

Hearing Officer Transmittal Checklist

Hearing Date
01/18/2011
Agenda Item No.
3

Project Number: R2004-00230-(2)
Case(s): Conditional Use Permit No. 200900127
Planner: Phillip Estes, AICP *PE*

- Factual
- Property Location Map
- Staff Report
- CUP 99-201 Approval Letter, CUP 200400019 Approval Letter
- 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

Reviewed By: *Marina*



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6435
PROJECT NO. R2004-00230-(2)
CONDITIONAL USE PERMIT 200900127

PUBLIC HEARING DATE
1-18-10

AGENDA ITEM

RPC CONSENT DATE

CONTINUE TO

APPLICANT
Narms BABA Corp. (Madhu Chanani)

OWNER
Narms BBA Corp.

REPRESENTATIVE
Sherrie Olson

PROJECT DESCRIPTION
To renew CUP 99-201, the sale of alcoholic beverages for off-site consumption (Type 20 beer/wine, off-site) with an existing gas station ("Shell") and sandwich shop ("Subway"), located in the M-1.5 (Restricted Heavy Manufacturing) zone, Carson Zoned District.

REQUIRED ENTITLEMENTS
A conditional use permit to authorize the continued sale of alcoholic beverages located in the M-1.5 zone, pursuant to Sec. 22.32.130.

LOCATION/ADDRESS
701 Torrance Blvd, West Carson.

SITE DESCRIPTION
The site is located at the northeast corner of W. Torrance Boulevard and Hamilton Avenue, adjacent to the "Alpine Village." commercial center. The property is developed with a 2,460 sq. ft., one-story commercial building, which is used as a mini-market and Subway sandwich shop. There are gas pumps, an automatic car wash, surface parking and signage. The site also has a double-faced billboard that was authorized by CUP 200400019.

ACCESS
W. Torrance Blvd. and Hamilton Ave.

ZONED DISTRICT
Carson

ASSESSORS PARCEL NUMBER
7350-001-014

COMMUNITY
West Carson

SIZE
0.67 Acres

COMMUNITY STANDARDS DISTRICT
N/A

	EXISTING LAND USE	EXISTING ZONING
Project Site	Gas station, mini-market, sandwich shop, billboard	M-1.5 (Restricted Heavy Mfg.)
North	Parking lots, Alpine Village commercial center	M-1.5 (Restricted Heavy Mfg.)
East	Harbor Freeway (I-110)	N/A (Transportation Corridor)
South	Residential, single-family	R-1 (Single-Family Residence)
West	Alpine Village commercial center	M-1.5 (Restricted Heavy Mfg.)

GENERAL PLAN/COMMUNITY PLAN
General Plan

LAND USE DESIGNATION
I - Industrial

MAXIMUM DENSITY
N/A

ENVIRONMENTAL DETERMINATION
Class 1 Categorical Exemption - Existing Structures

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Phillip Estes (pestes@planning.lacounty.gov)		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

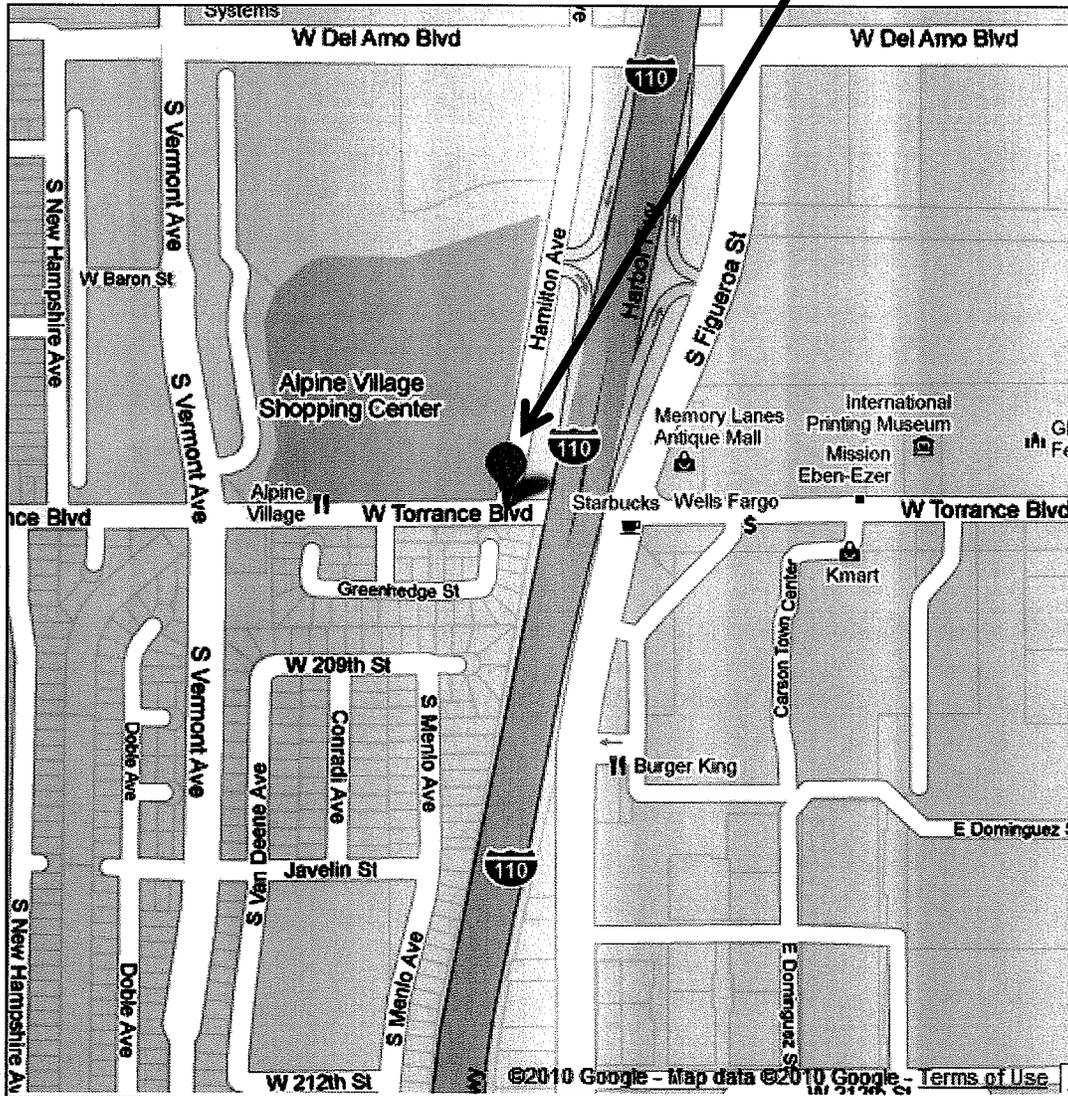
*(O) = Opponents (F) = In Favor

SUBJECT PROPERTY

701 W. Torrance Blvd., West Carson

Project No. R2004-00230-(2)

CUP No. 200900127



VICINITY MAP

**STAFF ANALYSIS
Renewal of Existing Use**

DATE: January 4, 2011

PROJECT NO.: R2004-00230-(2)

PERMIT NO.: Conditional Use Permit No. 200900127

APPLICANT: Narms BABA Corp.

SUBJECT: Request to renew Conditional Use Permit (CUP)

SUBJECT PROERTY: 701 Torrance Blvd., Carson Zoned District

ASSESSOR PARCEL NO.: 5234-003-018

ZONING: M-1.5 (Restricted Heavy Mfg.) zone

PROJECT DESCRIPTION

The applicant has requested to renew a conditional use permit, to authorize the continued sale of alcoholic beverages (beer and wine) for off-site consumption in association with an existing market and gas station ("Project"). A market is permitted in the M-1.5 zone.

CUP 99-201 authorized the sale of alcoholic beverages (beer and wine) for off-site consumption. The permit was granted on March 21, 2000 and terminated on March 21, 2010. This is the first request for renewal. No construction is proposed with this request.

ENVIRONMENTAL DETERMINATION

This project was determined to be categorically exempted (Class 1, Existing Facilities) under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA).

LEGAL NOTIFICATION

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.

STAFF EVAULATION

- The subject property is in substantial compliance with the previously authorized permit, CUP 99-201.
- CUP 200400019 authorized the existing double-faced billboard 8-10, 2005. This grant does not expire.
- Plot Plan 2010 01196 authorized an addition and modifications to the market and sandwich shop building.

It is staff's opinion that the continued sale of alcoholic beverages will not adversely affect the health, peace, or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment or valuation of the property, or constitute a menace to public health, safety or general welfare.

Staff concludes that:

- There are no known zoning violations associated with the property.
- There is no known opposition to the project.
- The property is in substantial compliance with the previously approved zoning permit.
- The continuation is a reasonable use of the property.
- Continuation would not adversely affect or alter the character of the surrounding neighborhood.

