

Hearing Officer Transmittal Checklist

Hearing Date
2/3/2015
Agenda Item No.
7

Project Number: R2013-03467-(4)
Case(s): Conditional Use Permit Case No. 201300175
Planner: Richard Claghorn

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans

Reviewed By: _____

Paul L. McCarthy



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER
 R2013-03467-(4)

HEARING DATE
 February 3, 2015

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201300175
 Environmental Assessment No. 201300296

PROJECT SUMMARY

OWNER / APPLICANT

Jose Luis & Laura Andrade / Enrique Avila

MAP/EXHIBIT DATE

September 2013

PROJECT OVERVIEW

The applicant, Enrique Avila, is requesting a Conditional Use Permit ("CUP") to authorize the sale of beer and wine for on-site consumption related to an existing restaurant within the C-3-BE (Unlimited Commercial-Billboard Exclusion Zone) Zone. A CUP is required in the C-3 Zone for alcoholic beverage sales, pursuant to Section 22.28.210 of the Los Angeles County Code. A previous CUP for beer and wine sales (CUP 99006) for a restaurant in the same unit has expired. The restaurant remains open, and is located in the Puente Zoned District.

LOCATION

13344 Meyer Road, Whittier

ACCESS

Meyer Road

ASSESSORS PARCEL NUMBER(S)

8026-009-006

SITE AREA

0.26 Acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Sunshine Acres

LAND USE DESIGNATION

Low-Density Residential

ZONE

C-3-BE (Unlimited Commercial-Billboard Exclusion Zone)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT (CSD)

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.56.195 (Alcoholic beverage sales requirements)

CASE PLANNER:

Richard Claghorn

PHONE NUMBER:

(213) 974 – 6443

E-MAIL ADDRESS:

rclaghorn@planning.lacounty.gov

ENTITLEMENTS REQUESTED

- Conditional Use Permit 201300175 is required for the continued sale of beer and wine for on-site consumption in a restaurant in the C-3-BE (Unlimited Commercial-Billboard Exclusion Zone) Zone. A Conditional Use Permit (“CUP”) is required for the sale of alcoholic beverages in the C-3 Zone, pursuant to Sections 22.28.210 and 22.56.195 of the Los Angeles County Code.

PROJECT DESCRIPTION

The permittee, Enrique Avila and Clemente Mercado Rios (“permittee”), is requesting authorization for the sale of beer and wine for on-site consumption related to a restaurant (“Project”) located at 13344 Meyer Road (“Project Site”), in the unincorporated community of South Whittier, within the C-3-BE Zone. A CUP is required in the C-3 Zone for alcoholic beverage sales, pursuant to Section 22.28.210 of the Los Angeles County (“County”) Code, subject to the requirements of Section 22.56.195. A previous CUP for beer and wine sales (CUP 99-006) for a restaurant in the same unit has expired. The restaurant is known as El Pargo Cocina Mexicana Y Mariscos and is located in the Sunshine Acres Zoned District.

SITE PLAN DESCRIPTION

The site plan for the Project, which was revised on December 10, 2014, depicts the Project Site, Assessor’s Parcel Number (“APN”) 8026-009-006, an 11,500 square foot (0.26 acre) rectangular parcel with a width of 100 feet and a depth of 115 feet. The restaurant is a 1,800 square foot building with 15 parking spaces. Four angled parking spaces are located on the northwest side of the building, four angled spaces are located on the southeast side of the building, and seven angled parking spaces are located in the rear. Access to the property is from Meyer Road, with one-way circulation within the parking area.

EXISTING ZONING

The Project Site is zoned C-3-BE.

Surrounding properties within 600 feet are zoned as follows:

- North: C-3-BE, A-1 (Light Agricultural), City of Santa Fe Springs
- South: C-3-BE, R-3 (Limited Multiple Residence), A-1
- East: C-3-BE, R-1 (Single-Family Residence)
- West: C-3-BE, R-3, A-1

EXISTING LAND USES

The Project Site is developed with El Pargo Restaurant.

Surrounding properties within 600 feet are developed as follows:

- North: car wash, market, restaurants, commercial, condos, single-family residences

South: auto sales, vacant, storage, shops, single-family residences, duplexes, warehouse, industrial, water tank
East: auto sales, apartments, churches, market, single-family residences
West: water tank, liquor store, single-family residences, mixed residential

PREVIOUS CASES/ZONING HISTORY

The Project Site was zoned R-1 in 1948 by Ordinance No. 5078 and was rezoned to C-3 in 1952 by Ordinance No. 6060. Assessor's records show that the building on the site was built in 1955. In 1984 the zone of the Project Site was changed to C-3-BE by Ordinance No. 84-0144Z. In 1998 a Site Plan Review case, PP 45956, was approved for tenant improvements for the restaurant, and a change of use from retail fish market to a restaurant. At the time the restaurant had an occupant load of 45 from the Los Angeles County Department of Public Works, Building and Safety Division ("Building and Safety"), and a total of 17 parking spaces were shown on the approved site plan.

An unconditional Certificate of Compliance (CC 98-0364) was recorded in 1998, covering the Project Site as well as an adjoining parcel (APN 8026-009-007). Each of the parcels (APN 8026-009-006 and -007) has adequate parking to stand on its own and the previous approvals have treated them as separate sites, except for a 2011 Site Plan Review. Both parcels were shown on a 2011 Site Plan Review approval (RPP 201100891) that was primarily for modifications to a used automobile dealership on the other site. The 2011 approval did not approve any changes to the Project Site, except to correct the parking layout to reflect the actual site conditions. The number of parking spaces provided for the Project Site was reduced from 17 to 15, but was still deemed adequate for the use based on the previously approved occupant load. An access easement in the rear of the lot was also shown on the plan. The easement is for a water company tank to the rear and is not used for the restaurant. Parcels 8026-009-006 and -007 have continued to operate as separate businesses on separate parcels with separate parking.

On September 22, 1999, a CUP (CUP 99-006) was approved for on-site beer and wine sales for the restaurant at the Project Site, known at the time as Andrade's Fish Market and Restaurant. CUP 99-006 expired on October 30, 2009. A Notice of Violation was issued by the Department of Regional Planning ("DRP") Zoning Enforcement on February 14, 2011 for selling alcohol without a current CUP. A new CUP application (CUP 201300175 (Project R2013-03467)) was filed on December 5, 2013. The restaurant remains open and has maintained a current license from the California Department of Alcoholic Beverage Control ("ABC"). The restaurant is currently known as El Pargo Cocina Mexicana Y Mariscos. The most recent occupant load determination from Building and Safety, dated November 21, 2014, is for 44 persons.

ENVIRONMENTAL DETERMINATION

County Staff recommends that this project qualifies for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The

Project does not involve any expansion of the previous use or any new development and is only to continue the sale of alcoholic beverages at the restaurant.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Low Density Residential land use category of the County of Los Angeles General Plan ("General Plan"). This designation is intended for single-family residences. However, due to the nature and scale of the 1980 General Plan land use map, use patterns of less than 50 acres are often not shown on the adopted map. The General Plan acknowledges a variety of existing use types within the Low Density Residential Category, including local commercial uses (Page III-22). The General Plan policies pertaining to local commercial and industrial services (Pages III-34 to III-37) provide guidance for decision making regarding unmapped commercial land uses, including general conditions and standards. The existing restaurant use of the Project Site is consistent with these policies regarding use, location, scale, design, access and traffic.

The following policy of the General Plan is applicable to the proposed project:

- *General Plan Land Use Element Policy 9: "Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls." (Page III-12)*

The operation of the restaurant with beer and wine sales for on-site consumption will be a continuation of the previous use of the property. It will complement the community character by providing a convenience service to members of the public with appropriate conditions.

Zoning Ordinance and Development Standards Compliance

Sales of alcoholic beverages in the C-3 Zone are allowed with a CUP, pursuant to Section 22.28.210, subject to the requirements of Section 22.56.195 of the County Code. The existing restaurant has an occupancy load of 44 persons based on the Building and Safety determination done on November 25, 2014. Based on the occupant load, 15 parking spaces are required for this use. Parking for this use is calculated at a ratio of one parking space per 3 occupants, pursuant to Section 22.52.1110.A1b of the County Code. The site plan depicts 15 parking spaces on the Project Site. The parking layout remains the same as approved under the 2011 site plan approval (RPP 201100891). It is nearly the same parking layout as was depicted on the site plan approved in 1998 (PP 45956) and with the previous CUP in 1999 (CUP 99-006) except two parking spaces in the rear have been eliminated.

Some of the parking spaces and backup areas do not meet current standards. However, the parking appears to have been developed in approximately 1955, when the building was first built on the property, and has remained essentially unchanged since at least 1998, except for the loss of two parking spaces. The two parking spaces which were removed could potentially be restriped in the future, but they are not needed to

satisfy the parking requirement based on the most recent occupant load calculation. It appears these parking spaces were removed to allow access to the water tank to the rear of the property. There is not adequate room to bring the parking and backup areas into compliance with current requirements. However, the existing parking spaces and access are functional and there is sufficient room for maneuvering because of the angled design and one-way circulation.

