



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



October 18, 2011

Richard J. Bruckner
Director

Pedro S. Martinez
11312 Acacia Ave.
Inglewood, CA 90304

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

**REGARDING: PROJECT NO. R2011-00120-(2)
CONDITIONAL USE PERMIT NO. 201100011
4158 W. 111TH STREET, INGLEWOOD**

Dear Applicant:

The Regional Planning Commission, by its action of October 5, 2011, **APPROVED** the above described project and entitlements. The attached documents contain the Regional Planning Commission'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 persons 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 this project will end at 5:00 p.m. on October 19, 2011.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

Upon completion of the appeal period, **hand deliver** a notarized affidavit of acceptance form, a certified copy of the recorded findings and conditions of approval, and any other required fees or materials to the planner assigned to your case (see attached instructions for more information). Please **make an appointment** with the case planner to ensure that processing will be completed expeditiously. If the required documents and fees are not received within 60 days of this final letter's date, this permit will be transferred to Zoning Enforcement for further action.

For additional 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,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Mi Kim, Acting Section Head
Zoning Permits West Section

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

c: BOS; DPW (Building and Safety); Zoning Enforcement;

MKK:RS

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

**PROJECT NO. 2011-00120-(2)
CONDITIONAL USE PERMIT NO. 201100011**

REQUEST

The applicant, Mr. Pedro S. Martinez, requests a Conditional Use Permit, under Los Angeles County Code (County Code) Section 22.44.450 (C) 1(a)ii, pursuant to Part 1 (Conditional Use Permits) of Chapter 22.56 of the County Code, including Section 22.56.040 for the Burden of Proof, for the continued use of a grocery store under 5,000 square feet in floor area and located on a corner lot, with beer and wine sales for off-site consumption. Grocery store is located on the same lot with a single family residence, located in the R-2 (Two-Family Residence) Zone within the Hawthorne Station (Green Line) Transit Oriented District (TOD). Grocery Store and residence is legal nonconforming due to standards for parking, landscaping and setbacks, and was last approved under Nonconforming Structure Review 00-167 on March 27, 2001, and expired on March 20, 2011. Type 20 ABC license for beer and wine sales, off-site consumption, is current.

REGIONAL PLANNING COMMISSION HEARING DATE: OCTOBER 5, 2011

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION

A duly noticed public hearing was held on October 5, 2011 before the Regional Planning Commission. Staff gave a presentation recommending approval for the new CUP application to continue the existing use of the grocery store located in the R-2 zone within the Hawthorne Station (Green Line) Transit Oriented District (TOD). There were no outstanding issues or complaints to report. Staff presented one concern for a metal pole located in front of the store, not previously discussed in previous hearings for the continued use of the store. Staff recommended a condition that if the pole were allowed to remain it be painted a traffic hazard warning color.

The Commission questioned if Staff had received any comments from the local community. Staff responded that no comments had been received on the CUP application. The Commission also asked Staff if they had contacted the local elementary school across 111th street and to the northwest of the subject property for the proposed project application, and if the new school under construction directly north of the subject site was an extension of the elementary school. Staff responded that no direct contact was established with the existing elementary school, but that hearing notices informing surrounding property owners within five-hundred feet of the subject site, including the elementary school, were mailed out. Staff also stated that the new school under construction directly across 111th Street from the subject site was a charter school. The Commission expressed a degree of discomfort in that the elementary school located northwest of the subject site was not contacted for feedback on the application.

The Commission also questioned if Staff had contacted the local Sheriff's Department for a report on whether there were any problems associated with the business, and for a record on the number of calls received. Staff responded that those steps, normally done on CUP cases for new ABC licenses, were not initiated because the CUP was for the continued operation of a small grocery store in the R-2 within the Green Line TOD and that the applicant held a current Type 20 ABC license. Staff also explained to the Commission that based on a site visit on September 14, 2011, the site appeared to be a clean run business that was family owned and operated, that the walls outside the store were clean and free of graffiti, and that the applicant had only a good record of operation based on the previous Nonconforming Structure/Use Review (NCR) approvals. Staff also noted that the community had signed a petition supporting the continued operation of the grocery store for the last NCR approval, and that no complaints either in writing or verbally were received during the public hearing noticing period. The Commission expressed an inclination towards having Staff obtain more feedback from the community, in particularly from the local elementary school across the street, and whether they supported the continued operation of the grocery store.