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Sec. 22.56.040 and Sec. 22.56.195 of Title 22 ("Zoning Ordinance"). Staff concludes that the applicant has satisfied the Burden of Proof.

PUBLIC COMMENT

To date, staff has received no comments from the public.

SHERIFF COMMENT

The Sheriff does not object to granting this permit. The sheriff does recommend the installation and maintenances of a recorded video system with 24-hour monitoring, if not in place already.

FEES / DEPOSITS

If approved, fees identified in the attached 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 Conditional Use Permit No. 200900127, with a fifteen (15) year grant, subject to the attached conditions.

Prepared by Phillip Estes, AICP, Principal Regional Planner
Reviewed by Mark Child, AICP, Supervising Regional Planner

Attachments:

- Draft Conditions of Approval
- Applicant's Burden of Proof statement
- Site Photographs
- Site Plan
- Land Use Map
- CUP 99-201 Findings & Conditions
- CUP 200400019 Findings & Conditions

DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES

PROJECT NO.: R2004-00230-(2)

CONDITIONAL USE PERMIT NO.: 200900127

REQUEST: To authorize the continued sale of alcoholic beverages (beer and wine) for off-site consumption in the M-1.5 (Restricted Heavy Mfg.) zone, Carson Zoned District.

HEARING DATE: January 18, 2011.

PROCEEDINGS BEFORE THE HEARING OFFICER:

January 18, 2011 Public Hearing

To be completed after the proceedings.

Findings

1. The subject property is located at 701 Torrance Blvd., West Carson, Carson Zoned District.
2. The Assessor's parcel number is 7350-001-014.
3. The subject property is located in the M-1.5 (Restricted Heavy Mfg.) zone. Gas stations, convenience stores and sandwich shops are permitted uses in the M-1.5 zone.
4. The applicant requested the continued sale of alcoholic beverages (beer and wine) for off-site consumption, pursuant to Sec. 22.56-195.
5. The property is in substantial compliance with applicable development standards.
6. The property is developed with a gas station, convenience market, sandwich shop and double-faced billboard.
7. Conditional Use Permit No. 200400019 authorized two billboards in 2005.
8. Plot Plan No. 2010 01196 is pending approval for an addition to expand the sandwich shop and convenience market.
9. No construction is proposed with this permit.
10. The applicant's shelf plans shows the location of beer and wine as three adjoining doors totaling 5 ft. 6 in. of the refrigerated shelf space, which is less than five percent of the total store shelf space.
11. There are other establishments located within 500 ft. of the subject property that sell alcoholic beverages, therefore, the subject property shall be limited to no more than five percent of the total retail shelf space devoted to the sale of alcoholic beverages.
12. The subject property is located in the Industrial category of the General Plan and is consistent with the goals and policies of the General Plan.
13. The proposal does not conflict with surrounding commercial area.

14. Surrounding properties are located in the following zones:
 - North: M-1.5 (Restricted Heavy Mfg.)
 - East: M-1.5 (Restricted Heavy Mfg.)
 - South: R-1 (Single-Family Residence)
 - West: M-1.5 (Restricted Heavy Mfg.)
15. Surrounding land uses within 500 ft. include:
 - North: Parking lots, Alpine Village commercial center
 - East: Harbor Freeway (I-110)
 - South: Residential, single-family
 - West: Alpine Village commercial center
16. There are no existing parks, playgrounds, religious facilities, or other similar uses located within a 600 ft. radius, as indicated on the applicant's land use map.
17. 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.
18. The public convenience and necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that the subject property is located within 500 ft. of other facilities selling alcoholic beverages for on-site and off-site consumption.
19. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
20. The site is consistent with the exterior appearance of existing commercial structures located within the adjacent area. The proposed project will not cause blight, deterioration, or substantially diminish or impair property values within the area.
21. The project is Categorically Exempt Class 1 (Existing Facilities) under the California Environmental Quality Act (CEQA) reporting requirements.
22. 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 and website posting.
23. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determined that it is necessary to limit the term of the grant to fifteen years with bi annual inspections.
24. 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 at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 W. Temple St., Los Angeles, CA 90012. The custodian of such documents and materials shall be the Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

CONDITIONAL USE PERMIT – Burden of Proof

1. The proposed use is consistent with the adopted general plan for the area;
2. 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 areas, 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;
3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
4. 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.

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 22.56.040, 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

CONDITIONAL USE PERMIT – Alcoholic Beverage Sales Burden of Proof

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-foot radius; and
2. 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
3. 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 other facilities selling alcoholic beverages for either on-site or off-site consumption; and
4. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and
5. 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 and burden of proof for a Conditional Use Permit for alcohol sales as set forth in Section 22.56.195 of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. I have considered the Categorical Exemption Class 1 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 and conclusions presented above, Conditional Use Permit 200900127 is **APPROVED** subject to the attached conditions.

cc: Zoning Enforcement, Building and Safety, ABC

MC:PE
1/4/11

This grant authorizes the sale of alcoholic beverages (beer and wine only) for off-site consumption, subject to the following conditions of approval:

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 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 Number 6, and until all required monies have been paid pursuant to Condition Number 9.

Notwithstanding the foregoing, this condition No. 2, and Condition Nos. 3, 4, and 8 shall be effective immediately upon final approval of this grant by the County.

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 reasonably 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.
5. 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.

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. 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 property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant will terminate on January 18, 2026.** 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.
9. This grant will expire unless used within 2 years from the date of approval. A single, one-year time extension may be requested in writing and with payment of the applicable fee prior to such expiration date. Submittal of the recorded affidavit and payment of all required fees shall constitute use of the permit.
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. The permittee shall deposit with the County of Los Angeles the sum of **\$1,400.00**. The deposit 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 deposit provides for **seven (7)** biannual inspections. Inspections may be unannounced.
11. 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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost, whichever is greater.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is 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.
13. All structures shall conform to the requirements of the Los Angeles County Fire Department, as required.
 14. All requirements of Title 22 the County Code ("Zoning Ordinance") shall be complied with unless otherwise set forth in these conditions or shown on the approved plan.
 15. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works, as required.
 16. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of 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.
 17. 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 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.
 18. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain all areas free of litter and debris on the premises over which the permittee has control.
 19. 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, 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.
 20. 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;
 21. 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;

22. 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 (insert other State mandated program if applicable) 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;
23. 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;
24. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced;
25. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by and available to the general public;
26. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post at least one visible sign on the premises stating that the consumption of alcoholic beverages on the premises is prohibited;
27. No sale of alcoholic beverages shall be made from a drive-through window;
28. Alcohol sales shall be prohibited from 2:00 AM to 6:00 AM, as consistent with California state law;
29. There shall be no beer sold in containers under one quart or in less than six-pack quantities;
30. No display or sale of alcoholic beverages shall be made from an ice tub;
31. The permittee may display alcoholic beverages only in the cooler or shelving area designated for storage of said alcoholic beverages as depicted on the "shelf plan" labeled on the approved Exhibit 'A'. No other display of alcoholic beverages shall be permitted on the premises;
32. The licensed premises shall have no coin operated amusements, such as pool tables, juke boxes, video games, carousel rides or other similar riding machines, with the exception of official lottery machines;
33. Employees on duty after 10:00 PM shall be at least 21 years of age, if alcoholic beverages are available for purchase;

34. Employees on duty from the hours of 10:00 PM and 2 AM, who sell alcoholic beverages, shall be at least 21 years old, pursuant to Title 22;
35. No alcoholic beverage advertising shall be located on motor fuel islands, pursuant to Title 22;
36. 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;
37. Beer in containers of 16 ounces or less shall not be sold by a single container. It may be sold in the manufacturer's pre-packaged multi-unit packages. The permittee shall post signs on or near the display area stating "the sale of single alcoholic beverage containers is prohibited";
38. There shall be no wine, with the exception of wine coolers, sold in containers of less than 750 milliliters. No alcoholic beverage "miniatures" of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities;
39. No alcoholic beverages shall be displayed within five (5) feet of the cash register or the front door, unless located within a permanently affixed cooler;
40. No malt liquors or malt-based products with alcoholic content greater than five percent by volume shall be sold;
41. The sale of fortified wine is prohibited;
42. The permittee shall provide adequate lighting above all entrances and exits to the premises, parking areas and walkways under control of the permittee or required as a condition of this grant;
43. 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;
44. 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;
45. All litter and trash shall be collected regularly from the premises and the adjacent sidewalks or right-of-way.

46. The permittee shall continuously maintain a recorded video surveillance system with 24-hour monitoring on the premises.