The Project Site does not contain any landscaping. No landscaping was shown on the site on any of the previous approvals and there isn't adequate room on the site for required landscaping. Because the site was developed prior to current parking and landscaping requirements and has not previously complied with the current requirements, it is considered to be legal nonconforming with regard to these development standards. Section 22.56.1510.A of the County Code allows buildings that are nonconforming due to standards to be continuously maintained as long as there is no enlargement or addition to the building or increase in occupant load or area devoted to the use. There have not been any additions and the occupant load has not increased. Therefore, the Project Site is not required to meet current development standards for parking and landscaping.

Site Visit

A site visit was conducted on October 9, 2014 by DRP staff. The Project Site was found to be consistent with the site plan. There were unpermitted banners on the Project Site, but they have since been removed. Photographs from the site visit are included in the hearing package, as well as additional photographs dated December 17, 2014 provided by the applicant.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 and 22.56.195.B of the County Code. The Burden of Proof statements with the applicant's responses are attached. Staff is of the opinion that the applicant has met the burden of proof requirements. The restaurant has been operating in the community with beer and wine sales for over 15 years with no known problems, aside from the failure to file a new CUP until four years after the expiration of CUP 99-006. The continued operation of the restaurant with sales of beer and wine will not endanger or jeopardize the general welfare as long as it is operated according to the applicable regulations and requirements, including the CUP conditions, requirements of the Sheriff's Department and requirements of the Department of Alcoholic Beverage Control. The nearest residential properties are located 100 feet to the northwest and west, but they are separated from the restaurant by a liquor store and a water tank. The restaurant is consistent with other uses in the area and is an established part of the community. Therefore, the continued use of a family restaurant at the location with beer and wine sales 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.

The project site is adequate in size to accommodate the parking spaces required for the site. Although it does not meet all current development standards for parking and landscaping, it was in compliance with the requirements at the time the building was built and the parking layout remains essentially the same as shown on previous approvals and is considered legal nonconforming with regard to these development standards. It also meets the requirement for the number of parking spaces provided based on the current occupant load. The 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, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The subject restaurant is accessible from Meyer Road, a 100-foot wide Major Highway as designated on the County Master Plan of Highways and is approximately 100 feet west of the intersection with Carmenita Road, also a 100-foot wide Major Highway. Sidewalks are provided along Meyer Road and Carmenita Road. 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 pedestrian, bicycle, and vehicle traffic such use would generate. The Project Site is also served adequately by other public or private service facilities as are required.

There are two churches located within 600 feet of the subject property. One of these churches existed in 1999 at the time the previous CUP was approved, although no opposition was expressed by the church to the granting of the CUP. The church property is located approximately 335 feet southeast of the Project Site at 11730 Carmenita Road. The other church was established later and is located at 13436 Meyer Road, immediately east of the other church, approximately 420 feet from the Project Site. No schools, parks, playgrounds, or any similar use is located within 600 feet of the Project Site. No objections to the granting of a CUP for the continued sale of beer and wine at the Project Site have been received as of this time. The Project Site is buffered from residential uses by a large water tank located to the west and by a liquor store to the northwest. The nearest residential properties are approximately 100 feet away from the Project Site. Since the restaurant has been operating with beer and wine sales as part of a family restaurant for over 15 years, it is not believed by staff that nearby residential areas will be adversely impacted by the Project.

According to the available records, there are two other premises selling alcoholic beverages within 500 feet of the Project Site, Cordial Liquor and Bob's Market, both of which have off-sale ABC licenses. Even though Cordial Liquor is on an adjoining property, this request will not result in an undue concentration of similar premises since the Project does not include off-sale alcohol sales and also because there will be no increase in the number of establishments selling alcohol. There are no other on-sale premises within 500 feet. It will therefore not create an undue concentration pursuant to Section 22.56.195.B.3 of the County Code. ABC defines an undue concentration based on the number of on-sale and off-sale ABC licenses by census tract. The Project Site is in Census Tract 5030, and ABC allows up to five on-sale and three off-sale licenses in the tract. There are currently two active on-sale licenses, including El Pargo, plus three active off-sale ABC licenses in this tract. Therefore, it is not considered to constitute an

undue concentration based on the County Zoning Code or based on ABC's criteria. Since the restaurant has included beer and wine sales at this location for over 15 years, the use is well established at this site and is considered suitable for this location.

The requested use will not adversely affect the economic welfare of the surrounding community. It will allow existing jobs to remain and will continue to bring tax revenue and income into the community.

The exterior appearance of the structure will remain consistent with the structures in the surrounding area. No changes are proposed to the Project Site and the exterior appearance of the building is not being changed at this time. The Project will not result in blight, deterioration, or diminished property values in the neighborhood.

Neighborhood Impact/Land Use Compatibility

The existing restaurant use is consistent with the existing zoning and General Plan requirements and the historic use of the property as a restaurant, which has had beer and wine sales since 1999. There are no other restaurants selling beer or wine within at least 600 feet. However, there are a variety of other commercial businesses nearby, including restaurants with no alcohol sales, and the existing use fits in with the character of the surrounding area. No new impacts will result from the Project since it will only be a continuation of the existing use, and no expansion of the use is proposed.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff received a letter from the Los Angeles County Sheriff ("Sheriff") dated January 15, 2014. The Sheriff reviewed the calls for service for the preceding five years and reported that calls for service for this location have mostly been related to misdemeanor thefts and minor disturbances. The Sheriff concluded there is no obvious impact to law enforcement or other services provided by Norwalk Station regarding the Project. The Sheriff did not express any objection to the Project or recommend any conditions for the Project.

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, property posting, library posting and DRP website posting. All neighboring property owners within 500 feet of the Project Site were notified by mail, including 104 different owners. Additionally, the case materials were available on DRP's website and at the South Whittier Library. Notices of Public Hearing were also mailed to those on the courtesy mailing list for the Sunshine Acres Zoned District and to the State of California Department of Alcoholic Beverage Control.

PUBLIC COMMENTS

Staff has received no comments from members of the public at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2013-03467, Conditional Use Permit Number 201300175, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201300175 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Richard Claghorn, Principal Regional Planning Assistant, Zoning Permits North Section

Reviewed by Paul McCarthy, Supervising Regional Planner, Zoning Permits North Section

Attachments:

Draft Findings, Draft Conditions of Approval

Applicant's Burden of Proof statement

Site Photographs, Aerial Image

Site Plan, Land Use Map

PMC:rcw

12/23/14

**DRAFT FINDINGS AND ORDER
OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2013-03467-(4)
CONDITIONAL USE PERMIT NO. 201300175**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing on February 3, 2015, in the matter of Project No. R2013-03467-(4), Conditional Use Permit No. 201300175 ("CUP").
2. The permittee, Enrique Avila ("permittee"), requests a CUP to authorize the sale of beer and wine for onsite consumption within an existing restaurant ("Project") located at 13344 Meyer Road in the Sunshine Acres Zoned District in the unincorporated community of South Whittier ("Project Site") in the C-3-BE (Unlimited Commercial-Billboard Exclusion) Zone pursuant to County Code Sections 22.28.210 and 22.56.195.
3. The Project Site is a 0.26 acre parcel which contains the El Pargo Cocina Mexicana Y Mariscos restaurant. The Assessor's Parcel Number (APN) is 8026-009-006. The Project Site is rectangular in shape and is located on the south side of Meyer Road to the west of Carmenita Road. The site is flat.
4. The Project Site is zoned C-3-BE and is located in the Sunshine Acres Zoned District.
5. The Project Site is located within the Low Density Residential land use category of the Los Angeles County General Plan ("General Plan") Land Use Policy Map.
6. Surrounding Zoning within a 600-foot radius includes:
 - North: C-3-BE, A-1 (Light Agricultural), City of Santa Fe Springs
 - South: C-3-BE, R-3 (Limited Multiple Residence), A-1
 - East: C-3-BE, R-1 (Single-Family Residence)
 - West: C-3-BE, R-3, A-1
7. Surrounding land uses within a 600-foot radius include:
 - North: car wash, market, restaurants, commercial, condos, single-family residences
 - South: auto sales, vacant, storage, shops, single-family residences, duplexes, warehouse, industrial, water tank
 - East: auto sales, apartments, churches, market, single-family residences
 - West: water tank, liquor store, single-family residences, mixed residential
8. The Project Site is accessible via Meyer Road to the north.

9. The Sheriff issued a letter on January 15, 2014 stating that there is no obvious impact to law enforcement or other services provided by Norwalk Station resulting from the Project. The Sheriff did not express any objection to the Project or recommend any conditions for the Project.
10. The occupant load for the restaurant, as determined by the Department of Public Works Building and Safety Division ("Building and Safety") on November 21, 2014, is 44 persons.
11. The building on the Project Site was built in 1955 according to County Assessor's information and it has an area of 1,800 square feet. The building was used as a retail fish market previously, and on November 3, 1998 the Los Angeles County Department of Regional Planning ("DRP") approved a change of use from retail fish market to a restaurant and related tenant improvements under Plot Plan 45956. At the time the restaurant had an occupant load of 45 persons from Building and Safety, and a total of 17 parking spaces were shown on the approved site plan.
12. On September 22, 1999, a CUP (CUP 99-006) was approved for on-site beer and wine sales for the restaurant at the Project Site, known at the time as Andrade's Fish Market and Restaurant. CUP 99-006 expired on October 30, 2009. A Notice of Violation was issued by DRP Zoning Enforcement on February 14, 2011 for selling alcohol without a current CUP. A new CUP application (CUP 201300175 (Project R2013-03467)) was filed on December 5, 2013. The restaurant remains open and has maintained a current license from the California Department of Alcoholic Beverage Control ("ABC").
13. DRP staff determined that the Project qualifies for a Class 1 (Existing Facilities) categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves the sale of alcoholic beverages in an existing restaurant.
14. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearing by mail, newspaper, and property posting.
15. No comments have been received from the public at this time.
16. [Hearing Proceedings] *To be inserted after the public hearing to reflect hearing proceedings.*
17. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan. The General Plan contains policies to ensure compatibility of development with the surrounding area. The General Plan seeks to "promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design, and location controls" (General Plan Land Use Element, pgs. III-12). The Project is an

existing restaurant, which provides a convenient place for residents and visitors to the community to eat and drink in a building that has been used for this purpose for over 15 years.

