



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 20, 2012

Sheryl Brady
The Permit Place
13400 Riverside Dr., Suite 202
Sherman Oaks, CA 91423

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

**REGARDING: PROJECT NO. R2009-00690-(2)
CONDITIONAL USE PERMIT NO. 201000097
15500 S. BROADWAY STREET, GARDENA**

Dear Applicant:

Hearing Officer Gina Natoli, by her action of March 20, 2012, **APPROVED** the above described project and entitlements. The attached documents contain the Hearing Officer's findings and conditions relating to the approval. Please carefully review each condition. Condition No. 2 requires that the permittee file an affidavit accepting the conditions before the grants becomes effective.

The applicant and/or other interested person(s) may appeal the Hearing Officer's decision to the Regional Planning Commission at the office of the Commission Secretary, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the Commission Secretary for the appeal procedures and fee at (213) 974-6409. **The appeal period for this project will end at 5:00 p.m. on April 3, 2012.** Any appeal must be delivered in person to the Commission Secretary by this time. If no appeal is filed during the specified period, the Hearing Officer's action is final.

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 **Rudy Silvas** of the Zoning Permits West Section at (213) 974-6462, or e-mail at rsilvas@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

Richard J. Bruckner
Director

Mi Kim, Supervising Regional Planner
Zoning Permits West Section

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

c: DPW (Building and Safety); Fire (Fire Prevention Bureau), Zoning Enforcement West

MKK:RS

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

**PROJECT NO. R2009-00690-(2)
CONDITIONAL USE PERMIT NO. 201000097**

REQUEST:

The applicant requests a conditional use permit application, pursuant to Los Angeles County Code Section 22.56.195, for Alcoholic Beverage Sales for onsite consumption of beer and wine at an established restaurant. The restaurant is located in the M-2 (Heavy Manufacturing) Zone within the West Rancho Dominguez - Victoria Community Standards District (CSD). The restaurant in conjunction with food processing and sale of produced goods was approved by Plot Plan No. 200900497, with an Occupancy Load Determination for no more than 86 persons, along with required parking.

HEARING OFFICER HEARING DATE: FEBRUARY 21, 2012; MARCH 20, 2012

PROCEEDINGS BEFORE THE HEARING OFFICER:

February 21, 2012

Staff requested before the Hearing Officer, Gina Natoli, on February 21, 2012 that the public hearing be continued to March 20, 2012, in order to allow Staff time to work with the applicant in resolving the parking issue with six required parking stalls obstructed on the site. Staff reported that Zoning Enforcement West has not issued any official citation to the property owner but will monitor the situation.

The applicant's representative testified before the Hearing Officer and requested that the hearing be allowed to proceed, with reference to Condition No. 19, that the site would be cleared of all obstructions within the parking stalls prior to final approval. The Hearing Officer responded to the applicant that projects cannot be approved which have zoning violations on them.

The Hearing Officer granted Staff's request to continue the hearing to March 20, 2012.

March 20, 2012

The public hearing was held on March 20, 2012 before the Hearing Officer, Gina Natoli. Staff gave a presentation recommending approval for the new CUP application after stating that the previous zoning violation for parking had been cleared and verified by Zoning Enforcement West. There were no outstanding issues or complaints received from the community to report.

The applicant's representative testified before the Hearing Officer that she was satisfied with the presentation and recommendation to approve the CUP, but requested modification to Conditions No. 19, 23, 27 and 29. The applicant recommended modification to Condition No. 19 to eliminate the second sentence for clearing of obstructions over and within parking stalls because that has now occurred; modification

to Condition No. 23 to require only management to participate in the LEAD Program; modification to Condition No. 27 to allow the restaurant to continue selling beer and wine beyond closing time at 9 p.m.; and modification to Condition No. 29 to allow that only a taxi cab phone number be posted at the register in lieu of implementing a Designated Driver Program. The applicant also requested that Condition No. 8 be eliminated with its grant termination date of March 20, 2027.

After the applicant's testimony, the Hearing Officer directed that Finding No. 16 have all language pertaining to the previous zoning violation for parking deleted beginning after the sentence ending with, "for every 500 square feet of floor area". On Finding No. 21, the date of December 21, 2011 is to be changed to March 19, 2012. On Condition No. 2, the Hearing Officer asked that the date be changed to May 21, 2012. The Hearing Officer stated that she could not modify Conditions No. 23, 27 and 29, nor eliminate Condition No. 8.

