



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 9, 2011

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

MAL H. LEE
1502 E. FIRESTONE BLVD.
LOS ANGELES, CA 90001

**REGARDING: PROJECT NUMBER R2007-00989 – (2)
CONDITIONAL USE PERMIT NO. 200700150
1502 E. FIRESTONE BOULEVARD, LOS ANGELES, CA 90001**

Dear Applicant:

The Regional Planning Commission, by its action of March 9, 2011, **APPROVED** the above described project and entitlement. The attached documents contain the Regional Planning Commission's findings and conditions relating to the approval. Please carefully review each condition. Condition No. 7 requires that the permittee file an affidavit accepting the conditions before the grant becomes effective.

The applicant or/and other interested person may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. **The appeal period for the project will end at 5:00 p.m. on March 23, 2011.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specific period, the Regional Planning Commission action is final.

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

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Rob Glaser of my staff at (213) 974-6443 or email at rglaser@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner, Director

Mark Child, Supervising Regional Planner
Zoning Permits North Section

RJB:MC:rg

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

c: BOS; DPW (Building and Safety)

**FINDINGS AND ORDER OF
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

**PROJECT NUMBER R2007-00989 – (2)
CONDITIONAL USE PERMIT NO. 200700150
ENVIRONMENTAL CASE NO. 200900074**

REQUEST:

The applicant, Lee's Mobil Gas Station, is requesting a Conditional Use Permit (CUP) to authorize the construction, operation and maintenance of a self-recycling automatic car wash at an existing gasoline service station in the C-3 (Unlimited Commercial) zone, Florence-Firestone Community Standards District (CSD) and within the Blue Line - Firestone Station Transit Oriented District (TOD) overlay zone. The project consists of converting an existing automobile lube bay into to an automatic carwash facility. This project will not increase the square footage of the existing gas station facility.

HEARING DATE: MARCH 9, 2011

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

A duly noticed public hearing was held on March 9, 2011 before the Regional Planning Commission (Commission). Commissioners Modugno, Valadez, Bellamy, Helsley, and Pedersen were all in attendance for the Public Hearing. Staff presented the applicant's request.

Commissioner Pedersen was concerned about pedestrians walking from the gas pump station, along Compton Avenue, to the mini-market, since this pathway is an alternative vehicular route to the proposed car wash facility. Staff suggested that this pedestrian crossing be painted or striped to assure that motorists are aware that this pathway may contain pedestrian activity. The Commission recommended that a condition of approval be added to address this safety concern.

There being no further testimony, the Commission voted (5-0) to close the public hearing, approved the applicant's request with findings and conditions for approval with the modification as discussed.

Findings

1. The subject property is located at 1502 E. Firestone Boulevard, in the unincorporated community of Florence-Firestone, within the Compton-Florence and Firestone Park Zoned Districts.

2. The subject property is zoned C-3 (Unlimited Commercial), located within the Florence-Firestone Community Standards District (CSD) and the Blue Line – Firestone Station Transit Orientated District (TOD) overlay zone. The zoning for the surrounding properties are as follows:
 - North: C-3 zone, Florence-Firestone CSD and Blue Line TOD.
 - East: C-3 and R-2 (Two-family) zones, Florence-Firestone CSD and Blue Line TOD.
 - South: C-3 zone, Florence-Firestone CSD and Blue Line TOD.
 - West: C-3 zone, Florence-Firestone CSD and Blue Line TOD.
3. The existing land use for the subject property is a gasoline service station, mini-market, and a lube bay with appurtenant parking. The existing land uses for the surrounding properties are as follows:
 - North: School, retail stores, motel, single-family and multi-family residences.
 - East: Retail stores, service shops, single-family and multi-family residences.
 - South: Single-family and multi-family residences.
 - West: Gasoline service station with a convenience store, retail stores, single-family and multi-family residences.
4. This approval is for authorization to construct, operate and maintain an automatic car wash associated with a service station within the Blue Line Transit Oriented District overlay zone, pursuant to Section 22.44.430 D.1.ii of the Los Angeles County Zoning Code.
5. Ordinance No. 4562 – established the C-3 (Unlimited Commercial) zone for the subject property on October 23, 1945.
6. Permit No. 01-03166 - issued on September 12, 1968, authorized the construction of the gasoline station facility with canopies and a mini-market.
7. Plot Pan No. 43267 – approved November 1, 1993, authorized the construction of the lube bay and the remodel of the mini-market.
8. Plop Plan No. 2007-00630 – approved June 5, 2007, authorized a increased height of the fueling station canopies.
9. The proposed use will be consistent with the adopted general plan for the area. The Countywide General Plan (Plan) Land Use Policy designation for the subject property is “Major Commercial” and the existing development of the gasoline service station with a proposed automatic car wash is consistent with the intent and policies of the Plan, since the proposed project provides an additional commercial service for the local community.