47. No more than five (5) percent of the total retail shelf space shall be devoted to the sale of alcoholic beverages.

MM:PE

1/4/11



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



March 22, 2000

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Jim Kim
Southbay Business Brokers, Inc.
22555 Nadine Circle, Suite 150
Torrance, CA 90505

RE: CONDITIONAL USE PERMIT CASE NO. 99-201-(2)
To authorize the sale of beer and wine for off-site consumption incidental to the operation of an existing gas station convenience store located in the M-1.5 (Restricted Heavy Manufacturing) Zone. The subject parcel is located at 701 West Torrance Boulevard, Torrance, and in the Carson Zoned District.

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 170, 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 beer and wine for off-site consumption incidental to the operation of an existing gas station convenience store located in the M-1.5 (Restricted Heavy Manufacturing) Zone.

FACTUAL SUMMARY:

March 21, 2000 Public Hearing

A duly noticed public hearing was held on March 21, 2000. Two people were sworn in; the applicant and the applicant's representative. The applicant's representative presented testimony in support of the project. The representative requested a modification to the draft conditions that would prevent the sale of single containers of alcoholic beverages.

There being no further testimony, the Hearing Officer closed the public hearing. The Hearing Officer expressed his intent to approve the sale of beer and wine for off-site consumption, subject to staff's draft conditions. The Hearing Officer rejected the request to modify conditions and concurred with staff's policy of discouraging potential drinking and driving. The Hearing Officer directed staff to prepare findings and conditions for the Hearing Officer's signature.

Findings

1. The applicant has requested a Conditional Use Permit to authorize the sale of beer and wine for off-site consumption incidental to the operation of an existing gas station convenience store located in the M-1.5 (Restricted Heavy Manufacturing) Zone.
2. The gas station and convenience store is currently developed on the subject property.
3. The project site is classified "Industrial" in the Countywide General Plan. The intent of this category is to assure that sufficient land is allocated for a wide range of industry and industry-related activities. Services may be established within this classification to serve local needs. The proposed use can be found compatible with the Industrial classification.
4. Pursuant to Section 22.32.100, Title 22 of the County Code (Zoning Ordinance), the sale of alcoholic beverages for off-site consumption is permissible in the M-1.5 zone, provided that a Conditional Use Permit has first been obtained.
5. 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.
6. Pursuant to Section 22.56.245, Title 22 of the County Code, the following additional conditions must be complied with when selling beer and wine in conjunction with the sale of motor fuel:

- A. No beer or wine shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler.
 - B. No advertisement of alcoholic beverages shall be displayed at motor fuel islands.
 - C. No sale of alcoholic beverages shall be made from a drive-in window.
 - D. No display or sale of beer or wine shall be made from an ice tub.
 - E. No beer or wine advertising shall be located on motor fuel islands and no self-illuminated advertising for beer or wine shall be located on buildings or windows.
 - F. If the sale of alcoholic beverages between the hours of 10:00 p.m. and 2:00 a.m. is granted as a part of the conditional use permit, employees on duty shall be at least 21 years of age in order to sell beer or wine.
7. There is a church located just outside the 600-foot radius from the subject property. The church has services on Sundays, from 7:00 a.m. to 4:00 p.m., and Wednesday evenings from 7:00 p.m. to 9:00 p.m.
8. The applicant requests authorization to sell beer and wine for off-site consumption between the hours of 6:00 a.m. to 2:00 a.m., seven days a week.
9. The other establishments within 500 feet of the project site which sell alcoholic beverages have the following hours of operation:

Alpine Inn

833 West Torrance Boulevard
Torrance, CA 90502

Full line of alcohol for on-site consumption

Hours of operation: 11:00 a.m. to 10:00 p.m., Monday through Saturday

10:00 a.m. to 9:00 p.m., Sunday

Alpine Inn has Oktoberfest in its adjacent beer garden from the 2nd week of September until October 31; the beer garden is open on Fridays, Saturdays, and Sundays during Oktoberfest.

Alpine Market

833 West Torrance Boulevard
Torrance, CA 90502

Full line of alcohol for off-site consumption

Hours of operation: 11:00 a.m. to 7:00 p.m., seven days a week

Southern California Brewing Company

833 West Torrance Boulevard, Suite 108
Torrance, CA 90502

Beer for off-site consumption, beer sold in cases only

Hours of operation: 8:00 a.m. to 3:30 p.m., Monday through Friday

10. There is a cocktail lounge which sells a full line of alcohol beverages for on-site consumption and a Mobil Gas Station with a mini-mart which sells beer and wine for off-site consumption immediately outside the 500-foot radius.
11. The applicant's site plan, labeled Exhibit "A" page 1 of 2, depicts a 28,750 square foot parcel of land with a 1,736 square foot structure which includes a convenience store, restroom, and appurtenant storage and service areas. The site plan depicts auto fueling islands and diesel fueling stations for trucks. Eleven parking spaces are shown (ten standard, one handicapped). Access to the site is via Hamilton Avenue to the east and Torrance Boulevard to the south.
12. The applicant's convenience store floor plan, labeled Exhibit "A" page 2 of 2, depicts two front entrances (facing Torrance Boulevard), one service entrance, cashier area, display shelving, beverage island, fast food preparation areas and service counters, storage and utility rooms, and a restroom.
13. Since other establishments selling alcoholic beverages exist within 500 feet of the subject property, the store is limited to having not more than 5 percent of their total display shelf space for alcoholic beverage sales. The convenience store floor plan depicts a total of 635 linear feet of shelf space available for display. One cooler door of refrigerated space and one gondola section of dry space are identified to be used for beer and wine sales, for a total of approximately 30 linear feet of shelf space. With 635 linear feet of display shelving space in the entire store, 30 linear feet equals 4.7 percent of the display area devoted to beer and wine sales.
14. The project has been granted a Class 1 (existing facilities) Categorical Exemption.
15. There are no previous zoning cases noted on the subject property. Plot Plan No. 37518 was approved June 1997 to convert an existing auto repair shop into a Texaco Star Mart gas station with a convenience store which includes fast food take out counters. The plot plan review required a minimum of ten parking spaces. The applicant's site plan shows eleven parking spaces (ten standard, one handicapped). The applicant's site plan shows adequate parking for the use.
16. Staff has not received any comments regarding this request at the time of this report.
17. In a conversation with Deputy Stover of the Los Angeles Sheriff's Department there was little concern expressed over another establishment being approved to sell beer and wine for off-site consumption in this area. The Deputy is aware the subject property is adjacent Alpine Village, where three outlets for on-site or off-site alcoholic beverage sales already exist, but he is unaware of any disturbances in this area caused by the alcohol beverage sales.
18. The City of Carson lies within 500 feet of the subject parcel. Staff contacted the City of Carson Planning Department regarding the proposed use at the subject property. The City of Carson staff did not have any concerns regarding the sale of off-site beer and wine

at the subject property.

19. In a conversation with an Inspector with the Alcohol and Beverage Control Board (ABC), the Inspector noted that the census tract where the subject parcel is located is allocated three licenses for off-site sales of beer and wine. The tract is currently over concentrated in that four licenses for off-site sales of beer and wine have already been issued. ABC will issue an additional license for this census tract for off-site alcohol sales if they receive a letter of public convenience and necessity from the Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

REGARDING THE CONDITIONAL USE PERMIT:

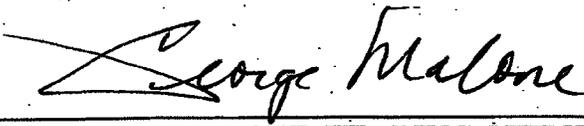
- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area; and not be materially detrimental to the use, enjoyment, 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. The Hearing Officer has considered the Categorical Exemption together with any comments received during the public review process, finds on the basis on the whole record before the Hearing Officer that there is no substantial evidence the project will have a significant effect on the environment, finds that the Categorical Exemption reflects the independent judgment and analysis of the Hearing Officer, and adopts the Categorical Exemption.

2. In view of the findings of fact presented above, Conditional Use Permit Case No. 99-201-(2) is **APPROVED**, subject to the attached conditions.

BY:  DATE: 27 March 2000
GEORGE MALONE, HEARING OFFICER
Department of Regional Planning
County of Los Angeles

Attachments: Conditions
Affidavit

c: Each Commissioner; Zoning Enforcement; Building and Safety, Madhu S. Chanani,
Narms Baba Corporation

JRG: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 March 21, 2010.

Entitlement to the sale of beer and wine 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. 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.
11. 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.
12. 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.
13. The subject property shall be developed and maintained in substantial compliance with the plans on file marked Exhibit "A", pages 1 and 2. In the event that subsequent revised plans are submitted the written authorization of the property owner is necessary.

