane street. The site is served by all necessary public and private facilities, including water, sewer, electricity and trash collection.
13. The site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
14. Pursuant to Section 22.28.120-B, parking shall be provided according to Section 22.52.1110 of the Los Angeles County Code. Entertainment, dining, and accessory uses require one space for every three persons based on the occupant load as determined by the County engineer. The Rowland Heights Plaza was originally permitted with a restaurant at the current tenant space. CUP 97097 approved the existing restaurant with an occupant load of 146 persons which resulted in the requirement of 49 parking spaces for the restaurant, and 68 parking spaces for the other commercial uses in the commercial center.
15. The applicant is proposing to expand the dining area within an existing commercial space immediately to the south and contiguous to the subject restaurant for banquet-style parties to be used on occasion. The 828-sq.-ft. addition to the dining area would increase the current occupant load to 184 which results in 61 required parking spaces for the subject restaurant. Currently, the subject property provides 130 parking spaces which meet the required 129 parking spaces (61 parking spaces for the proposed expanded restaurant and 68 for the other tenant uses) for the multi-tenant commercial center.
16. Currently there are two unoccupied commercial spaces and only four of the current businesses in operation are open in the evening and on Saturday and Sunday.
17. Section 22.44.132 of the Rowland Heights Community Standards District, states the requirements for landscaping in a commercial zone. According to Section 22.44.132 of the Rowland Heights Community Standards District, Sign programs are required for commercial centers consisting of three or more businesses. For existing commercial centers that meet this threshold, the sign program shall be submitted and approved no later than January 1, 2006. Notwithstanding the deadline in the preceding sentence, no new business sign shall be

- installed in any commercial center that meets this threshold until the required sign program has been approved by the director. On June 21, 2009, Plot Plan 200900224 authorized a new sign program for the Rowland Heights Plaza. No new signs are proposed for this project.
18. In 1970, Plot Plan 11374 established the commercial center, parking and landscaping, prior to the adoption of the Rowland Heights Community Standards District; therefore, landscaping requirements do not meet current standards.
 19. A conditional use permit is required in this zone, and all zones, to permit the sale of alcoholic beverages.
 20. The project on the subject property 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 because the use has been in existence for over 19 years.
 21. The project is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area because the project site is buffered by commercial centers to the east and west, and Colima Road which is a four-lane primary highway.
 22. The project will not adversely affect the economic welfare of the nearby community because it is located in an existing shopping center and will maintain existing hours of operation and food service and the continued sales of alcoholic beverages will make it consistent with other nearby restaurants and improve its economic welfare.
 23. 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 because no exterior alterations are being proposed.
 24. The Hearing Officer determined that the project qualifies for a Categorical Exemption under Class 1, Existing Facilities, of the CEQA reporting requirements and the Los Angeles County Environmental Document Reporting Procedures and Guidelines, since 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.
 25. 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.
 26. The Hearing Officer finds that the applicant's request will not have a negative impact on the surrounding area. The request is to authorize the continued sales of a full line of alcoholic beverages for on-site consumption at an existing restaurant. The use has been in existence for 19 years without law enforcement issues or complaints from the surrounding neighborhood.
 27. The California Department of Alcoholic Beverage Control data indicates that the subject property is not located in a high crime area. The subject property is in Reporting District 2932. The average number of offenses reported per district is 549 and the actual number of crimes reported for 2932 is 164.
 28. ABC data illustrates that the site is within an area that does have an undue concentration of alcohol sales. The subject request is in Census Tract 4087.04 containing a population of

3,148 people. Three ABC licenses are allowed within this census tract. Four licenses currently exist.

29. Captain David E. Halm of the Los Angeles County Walnut/Diamond Bar Sheriff's Department researched the subject property for calls for service for the past five years. The crime report showed four calls for service in the past five years. Two are burglary-type cases and the other two are non-criminal investigations. Captain Halm states that he and his staff have no objections for the request for the sale of a full line of alcohol at the New Garden Restaurant.
30. The requested use at the proposed location will be located less than 500 feet from two other facilities selling alcoholic for on-site consumption which results in an undue concentration of similar premises according to County Zoning Code (22.56.195 B. 3). Operation of an establishment for the sale of alcoholic beverages for on-site consumption is permissible at this location if the hearing officer finds that the public convenience or necessity for an additional facility selling alcoholic beverages for on-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.
31. The Hearing Officer finds that with appropriate conditions and enforcement, the request to sell beer and wine for on-site consumption will not disrupt the surrounding neighborhood or conflict with existing land use patterns.
32. 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 twelve years and require six biennial inspections.
33. Staff has not received correspondence in favor of or opposition to the project.
34. 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.
35. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th floor, Hall of Records, 320 W. 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. 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 uses would generate and by other public or private facilities as are required.
- E. 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
- F. 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
- G. The hearing officer finds that the public convenience or necessity for an additional facility selling alcoholic beverages for on-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
- H. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and
- I. 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.