18. The Hearing Officer finds that the proposed use is consistent with the General Plan Land Use Policy Map. The project site is located within the Low Density Residential land use category of the General Plan. This designation is intended for single-family residences. However, due to the nature and scale of the 1980 General Plan land use map, use patterns of less than 50 acres are often not shown on the adopted map. The General Plan acknowledges a variety of existing use types within the Low Density Residential Category, including local commercial uses (Page III-22). The General Plan policies pertaining to local commercial and industrial services (Pages III-34 to III-37) provide guidance for decision making regarding unmapped commercial land uses, including general conditions and standards. The existing restaurant use of the Project Site is consistent with these policies regarding use, location, scale, design, access and traffic.
19. The Hearing Officer finds that the proposed use is consistent with the C-3-BE zoning classification because the sale of alcoholic beverages is permitted within the C-3 Zone with a CUP pursuant to Sections 22.28.210 and 22.56.195 of the County Code.
20. The Hearing Officer finds that the Project satisfies the Conditional Use Permit Burden of Proof findings in Section 22.56.040 and the additional alcohol burden of proof findings in Section 22.56.195B of the County Code.
21. The Hearing Officer finds that the Project will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare. The restaurant provides a dining option for the community and the continued operation of the restaurant with sales of beer and wine will not endanger or jeopardize the general welfare as long as it is operated according to the applicable regulations and requirements, including the CUP conditions, requirements of the Sheriff's Department and requirements of the Department of Alcoholic Beverage Control. The restaurant has been operating in the community with beer and wine sales for over 15 years with no known problems, aside from the failure to file a new CUP until four years after the expiration of CUP 99-006. The nearest residential properties are located 100 feet to the northwest and west, but they are separated from the restaurant by a liquor store and a water tank. The restaurant is consistent with other uses in the area and is an established part of the community.
22. The Hearing Officer finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping, and other development features as is required in order to integrate the Project into the surrounding area. The restaurant is located in a 1,800-square-foot commercial building with 15 parking spaces provided. The subject parcel is 0.26 acres in size. The project site is

adequate in size to accommodate the parking spaces required for the site. Based on the current occupant load of the restaurant, 44 persons, 15 parking spaces are required. Some of the parking spaces and backup areas do not meet current standards, and no landscaping is provided. Although it does not meet all current development standards for parking and landscaping, it was in compliance with the requirements at the time the building was built in 1955 and the parking layout remains essentially the same as shown on previous approvals and is considered legal nonconforming with regard to parking and landscaping development standards.

23. The Hearing Officer finds that the Project is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate, and by other public or private facilities as are required. The subject restaurant is accessible from Meyer Road, a 100-foot wide Major Highway as designated on the County Master Plan of Highways and is approximately 100 feet west of the intersection with Carmenita Road, also a 100-foot wide Major Highway. Sidewalks are provided along Meyer Road and Carmenita Road. The Project Site is also served adequately by other public or private service facilities as are required.
24. The Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius. There are two places used exclusively for religious worship within 600 feet. One of them is a church that existed at the time of the public hearing for the previous CUP for beer and wine sales at the Project Site (CUP 99-006), but there is no record of any objection to the approval of the CUP by this church or its members. The first church is approximately 335 feet southwest of the Project Site. The second church is adjacent to the first one, approximately 420 feet from the Project Site. There is no record of complaints from either of these churches regarding the restaurant at the Project Site. There are no schools, parks, playgrounds, or any similar use within 600 feet of the subject property.
25. The Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area. The nearest residences are 100 feet or more away from the Project Site. The Project is buffered from the nearest residential uses by a water tank to the west and south and by a liquor store to the northwest. No residential areas are located on properties abutting the Project Site. No residential properties would be adversely impacted by the Project, which is to maintain the existing use of the property.
26. The Hearing Officer finds that the requested use at the proposed location will not result in an undue concentration of similar premises. According to the available records, there are two other premises selling alcoholic beverages within 500 feet of the Project Site, Cordial Liquor and Bob's Market, both of which have off-sale ABC licenses. Even though Cordial Liquor is on an adjoining property, this request will not result in an undue concentration of similar premises since the Project does not include off-sale alcohol sales and also because there will be no increase in the number of establishments selling alcohol. There are no other on-sale premises

within 500 feet. It will therefore not create an undue concentration pursuant to Section 22.56.195.B.3 of the County Code. ABC defines an undue concentration based on the number of on-sale and off-sale ABC licenses by census tract. The Project Site is in Census Tract 5030, and ABC allows up to five on-sale and three off-sale licenses in the tract. There are currently two active on-sale licenses, including El Pargo, plus three active off-sale ABC licenses in this tract. Therefore, it is not considered to constitute an undue concentration based on the County Zoning Code or based on ABC's criteria.

27. The Hearing Officer finds that the requested use will not adversely affect the economic welfare of the surrounding community. It will allow existing jobs to remain and will continue to bring tax revenue and income into the community.
28. The Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of other commercial structures in the vicinity, and that it will not cause blight or deterioration or substantially diminish or impair property values in the neighborhood. No changes are proposed to the Project Site and the exterior appearance of the building is not being changed at this time. The Project will not result in blight, deterioration, or diminished property values in the neighborhood.
29. The Hearing Officer finds that it is necessary to limit the term of the grant to fifteen (15) years to assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses.
30. The Hearing Officer finds that 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. All neighboring property owners within 500 feet of the Project Site were notified by mail, including 104 different owners. Additionally, the case materials were available on DRP's website and at the South Whittier Library. Notices of Public Hearing were also mailed to those on the courtesy mailing list for the Sunshine Acres Zoned District and to the State of California Department of Alcoholic Beverage Control.
31. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.

- B. The proposed use at the site 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.
- C. 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. 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.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.
- G. The requested use at the proposed location will not result in an undue concentration of similar premises because the use does not include any sales of alcoholic beverages for off-site consumption.
- H. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- I. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15303 of the State CEQA Guidelines (Class 1, Existing Facilities); and
2. Approves Conditional Use Permit No. 201300175, subject to the attached conditions.

ACTION DATE: February 3, 2015

PMC:rwg

December 23, 2014

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-03467-(4)
CONDITIONAL USE PERMIT NO. 201300175**

PROJECT DESCRIPTION

The project is a Conditional Use Permit ("CUP") to authorize the continued sale of beer and wine for onsite consumption within an existing restaurant ("Project") located at 13344 Meyer Road in the unincorporated community of South Whittier ("Project Site") in the C-3-BE (Unlimited Commercial-Billboard Exclusion) Zone pursuant to County Code Sections 22.28.210 and 22.56.195 subject to the following conditions:

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 No. 4, 5, and 9 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 reasonably 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 reasonably 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 10 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 February 3, 2030.** 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 CUP 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 by May 18, 2015. 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, the sale of alcoholic beverages 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 **\$1,600.00**. 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 **eight (8) 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. 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.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code 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").
15. 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.
16. 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.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" 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 by **April 7, 2015**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **four (4) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)

19. This grant shall authorize the sale of beer and wine for on-site consumption in association with a restaurant.
20. The conditions of this grant shall be retained on the premises at all times and shall be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.
21. Loitering around the establishment and in the parking area shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with Section 22.52.960 of the County Code shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.
22. The permittee, and all managers and designated employees of the establishment, who directly serve or are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control (ABC). All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment such as the lobby, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.

23. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property including windows, walls, fences or similar structures.
24. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
25. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by and available to the general public.
26. There shall be no consumption of alcoholic beverages outside the restaurant building. The permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
27. The permittee shall develop and implement a Designated Driver program (i.e. free soft drinks or coffee to a designated driver of a group). The permittee shall submit the program to the Director of Planning for approval prior to the approval of the Exhibit "A". A printed two-sided card explaining this program shall be placed on all tables in the restaurant or an explanation regarding the program shall be printed on the menu.
28. All servers of alcoholic beverages must be at least 18 years of age.
29. There shall be no music or other noise audible beyond the restaurant premises.