14. This grant allows for the sale of beer and wine for off-site consumption at an existing gas station convenience store, subject to the following conditions:
- a. The sale of alcoholic beverages shall be permitted between the hours of 6:00 a.m. to 2:00 a.m., seven days per week;
 - b. No beer or wine shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler;
 - c. No advertisement of alcoholic beverages shall be displayed at motor fuel islands;
 - d. No sale of alcoholic beverages shall be made from a drive-in window;
 - e. No display or sale of beer or wine shall be made from an ice tub;
 - f. No beer or advertising shall be located on motor fuel islands;
 - g. Telephone numbers of local law enforcement shall be posted adjacent the cashier's area;
 - h. The shelf space devoted to alcoholic beverage sales shall not exceed five percent of the total shelf space within the subject convenience store;
 - i. The permittee shall not advertise the sale of alcoholic beverages on the exterior walls or windows of the subject convenience store or at any location on the subject property;
 - j. Signage shall be posted within the beer/wine section of the store 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;
 - k. The permittee shall not sell domestic beer in containers under one quart in less than six-pack quantities;
 - l. 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;
 - m. There shall be no fortified wine sold;
 - n. There shall be no alcoholic beverages consumed in open areas adjacent to the subject convenience store under the control of the permittee;
 - o. 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;

- p. The permittee shall post signage in the store prohibiting consumption of alcoholic beverages on site. The signage shall be in English and the predominant second language in the neighborhood;
- q. The permittee shall provide adequate lighting within the parking lot area. This lighting shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot. Lighting shall be so arranged to prevent glare or direct illumination in adjoining residential properties;
- r. 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;
- s. Permittee shall instruct all employees in the regulations regarding no loitering and no on-site consumption of beer and wine. Employees shall be instructed to enforce this regulations and to call local law enforcement if necessary;
- t. The permittee shall maintain the property in a neat and orderly fashion;
- u. The permittee shall maintain free of litter all areas on the premises under which the permittee has control;
- v. 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;
- w. No ice in quantities of less than two pounds shall be sold, furnished, or given away;
- x. Public telephones on the site shall be for outgoing calls only;
- y. The permittee shall conform to all Alcoholic Beverage Control Board requirements and regulations during the term of this grant.



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



August 10, 2005

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Alden Chase
Alden Chase Enterprises
15455 Glen Oaks Blvd., #422
Sylmar, California 91342

RE: **PROJECT NO. 2004-00230-(2) / CONDITIONAL USE PERMIT CASE NO. 200400019**
701 W. TORRANCE BLVD., TORRANCE

To authorize Van Wagner Outdoor to install two double face outdoor advertising signs (billboards) at an existing gas station site.

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 four (4) requires that the permittee must file an affidavit accepting the conditions before these grants become 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 170, 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 calendar 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 these approvals, please contact Rudy Silvas in the Zoning Permits Section II at (213) 974-6435.

HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST: To authorize the installation of two outdoor advertising signs (billboards) which are to be located at an existing gas station site. Billboards proposed will be double faced, each sign face having a proposed dimension of 14' X 48' (672 sq. ft.). Sign "B" is proposed at a maximum height of 42' on the southwest corner of the property, and sign "A" is proposed at an adjusted maximum height of 37' on the northeast corner of the site.

PROCEEDINGS BEFORE THE HEARING OFFICER:

May 17, 2005 Public Hearing

A duly noticed public hearing was held on May 17, 2005. The applicant was sworn in and testified in favor of the project. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.

Hearing Officer Dave Cowardin was dissatisfied with Staff's recommendation to approve Billboard "A", and the conditions to allow the billboard at a lowered height of 37' to prevent it from being viewed by motorists on the southbound lanes of the Harbor Freeway. The Hearing Officer declared that the sign, approximately 200' from the right of way edge of the Harbor Freeway, would be freeway oriented and not intended to be viewed primarily by motorists traveling north and south on Hamilton Avenue. Title 22 Section 22.52.840 (D) prohibits billboards from having their message face visible within 660 feet of the edge of the right of way of a freeway, measured horizontally along a line normal or perpendicular to the centerline of such freeway, if the billboard is designed to be viewed primarily by persons traveling on the freeway as so stated in the ordinance. The Hearing Officer also believed that motorists exiting the southbound lane of the freeway on the off ramp to Hamilton Avenue would be clearly able to view Billboard "A". The Hearing Officer stated that the off ramp was still part of the freeway right of way.

In rebuttal to the Hearing Officer's comments, the applicant stated that Billboard "A" was lowered per Staff's recommendation from a height of 42' down to 37' to ensure that the billboard would not be visible from the Harbor Freeway. The lowering of the billboard's initial height of 42 feet, and the landscaped median separating the Harbor Freeway from Hamilton Avenue, would ensure that the placement of Billboard "A" at its proposed location would not be a freeway oriented billboard. In addition, the applicant stated that having the billboard oriented towards Hamilton Avenue would be justified as an economic viability for outdoor advertisement at the proposed location. The applicant stated that the sign was not designed to be oriented towards the freeway.

Mr. Alok Chanani came forward, was sworn in, and identified himself as the owner of the property. He testified that there was a freeway oriented business sign over 60 feet in height on the property for the gas station. The sign could be used as a reference marker.

The Hearing Officer decided to continue the hearing to a later date, and stated that he would personally be inspecting the site on his own to determine if proposed Billboard "A" would be considered freeway oriented at the proposed location, and at a height of 37 feet. The Hearing Officer also stated that he would allow the applicant to present a report justifying the economic viability of a billboard primarily oriented towards Hamilton Avenue.

There being no further testimony, the Hearing Officer continued the public hearing for the proposed outdoor advertising signs for June 7, 2005.

June 7, 2005 Public Hearing Continued

Hearing Officer Dave Cowardin was unavailable to conduct continued hearing. Hearing Officer Sorin Alexanian grants motion to continue public hearing to June 21, 2005.

June 21, 2005 Public Hearing Continued

The hearing opened with a quick recap of the hearing conducted on May 17, 2005. Applicant's agent, Alden Chase, argues that Billboard "A" is not freeway oriented. Agent presents photos to Hearing Officer, Dave Cowardin, stating that shrubs obscure view of proposed billboard site from freeway, and that billboard is not possible to be viewed from motorists making turns on freeway off-ramp to Hamilton Avenue. Agent also states future economic viability of the surrounding area justifies the placement of a billboard oriented towards Hamilton Avenue.

Billboard company representative, Peter Ranlli, gives testimony in support of the billboard placement next to Hamilton Avenue. He also points out the economic viability of the area, the billboard's proximity to Alpine Village, and the proposed billboard in comparison to other Freeway oriented billboards that are located within the right of way easement of the Freeway in the surrounding area. He states that his company's billboard will not be oriented towards the freeway and will not be visible from the off ramp; instead, it will be oriented towards Hamilton Avenue.

The Hearing Officer enters into a discourse with agent and billboard company representative. The Hearing Officer states that he visited the site, and traveled down the southbound lanes of the Harbor Freeway six times to get a good fix on where the proposed billboard would be. He stated that he used the Texaco canopy nearest to the proposed billboard's location as a reference point, and also stated that it could be clearly seen from the freeway.

The Hearing Officer then asks the billboard company representative how long it would take for a billboard to adequately be viewed, by a motorist, for an advertisement to be effective? The representative responded by saying he estimated that it would take at least five seconds. He also stated that driving down Hamilton Avenue would put the billboard right in the windshield of the motorist.

The Hearing Officer asked additional questions as to why the billboard was not proposed further up Hamilton Avenue, and what was the traffic count on Hamilton? The

billboard company representative responded by stating that a deal was made with the subject property owner, Alok Chanani, to place the billboards on his property after the Alpine Village property owners did not respond to their propositions. He also responded to the traffic count question, saying that they have a traffic bureau that certifies dollars generated based on a vehicle circulation count. The Hearing Officer said that he obtained from the web a figure of 200,000 average daily car trips that travel on the Harbor Freeway by the site and asked if the billboard company conducted a survey. The billboard representative stated that they did conduct their own survey with a traffic clicker, and then plugged those numbers into calculations. No exact number on average daily trips was given by the representative at the hearing, but he stated that when making a sale on a billboard the traffic count has to be known, and that the billboard proposed next to Hamilton Avenue was a good gamble.

The Hearing Officer went into the discussion about two types of situations that can arise which he called "primary" and "coincidental". He stated that the Texaco canopy being visible from the Freeway was coincidental, and that the billboard as proposed and still partially visible from the Freeway should also be coincidental if not designed to be freeway oriented. However, the Hearing Officer stated, if the billboard is visible from the Freeway as proposed could it be considered primary? The Hearing Officer left the question to the agent and billboard company representative, calling them the experts, and closed the Public Hearing. He then stated that he would make his decision in ten days.

As a last statement to the Hearing Officer, the billboard company representative offers to reduce the size of Billboard "A" to 10'-6" X 36' and lower the height to 33 feet. The Hearing Officer noted the offer, and reiterated that his decision would be made in 10 days and closes the Public Hearing.