The Commission also questioned if Staff had investigated the safety issue of the structure, in particular the wiring of the structure. Staff responded that the Department of Public Works had been consulted on the CUP application for the continued use of the grocery store and had cleared the project for hearing with no comments.

The applicant's representative and daughter, Ms. Feny Martinez, testified before the Commission that the store owner and his family had a relationship with the community and the elementary school across 111th Street. She stated that a relative of the family also worked at the local elementary school. The applicant's daughter also stated that they do intend to establish a good relationship with the new charter school under construction directly across 111th Street to the north of the grocery store. The applicant's daughter stated that some of the wiring of the structure was upgraded as well, in response to the Commission's inquiry.

The Commission asked the applicant's daughter and representative if they would object to removing the metal pole located in front of the grocery store. The applicant's representative responded that the applicant/owner did not object to removing the pole, but had asked Staff if it could remain because it was believed that it could provide protection from a vehicle impacting the side of the store.

The Commission stated that the issue of community, and how the continued use of the store fit into it, was very important. The Commission commended the applicant on the well run operation of the store and its part in serving and staying connected to the community.

The Commission stated that it would have been nice to have had a report from Staff that it had contacted and run a check with the Sheriff's Department on the record of calls

received in the area. The Commission also stated that it would also have been nice to have received a written statement from the local elementary school that the store did not cause any problems for the school.

After debating on whether or not to have the applicant/owner of the store remove the metal pole, the Commission decided to have the metal pole removed out of concern for pedestrian safety.

The Commission voted to close the public hearing, and determined that the project was categorically exempt under the California Environmental Quality Act (CEQA) for a Class 1 Categorical Exemption for existing structures, and approved Conditional Use Permit No. 201100011, Project No. R2011-00120; subject to the attached findings and conditions of approval, with the inclusion for the removal of the pole in the conditions.

The Commission asked Staff how long the term of the grant was for. Staff responded that the grant term for the CUP was to be for fifteen years with annual inspections.

FINDINGS

1. The subject property is located at 4158 W. 111th Street, in the unincorporated County area of Lennox. The location is situated in the Second Supervisorial District of Los Angeles County, within the Lenox Zoned District and the Hawthorne Station (Green Line) TOD.
2. The subject property consists of the mom and pop grocery store, and single family residence with attached one car garage, on a single lot in the R-2 zone.
3. Surrounding properties are zoned:
 - North: R-2
 - South: R-2
 - East: R-2
 - West: R-2
4. Surrounding land uses consist of:
 - North: School lot for new school
 - South: Single-family residences
 - East: Single-family residences
 - West: Single/multi-family residences
5. Site plan depicts location of parcel at southeast corner of 111th Street and Freeman Avenue intersection, with existing grocery market and single-family residence with attached one car garage, porch, landscaping and driveway for residence, store's external refrigeration cooling equipment, fencing, and one pole no longer used for any purpose in front of market. Distance to center line of 111th Street is depicted, along with sidewalks and property boundary. Store has no parking spaces, none

depicted. Access to the residence is depicted with driveway approach from Freeman Avenue.

6. The Los Angeles Countywide General Plan (General Plan) Land Use Category for the subject property is Category 2 for Low/Medium Density Residential (6 to 12 dwelling units/acre). Category 2 is intended for land particularly suitable for small lot single family residences, twinhomes, duplexes, and townhouse development. The category's intent is to encourage housing alternatives, at densities ranging from six to twelve units per gross acre. The existing single-family residence and grocery store, established prior to the 1980 Countywide General Plan, does not conflict with the Category 2 Low/Medium Density Residential designation of the site. The grocery store provides service to all of the surrounding low/medium density residential uses.
7. The current zoning of R-2 was established and became effective on May 10, 1946, by Ordinance No. 4654.
8. The subject property was developed in 1925 prior to the current R-2 zoning establishment. Grocery stores are not permitted in the R-2 zone and therefore the use was classified as legal nonconforming.
9. Zone Exception Case No. 9449 was a 5 year grant to operate the market. This grant expired on May 18, 1975.
10. Nonconforming Review Case No. 71 was a 10 year grant to continue operation of the grocery store and expired on August 20, 1985.
11. Nonconforming Review Case No. 85-005-(2) was granted for continued operation of the grocery and expired on July 31, 1995.
12. Nonconforming Review Case No. 90-294-(2) was filed in 1990 to extend the expiration date of the previous grant beyond 1995. The grant was approved and extended the expiration date to August 14, 2000.
13. Nonconforming Review Case No. 00-167-(2) was filed in 2000. The grant was approved on March 27, 2001, and expired on March 20, 2011.
14. The Hawthorne Station (Green Line) Transit Oriented District (TOD) was adopted and became effective in February 24, 2005. The language of this TOD allows grocery stores up to 5,000 square feet and located on a corner lot, in the R-2 zone, with a conditional use permit. The applicant has filed for the first time a CUP to continue the use of the mom and pop grocery store under these new provisions.