PROJECT SITE SPECIFIC CONDITIONS

30. This grant authorizes the sale of alcoholic beverages from 10:00 a.m. to 9:00 p.m. seven days per week. If more restrictive hours of operation requirements are imposed by ABC, then the more restrictive hours shall be observed.
31. Food service shall be continuously provided during operating hours. Restaurant hours of operation are from 9:00 a.m. to 10:00 p.m. seven days per week.
32. No live entertainment, dancing, or dance floor is authorized in or outside the premises.
33. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of one space per three occupants. The subject restaurant has an occupant load of 44 persons based on the proposed floor plan, and is required to provide not less than 15 parking spaces on the Project Site, based on the applicable ratio. The total number of parking spaces provided on the subject property shall

remain greater than or equal to the total number of required parking spaces unless otherwise authorized through a Minor Parking Deviation or Parking Permit.



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location 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.

The location is a existing Family restaurant
 has not affect the Surrounding area.
 are purpose is to continue running as a
 Family restaurant.

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 prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

Adeavuate Size Existing Restaurant, all
 In good order

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.

on two major streets. plenty of access
 all public access



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

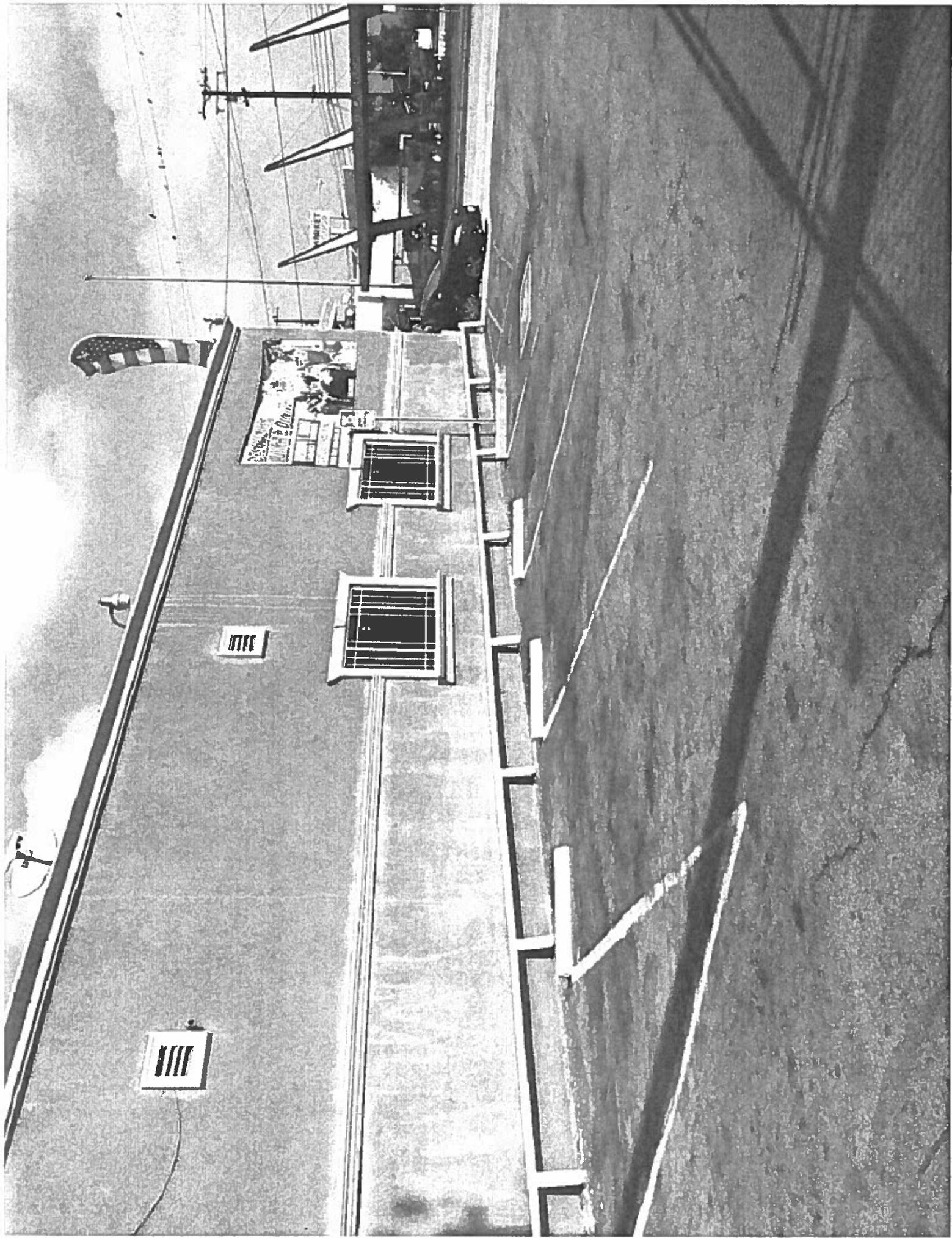


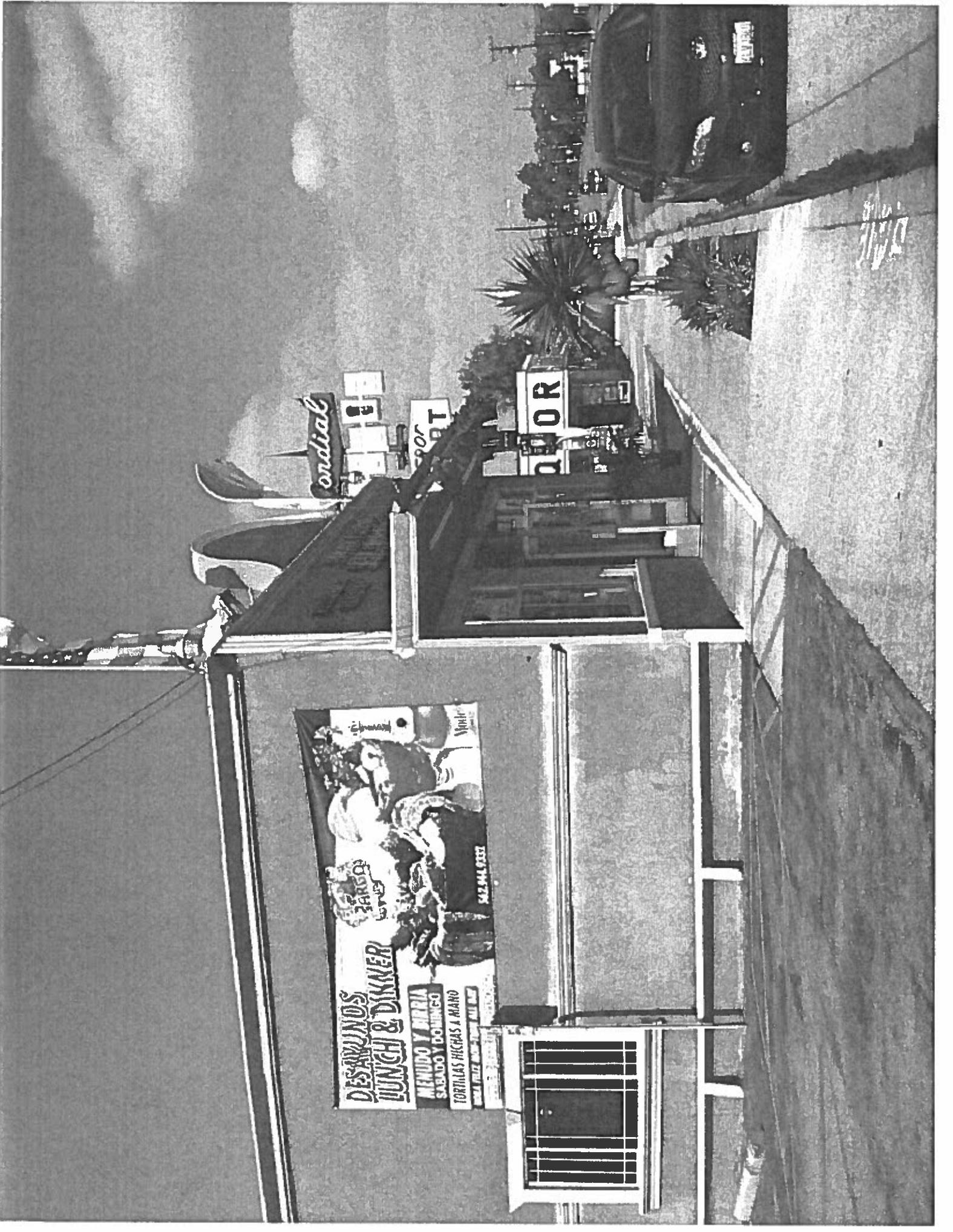
ALCOHOLIC BEVERAGE SALES BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.195, the applicant shall substantiate the following:
(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

ABC License Type No(s): (41) 486854 (e.g. Type 20, Type 41)

<p>A. That the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.</p>
<p>The restaurant has been open and operating for 10 years as a family restaurant.</p>
<p>B. That the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.</p>
<p>stand alone building with own parking and easy access</p>
<p>C. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment.</p>
<p>Existing restaurant in good standing with community and all neighbors, schools,</p>
<p>D. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.</p>
<p>will not effect - community - existing for many years -</p>
<p>E. That the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.</p>
<p>Standard colors and fresh paint</p>



