



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

December 12, 2012

ATC Design Group  
301 Enterprise Street, Suite 2  
Escondido, California 92029  
Attn: Chris Post

**REGARDING: PROJECT NO. R2012-00103-(1)  
CONDITIONAL USE PERMIT NO. 201200012  
ENVIRONMENTAL ASSESSMENT NO. 201200017  
3965 EAST OLYMPIC BOULEVARD, EAST LOS ANGELES**

The Regional Planning Commission, by its action of **December 12, 2012**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **December 26, 2012**. **Appeals must be delivered in person.**

**Appeals: To file an appeal, please contact:**  
Executive Office of the Board of Supervisors  
Room 383, Kenneth Hahn Hall of Administration  
500 West Temple Street, Los Angeles, CA 90012  
(213) 974-1426

For questions or for additional information, please contact Maral Tashjian of the Zoning Permits East Section at (213) 974-6435, or by email at [mtashjian@planning.lacounty.gov](mailto:mtashjian@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

  
Maria Masis, Supervising Regional Planner  
Zoning Permits East Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion), Mitigation Monitoring Matrix

c: DPW (Building and Safety); Zoning Enforcement

MM:MT

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. PROJECT NO. R2012-00103-(1)  
CONDITIONAL USE PERMIT NO. 201200012  
ENVIRONMENTAL ASSESSMENT NO. 201200017**

1. **ENTITLEMENT REQUESTED.** The applicant, 99¢ Only Stores, is requesting a Conditional Use Permit (CUP) to authorize a development program for a retail/commercial use in the C-3-DP (Unlimited Commercial – Development Program) Zone pursuant to County Code Chapter 22.40, Part 2.
2. **HEARING DATE.** December 12, 2012
3. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.** A duly noticed public hearing was held on December 12, 2012 before the Regional Planning Commission. Commissioners Valadez, Louie, Helsley, Pedersen, and Modugno were present. The applicant's representatives, Chris Post and Ronald Hart, presented testimony in favor of the request and answered questions presented by the Commission. The Commission expressed concern regarding the potential for loitering during non-operating hours in the space between the proposed building and the adjacent residences. A condition was added to require the installation of a gate to restrict access to this area during non-operating hours. The Commission also expressed concern over noise generated by delivery and collection trucks to the neighboring residences, and recommended the addition of conditions to permit these activities no earlier than 7:30 a.m., to install a seven-foot high masonry wall topped with a three-foot high wrought iron mesh or fence, to install landscaping along all boundaries between the commercial use and the adjacent residences, and to ensure that the trash enclosure would not create any smell or vector nuisances. Staff recommended the addition of a condition to require the removal of the existing freestanding sign on the property, in the case that the variance application for the sign was denied. There being no further testimony, the Commission closed the public hearing and approved the project subject to the conditions recommended by staff and additional conditions recommended by the Commission, and agreed to by the applicant's representative.
4. **PROJECT DESCRIPTION.** The proposed project is to establish a development program for a retail/commercial use. The applicant is proposing the construction of a 14,927 square foot retail store, parking lot, landscaping, and associated improvements on a vacant property. Off-site improvements (per requirements of the Department of Public Works) include the relocation of an existing bus stop/shelter. In addition to the current proposed use, the development program would also allow permitted uses described in the C-2 and C-3 Zones, except for automobile battery service, automobile brake repair, automobile muffler shops, automobile radiator shops, automobile repair garages, and car washes (automatic, coin-operated and hand wash). All uses subject to permit in the C-3 Zone would still be subject to permit.

