

This grant authorizes the sale of beer and wine for off-site consumption on existing convenience store and off-site consumption at a previously approved fast food restaurant; and the conversion of an office space to a caretaker residential unit as depicted on the approved Exhibit "A", subject to all of 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 No. 7, and until all required monies have been paid pursuant to Condition No. 9.
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 notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
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 in accordance with Los Angeles County Code Section 2.170.010.

5. This grant shall expire unless used within ninety (90) days from the date of approval. A one-year time extension may be requested in writing and with the applicable fee, at least six (6) months 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. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director
8. **This grant will terminate on May 13, 2019.** 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, whether or not any modification of the use is requested at that time.

Upon termination of this grant, entitlement to the use of the property shall be subject to the regulations then in effect. If permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the termination of this permit, whether or not any modification of the use is requested at that time.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$1,500.00**. These monies shall be placed in a performance fund that 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 fund provides for **ten (10)** inspections. The first inspection shall occur within one year after the approval date of this grant and each subsequent inspection shall occur at a year interval. 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 the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or

a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance. In the event that the county deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the county for all costs incurred in such proceedings.

11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
12. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said Department.
13. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
14. All structures shall comply with the requirements of the Los Angeles County Department of Health Services.
15. 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
16. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
17. The maintenance of the caretaker residence shall be further subject to all of the following restrictions:
 - a. Upon approval of the Exhibit "A", the applicant shall apply for building permits for the caretaker residence from the County of Los Angeles Department of Building and Safety;
 - b. Occupancy of the one caretaker residence shall be limited to persons who are employed by the owner of the subject property or the permittee and who are receiving meaningful compensation to assume the primary responsibility for the necessary repair, maintenance, supervision or security of the subject property or personal property of the employer which is located on the subject property;
 - c. The permittee shall maintain a minimum of one (1) on-site automobile parking space for use by the caretaker;

- d. Only bonafide caretakers shall occupy said caretaker residence. No rent of any kind shall be charged for use of the caretaker residence;
 - e. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises under which the permittee has control;
 - f. The caretaker residence shall not contain more than one dwelling unit; and
18. The operation of the restaurant including the sale of beer and wine for on-site consumption, and the convenience store including the sale of beer and wine for off-site consumption shall be further subject to all of the following restrictions:
- a. The conditions of this grant shall be retained on the premises at all times and be immediately produced upon request of any County Sheriff, Department of Regional Planning Zoning Enforcement Inspector or ABC investigator. The restaurant manager and all employees of the restaurant shall be knowledgeable of the conditions herein;
 - b. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced;
 - c. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the approved Exhibit "A". No additional display of alcoholic beverages shall be provided elsewhere on the premises;
 - d. Restaurant hours of operation allowed to sell beer and wine for on-site consumption shall be limited from 11:00 a.m. to 8:00 p.m. seven (7) days a week.
 - e. Convenience store hours of operation allowed to sell beer and wine for off-site consumption shall be limited from 7:00 a.m. to 8:00 p.m. seven (7) days a week.
 - f. Patrons of the restaurant are prohibited of getting their own alcoholic beverages from the convenience store. A restaurant employee shall take orders and provide the food and beverages to restaurant customers at the indoor seating area.
 - g. All servers of alcoholic beverages must be at least 18 years old. The licensee, all managers and present and future employees of the establishment 18 years of age or older shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the California Department of Alcoholic Beverage Control. This training shall be on-going and all new employees shall be required to attend. The licensee shall display a certificate or plaque in the lobby of the establishment indicating they have participated in this program;
 - h. That a minimum of one restaurant employee shall be designated during operating hours to police the sale of alcohol at the subject restaurant and to strictly enforce all laws and regulations pertaining to the sale of alcohol for on-site consumption at the subject restaurant;

- i. Sale of alcoholic beverages from an ice tub is prohibited.
- j. There shall be no beer sold in containers under one quart or in less than six-pack quantities;
- k. 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;
- l. The permittee shall install a video camera in the restaurant seating area that records the activities during hours of operation. The tapes shall be kept for at least a two-week period and shall be made available to the Sheriff if requested.
- m. The permittee shall post signs at the restaurant and convenience store stating that on-site consumption of beer and wine is for customers only when they order food from the subject restaurant and it must be consumed at the indoor seating area.
- n. The permittee shall not advertise the sale of alcoholic beverages on the exterior walls or windows of the building or at any location on the subject property. No self-illuminating advertising for alcoholic beverages shall be located on the buildings or windows;
- o. Off-site signs are prohibited, unless approved by the Department of Regional Planning. The placement of portable signs on sidewalks adjacent to the subject property and temporary signs on walls and poles is prohibited;
- p. The permittee shall not advertise the sale of alcoholic beverages at the motor fuel islands.
- q. Temporary window signs shall not exceed 25 percent of the area of any single window or of adjoining windows on the same frontage;
- r. The permittee shall post signage on the premises in both English and the predominant second language in the neighborhood, which is clearly visible to customers, prohibiting the consumption of alcohol outside of said restaurant's eating area;
- s. Telephone numbers of local law enforcement shall be posted adjacent to the cashier's areas of the convenience store and service areas of the restaurant;
- t. The permittee shall provide adequate lighting above all entrances and exits to the premises. The lighting shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons entering or exiting the premises 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. Outdoor lighting shall not exceed an intensity of one foot-candle of light throughout the facility. Only minimal motion-sensor security lighting shall be used later than closing hours nightly;

- u. There shall be no cover charge or prepayment fee for food and/or beverage service required for admission to the restaurant;
 - v. The restaurant shall not be used for private parties (booking of the entire restaurant by one party);
 - w. Temporary signs or banners advertising alcoholic beverage "specials" or any similar promotions shall not be displayed on the exterior walls or fascia of the building;
 - x. No live entertainment is permitted;
 - y. Any piped in background music accompanying the diners shall be sufficiently regulated so as to not be audible beyond the restaurant;
 - z. The permittee shall not install or maintain video games, pool tables, or similar game activities or equipment on site;
 - aa. 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;
 - bb. The permittee shall maintain the property in a neat and orderly fashion and maintain free of litter all areas of the premises under which the permittee has control;
 - cc. 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;
 - dd. The permittee shall instruct all employees in the regulations regarding no loitering and no consumption of alcoholic beverages outside the subject facility. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary;
 - ee. There shall be no outdoor sales, storage, or displays of merchandise;
 - ff. Restaurant outdoor eating area is prohibited;
 - gg. No sale of alcoholic beverages shall be made from a drive-in window; and
 - hh. The consumption of beer and wine outside of the existing indoor eating area is prohibited.
 - ii. The permittee shall abide by all requirements, licensing or otherwise, established for the sale of alcoholic beverages by the State Department of Alcoholic Beverage Control;
19. A minimum of 28 parking spaces shall be maintained on site, one of which must be handicap. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use.

20. The occupancy of the building shall not exceed 60 persons;
21. The occupancy of the restaurant's eating area shall not exceed 37 persons;
22. There shall be no outdoor public address system or other sound amplification, or similar acoustical devices audible beyond the property boundaries.
23. The permittee shall develop the subject property with 7,884 square feet of landscaping as depicted on the approved Exhibit "A". Landscaping shall be continuously maintained in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Incidental walkways, if needed, may be developed in the landscaped areas.
24. 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.
25. The permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times.

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