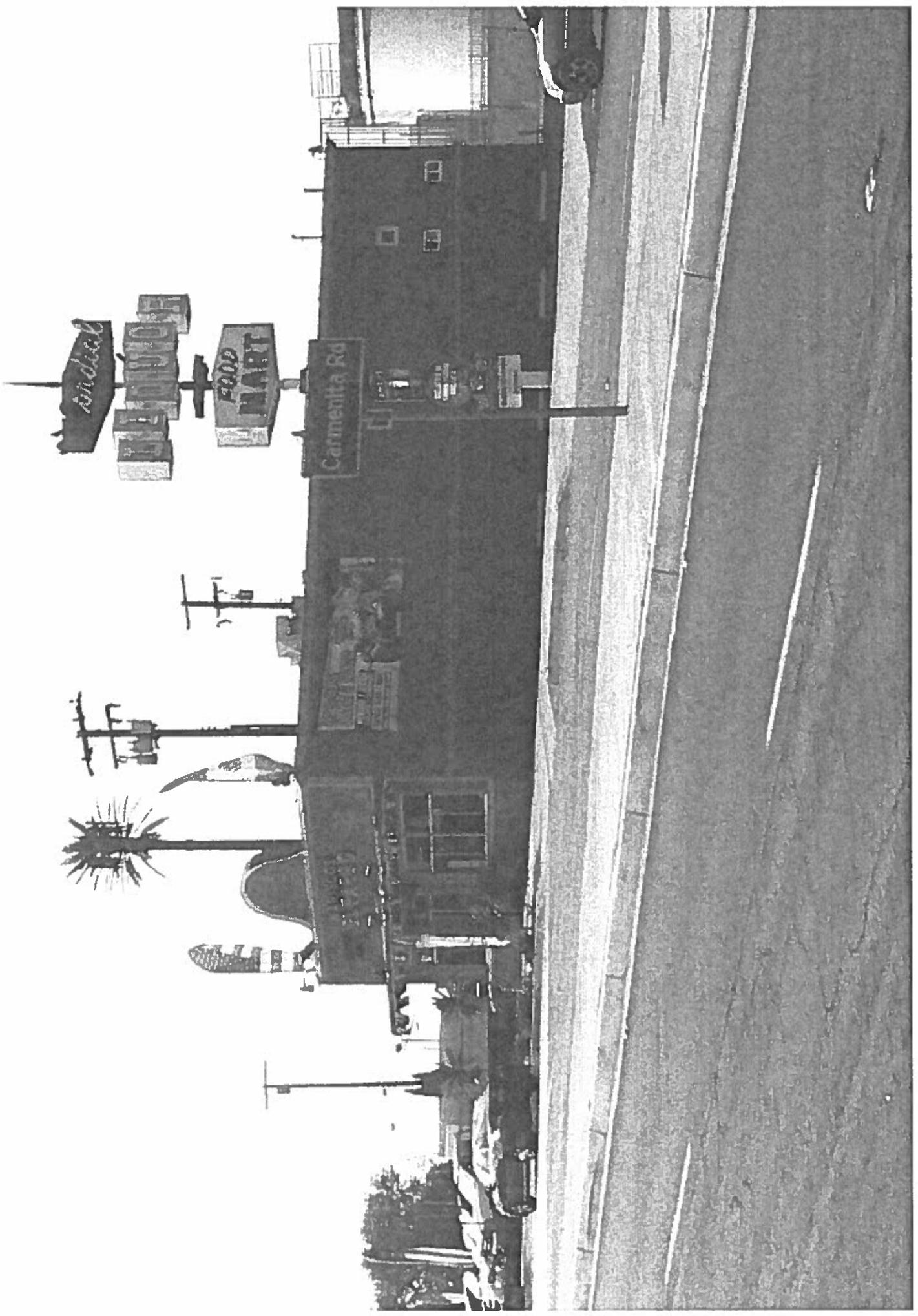


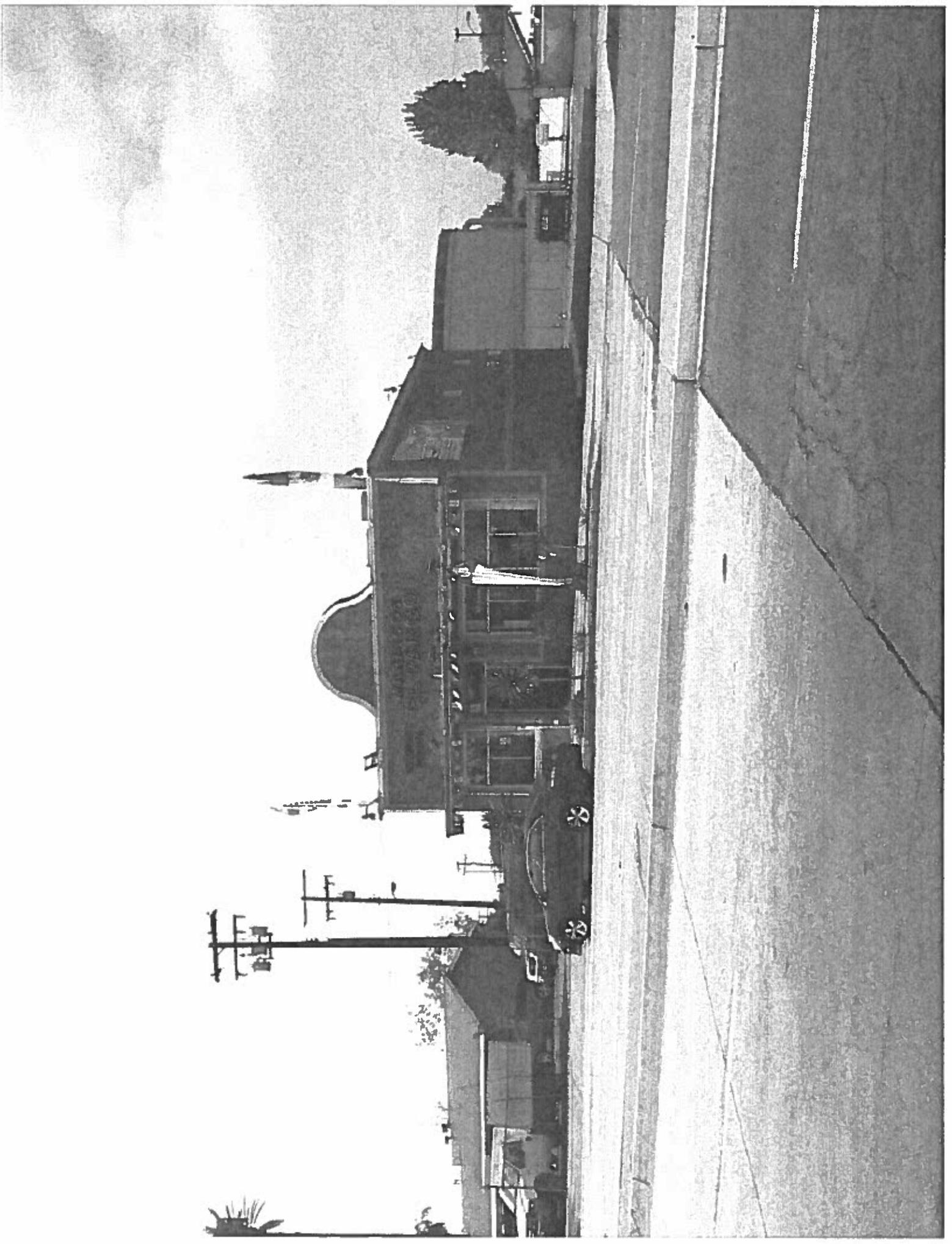
**DESAYUNOS
LUNCH & DINNER**
MENUDO Y BIRRIA
SABADO Y DOMINGO
TORTILLAS HECHAS A MANO
542-941-0222