5. **LOCATION.** The project is located at 3965 East Olympic Boulevard, in the unincorporated community of East Los Angeles and is accessed from both East Olympic Boulevard and South Hicks Avenue. The assessor parcel number for the project is 5242-006-017.
6. **SITE PLAN DESCRIPTION.** The site plan depicts a vacant 1.13 acre (49,558 square feet) property with access from both East Olympic Boulevard and South Hicks Avenue. The proposed improvements consist of a 40-foot tall, one-story, 14,927 square foot building with a screened loading dock area and trash enclosure, a paved parking lot with 60 parking spaces, and approximately 5,482 square feet of landscaping.
7. **EXISTING ZONING.** The subject property is zoned C-3-DP (Unlimited Commercial – Development Program). Surrounding properties are zoned as follows:
  - North: C-1-DP (Restricted Business – Development Program), R-3 (Limited Multiple Residence)
  - South: C-M (Commercial Manufacturing), R-3
  - East: R-3-DP (Limited Multiple Residence – Development Program), R-3, C-M
  - West: R-3, C-M, C-2 (Neighborhood Business)
8. **EXISTING LAND USES.** The subject property is vacant except for an existing 84-foot tall pylon sign; a remnant from the previous gas station use. Surrounding properties are developed as follows:
  - North: Interstate 5 Santa Ana Freeway, gas station, single-family residences
  - South: Commercial/retail uses, single- and multi-family residences
  - East: Commercial/retail uses, single- and multi-family residences
  - West: Commercial/retail uses, single- and multi-family residences
9. **PREVIOUS CASES/ZONING HISTORY.**

Plot Plan No. 25527 to authorize new signs for an existing gas station was approved on June 29, 1987 and August 29, 2000.

Plot Plan No. 38981 to authorize a remodel of an existing gas station was approved on May 7, 1990. On March 25, 1991, approval was issued for new signs. On December 4, 2000, a request for a fast food restaurant was denied.

Zone Change No. 01-062 became effective on August 22, 2002, rezoning properties in the Union Pacific Neighborhood Area under the East Los Angeles Community Standards District. The subject property was rezoned from R-3 to C-3-DP.

Conditional Use Permit No. 04-185 to authorize the construction, operation, and maintenance of a four-story senior residential and retail mixed use complex

consisting of a 126-unit senior housing complex, 10,100 square feet of retail space, and a 120-space underground parking garage, was approved by the Regional Planning Commission on June 14, 2006.

Conditional Use Permit No. 04-185 (Condition Modification) to authorize modifications to the approved CUP to convert commercial space to common space (fitness center, library, and lounge) for the senior housing development and to modify the required parking accordingly (121 to 79 spaces), was approved by the Regional Planning Commission on February 27, 2008.

(Pending) Variance No. 201200002 to authorize signage in excess of what is permitted in the East Los Angeles Community Standards District for a 99¢ Only Stores retail use is currently under review.

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the MC (Major Commercial) land use category of the East Los Angeles Community Plan. This designation is intended for areas containing mixtures of small and large businesses in major areas oriented toward the greater East Los Angeles Area. The proposed retail/commercial development program would permit a variety of both small and large business types and is therefore consistent with the permitted uses of the underlying land use category. The following policies of the Community Plan are applicable to the proposed project:

- Encourage rehabilitation of existing commercial uses and development of new commercial infill along the major corridors (Whittier, Olympic and Atlantic Boulevards) where commercial uses are designated on the Land Use Plan map and where transportation and other municipal services can support development.

The development of this vacant property would reduce blight along a major commercial corridor (East Olympic Boulevard) and contribute to the economic vitality of the surrounding neighborhood by creating a new retail/commercial destination and providing new jobs to the local community.

- Provide for new development which is compatible with and complements existing uses.

The proposed commercial/retail use matches the character of the surrounding retail/commercial properties located along East Olympic Boulevard, a major commercial corridor in the community of East Los Angeles. Project design features and conditions ensure that the use is compatible with the adjacent residential uses.

- Reduce the overall noise level in the community, especially where noise sensitive uses are affected.

The development of the proposed project would reduce ambient noise generated by the adjacent freeway as it would fill a large vacant space thereby creating a physical sound barrier between the freeway and the surrounding commercial and residential uses.

- Discourage the development of noise sensitive uses near freeways.

The proposed commercial/retail use is not a noise sensitive use and is therefore well suited for the location adjacent to the freeway.

- Improve the image of major corridors by use of landscaping, lighting, graphics, and/or other streetscape treatments.

The proposed project would greatly improve the visual make-up along one block's length of East Olympic Boulevard as the site is currently not attractive since it is a vacant lot enclosed within a chain link fence with some overgrowth of weeds/vegetation and occasional litter.

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The subject property is zoned C-3-DP (Unlimited Commercial – Development Program). Properties within the Development Program overlay zone require a conditional use permit for any development, pursuant to Section 22.40.030 of the Zoning Code. The applicant has fulfilled this requirement with the application of a conditional use permit.