15. The owner/applicant filed for a Certificate of Compliance (COC) on March 1, 2011. Certificate of Compliance No. 2011-00042 was recorded and issued on July 18, 2011, Instrument No. 20110959159 (UNCONDITIONAL).
16. 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.
17. Located in the Hawthorne Station (Green Line) Transit Oriented District (TOD), the existing grocery store, with its floor area of 720 square feet well below the threshold limit of 5,000 square feet, and located on a corner lot, is a use subject to permit within the current R-2 zoning designation of the subject site under County Code Section 22.44.450 (C) 1(a)ii for Green Line TOD standards. The 980 square foot single family residence is permitted by right. Both grocery store and single-family residence are situated on a 3,500 square foot corner parcel, on the south east corner of 111th Street and Freeman Avenue. Although the uses would be consistent with R-2 zoning under Green Line TOD standards, as a use subject to permit for the grocery store, and a use permitted by right for the residence, both uses are legal nonconforming due to standards for required parking and landscaping. The grocery store floor area of 720 square feet would require three parking spaces per current County Code 22.52.1100 standards of one space for every 250 square feet of floor area. Landscaping requirements would be for street, sidewalk and planting strip development of a six-foot wide landscaped planting strip, that separates the sidewalk from the street, under County Code Section 22.44.450 (C) 1(b)ii of the Green Line TOD. The parcel, also substandard in size by today's legal lot size requirements under County Code Section 22.24.240 Title 21, has been deemed to be in conformance with all requirements of the Subdivision Map Act and of the County Subdivision Ordinance through Certificate of Compliance No. 2011-00042.
18. A single existing wall business sign, mounted above the entrance to the store facing 111th Street, is a total of 5.75 square feet in sign area, with letters six inches in height. The existing sign is in compliance with County Code Section 22.44.450 (C) 1(b) i(B)(1) of the Green Line TOD standards for wall signs.
19. The existing grocery store and single-family residence were established in 1925. Although the use of the grocery store became a legal nonconforming use, after surpassing the amortization time period allowed under County Code Section 22.56.1540, the grocery store retained a legal nonconforming status for continued operation in the R-2 zone through approval of subsequent Nonconforming Structure Review applications pursuant to County Code Section 22.56.1550.
20. The store is beneficial and compatible to the existing neighborhood pattern of surrounding residences. Neighboring residents walk to the family owned store, making it part of the local community.

21. Although the store does have a current Type 20 ABC License for off-site beer and wine sales, due to be renewed by May 31, 2012, the owner of the store retails only beer. A Conditional Use Permit is not required to renew the existing Type 20 license as long as it is renewed prior to expiration. Approximately twenty-five percent of the existing refrigerated and frozen retail section, with the exception of the ice cream cooler, is used for sale of alcoholic beverages (beer). Beer is stored for sale behind door nos. 6, 7, and 8.
22. The property is currently well maintained, clean, and free of graffiti, trash, and debris. Conditions will be maintained to ensure the orderly continued use and cleanliness of the property. Two security surveillance cameras are mounted on the store facades, one on Freeman Avenue and the other on 111th Street. Conditions will also include continued operation and maintenance of the surveillance cameras.
23. Staff noted the existing metal pole located in front of the grocery store, and the location of the pole was verified not to be in the public right of way by County Public Works. The pole serves no purpose. Staff will recommend that a condition of approval for continued use require the owner to paint the pole a bright yellow color for safety, to ensure no pedestrians, bike or skateboard riders run into the pole in the early evening hours.
24. No current Zoning Enforcement case is open on the property. The record for note of violations on site was verified with Zoning Enforcement West on September 19, 2011.
25. Staff consulted with the Departments of Fire, Public Works, and Public Health regarding the new CUP application for the continued use of the grocery store. Public Health, Fire, and Public Works have all cleared the project for public hearing, with the only comments from Fire requiring their review should any additions be proposed. Health and Public Works had no comments or additional requirements.
26. Staff did not receive any comments from the public regarding the new CUP application for the continued grocery market use.
27. Staff recommends that the property owner be allowed to continue the grocery store use on the same lot with the single-family residence, under the new CUP, within the R-2 zone of the Green Line TOD.
28. It was noted during the public hearing of October 5, 2011 that the applicant's daughter and representative stated that the applicant/store owner and his family have a relationship with the community, and the elementary school located to the northwest of the subject site across 111th street. The applicant also intends to reach out and establish a good relationship with the new charter school under construction to the north of the subject property.