Findings

1. The subject property is located at 701 West Torrance Boulevard and within the unincorporated Torrance area in the Carson Zoned District.
2. The subject property is a 29,620 square foot square-shaped parcel on level land.
3. The subject property and surrounding parcels to the north and west are zoned M-1.5 (Restricted Heavy manufacturing Zone). Property to the south is zoned R-1 (Single Family Residential), and to the east A-1 (Light Agricultural).
4. A parking lot bounds the property to the north, and single family homes are located across Torrance Boulevard to the south. Alpine Village bounds the subject property to the west, and a landscaped median and the Harbor Freeway are located to the east across Hamilton Avenue.
5. There are three previous cases involving the subject property. They are CUP 99-201, for offsite sale of beer and wine, approved 03/27/00, CC 99-0603, Certificate of Compliance, filed 10/12/99, and PP 37518, plot plan for automatic carwash in

addition to existing mini-mart and gas station, approved 09/24/04.

6. The proposed site is designated "I" (Major Industrial) in the Countywide General Plan. Land designated as "Major Industrial" use is primarily suitable for advertisement billboards, which are only allowed with a conditional use permit (CUP) in the more intense Manufacturing - "M" zones, such as M-1, M-1.5, M-2, M-3, and M-4. The subject site is zoned M-1.5 (Restricted Heavy Manufacturing).
7. The site plan depicts a 29,620 square foot parcel containing an existing gas station facility. Along with the locations and dimensions of the proposed billboards, the single story gas station structure with attached storage room, fuel pump islands, location of an existing freestanding freeway oriented business sign, and a proposed future car wash are depicted. The initial site plan only had seven parking stalls shown, where ten were required as stated on the approval of Plot Plan 37518. The applicant submitted a revised site plan showing ten parking stalls on June 1, 2005.
8. The subject property is located in the M-1.5 Zone (Restricted Heavy Manufacturing Zone). Per Section 22.52.840 of Title 22 of the Los Angeles County Zoning Code, Outdoor Advertising Signs are allowed in Zones M-1, M-1.5, M-2, M-3, and M-4 provided a conditional use permit has first been obtained and subject to the conditions contained within Subsections A-J of Section 22.52.840.

Section 22.32.140 provides development standards for uses in M-1.5 zoning designation:

- A. Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.
- B. Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.
- C. Signs shall comply with the requirements of Part 10 of Chapter 22.52.

Section 22.32.140 (C) requires compliance with Part 10 of Chapter 22.52 for signs in the M-1.5 zone. Section 22.32.140 (B) requires compliance with Part 11 of Chapter 22.52 for parking requirements. No other M-1.5 development standards apply to this project.

9. This project was determined to be categorically exempt (Class 3, New Construction or Conversion of Small Structures) under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA).
10. An initial site investigation by Staff on November 18, 2004 confirmed the submitted site plan for location of the proposed billboards and land use map. Access to the property is available from Hamilton Avenue and Torrance Boulevard.
11. A total of 53 public hearing notices were mailed out to property owners located

within the 500-foot radius of the subject property on April 6, 2005 regarding the subject proposal. Four notices were sent out to the local community groups. The notice was published in The Daily Breeze on April 9, 2005, and La Opinion on April 12, 2005. Case-related material, including the hearing notice, factual and burden of proof were sent on April 6, 2005 to the Los Angeles County Library-Carson located at 161 East Carson Street in Carson. The hearing notice has been posted on the property for 30 days prior to the public hearing.

12. Staff did not receive any public comments regarding this project.
13. In order to approve this case, the Hearing Officer must find that any view of Billboard "A" from the Freeway is coincidental to the primary view from surface streets. After the first day of the public hearing, the Hearing Officer was unconvinced that Billboard "A" was not primarily intended to be viewed from the southbound Freeway, and conducted a personal field investigation of the sight and surroundings on June 7, 2005.

The Hearing Officer ascertained that Billboard "A" could be viewed from the southbound lanes of the Harbor Freeway. The view of the Billboard would be, however, partially obscured by trees and shrubs on the Freeway right of way between the travel lanes and the parallel Hamilton Street. Also, the length of time that a motorist could view the sign traveling at freeway speeds was very short, a matter of only a few seconds.

During the continued hearing, the applicant testified that the Billboard would be intended to be viewed by southbound traffic on Hamilton and by patrons at the adjacent Alpine Village entertainment complex and swap meet that operates almost daily. Alpine Village is physically located to the west of the subject property and controls the large parking lot stretching more than 1,000 feet northerly of the subject property. Also, the applicant testified that the expected economic growth in the surrounding area justifies the size and location of the sign, and the southbound Freeway on/off ramp complex midway along this block of Hamilton is key to that growth.

Based on the concern voiced by the Hearing Officer, the applicant offered to reduce the size of Billboard "A" to 10'-6" X 36', or about 380 square feet in area, approximately one-half the size as originally proposed. Along with the presence of trees and shrubs on the Freeway embankment which partially obscures the view to Billboard "A", the reduction in size further ensures that the primary view will be from Hamilton Avenue and the Alpine Village entertainment complex and swap meet, and that the view from the Freeway would be coincidental.

14. The proposed location for Billboard "B" will not significantly alter the existing appearance of the property, although it will appear in Staff's opinion that freestanding signage on the property will be crowded with Billboard "B" located next to the existing freestanding freeway oriented business sign. Billboard "A" at

its proposed location; and at a reduced size of 10.5' X 36' and lowered height of 33', no longer appears to be a freeway oriented designed billboard and thus shall meet the criteria for permitting outdoor advertising signs within 660 feet of the edge of the right of way of a freeway under Section 22.52.840 (D).

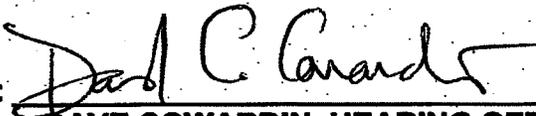
BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- 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 Billboards "A" and "B";
- D. The proposed site is properly zoned at M-1.5 (Restricted Heavy Manufacturing) to allow Billboards "A" and "B", not considered freeway oriented billboards.

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

HEARING OFFICER ACTION:

1. The Hearing Officer finds that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The project is within a class of projects, which have been determined not to have a significant effect on the environment in that it meets the criteria set forth in section 15301 of the State CEQA Guidelines and Class 3 of the County Environmental Document Reporting Procedures and Guidelines, Appendix G.
2. In view of the findings of facts presented above, Project No. 2004-00230-(2) / Conditional Use Permit Case No. 200400019 is **APPROVED**, subject to the attached conditions.

BY:  DATE: 8/10/05
DAVE COWARDIN, HEARING OFFICER
Department of Regional Planning
County of Los Angeles

Attachments: Conditions
Affidavit

c: Zoning Enforcement, Building and Safety

1. This grant authorizes the applicant to install two (2) outdoor advertising signs (billboards) which will be located at an existing gas station site at 701 West Torrance Blvd. in the unincorporated Torrance area of Los Angeles County, within the Carson Zoned District. Outdoor advertisement Billboard "A" will be a double faced sign, with each face having dimensions of 10.5 feet by 36 feet, a total of 378 square feet per message face. Sign "A" shall be at a maximum height of 33' in the northeast corner of the site. Outdoor advertisement Billboard "B" will also be a double faced sign, with each face having dimensions of 14 feet by 48 feet, a total of 672 square feet per message face. Sign "B" shall be at a maximum height of 42' in the southwest corner of the property. This grant is subject to the following conditions:
 - a. Outdoor Advertising Sign "A" shall be located in the northeast corner of the site, and shall in no case be allowed to exceed a maximum height of 33' as measured from the ground level at the base of the sign. This height restriction is necessary for Billboard Sign "A" in order for sign to comply with Section 22.52.840 (D) of the Los Angeles County Zoning Code, meaning that the billboard shall not have any message face visible to motorists traveling north or south on the adjacent Harbor Freeway.
 - b. Outdoor Advertising Sign "A" shall not have any message face which exceeds the dimensions of 10'-6" X 36' for a total of 378 square feet. This restriction on the size of the message face on the billboard is necessary for Billboard Sign "A" in order for sign to comply with Section 22.52.840 (D) of the Los Angeles County Zoning Code, meaning that the billboard shall not have any message face primarily visible to motorists traveling north or south on the adjacent Harbor Freeway.
 - c. Both Billboard Signs "A" and "B" shall be developed and maintained in substantial compliance with the plans marked as Exhibit "A", and the following conditions shall also apply which are applicable to all billboard signs erected in the unincorporated areas of the County of Los Angeles;
 - d. The double faced signs of both Billboard "A" and "B" shall be separated by a distance of no less than 48" as required per Title 22 Section 22.52.820 (B).
 - e. No advertisement of cigarettes or other tobacco products, alcoholic beverages, or adult telephone messages, shall be permitted on either Billboard Sign "A" or "B" in the event that a school, park, playground, recreational facility, youth center, child care center, entertainment park or church is erected within 1,000 feet from the nearest point of either outdoor advertising sign to the nearest property line where any such use mentioned is to be situated. In the event that any such advertisement exists prior to the erection of any such land use mentioned herein, such advertisement may remain in place, but once removed, it must be replaced by an advertisement that does not advertise such products or services mentioned above, thereby in compliance with Section 22.52.840 (H), (I), and (J) of the Los Angeles County Zoning Code.