The proposed project is in compliance with the development standards of the C-3 Zone pursuant to Section 22.28.220 of the Zoning Code, regarding maximum building lot coverage, minimum required landscaping, and parking facilities.

For commercial uses, the parking ratio required is one parking space per 250 square feet of floor area of any building. Therefore the proposed 14,927 square foot commercial building would require 60 parking spaces. This amount is provided in the proposed parking lot.

The proposed project is also in compliance with the development standards of the C-3 Zone in the East Los Angeles Community Standards District (CSD) pursuant to Section 22.44.118 of the County Code, regarding maximum building height, landscape buffer strips, and required walls. The proposed project is not in compliance with the development standard which requires that loading doors and activity, where practical, be located away from adjacent residences. Due to the lot's configuration, size and location adjacent to Interstate 5 Santa Ana Freeway and the Ditman off ramp, the applicant was not able to locate the loading area away from the adjacent residences. However, there is a twelve-foot tall screen wall proposed between the loading area and the adjacent residences which should reduce noise generated from loading activities. In addition, mitigation measures

are included in the environmental document to reduce noise related impacts due to loading activities.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The proposed project would reduce blight within the East Los Angeles community along East Olympic Boulevard, a major commercial corridor, and contribute to the economic vitality of the surrounding neighborhood by creating a new retail/commercial destination and providing new jobs to the local community.

The proposed commercial/retail use matches the character of the surrounding retail/commercial uses along East Olympic Boulevard and project design features and conditions ensure that the use is compatible with the adjacent residential uses.

13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** In a letter dated October 3, 2012, the Parks and Recreation Department cleared the proposed project. The Department of Public Health cleared the proposed project with recommended conditions and mitigation measures (regarding construction and operational noise) in letters dated March 16, 2012 and September 19, 2012. The Fire department cleared the proposed project with recommended conditions in a letter dated October 4, 2012. In a letter dated December 11, 2012, the Department of Public Works cleared the proposed project with recommended conditions.

14. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** The environmental document was sent to the State Clearing House and Department of Toxic Substances Control for review. No comments were received.

15. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** 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.

16. **PUBLIC COMMENTS.** No comments were received from the public.

#### **CONDITIONAL USE PERMIT SPECIFIC FINDINGS**

17. The proposed use establishes a commercial/retail development program which is consistent with the underlying MC (Major Commercial) land use designation in the East Los Angeles Community Plan. The proposed use is also consistent with the following community plan policies:

- Encourage rehabilitation of existing commercial uses and development of new commercial infill along the major corridors (Whittier, Olympic and Atlantic Boulevards) where commercial uses are designated on the Land Use Plan map and where transportation and other municipal services can support development.

- Provide for new development which is compatible with and complements existing uses.
- Reduce the overall noise level in the community, especially where noise sensitive uses are affected.
- Discourage the development of noise sensitive uses near freeways.
- Improve the image of major corridors by use of landscaping, lighting, graphics, and/or other streetscape treatments.

Therefore, the proposed use will be consistent with the adopted general plan for the area.

18. The proposed project would reduce blight within the East Los Angeles community along East Olympic Boulevard, a major commercial corridor, and contribute to the economic vitality of the surrounding neighborhood by creating a new retail/commercial destination and providing new jobs to the local community.

The proposed commercial/retail use matches the character of the surrounding retail/commercial uses along East Olympic Boulevard and project design features and conditions ensure that the use is compatible with the adjacent residential uses.

Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or 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.

19. The proposed project is in compliance with the development standards of the C-3 Zone pursuant to Section 22.28.220 of the Zoning Code, regarding maximum building lot coverage, minimum required landscaping, and parking facilities. The proposed project is also in compliance with the development standards of the C-3 Zone in the East Los Angeles Community Standards District (CSD) pursuant to Section 22.44.118 of the County Code.

Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.

20. The proposed site is served by East Olympic Boulevard, an existing major highway and South Hicks Avenue.

Therefore, the proposed 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.

#### ENVIRONMENTAL DETERMINATION

21. The Initial Study for the proposed project concluded that there are certain potentially significant environmental impacts associated with the project in the areas of noise and hazards/hazardous materials that can be reduced to less than significant with the implementation of the proposed mitigation measures.

Therefore, the project qualifies as a Mitigated Negative Declaration and is consistent with the finding by the State Secretary for Resources or by local guidelines.