29. Following the public hearing of October 5, 2011, and under the direction of the Commission, Condition No. 26 has been modified to require the applicant/owner of the store to remove the existing metal pole located in front of the store for public safety.
30. 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 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- 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.
- D. That the nature of the improvement is such that to require cessation of use would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.
- E. That such adjustment will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.

REGIONAL PLANNING COMMISSION ACTION

1. Staff of the Los Angeles County Department of Regional Planning (DRP) has determined that a Categorical Exemption, Class 1 – Existing Facilities, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The project is to continue an existing use in an existing structure, with no expansions proposed.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201100011, Project No. R2011-00120-(2), is **APPROVED** subject to the attached conditions.

c: Each Commissioner, Zoning Enforcement, Building and Safety

VOTE

Concurring: Valadez, Louie, Helsley, Pedersen and Modugno

Dissenting:

Abstaining:

Absent:

Action Date: October 5, 2011

MKK:RS
10/05/2011

**CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. R2011-00120-(2)
CONDITIONAL USE PERMIT NO. 201100011**

PROJECT DESCRIPTION

Project is a Conditional Use Permit (CUP) application for the continued use of a small, neighborhood-serving grocery store (Al's Market), with beer and wine sales for off-site consumption pursuant to an existing valid license that the applicant obtained prior to the adoption of the County Code provisions requiring a CUP for alcohol sales, on the same lot with a single family residence located in the R-2 (Two-Family Residence) Zone within the Hawthorne Station (Green Line) Transit Oriented District. The Type 20 ABC license for beer and wine sales, off-site consumption, is current. The previous Nonconforming Structure Review (NCR), for Project No. 00-167, expired on March 20, 2011. 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 Condition Nos. 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 **December 5, 2011**.
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 October 5, 2026.** 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 ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the grocery store and satisfaction of Condition No. 2 shall be considered use of this grant.
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 **\$3,000.00**. 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 fund provides for **fifteen (15) annual** 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." If changes to the site plan are required as a result of instruction given at the public hearing, **four (4) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of 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 permittee has control.

PROJECT SITE SPECIFIC CONDITIONS

19. There shall be no structural additions on the property, unless authorized pursuant to appropriate permits.
20. The hours of operation of the market shall be restricted from 7:00 a.m. to 8:00 p.m., Monday through Sunday.
21. The existing wall business sign, a total of 5.75 square feet in sign area facing 111th Street, may continue to be maintained as depicted on approved Exhibit "A". Any change or replacement of the sign shall require approval of a Revised Exhibit "A".
22. There shall be no outside storage on the property and the adjacent sidewalks shall not be used for display or storage of merchandise.
23. The permittee shall not expand the area of the store devoted to alcohol sales or otherwise change operations in a manner that would trigger a new CUP without first obtaining the necessary approvals from the County.
24. The permittee shall maintain the existing security cameras outside the store on the Freeman Avenue frontage and 111th Street frontage, connected to a monitor inside the store, to aid in security around the premises.
25. Trash containers shall be screened from view along the Freeman Avenue frontage.
26. The permittee shall remove the existing metal pole in front of the grocery store to ensure safety for passing pedestrian, bicycle and skateboard riders.
27. Truck deliveries to the market shall be restricted to the hours of 9:00 a.m. to 3:00 p.m., Monday through Sunday.
28. The permittee shall direct all delivery trucks serving the grocery store to park only within the posted parking areas along 111th Street and not to park along Freeman Avenue.

MKK:RS
10/18/2011