05 2470274

- 12
- f. All subsequent revised plot plans must be accompanied by the written authorization of the property owner; and it will be required that any Revised Exhibit "A" plans to this conditional use permit clearly show a minimum of 10 parking stalls, properly dimensioned, as previously required under the approval of Plot Plan 37518 for an automatic carwash and existing mini mart.
 - g. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles Fire Department 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.
 2. The applicant must resubmit 5 copies of revised site and elevation plans showing that proposed Billboard "A" has been reduced in size to 10.5' X 36', and lowered in height to 33'.
 3. 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.
 4. **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, and that the conditions of the grant have been recorded as required by Condition No. 9, and until all required monies have been paid pursuant to Condition No. 10.**
 5. 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.
 6. 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:

05 2470274

- 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.

7. This grant will expire unless used within 2 years from the date of approval. This permit is used when the permittee has obtained a building permit from the Department of Public Works. A one year time extension may be requested before the expiration date.
8. 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.
9. **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 or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
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. **The permittee shall deposit with the County of Los Angeles the sum of \$750.00.** These 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. The deposit provides for 5 annual inspections beginning in 1 year from the granting of this permit. The 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 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. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be

\$150.00 per inspection, or the current recovery cost, whichever is greater.

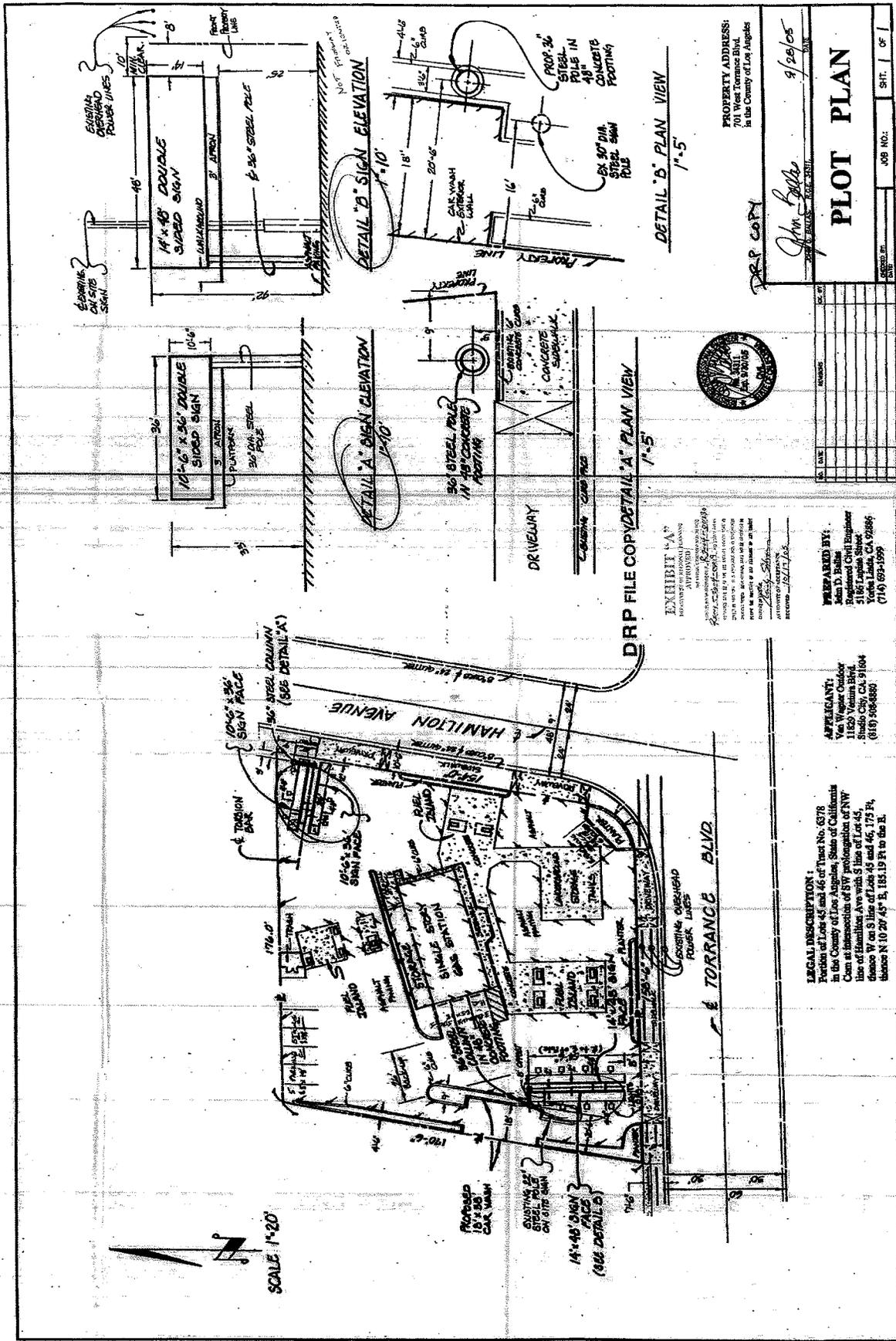
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds 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.
12. 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.

PM:rs
5/12/05



05 2470274

REGIONAL PLANNING COMMISSION OF HAWAII
1500 KALANOAU AVENUE, SUITE 200
HONOLULU, HAWAII 96813



PROPERTY ADDRESS:
7011
in the County of Los Angeles

9/26/05

PLOT PLAN

SHT. OF 1

DETAIL 'B' PLAN VIEW
1"=5'

DETAIL 'A' SIGN ELEVATION
1"=10'

DETAIL 'B' SIGN ELEVATION
1"=10'

DRP FILE COPY/DETAIL 'A' PLAN VIEW
1"=5'

EXHIBIT 'A'

REPRODUCED FROM ORIGINAL DRAWING
DATE: 09/26/05
BY: J.P. [Signature]
FOR THE CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
DIVISION OF PERMITS
100 N. W. 5th St., 5th Floor, Los Angeles, CA 90012
PHONE: (213) 473-3100
FAX: (213) 473-3101
WWW.CITYOFLOSANGELES.CA.GOV

PREPARED BY:

John D. [Signature]
Registered Professional Engineer
11825 Ventura Blvd.
Van Nuys, CA 91411
(818) 708-8888

AFFILIANT:

Van Wagner Outdoor
11825 Ventura Blvd.
Van Nuys, CA 91411
(818) 708-8888

LEGAL DESCRIPTION:

Portion of Lots 45 and 46 of Tract No. 6378
in the County of Los Angeles, State of California
Containing a portion of the SW 1/4 of Section 14
of Hamilton Avenue with S. 1/2 of Lot 45,
Lot 46, W. 1/2 of Lot 45 and 46, 173 ft,
thence N 10 20' 45" E, 183.19 ft to Gas E.

SCALE 1"=20'



04-00230



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location 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 proposed location is located on a commercially zoned and developed section of Torrance Blvd between Hamilton and Cove Ave next to Harbor Freeway.
See all findings on attached sheet.

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, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

this Request is for a Renewal of the existing CUP
See attached findings

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 proposed site is adequately served.
See attached findings

Conditional Use Permit Burden of Proof
Conditional Use Permit
701 Torrance Blvd., Los Angeles, CA 90502

That the requested use at this location will not:

- A. The proposed location is located on a commercially zoned and developed section of Torrance Blvd between Hamilton and Cova Ave next to the Harbor Fwy. 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 site is requesting a renewal of the existing CUP already granted. This request will only continue to benefit the community. We offer a variety of items to our community.
 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 proposal is to renew an existing beer and wine CUP in an existing food mart and will have no noise impact beyond what normally occurs for this type of use. These properties will not be affected by allowing beer and wine at an existing Mini Market. Hours of operation 24 hours with limited alcohol from 6am – 2am 7 days a week.
 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 unique in the immediate 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. The. Only 6 coolers doors dedicated to beer and wine.
- 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.
1. 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.
 2. The proposed site is adequately served no other public or private facilities are required.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



ALCOHOLIC BEVERAGE SALES BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.195, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

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.

The request is for a renewal of the existing cup continued use. It will not adversely affect the nearby community. See attached findings

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 proposed request location is sufficiently buffered by streets and nearby freeways. See attached findings

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.

This request will not result in undue concentration since this use already exists and this request is for a renewal of use. See attached findings

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

See attached findings

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.