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 Sections 22.56.090 and 22.56.195 of Title 22, of the Los Angeles County Code (Zoning Ordinance).

In view of the findings of fact and conclusions presented above, Conditional Use Permit 200900088, associated with Project 97097-(4) is **APPROVED**, subject to the attached conditions.

MM: DA

04/19/2011

1. This grant authorizes the sale of beer, wine and distilled spirits for on-site consumption at an existing restaurant located in a tenant space within the Rowland Heights Commercial Plaza in the C-1 (Restricted Business) Zone in the Puente Zoned District within the unincorporated community of Rowland Heights. The project includes an 828-sq.-ft. addition to the existing restaurant. The use of the subject property as depicted on the approved Exhibit "A" is subject to all of the following conditions:
2. 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.
3. 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 Department of 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. 8, and until all required monies have been paid pursuant to Condition No.16. Notwithstanding the foregoing, this Condition No. 3, and Conditions No. 4, 5, and 6 shall be effective immediately upon final approval of this grant by the County. The recorded affidavit shall be filed and the required monies shall be paid by June 19, 2011.
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. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
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 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 in accordance with Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within two years from the date of approval. A single one-year time extension may be requested in writing with the appropriate fee before the expiration date.
7. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
9. 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.
10. 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.
11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
12. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County 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 use subject to this grant or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event such extraneous markings occur, 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.
14. The subject property shall be developed and maintained in substantial conformance with the approved revised Exhibit "A". If other changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for

the conditional use permit. All revised plot plans must be accompanied by the written authorization of the property owner.

15. **This grant will terminate on February 17, 2023.**
Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new conditional use permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
16. 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 in violation of any such law, statute, ordinance, or other regulation shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$1,200.00**. The monies 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, including conformance with the approved site plan on file. The fund provides for **six biennial** 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 condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is \$200.00 per inspection.

18. The sale of beer, wine and distilled spirits for on-site consumption at the subject restaurant is subject to the following conditions:
 - a. The conditions of this grant shall be retained on the premises at all times and shall be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein;
 - b. Loitering shall be prohibited on 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;
 - c. The permittee, and all managers and designated employees of the establishment, who are directly in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs)

Program, or other similar program, provided by the State of California Department of Alcoholic Beverage Control. This training shall be on-going, and 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;

- d. The permittee shall not advertise the sale of alcoholic beverages on the exterior walls or windows of the subject building on the subject property. No self-illuminating advertising for alcoholic beverages shall be located on the exterior of buildings or windows;
- e. Temporary window signs shall not exceed 25 percent of the area of any single window or adjoining windows on the same frontage;
- f. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced;
- g. 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;
- h. The hours of operation shall be from 11 a.m.-10 p.m., seven days a week, for the principle dining area, and 6 p.m.-10 p.m. Friday, Saturday and Sunday for the new 828-sq.-ft. special event area. The hours of alcohol sales shall be consistent with operating hours;
- i. The consumption of alcoholic beverages shall be prohibited outside the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages outside the premises. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary;
- j. A minimum of 130 on-site parking spaces shall be provided and continuously maintained as shown on the approved revised Exhibit "A", including four spaces accessible to persons with disabilities. The maximum occupancy of the proposed facility shall not exceed 184 persons;
- k. The permittee shall provide adequate lighting above all entrances and exits to the premises. Any exterior lights shall be directed away from adjacent residential properties to prevent direct illumination and glare;

- l. The permittee shall develop and implement a Designated Driver program (i.e., free soft drinks or coffee to a designated driver of a group). The permittee shall submit the program to the Director of Planning for approval prior to the approval of the Exhibit "A". A printed two-sided card explaining this program shall be placed on all tables within the subject property, or an explanation regarding the program shall be printed on the menu;
- m. All servers of alcoholic beverages must be at least 18 years of age;
- n. There shall be no live entertainment, dance floor, Karaoke or other noise audible beyond the restaurant's premises;
- o. Employees on duty after 10:00 pm shall be at least 21 years of age;
- p. The placement of portable signs on sidewalks adjacent to the premise and temporary signs on walls and poles is prohibited; and
- q. The permittee shall maintain the subject property in a neat and orderly fashion. All areas of the premises controlled by the permittee shall be maintained free of litter.

MM:DA
4/19/2011