10. The subject property is zoned Unlimited Commercial (C-3), located within the Florence Firestone Community Standards District (CSD) and within the Blue Line – Firestone Station Transit Orientated District (TOD) overlay zone. The C-3 zone was established to provide for a comprehensive range of goods and services of a commercial nature for the local community. The existing gas station and proposed car wash is consistent with the intent and purpose of this zone. Typically a gas station with an automatic car wash is permitted by right within C-3 zone, but a use permit is required in this case because it is located within the Blue Line TOD overlay zone.
11. The existing site is adequate in size and shape to accommodate the development standards and features that are required in Title 22 of the County Code in order to integrate the use into the surrounding area. The existing gas station facility was established in 1968, pursuant to then-applicable standards. The project does not propose any expansion of the facility that would trigger compliance with updated standards, however, the facility currently complies with the yard, walls, fences, parking, and loading facilities that would be applicable to a site in the C-3 zone. In the C-3 zone, there is a ten percent (10%) landscaping requirement that is not met on this lot, because it was not required at the time the lot was approved for a gasoline service facility. The requirement for all commercial uses to have ten percent (10 %) of the lot landscaped was established by Ordinance 83-0161 on October 14, 1983, and the gas station was constructed with proper building permits in September 1968, well before the effective date of that requirement. Two additional landscaped buffer strips, between the sidewalk and the facility, along Compton Avenue and Firestone Boulevard are proposed to increase the amount of landscaping on-site and to better meet the intent of the Blue Line TOD to establish a pedestrian friendly environment. Even with the addition of these landscape strips, the site does not meet the ten percent (10%) standard. Since the project is converting an existing lube bay into an automatic car wash and no additional square footage of the building is being proposed, the ten percent (10%) landscape standard is not required. Nevertheless, the applicant is proposing to provide additional landscaping, which will increase the amount of landscaping on the lot by 360 square feet. The total landscaped area on the lot with the additional landscaping would be 850 square feet, which constitutes approximately four percent (4%) of the lot.
12. The Florence-Firestone CSD was established to improve the appearance of the community and to promote maintenance of structures and surrounding properties. Since there is no new exterior construction proposed to the structure that would trigger the requirements of the CSD and the facility is well maintained, the project is consistent with the intent of the Florence-Firestone CSD. The proposed project is for the conversion of an existing lube bay to an automatic car wash and this particular use would be permitted by right within the areas of the Florence-Firestone CSD that are not subject to the TOD overlay.
13. The Blue Line TOD overlay zone is established to promote transit-oriented and pedestrian-oriented development, to increase transit use, to manage traffic

congestion, and to improve air quality. An automatic car wash in this overly zone requires a CUP pursuant to Section 22.44.430 D.1.ii of the Los Angeles County Code. In addition to the automatic car wash, the applicant is proposing to install two landscaped buffer strips along Compton Avenue and Firestone Boulevard to create a more pedestrian friendly environment to compliment the intent of the Blue Line TOD. Because the car wash is a self-recycling unit, it reduces the amount of water that would be used in the car wash facility and would otherwise be discharged to the sewer system, and as such, will not impact the existing sewer system infrastructure. Additionally, this project will likely result in beneficial impacts by providing a location where the community can wash cars, where the used wash water will be recycled and filtered before it enters the sewer system, rather than the unfiltered water that currently flows into the storm drain system when individuals wash their cars on the street.