See attached findings

Burden of Proof
Alcoholic Beverage Sales Section 22.56.195
701 Torrance Blvd., Los Angeles, CA 90502

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 location has existed for many years with the sale of Beer and Wine at this location. This request is for a renewal of the existing CUP 99-201(2); this will only benefit the community, since there is no like business in the immediate area. Within 600 foot radius performed there is not any points of considerations. 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 and wine at an existing Mini Market to continue. This request is to renew their existing beer and wine CUP. They have not had any problems at this location,
3. The approval of the conditional Use permit will not result in or contribute to undue concentration of such establishments, since this is only a renewal of the existing license already in place at this location. 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.
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 of the location will not be inconsistent with the surrounding community. This location has been remodeled for the surrounding community to enjoy.



County of Los Angeles
Sheriff's Department Headquarters

4700 Ramona Boulevard
Monterey Park, California 91754-2169



Leroy D. Baca, Sheriff

(310) 830-1123

November 30, 2010

Phillip Estes, Principal Regional Planner
Los Angeles County Department of Regional Planning
320 West Temple Street, #1346
Los Angeles, California 90012

DEC 6 2010

Dear Mr. Estes:

PROJECT R2004-00230
PERMIT NO.CUP 2009 00127 (RENEWAL)
701 WEST TORRANCE BOULEVARD, TORRANCE

I have reviewed the application to renew the permit to allow sales of alcoholic beverages at the above location. An address search of the property shows 81 calls for service to the location, with 31 reports taken in the past five years. The majority of these calls were for transient or disturbance related incidents.

Upon consideration of this proposed permit, we would make the recommendation of the installation and maintenance of a recorded video system with 24-hour monitoring, if not in place already. This will serve as a deterrent to criminal and nuisance activity. It will also aid in the investigation of any crimes committed on site.

We do not currently anticipate a need for increased law enforcement or administrative staffing for the duration of this project; however, we reserve the right to revisit this issue in future reviews.

Thank you for the opportunity to provide input and please do not hesitate to contact me or Sergeant Craig Calzada at (310) 847-8383, if you need any additional information.

Sincerely,

LEROY D. BACA, SHERIFF

Bernice Abram, Captain
Commander, Carson Station



County of Los Angeles
Sheriff's Department Headquarters

4700 Ramona Boulevard
Monterey Park, California 91754-2169



Leroy D. Baca, Sheriff

(310) 830-1123

March 31, 2009

To Marie Powell 4/22/09
212-217-5108
↑
Alpine Shell

Alpine Shell
701 Torrance Boulevard
Torrance, California 90502

Dear General Manager/Licensee:

LICENSE NUMBER #360943

On March 12, 2009, the Los Angeles County Sheriff's Department, Carson Station conducted a minor decoy operation at various licensed establishments in the City of Carson. A decoy, under the age of 21, was sent into your establishment in an attempt to purchase an alcoholic beverage. Your establishment was *successful* in preventing this activity.

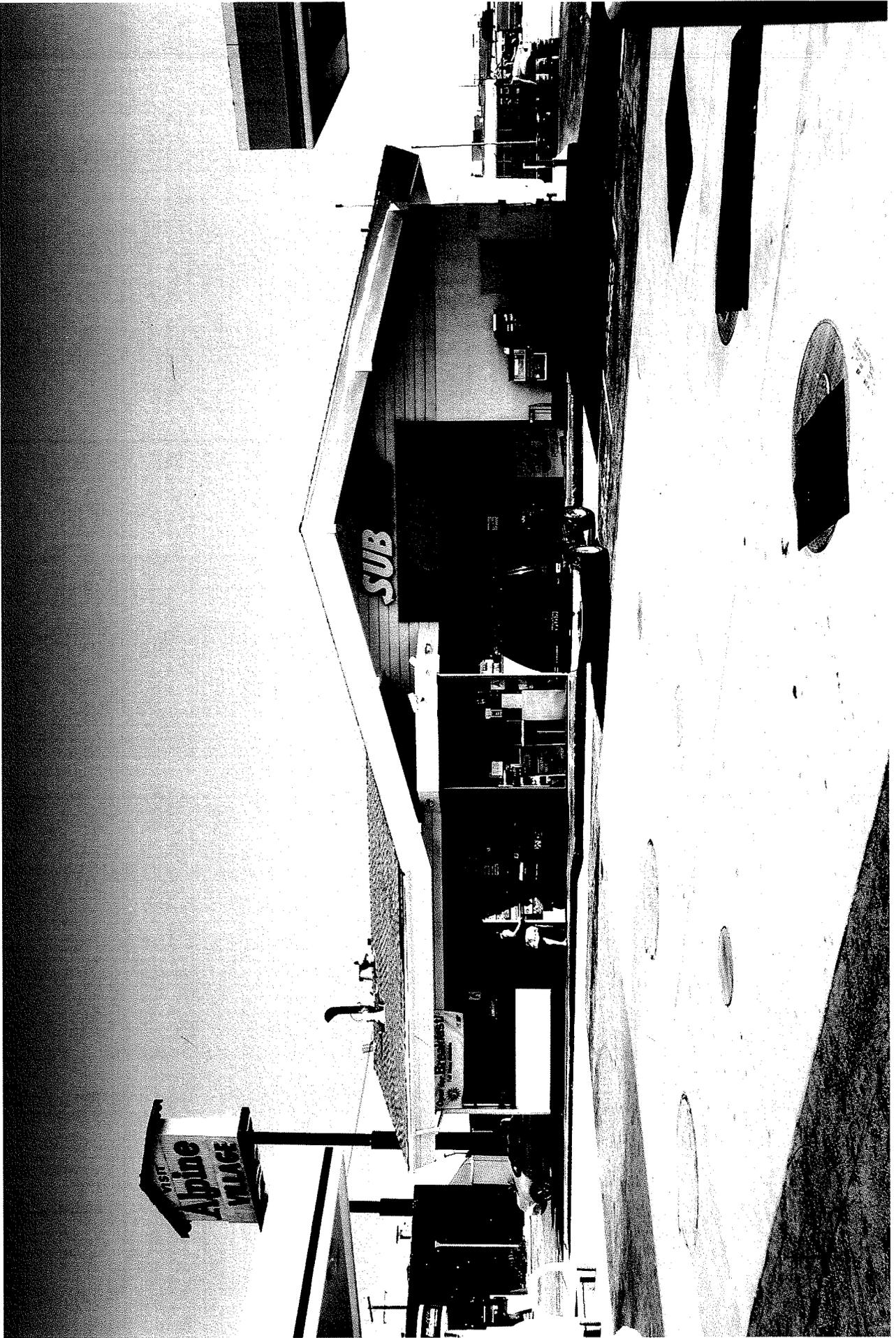
The purpose of this letter is to apprise you of the results of the minor decoy operation, per §25658(f) of the California Business & Professions Code. I urge you to share this information with your employees and to remind them that such decoy operations are conducted regularly by both the Sheriff's Department and Department of Alcoholic Beverage Control.