The Hearing Officer stated Condition No. 8 is required to be maintained as written in order to ensure that the restaurant use is in good standing at the time the grant term is scheduled for renewal. There is no sure way to know what the restaurant use and its location will be like in 10 to 20 years, and it will be necessary to reassess the use and its compatibility with the surrounding land uses in the future. Conditions No. 23 and 29, which are standard conditions, are also required to be maintained as written in order to ensure public safety for patrons of the restaurant and for citizens within the community. Condition No. 27 must also be maintained as written because the restaurant closes its doors at 9 p.m. The Hearing Officer stated that it is not correct for the sale of alcoholic beverages to continue beyond the restaurant's closing hour. The Hearing Officer did state that should the applicant desire to extend operating hours in the future, thereby also extending the sale of alcoholic beverages to a later hour, he could request to do so and file for a modification to Condition No. 27. The Hearing Officer also directed that the second sentence on Condition No. 19 be removed, now that the zoning violation on the site for parking has been remedied.

The Hearing Officer took into consideration that the list of crimes reported in the area by the County Sheriff Department were not related to the restaurant, and that the other two liquor licenses in State Alcohol and Beverage Control's reporting district were for onsite consumption at eating establishments beyond 600 feet from the subject site.

There being no further testimony, the Hearing Officer closed the public hearing and approved the Conditional Use Permit.

Findings

1. The subject property is located at 15500 S. Broadway St., in the unincorporated County area of Rosewood. The location is situated in the Second Supervisorial District of Los Angeles County, within the Victoria Zoned District.
2. The project is a conditional use permit (CUP) to allow beer and wine sales for on-site consumption (State Alcoholic Beverage Control (ABC) Type 41 Liquor License)

in an established restaurant (The Eatalian Café). The restaurant is located in the M-2 (Heavy Manufacturing) Zone within the West Rancho Dominguez - Victoria Community Standards District (CSD).

3. The subject property consists of a large industrial/commercial building with multi-tenant suites (two). Subject suite is used for existing restaurant/food processing, second suite is used for garment manufacturing. Forty-eight parking stalls are located on the site, including three handicap stalls plus one loading space serving the restaurant. Twenty-nine of the total parking stalls are required for the restaurant.
4. The restaurant was approved by Plot Plan 200900497 on August 13, 2009. The plot plan approved the renovation and conversion of 13,900 square feet of manufacturing space into a restaurant with food processing.
5. Surrounding properties are zoned:
North: M-2
South: M-2
East: M-2
West: M-1 (Light Manufacturing)
6. Surrounding land uses consist of:
North: Light industrial
South: Warehouse/Restaurant
East: Outside storage/auto salvage
West: Light industrial/warehouse
7. The Los Angeles Countywide General Plan land use category for the subject property is Category I (Major Industrial). The established commercial/light industrial use and the proposed sale of beer and wine within the established restaurant do not conflict with the Major Industrial land use category of the Countywide General Plan. The Countywide General Plan states that Major Industrial land uses are "areas which are generally appropriate for major industrial uses including manufacturing of all types". The existing use is an approved food processing facility, with retail sales of goods, which also includes the serving of food and drink to the public (the restaurant). It is a local-serving business serving local needs as well, which is also consistent with the land use category. The adjacent use on site for garment manufacturing is also consistent with the Major Industrial land use category.
8. The current zoning of M-2 was established by Ordinance No. 6756 on September 6, 1955.
9. County Assessor records indicate that structure on site was developed in 1961.
10. Under County Code Section 22.56.195, which requires a CUP for alcoholic beverage sales, for either on-site or off-site consumption, the applicant was

required to file the CUP application for the proposed beer and wine sales in an established restaurant. The West Rancho Dominguez - Victoria CSD, (County Code Section 22.44.130), does not require any supplemental information for the CUP application for beer and wine sales onsite in an existing eating establishment.

11. The restaurant establishment does not currently sell alcoholic beverages but proposes to do so for onsite consumption.
12. In addition to the findings required pursuant to Subsection A of County Code Section 22.56.090 regarding public safety, health and general welfare, the State Department of Alcoholic Beverage Control (ABC) reported to Regional Planning on December 15, 2011 that the location of the restaurant establishment is in a high crime reporting district. Staff consulted the County Sheriff Department (Compton Sheriff Station) for a call and crime history report for the project site over the last five years (report attached). The County Sheriff's Department voiced no objection to the proposed use in their letter dated December 23, 2011
13. The project site is located greater than 600 feet away from any place used exclusively for religious worship, school, park, playground or any similar use; and the site is sufficiently buffered from any residential areas in the vicinity, the nearest being a nonconforming mobilehome park in the M-1 Zone on Redondo Beach Boulevard at the edge of the 600-foot radius from the project site. There are no other recognized establishments conducting alcoholic beverage sales, for either on-site or off-site consumption, within a 600 foot radius of the site; however, ABC has reported an undue concentration (2 licenses allowed; 2 existing) of ABC licenses within the Reporting District No. 2871 within which the subject site is located. An addition of an ABC license to sell beer and wine for onsite consumption with food service is of public convenience and necessity as the subject restaurant serves surrounding uses.
14. Finally, the proposed use would not adversely affect the economic welfare of the local community, and the exterior appearance of the building is consistent with surrounding structures. Therefore, the use is in compliance with Subsection B of County Code Section 22.56.195.
15. The existing parking, as required for the restaurant per County Code Section 22.52.1110 for Entertainment, Assembly and Dining, is provided in accordance with the stamped Occupancy Load Determination for 86 persons on the plan. Twenty-nine parking spaces are provided for the existing restaurant; that is one stall for every three persons based on the total number of persons in the Occupancy Load Determination.
16. An additional 19 parking spaces are required for the light industrial/manufacturing use in the adjacent building suite, in accordance with County Code Section 22.52.1140, which requires one stall for every 500 square feet of floor area.