22. **TERM LIMIT.** To assure 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 thirty (30) years.
23. **RECORD OF PROCEEDINGS.** 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, 13<sup>th</sup> 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 East 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; and
- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or 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; and
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and

- D. That the proposed 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.

THEREFORE, the information submitted by the applicant and presented at the public hearing/meeting substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

**REGIONAL PLANNING COMMISSION ACTION:**

1. The Regional Planning Commission, having considered the Mitigated Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Regional Planning Commission that there is no substantial evidence that the project will have a significant effect on the environment, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission, and adopts the Mitigated Negative Declaration and Mitigation Monitoring Program for the project.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201200012 is Approved subject to the attached conditions.

MM:MT  
11/28/2012

**ACTION DATE:** December 12, 2012

**VOTE: 5:0:0:0**

Concurring: Valadez, Louie, Helsley, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: 0

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. PROJECT NO. R2012-00103-(1)  
CONDITIONAL USE PERMIT NO. 201200012  
ENVIRONMENTAL ASSESSMENT NO. 201200017**

**PROJECT DESCRIPTION**

The project is to establish a development program for a retail/commercial use, 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 Nos. 10, 11, and 14. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 11 shall be effective immediately upon the date of final approval of this grant by the County.
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 any 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 Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

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.

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 December 12, 2042.** 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 **\$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) 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 three (3) days of the date of final approval 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 **\$2,176.50** (\$2,101.50 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee), or \$2,994.00 (\$2,919.00 for an Environmental Impact Report plus \$75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.
13. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
14. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

15. 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 as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
16. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works.
18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
19. 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 over which the permittee has control.
20. 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.

21. 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, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
22. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director

for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

### PROJECT SITE SPECIFIC CONDITIONS

23. This grant shall authorize a development program for a retail/commercial use. The development program allows permitted uses described in the C-2 and C-3 Zones, except for automobile battery service, automobile brake repair, automobile muffler shops, automobile radiator shops, automobile repair garages, and car washes (automatic, coin-operated and hand wash). All uses subject to permit in the C-3 Zone would still be subject to permit.
24. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of 1:250 square feet of commercial building space. The proposed commercial building has an area of 14,927 square feet which would require not less than 60 spaces be provided based on the applicable ratio. If the permittee changes the operation of commercial/retail use so as to require less parking than the minimum requirement, the permittee shall submit an application for a Revised Exhibit "A" within 90 days of such occurrence.

If the commercial/retail use substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require more parking, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

25. A landscaping plan (including a plant palette) shall be submitted for review and approval by Regional Planning and Public Works.
26. No signage is approved by this grant. A separate sign review shall be filed for review and approval by Regional Planning.
27. A 15-gallon tree shall be provided for every 50 square feet of landscaped area, to be equally spaced along the buffer strip.
28. A permanent irrigation system shall be installed and maintained in good working order.
29. The permittee shall adhere to noise standards as contained in the County of Los Angeles Noise Control Ordinance, Title 12.
30. Loading and unloading operations, and refuse collection shall be prohibited between the hours of 10:00 PM and 7:30 AM.
31. A landscape buffer shall be provided along the property boundary adjacent to the residences to the west, to the satisfaction of Regional Planning.

32. The trash enclosure shall be fully enclosed and designed so as not to create any smell, vector, or related nuisance for the adjacent residences.
33. The permittee shall install a seven-foot tall solid masonry wall topped with three feet of woven wrought iron mesh or wrought iron fencing between the subject property and adjacent residences.
34. The permittee shall install a wrought iron gate to restrict access to the area between the building and the adjacent residences, to the satisfaction of Regional Planning. Said gate shall be located flush with the south-facing building frontage and shall be kept locked during non-operating hours.
35. In the event that the variance for the existing freestanding sign is denied, the sign shall be removed prior to issuance of the certificate of occupancy for the commercial facility.
36. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated March 16, 2012.
37. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated October 4, 2012.
38. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated December 11, 2012.