14. The requested use on the subject property will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare. The proposed self-recycling automatic car wash is a service that is compatible with the existing gas station facility. The facility will provide a location that will allow for used wash water from car washing to be recycled and filtered prior to being discharged into the sewer system. The proposed car wash unit will include a filtration system designed to remove oils, grease, fuels, all types of hydrocarbons, waxes, soaps, and other types of organic chemicals and to capture these items to prevent their discharge into the sewer system. This car wash will also save a substantial amount of water since it is a self-recycling system, which will allow for the filtered wash water to be reused rather than discharged to the sewer system after every wash.
15. The addition of an automatic car wash to the existing gas station facility located along Firestone Boulevard is consistent with the commercial character within this commercial corridor. A noise study was conducted at the subject location on May 3, 2009, by the Department of Public Health, and the study concluded that the contribution of the car wash noise is at most marginal to the already noisy environment. This self-recycling automatic car wash will minimize environmental impacts to the infrastructure surrounding this facility. Since this Transit Orientated District is developing and has not yet transitioned to a transit-oriented community, an automatic car wash can be found compatible with the surround uses, but for a limited time period. Therefore, staff is recommending a term of ten (10) years. Once this district becomes developed as a fully functional transit-orientated community, the appropriateness of a car wash use at this location should be revisited based on the standards that in place at that time.
16. The site plan depicts an existing gasoline service station facility located on a 0.46 acre lot. The gasoline service facility consists of three (3) gasoline island pump stations with canopies, a mini-market, a lube bay, three underground gasoline

storage tanks and appurtenant parking. The parking for this facility meets current parking requirements, which consist of five (5) parking spaces (2 standard size, 2 compact size and 1 handicapped). The existing landscaping provided on the subject property does not meet current landscaping requirements. Two additional landscape planters are proposed along Firestone Avenue and Compton Avenue to enhance the streetscape and promote a pedestrian friendly environment. Access to the subject property is through two separate driveways along Compton Avenue (a designated secondary highway) and through two separate driveways along Firestone Boulevard (a designated major highway). There is also a twelve foot wide alley located on the east side of the subject property and an existing storage unit located on the southeast corner of the lot.

17. Due to safety concerns for pedestrians walking from the gasoline pump station, along Slauson Avenue, to the mini-market/cashier, a pedestrian path must be made visible to vehicular traffic utilizing this particular route to access the proposed car wash facility.
18. A sewer area study was prepared which included an analysis of the tributary flow to the sewer system from the project to the Los Angeles County Sanitation trunk line downstream of the proposed project. The conclusion of the study indicated that the existing sewer has adequate capacity for the proposed development and that mitigation is not required for the analyzed sewer area as a result of this project, based on the sewer capacity information provided from the Los Angeles County Sanitation District. The Department of Public Works, Land Division Section, approved this sewer area study on November 4, 2010.
19. The Los Angeles County Sanitation Districts issued a *will serve* letter for sewer connection for the proposed project on October 8, 2010. All appropriate sewage connection fees must be paid upon project approval.
20. A *will serve* letter was submitted from the Golden State Water Company which will provide water for the proposed project.
21. Department of Public Health conducted a noise study on May 3, 2009, at the subject location (email attached). The study concluded that the contribution of the car wash noise is at most marginal to the already noisy environment. The recommendation from this Department is to have the car wash facility adhere to an operational time restriction as indicated in Section 12.08.450 of the Los Angeles County Code, which is from 7:00 a.m. to 8:00 p.m. This restriction will cover the forced air blowers, the vacuum cleaners and the compressors. Additionally, all equipment for this car wash facility must be maintained properly. With this condition of operation, the Department of Public Health concluded that there were no noise-related impacts from this project.
22. The Department of Regional Planning (Department) prepared an Initial Study for the project, and based on that Initial Study, the Department determined that a Negative

Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since the project is to authorize a self-recycling automatic car wash at an existing gasoline service station, which will not result in any adverse environmental impacts. The project will not result in any impacts to the existing sewer system and infrastructure because the self-recycling component will reduce the amount of water discharged to the sewer system. Additionally, the project may, in fact, have a beneficial impact by providing a location where cars can be washed utilizing a system that would filter toxic chemicals from the used water prior to its discharge into the sewer system.