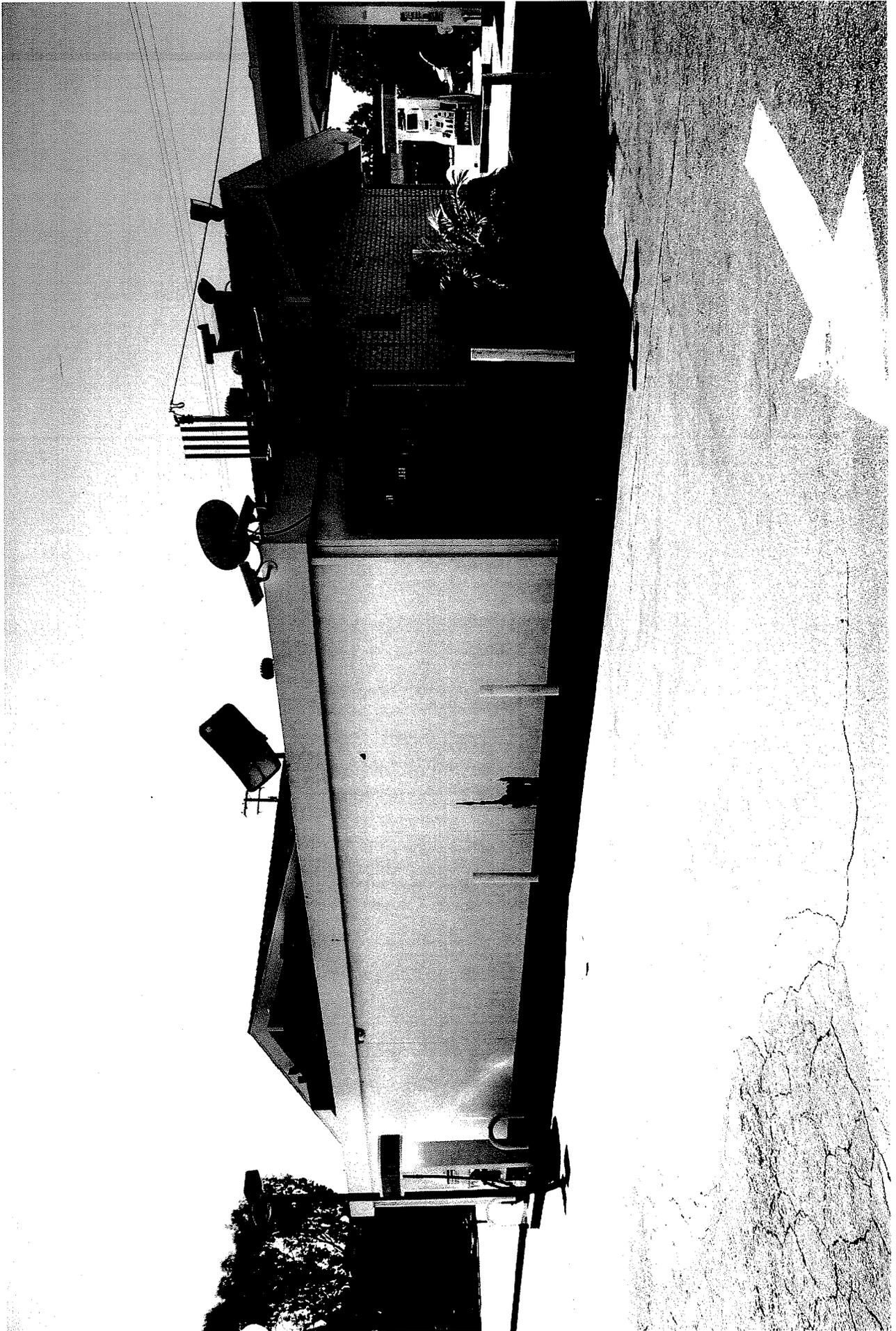
If you have any questions, please contact Investigator Benjamin DeLa Rosa at the Department of Alcoholic Beverage Control at (562) 860-4332.

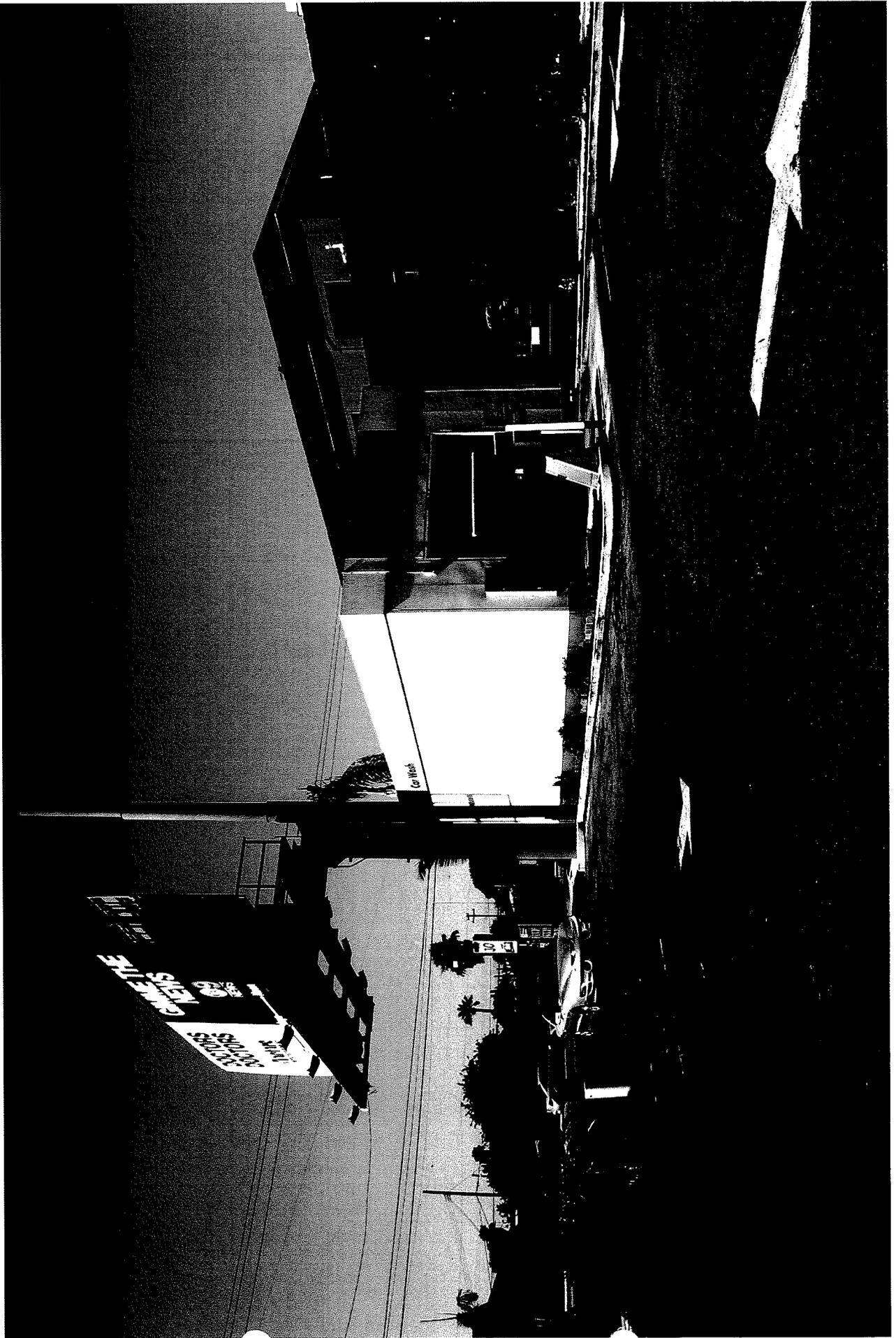
Sincerely,

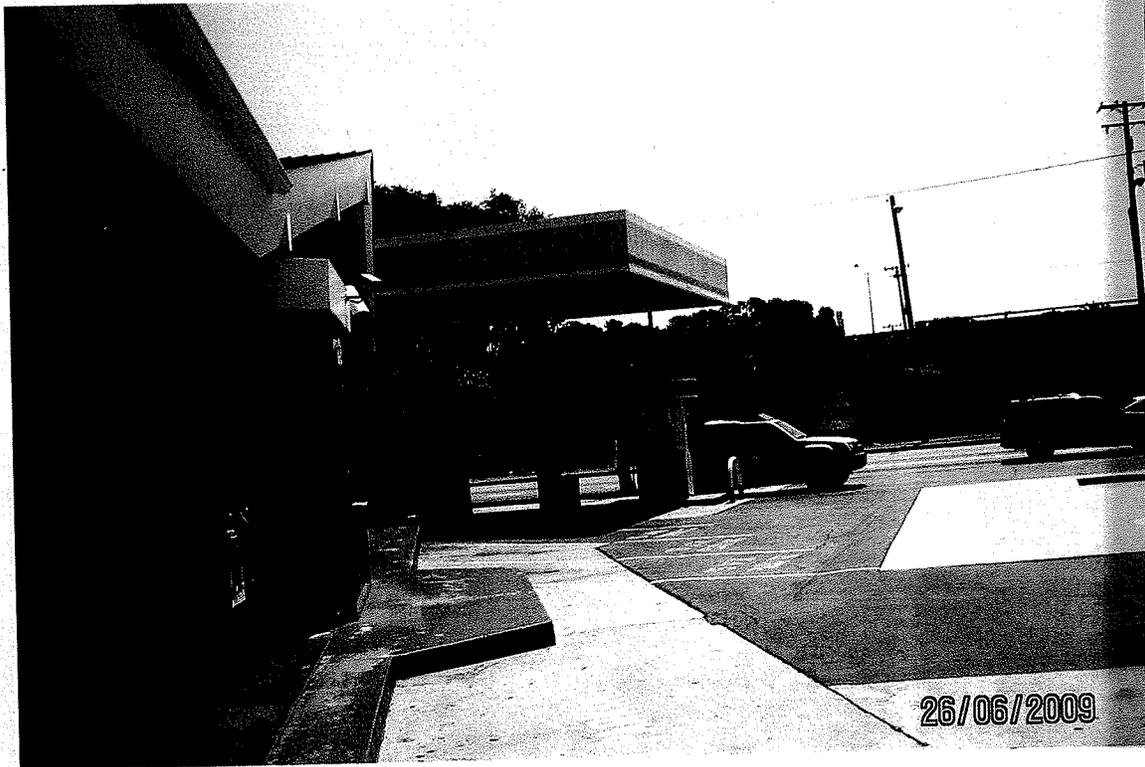
LEROY D. BACA, SHERIFF

Todd S. Rogers, Captain
Commander, Carson Station











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