Attachments:

Mitigation Monitoring Program (pages 1- 2)  
Public Health Department Letter dated March 16, 2012  
Fire Department Letter dated October 4, 2012  
Public Works Department Letter dated December 11, 2012



**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**JONATHAN E. FREEDMAN**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**KENNETH MURRAY, REHS**  
Director of Environmental Protection Bureau

**PATRICK NEJADIAN, REHS**  
Chief EHS, Land Use Program

**KEN HABARADAS, M.S., REHS**  
Environmental Health Staff Specialist  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5382 • FAX (626) 813-3016

**BOARD OF SUPERVISORS**

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- Don Knabe  
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Fifth District

March 16, 2012

TO: Maral Tashjian  
Planner  
Zoning Permits East Section  
Department of Regional Planning

FROM: Ken Habaradas, M.S., REHS *K Habaradas*  
Department of Public Health  
Environmental Health Division

**SUBJECT: PROJECT NO. R2012-00103-(1) / RCUPT 201200012  
3965 EAST OLYMPIC BLVD., EAST LOS ANGELES, 90023**

- Environmental Health recommends approval of this CUP.
- Environmental Health does NOT recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the information provided for the project identified above. The proposed project consists of new construction of a 14,927 square foot retail store and 60-space parking lot on a 1.13 acre vacant property.

The Department recommends approval of this CUP with the following conditions:

Retail Food Establishment

- The project shall comply with all Public Health requirements relating to the construction and operation of food establishments. Three sets of construction plans for the proposed food establishments shall be submitted to the Department's Plan Check Program for review and approval prior to issuance of any building permits. The proposed food establishment must be issued a Public Health Permit to operate by this Department after construction.

For questions regarding the food facility requirements, please contact Emmanuel Egeonu at (562) 345-6840

Construction Noise: (less than significant with mitigation)

1. Limit construction activities to the hours of 7:00 am to 7:00 pm Monday through Saturday in accordance with the County of Los Angeles' Noise Control Ordinance. The contractor shall adhere to the County of Los Angeles Noise Control Ordinance.
2. Equip all construction fixed or mobile internal combustion engine powered equipment, with properly operating and maintained mufflers.
3. The contractor should locate portable equipment as far as possible from adjacent residents.
4. The contractor should store and maintain equipment as far as possible from adjacent residents.

Operational Noise: (less than significant)

1. The proposed loading dock is located adjacent to residential property to the west; therefore, to minimize noise disturbance loading or unloading operations, and refuse collection shall be prohibited between the hours of 10:00 PM and 6:00 AM.
2. The applicant shall adhere to the noise standards as contained in the County of Los Angeles Noise Control Ordinance, Title 12.

For questions regarding the above conditions, please contact Robert Vasquez or Evenor Masis at (213)738-3220.



# COUNTY OF LOS ANGELES FIRE DEPARTMENT

Fire Prevention Division

Land Development Unit

5823 Rickenbacker Road

Commerce, California 90040-3027

Office (323) 890-4243 Fax (323) 890-9783

DATE: October 4, 2012

SITE PLAN DATE: \_\_\_\_\_

TO: Department of Regional Planning  
Zoning Permits

PROJECT #: CUP R2012-00103

LOCATION: 3965 Olympic Blvd., ELA

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is 2000 gallons per minute for 2 hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- All fire hydrants shall be 6" X 4" X 2 1/2" and conform to AWWA C503-75 or approved equal standard. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

Install \_\_\_\_\_ public fire hydrant(s).

Install \_\_\_\_\_ private on-site fire hydrant(s).

Provide Fire Flow Test for \_\_\_\_\_ existing public fire hydrant(s).

- Water:** Per the fire flow test performed by California Water Service Company dated 05-10-12, the existing water system is adequate.
- Access:** The Fire Department access is adequate as shown on the site plan.
- Conditions for Approval:** Clearly delineate the on-site Fire Department vehicular access by labeling it as "Private Driveway and Fire Lane" on the construction site plan prior to building permit issuance.  
Submit architectural/construction plans to the Fire Department for review and approval prior to building permit issuance. For submittal details, call (323) 890-4125.
- Comments:** The Fire Department recommends approval of this permit.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: Juan C. Padilla



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

December 11, 2012

IN REPLY PLEASE

REFER TO FILE: LD-2

TO: Maria Masis  
Zoning Permits East Section  
Department of Regional Planning

Attention Maral Tashjian

FROM: Steve Burger *Anthony M. Burger*  
*for* Land Development Division  
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201200012**  
**PROJECT NO. R2012-00103**  
**3965 EAST OLYMPIC BOULEVARD**  
**ASSESSOR'S MAP BOOK NO. 5242, PAGE 6, PARCEL NO. 17**  
**UNINCORPORATED COUNTY AREA OF EAST LOS ANGELES**

- Public Works recommends approval of this CUP.
- Public Works does NOT recommend approval of this CUP.