23. The applicant is required to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code. The Burden of Proof with the applicant's responses is attached. Staff is of the opinion that the applicant has met the Burden of Proof.
24. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting. The comment period for the Negative Declaration was included with the noticing and the Notice of Intent to Adopt a Negative Declaration was posted at the County Clerk's office.
25. To ensure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to ten (10) years.
26. The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area;
- B. That the requested use at this location, in conformance with the attached conditions of approval, will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;

- C. That the existing site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the existing site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
- E. That the existing site is adequately served by infrastructure including streets with adequate access to the subject property and sewer. The project will not result in any impacts to the existing sewer system and infrastructure because the self-recycling component will reduce the amount of water discharged to the sewer system. Additionally, the project may, in fact, have a beneficial impact by providing a location where cars can be washed utilizing a system that would filter toxic chemicals from the used water prior to its discharge into the sewer system.

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).

REGIONAL PLANNING COMMISSION:

1. The Regional Planning Commission has considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect of the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission, and adopts the Negative Declaration.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 200700150 is **APPROVED**, subject to the attached conditions.

c: Regional Planning Commission, Building and Safety

MC:RG:rg

VOTE: 5 – 0 – 0 – 0

CONCURRING: Modugno, Valadez, Bellamy, Helsley, Pedersen

DISSENTING: None
ABSTAINING: None
ABSENT: None
ACTION DATE: March 9, 2011

1. This grant authorizes the construction, operation, and maintenance of a self-recycling automatic car wash at an existing gasoline service station located at 1502 E. Firestone Boulevard, in the unincorporated community of Florence-Firestone, subject to the following conditions of approval:
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10 and 11. The recorded affidavit shall be filed and the required monies shall be paid by **May 8, 2011**. Notwithstanding the foregoing, this Condition No. 3, and Conditions Nos. 4, 5, 9, and 11 shall be effective immediately upon the date of final approval of this grant by the County. The date of final approval is the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing 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.
6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of

this grant, the permittee, or property owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. **This grant shall terminate on March 9, 2021.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least 6 months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two years from the date of final approval of the grant by the County. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County of Los Angeles the sum of **\$1,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **five (5) biennial (one every other year)** inspections. Inspections shall be unannounced.

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

11. Within 3 days of the date of final approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code (currently **\$2,119.00** (\$2,044.00 for a Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.
12. 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.

13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
14. All structures shall conform with the requirements of the Division of Building and Safety of the County Department of Public Works.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by 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. The only exception shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, 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.
17. Hours of operation for the automatic car wash facility shall be limited to 7:00 a.m. to 8:00 p.m., Monday through Sunday.
18. All equipment for the said automatic car wash facility shall be maintained in working order at all times. If the car wash facility is not in working order, then the permittee shall repair the car wash facility. The car wash facility includes the code-o-matic equipment device, the vacuuming system and all other equipment associated with the car wash.
19. If the automatic car wash facility becomes inoperable for more than 6 months, the permittee shall replace the car wash use with another use on the site subject to obtaining all applicable permits and approvals, or otherwise remove the car wash facility from the site.
20. The permittee shall obtain an industrial waste permit from the Los Angeles County Department of Public Works, as applicable, for the car wash facility. All required permits shall be obtained prior to commencing operation of the car wash facility.
21. All landscaping on the subject property shall be well maintained in a neat and orderly fashion, and any dead plant materials shall be promptly removed and replaced with suitable plants.
22. The permittee shall paint or stripe a pedestrian pathway from the gasoline pump station, along Compton Avenue, to the mini-market/cashier building. The material or paint used for this pathway must be a bright color (white, orange or yellow) in order for the pathway to be visible from a motor vehicle. The pathway shall be at least six feet wide.