17. One loading space area is provided for the restaurant/food manufacturing establishment, and is in compliance with County Code Section 22.52.1084 for loading space areas that serve an industrial use. One Type B stall is required (12'X30') and provided with a loading dock entrance on the east end of the restaurant/food processing building suite.
18. Also during Staff's site visit of December 21, 2011, it was noticed that there is a new set of three projecting business signs, and one new wall business sign along the Broadway Street frontage of the property. It is not clear what their dimensions are, or whether they comply with County Code Sections 22.52.900 for projecting business signs and 22.52.880 for wall business signs. An updated Exhibit "A" building elevation and sign plan will be required for review and final approval.
19. The proposed onsite sale of alcoholic beverages in the established restaurant would not create any type of negative impacts to the surrounding neighborhood. The surrounding community is primarily developed with industrial use; there are no residences within 500 feet. The restaurant/food processing business is a benefit to the local industrial community, serving not only those within this community, but serving customers from outside the community who visit or do business in the local vicinity. The use itself does not conflict with the Major Industrial land use category of the Countywide General Plan. However, due to the report from ABC that there is an undue concentration of ABC licenses in Reporting District 2871 where the restaurant is located, Staff has made a finding that the sale of alcoholic beverages for onsite consumption in the existing restaurant provides a public convenience and necessity that serves the local community.
20. Staff recommends that the applicant, Antonio Pellini, be allowed to proceed with the project under the attached conditions of approval. The conditions of approval will ensure that the restaurant with beer and wine sales for onsite consumption is operated properly and in accordance with all applicable County and State regulations, that the property is maintained in a clean and orderly manner, and that the sale of beer and wine for onsite consumption is neighborhood-compatible. The use and the improvements to the site would be in adherence to the qualities outlined in the West Rancho Dominguez – Victoria Community Standards District.
21. No open Enforcement cases on site; verified with Zoning Enforcement West on March 19, 2012. However, Zoning Enforcement will follow up with the permittee for compliance with the approved Plot Plan No. 200900497 for parking requirements and for signage regulations prior to final approval of the Exhibit "A" for this permit.
22. Staff has not received any comments from the public regarding this new CUP for alcoholic beverage sales.
23. The applicant is required to substantiate all facts identified by County Code Section 22.56.040. The CUP Burden of Proof with applicant's responses is attached. In addition, the applicant is also required to substantiate all facts identified by County

Code Section 22.56.195. The Alcoholic Beverage Sales Burden of Proof with the applicant's responses is also attached. Staff is of the opinion that the applicant has met both the CUP and the Alcoholic Beverage Sales Burdens 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.
25. Hearing Officer determined that a grant term of 15 years is appropriate as it ensures the restaurant to be in good standing during the grant term and allows the County to reassess the use and its capability with surrounding uses at the end of the grant term.
26. Participation in the LEAD (License Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control and the development and implementation of the Designated Driver program are required to ensure that alcohol is served safely, responsibly, and legally to maintain public safety.
27. The Hearing Officer finds that serving alcohol past closing time is not appropriate. Should the permittee want to sell alcohol beyond closing time, the applicant may request such an extension in the future in accordance with the modified operating hours.
28. The crime statistics report for the area provided by the County Sheriff Department are not related to the restaurant use and the sale of alcohol. The other two liquor licenses in State Alcohol and Beverage Control's (ABC) reporting district were for onsite consumption at eating establishments beyond 600 feet from the subject site. Although the other two existing liquor licenses in the reporting district constitute an overconcentration of licenses as stated by ABC, being that only two are allowed, the addition of one more license for onsite consumption of alcoholic beverages at an established restaurant would not create an adverse affect to the surrounding community, and instead would provide a public convenience for the many patrons from the surrounding area as well as from further outlying communities and travelers.
29. 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 15 years, with **seven (7) biennial (every other year)** site inspections.
30. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials is the Section Head of the Zoning Permits West Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

Regarding Conditional Use Permit:

- A. That the requested use at the location proposed will not:
 - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- 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 described in this Ordinance, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- 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.