We reviewed the revised site plan for CUP No. 201200012 in the unincorporated County area of East Los Angeles. The project, which is for a new 14,927-square-foot retail store (99¢ Only Store) with 60 parking spaces, is located at the northwest corner of Olympic Boulevard and Ditman Avenue and adjacent to the Golden State Freeway (I-5 freeway).

Public Works recommends approval of the CUP with the following conditions:

1. Road

- 1.1 Dedicate right of way, 30 feet from centerline, along the property frontage on Hicks Avenue. Ten feet of additional right of way is required along the property frontage.

- 1.2 Provide a property line return radii of 27 feet plus an additional right-of-way corner cut-off to adequately construct a curb ramp that meets current Americans with Disabilities Act (ADA) guidelines at the intersections of Ditman Avenue and Olympic Boulevard and Hicks Avenue and Olympic Boulevard to the satisfaction of Public Works.
- 1.3 Construct new driveways along the property frontage on Olympic Boulevard and Hicks Avenue to meet current ADA guidelines and to the satisfaction of Public Works.
- 1.4 Relocate the existing bus shelter and associated signage to the satisfaction of the Transit Authorities (Los Angeles County Metropolitan Transportation Authority and County of Los Angeles Department of Public Works' El Sol Shuttle). Coordinate the bus stop relocation with Mr. Fred Wong from Public Works' Programs Development Division at (626) 458-3907 prior to the final approval of the bus stop relocation. Please note a conceptual approval of the bus stop relocation has been obtained by the transit authorities.
- 1.5 Construct an extension to the existing bus pad to accommodate the new bus stop location in the vicinity of the proposed driveway on Olympic Boulevard to the satisfaction of Public Works.
- 1.6 Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Hicks Avenue, Olympic Boulevard, and Ditman Avenue to the satisfaction of Public Works.
- 1.7 Construct additional base, pavement, curb, gutter, a full-width sidewalk, and a 20-foot radius reverse taper transition for the widening of Hicks Avenue to the satisfaction of Public Works. The curb and gutter shall be located 20 feet from the centerline of Hicks Avenue.
- 1.8 Reconstruct the existing curb ramps at the intersections of Olympic Boulevard and Ditman Avenue and Olympic Boulevard and Hicks Avenue to meet current ADA guidelines and to the satisfaction of Public Works.
- 1.9 Plant street trees on Hicks Avenue, Olympic Boulevard, and Ditman Avenue, along the property frontage, to the satisfaction of

Public Works. Existing trees in dedicated, or to be dedicated, right of way shall be removed and replaced if not acceptable as street trees.

- 1.10 Repair any improvements damaged during construction, along the property frontage, to the satisfaction of Public Works.
- 1.11 Execute a covenant for the private maintenance of new or existing curb/parkway drains, if any, to the satisfaction of Public Works.
- 1.12 Obtain a separate traffic signal plan approval from Public Works' Traffic and Lighting Division for any proposed relocation and upgrade of the traffic signals and pull boxes to the satisfaction of Public Works.
- 1.13 Assign employee parking to the parking stalls immediately adjacent to the driveway entrances along Olympic Boulevard and Hicks Avenue as shown on the site plan to avoid excess queuing overflow into the public parkway.
- 1.14 Submit street improvement plans and acquire street plan approval or direct check status before obtaining a grading or drainage permit.
- 1.15 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Patricia Constanza at (626) 458-4921 or [pconstan@dpw.lacounty.gov](mailto:pconstan@dpw.lacounty.gov).

## 2. Street Lights

- 2.1 Provide street lights on concrete poles with underground wiring along the property frontage on Olympic Boulevard, Ditman Avenue, and Hicks Avenue to the satisfaction of Public Works. Submit street lighting plans showing all existing lights along with existing and/or proposed underground utilities plans as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section, to allow the maximum time for processing and approval.