Sondial

SPORT

QUOR





**DESAYUNOS
LUNCH & DINNER**

**MENUDO Y BIRRIA
SABADO Y DOMINGO**

TORTILLAS HECHAS A MANO

HORA FELIZ MON-THUR ALL DAY

OPEN UP TO 24 HOURS A DAY

562.941.9332

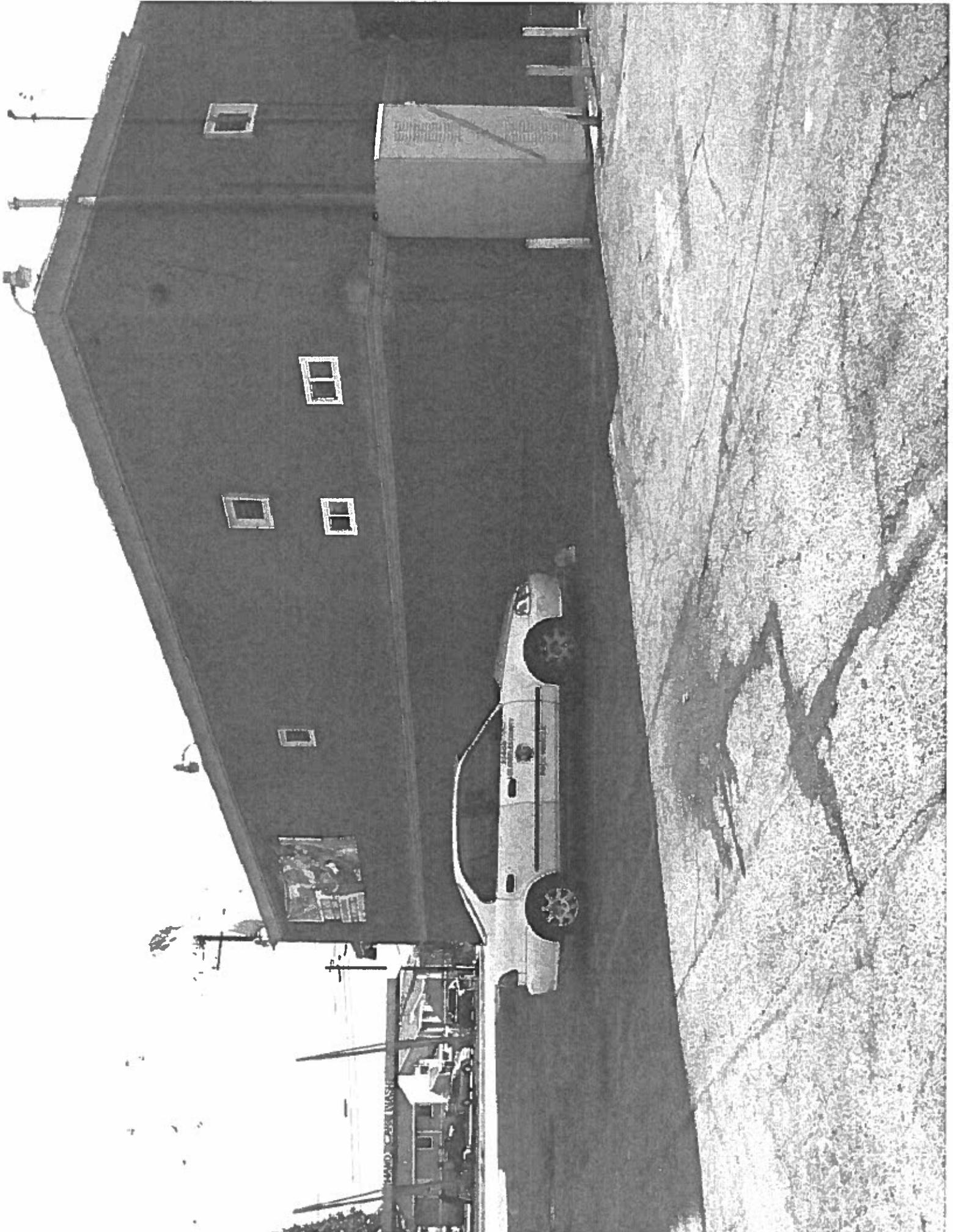












Small square window on the upper left side of the building.

Small square window on the middle left side of the building.

Small square window on the lower left side of the building.

Small square window on the lower left side of the building.

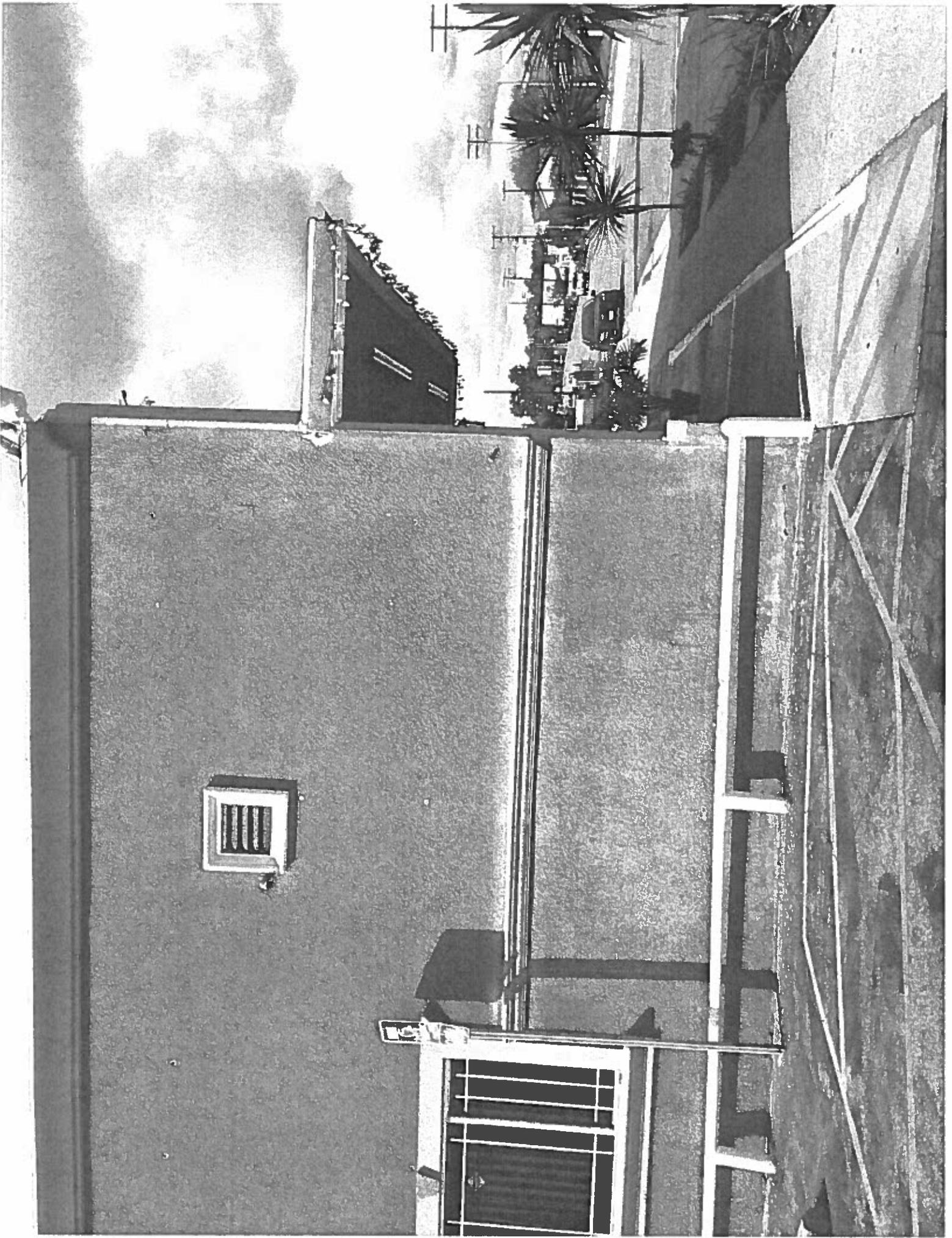
Small square window on the lower left side of the building.

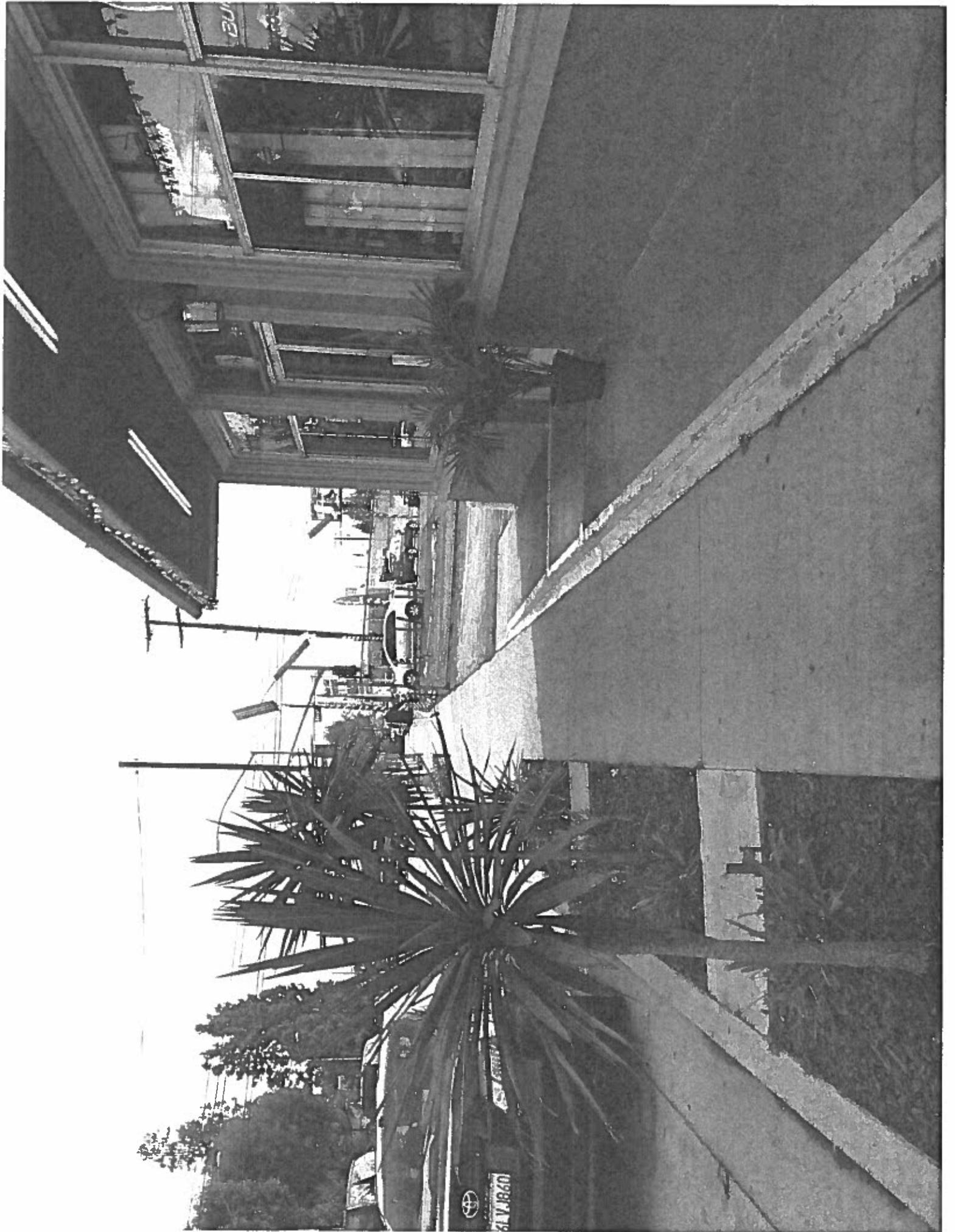
Large rectangular sign on the lower left side of the building, possibly a poster or advertisement.