Regarding Alcoholic Beverage Sales:

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

HEARING OFFICER ACTION:

1. Staff of the Department of Regional Planning has determined that a Categorical Exemption, Class 1 – Existing Facilities, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Hearing Officer has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
 2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201000097, Project No. 2009-00690-(2), is **APPROVED** subject to the attached conditions.
- c: Hearing Officer, Zoning Enforcement, Building and Safety

MKK:RS
03/21/2012

CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. R2009-00690-(2)
CONDITIONAL USE PERMIT NO. 201000097

PROJECT DESCRIPTION

Conditional use permit (CUP) to allow beer and wine sales for onsite consumption (ABC Type 41 Liquor License) in an existing restaurant (The Eatalian Café), located in the M-2 (Heavy Manufacturing) Zone within the West Rancho Dominguez - Victoria Community Standards District (CSD). The restaurant was approved by Plot Plan No. 200900497, along with food processing and sale of the goods produced with a maximum occupancy load of 86 persons. The project is **APPROVED** subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “**permittee**” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the **permittee**, and the owner of the subject property if other than the **permittee**, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“Regional Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 9 shall be effective immediately upon final approval of this grant by the County. The recorded affidavit shall be filed and the required monies shall be paid by **May 21, 2012**.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The **permittee** shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or other applicable limitations period. The County shall promptly notify the **permittee** of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the **permittee** of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the **permittee** shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the **permittee** shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in the Department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to **permittee** or **permittee's** counsel.

- a. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the **permittee** shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the **permittee**, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the **permittee** according to County Code Section 2.170.010.
6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the **permittee**, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on March 20, 2027.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new conditional use permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. 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 the sum of **\$1,400.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **seven (7) biennial (every other year)** inspections. Inspections shall be unannounced.
 - a. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible

and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance or otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
13. All requirements of Title 22 of the County 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 Exhibit A or on a revised Exhibit A approved by the Director.
14. All development pursuant to this grant shall conform with the requirements of County Department of Public Works.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." **Four (4) copies** of a modified Exhibit "A" of the building elevation plan that also depicts the new wall business sign and three projecting business signs fully dimensioned and drawn to scale shall be submitted to Regional Planning within sixty (60) days of the date of approval for final approval.

PERMIT-SPECIFIC CONDITIONS

17. The **permittee** shall maintain the property in a neat and orderly fashion.
18. The **permittee** shall maintain free of litter all areas on the premises under which the permitte has control.
19. The **permittee** shall maintain 48 parking stalls on the premises per the approved Plot Plan No. 200900497, specifically 29 parking stalls for the existing restaurant use and 19 for the adjacent garment manufacturing use on site.

20. Trash bin containers shall be located in their proper location and not over required parking stalls or in the driveways.
21. 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.
22. 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.
23. The **permittee**, and all managers and designated employees of the establishment, who directly serve or are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment such as the lobby, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.
24. 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.
25. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
26. 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.
27. This grant authorizes the sale of alcoholic beverages (beer and wine) for onsite consumption from 11a.m. to 9 p.m. Monday through Saturday.

PROJECT SITE-SPECIFIC CONDITIONS

28. There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility. The **permittee** shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
29. The **permittee** shall develop and implement a Designated Driver program (i.e. free soft drinks or coffee to a designated driver of a group). The **permittee** shall submit the program to the Director of Planning for approval prior to the approval of the Exhibit "A". A printed two-sided card explaining this program shall be placed on all tables in the restaurant or an explanation regarding the program shall be printed on the menu.

30. All servers of alcoholic beverages must be at least 18 years of age.
31. There shall be no music or other noise audible beyond the restaurant premises.
32. No live entertainment, dancing, or dance floor is authorized in or outside the premises.
33. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant.
34. The sale and serving of alcoholic beverages for consumption outside the restaurant is prohibited, including patios, sidewalks, porches, loading docks, etc.
35. The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the permissible hours of operation.
36. Not less than fifty-one percent of the income from the business enterprise shall be derived from the sale of food and non-alcoholic beverages. The business owner shall at all times maintain records which reflect separately the gross sale of food and the gross sale of alcoholic beverages. Said records shall be made available to the Los Angeles County Department of Regional Planning, the Department of Alcoholic Beverage Control, or the Los Angeles County Sheriff's Department on demand.
37. The **permittee** shall not advertise or hold any "happy hour" drink specials, "two-for-one" specials, or similar promotions.
38. Food service shall be continuously provided during operating hours.