The applicant shall comply with conditions of acceptance listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. All street lights shall be installed per approved plans. It shall be the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements

shall be the sole responsibility of the owner of the project, and the installation must be accepted by the Lighting Districts, per approved plans, prior to issuance of a Certificate of Occupancy.

2.2 The following are conditions of acceptance for street light transfer of billing:

2.2.1 All street lights in the project, or current project phase, must be constructed according to Public Works-approved plans.

2.2.2 The contractor shall submit one complete set of As-built plans.

Provided the above conditions are met, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year provided all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.

For questions regarding the street lighting conditions, please contact Mahroo Pearson at (626) 300-4771 or [mpearson@dpw.lacounty.gov](mailto:mpearson@dpw.lacounty.gov).

### 3. Grading

3.1 Submit a grading plan to Public Works for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, Standard Urban Stormwater Mitigation Plans (SUSMP) devices, if applicable, and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

3.2 The grading quantities shall not exceed 750-cubic yards for cut and 750-cubic yards of fill, unless the applicant submits revisions to the conditional use permit application, plans, and environmental document, to the Department of Regional Planning and Public Works' satisfaction.

3.3 Agency/regulatory permits or letters of nonjurisdiction may be required prior to grading plan approval.

- 3.4 Provide approval of the latest drainage concept/hydrology/SUSMP by the Storm Drain and Hydrology Section of Land Development Division.
- 3.5 Conform with applicable Low-Impact Development (LID) requirements to the satisfaction of Public Works (if applicable).
- 3.6 Comply with any off-site drainage mitigations to provide adequate access to the site to the satisfaction of Public Works.
- 3.7 A maintenance agreement or Conditions, Covenants, and Restrictions may be required for all privately maintained drainage devices, slopes, and other facilities.

For questions regarding the grading conditions, please contact Patricia Constanza at (626) 458-4921 or [pconstan@dpw.lacounty.gov](mailto:pconstan@dpw.lacounty.gov).

#### 4. Drainage

- 4.1 Prior to issuance of any building permits, comply with the requirements of the drainage concept/SUSMP/LID plan that was approved on December 6, 2012, to the satisfaction of Public Works.

For questions regarding the drainage condition, please contact Eden Berhan at (626) 458-4921 or [eberhan@dpw.lacounty.gov](mailto:eberhan@dpw.lacounty.gov).

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

RC:tb

**MITIGATION MONITORING PROGRAM  
PROJECT NO. R2012-00103 / CONDITIONAL USE PERMIT NO. 201200012 / ENV NO. 201200017**

The Department of Regional Planning staff has determined that the following mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of \$6,000.00 with the Department of Regional Planning (DRP) within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

<b>Mitigation</b>	<b>Action Required</b>	<b>When Monitoring to Occur</b>	<b>Responsible Agency or Party</b>	<b>Monitoring Agency or Party</b>
<b>HAZARDS/HAZARDOUS MATERIALS</b>				
1	If soil contamination is suspected, construction in the area shall stop and appropriate health and safety procedures should be implemented.	Approval and compliance of a hazardous waste clean-up work plan.	During Site Preparation / Grading	Applicant  Department of Toxic Substances Control (DTSC)
<b>NOISE</b>				
2	The proposed loading dock is located adjacent to residential property to the west; therefore, to minimize noise disturbance loading or unloading operations, and refuse collection shall be prohibited between the hours of 10:00 PM and 7:30 AM.	Arrangement with contracted delivery & waste management services. A copy of the agreement shall be made available upon request to DRP.	Prior to issuance of certificate of occupancy.	Applicant  DRP
3	Limit construction activities to the hours of 7:00 AM to 7:00 PM Monday through Saturday in accordance with the County of Los Angeles' Noise Control Ordinance. The contractor shall adhere to the County of Los Angeles Noise Control Ordinance.	Agreement with contracted construction company. A copy of the agreement shall be made available upon request to DRP.	Prior to commencement of construction	Applicant  DPH
4	Equip all construction fixed or mobile internal combustion engine powered equipment, with properly operating and maintained mufflers.	Submittal and approval of building plans.	Prior to commencement of construction	Applicant  DRP
5	The contractor should locate portable equipment as far as possible from adjacent residents.	Site plan depiction of all noise generating equipment.	Prior to commencement of construction	Applicant  DRP

6 The contractor should store and maintain equipment as far as possible from adjacent residents.	Site plan depiction of all designated equipment storage areas on site.	Prior to commencement of construction	Applicant	DRP
<b>MITIGATION COMPLIANCE</b>				
As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.				