Large rectangular sign on the right side of the building, containing illegible text.

White van with "POLICE" and "POLICE" written on its side, parked in front of the building.

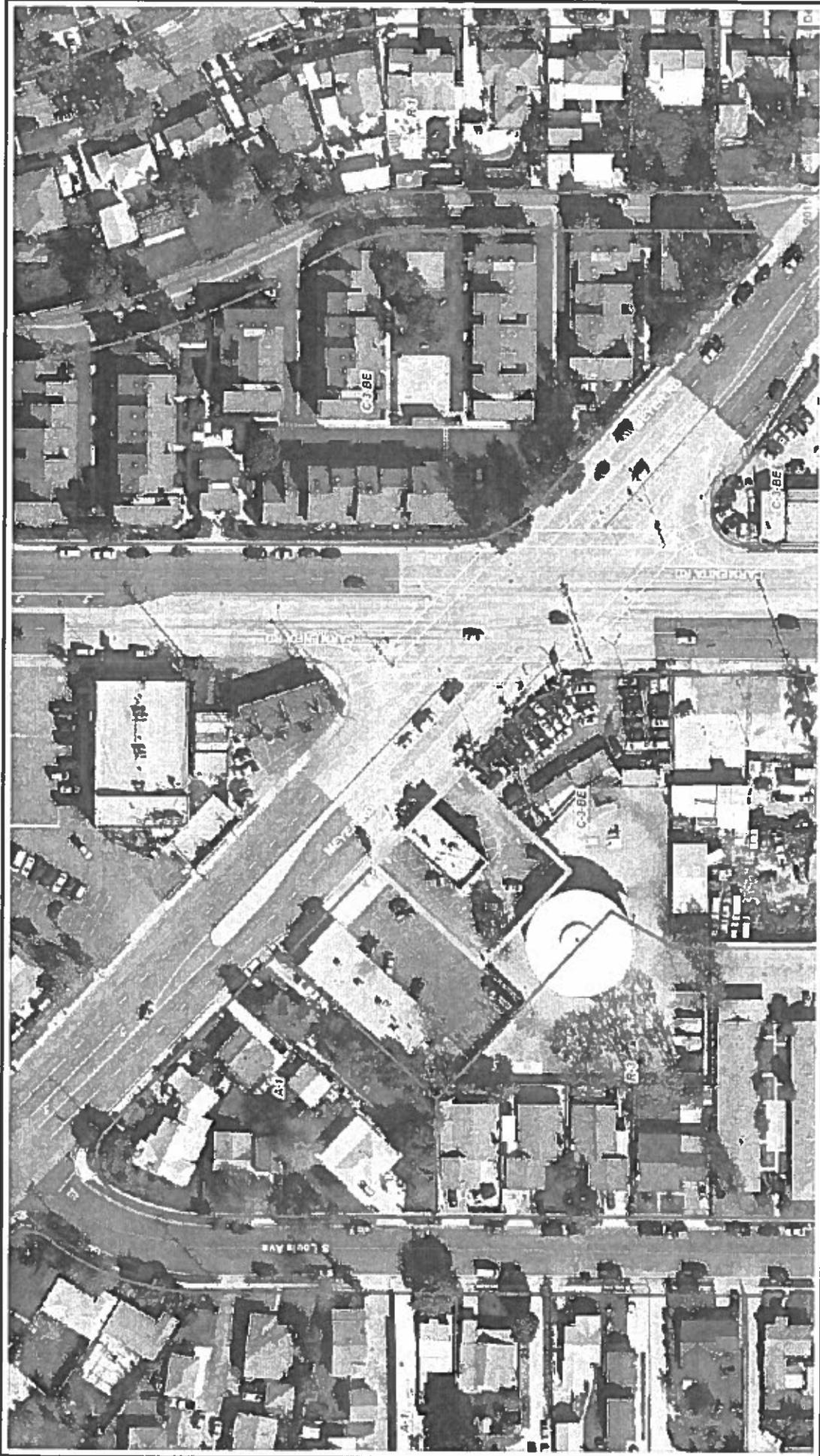
Vertical sign on the right side of the building, possibly a business name, with illegible text.









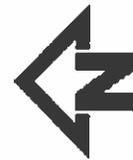


Created in GIS-NET3

R2014-03467 Aerial Photo

Printed: Dec 22, 2014

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200

Feet



EXISTING RESTAURANT

Job site address: "El Pargo"
13344 MEYER RD. WHITTIER, CA.

OWNER: 13344 MEYER RD WHITTIER, CA
SHER WALKER/PLA-CIVIL/ID

BUILDING CODE: 2019 Building Code
OCCUPANCY: B (Restaurant)
TYPE OF CONSTRUCTION: V-4
BUILDING HEIGHT: 15'-0"
FIRE SPREADERS: 15'-0"
A.P.N.: 821-007-004

LEGAL DESCRIPTION: TRACT # 188116 125 FT. E. & S. OF LOT 101
N.O. OF SUBD: 13

PLANNING: L.A. CARRANZO/JOSE MAGANA
8411 E FLORENCE AVE.
DOWNEY, CA 90240
(562) 355-2485
LADAPART&LOCOM

ZONING CLASSIFICATION: C-1 (C) C-1-R-L-CDO
LOT SIZE: 11,500.00 sq. ft.
EXISTING AREA: 1,800.00 sq. ft.

INDEX SHEET:

- A.1 Plot plan
- A.2 Floor plan
- A.3 Exterior elevations
- A.4 Equipment schedule
- A.5 Photo key map

SYMBOLS:

SECTION LINE	AT	ANCHOR BOLT
CENTER LINE	AB	ANCHOR BOLT
OBJECT ABOVE	AC	ANCHOR BOLT
EXISTING WALL	AD	ANCHOR BOLT
NEW WALL	AE	ANCHOR BOLT
CONC. WALL	AF	ANCHOR BOLT
ROOF NUMBER	AG	ANCHOR BOLT
DETAIL	AH	ANCHOR BOLT
DOWN	AI	ANCHOR BOLT
TYPICAL	AJ	ANCHOR BOLT
SQUARE FEET	AK	ANCHOR BOLT
WINDOW NUMBER	AL	ANCHOR BOLT
DOOR NUMBER	AM	ANCHOR BOLT
EXISTING WINDOW TO REMAIN	AN	ANCHOR BOLT
SECTION & ELEVATION CALLOUT	AO	ANCHOR BOLT
SECTION DETAIL NUMBER	AP	ANCHOR BOLT
SHEET NUMBER	AQ	ANCHOR BOLT

ABBREVIATIONS:

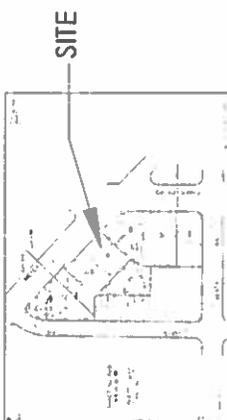
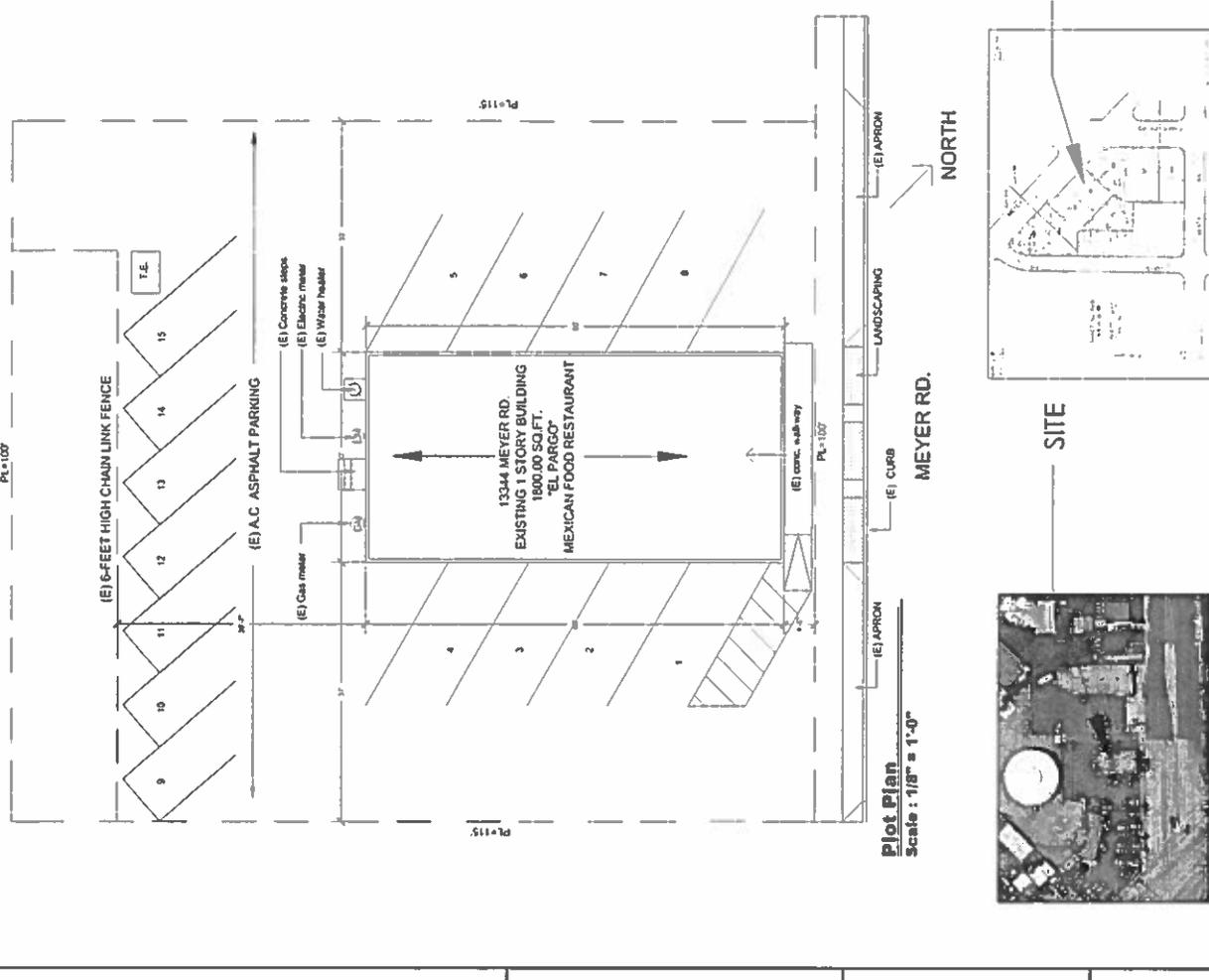
AT	ANCHOR BOLT
AB	ANCHOR BOLT
AC	ANCHOR BOLT
AD	ANCHOR BOLT
AE	ANCHOR BOLT
AF	ANCHOR BOLT
AG	ANCHOR BOLT
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AJ	ANCHOR BOLT
AK	ANCHOR BOLT
AL	ANCHOR BOLT
AM	ANCHOR BOLT
AN	ANCHOR BOLT
AO	ANCHOR BOLT
AP	ANCHOR BOLT
AQ	ANCHOR BOLT

SHEET INDEX

T	TOP OF CURB
U	UNIFORM BUILDING CODE
V	VOL. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

BUILDING CODES

IBC 2019 Building Code
CBC 2019 Building Code
L.A.C. 2019 Mechanical Code
L.A.C. 2019 Electrical Code
2008 California Energy Code



VICINITY MAP, not to scale
Courtesy of Google maps

<p>L. A. DRAFTING BUILDING DESIGN STUDIO 8615 E FLORENCE AVE # 203 DOWNEY, CA 90240 LADRAFTING@aol.com TEL 562.622.8997</p>	<p>Job Description: Tenant Improvement Job Address: 13344 Meyer Rd Whittier, CA Owner's Name: Enaque Ayala (562) 360-5728</p>	<p>Stamps</p>	<p>Sheet Title Plot plan</p>	<p>DATE: 11-2018 DRAWN: J.M. CHECKED: J.M. SCALE: AS NOTED SHEET: 1 OF 1</p>	<p>A.1</p>
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L. A. DRAFTING
 BUILDING DESIGN STUDIO
 8615 E. FLORENCE AVE. # 203
 DOWNEY, CA. 90240 LADraft@aol.com
 TEL. 562.622.8997 FAX 562.622.8957

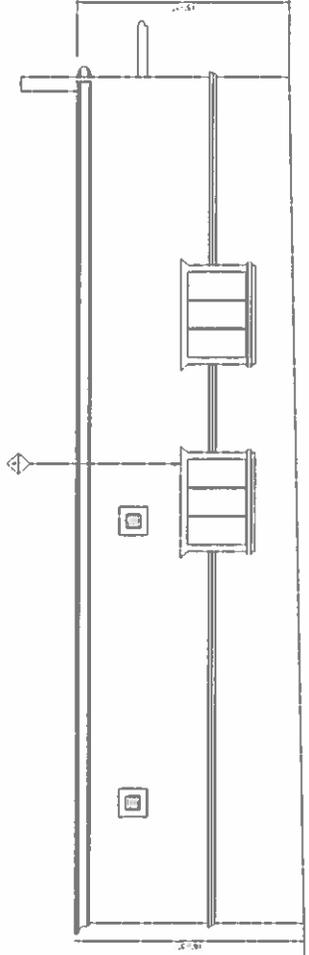
Job Description: Tenant Improvement
Job Address: 1344 Meyer Rd. Whittier, CA.
Owner's Name:

Stamps

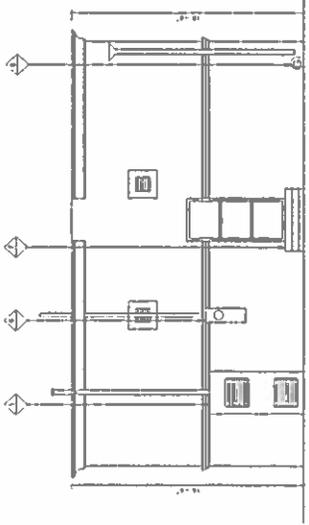
Sheet Title
 Exterior Elevations

DRAWN BY: J.M.
 CHECKED BY: J.M.
 DATE: 10-2-2013
 SCALE: UNLIMITED
 JOB NO.:
 SHEET:

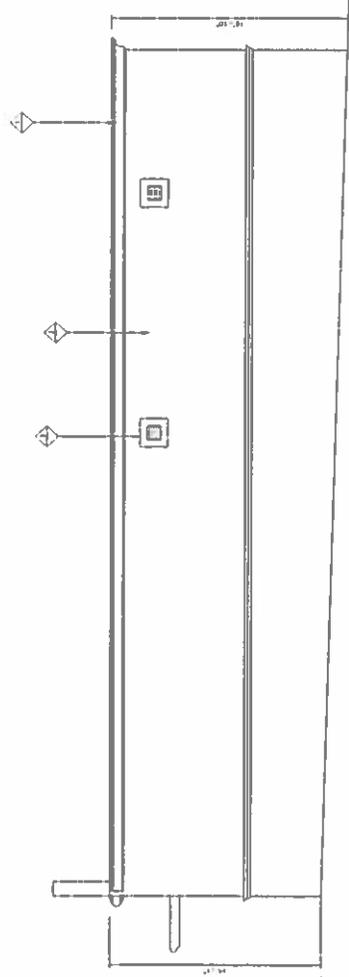
A.3
 SHEETS



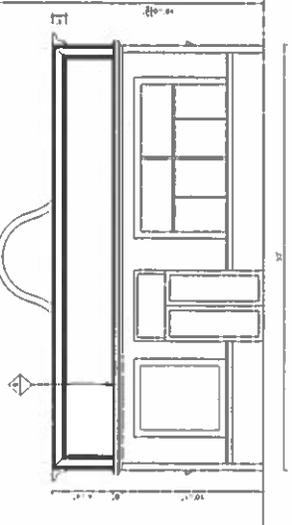
East Elevation
 Scale : 1/4" = 1'-0"



South Elevation
 Scale : 1/4" = 1'-0"



West Elevation
 Scale : 1/4" = 1'-0"



North Elevation
 Scale : 1/4" = 1'-0"

ELEVATION KEYNOTES

▽	FOAM HOLDING
▽	CEMENT PLASTER
▽	ATTACHMENT OF FOAM HOLDING
▽	ALUMINUM WINDOW
▽	WATER METER
▽	ELECTRICAL METER
▽	CONCRETE STEPS
▽	GAS METER
▽	CANOPY

SYMBOLS

—	SECTION LINE	DN	DOWN
—	GENERAL NOTE	TRUCK	TRUCK
—	OBJECT ABOVE	W	WALLS PER FOOT
—	DEMOLITION WALL	○	DEMOLITION KEYNOTES
—	EXISTING WALL	□	DOOR NUMBER
—	NEW WALL	○	WINDOW NUMBER
—	EXISTING DOOR	○	ROOM NUMBER
—	NEW DOOR	○	DOOR AS PER SCHEDULE
—	EXISTING WINDOW	○	WINDOW AS PER SCHEDULE
—	NEW WINDOW	○	WINDOW AS PER SCHEDULE
—	SECTION & ELEVATION CALLOUT	○	SECTION & ELEVATION CALLOUT
—	SECTION & ELEVATION NUMBER	○	SECTION & ELEVATION NUMBER
—	SHEET NUMBER	○	SHEET NUMBER