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as mitigation measures.

Applicant \_\_\_\_\_ Date \_\_\_\_\_  
 \_\_\_\_\_  
 Staff \_\_\_\_\_ Date 12-12-12  
 \_\_\_\_\_  
 Date

## Affidavit of Acceptance Instructions

**STEP 1:** **NOTARY PUBLIC:** Complete and sign both the applicant and owner sections on the Affidavit of Acceptance form, even if the applicant and owner are the same. Both the applicant and owner signatures must be notarized. Both signatures need to be on one affidavit.

**STEP 2:** **COUNTY REGISTRAR-RECORDER:** Go to the Registrar-Recorder's office to record the original Affidavit of Acceptance and Conditions of Approval.

Registrar-Recorder Headquarters: 12400 East Imperial Highway, Norwalk, CA 90650. The following branch offices can also assist you: LAX Courthouse, Lancaster District Office, Van Nuys District Office. For more information call (562) 462-2125 or visit [http://www.lavote.net/Recorder/Document\\_Recording.cfm](http://www.lavote.net/Recorder/Document_Recording.cfm).

- a. Submit the original Affidavit of Acceptance form (wet signature) and Conditions of Approval to the County Registrar-Recorder for recording.
- b. Request one certified copy of the recorded documents for the Department of Regional Planning.

**STEP 3:** **REGIONAL PLANNING:** Schedule an appointment with the case planner to submit the following items in person:

- a. One certified copy of the recorded documents. The certified copy will have an official document number and a purple recordation stamp from the Registrar-Recorder.
- b. Three full-sized copies of the final plans, or as requested by the planner. Plans must be bound and folded to fit into an 8 1/2" x 14" folder.
- c. One check payable to "County of Los Angeles" for zoning inspection fees (see Conditions of Approval). Write project number on checks.
- d. One check payable to the "County of Los Angeles" for State Fish and Game CEQA fees ([http://www.dfg.ca.gov/habcon/ceqa/ceqa\\_changes.html](http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html)), as applicable below:

- Not Required (Categorically Exempt)
- \$2,176.50 for the issued Negative Declaration or Mitigated Negative Declaration  
Includes \$75.00 Registrar-Recorder processing fee
- \$2,994.00 for the Environmental Impact Report  
Includes \$75.00 Registrar-Recorder processing fee

Section 21089 (b) of the Public Resources Code provides that no project approval is operative, vested, or final until applicable California Department of Fish and Game CEQA fees are paid. The Registrar-Recorder will not accept a Notice of Determination (NOD) or Exemption unless applicable Fish and Game fees are paid. Regional Planning will file the NOD or Exemption, as applicable. (Fees rates effective 1/1/12 to 12/31/12)

**STEP 4:** At your final appointment, you will receive a copy of the approved site plan, and approved plans will be routed to the Department of Public Works, Building and Safety, as applicable.

For questions or for additional information, please contact the planner assigned to your case. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.



**Please complete and return to:**  
 Department of Regional Planning  
 320 West Temple Street, 13th Floor  
 Los Angeles, California 90012

**AFFIDAVIT OF ACCEPTANCE**

STATE OF CALIFORNIA }ss  
 COUNTY OF LOS ANGELES

**REGARDING: PROJECT NO. R2012-00103-(1)  
 CONDITIONAL USE PERMIT NO. 201200012  
 ENVIRONMENTAL ASSESSMENT NO. 201200017  
 3965 EAST OLYMPIC BOULEVARD, EAST LOS ANGELES  
 APN(S): 5242-006-017**

I/We the undersigned state:

I am/We are the permittee/owner of the real property described above. I am/We are aware of, and accept, all the stated Findings and Conditions of Approval for the above-mentioned permit(s).

I/We have enclosed a check in the amount of **\$3,000.00** payable to the County of Los Angeles as required by the Conditions of Approval for regular inspections for compliance. I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

I/We declare under the penalty of perjury that the foregoing is true and correct.

*Complete both Applicant and Owner sections, even if the same.*

*Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.*

Applicant's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Signature: \_\_\_\_\_

Owner's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Signature: \_\_\_\_\_