



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

September 7, 2016

Lorena Ayala
2656 West Avenue N
Palmdale, CA 93551

**REGARDING: PROJECT NO. R2015-02779-(5)
CONDITIONAL USE PERMIT NO. 201500115
38925 10th STREET EAST, PALMDALE (APN 3022-018-031)**

Hearing Officer Gina Natoli, by her action on September 6, 2016, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer'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 Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **September 20, 2016. Appeals must be delivered in person.**

Appeals:

To file an appeal, please contact:
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

For questions or for additional information, please contact Thuy Hua of the Zoning Permits North Section at (213) 974-6443, or by email at thua@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

 *Richard Clayborn*
for
Robert Glaser, Supervising Regional Planner
Zoning Permits North Section

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

c: DPW (Building and Safety); Zoning Enforcement

RG:TH

**FINDINGS AND ORDER
OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02779-(5)
CONDITIONAL USE PERMIT NO. 201500115**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing on July 19, 2016, in the matter of Conditional Use Permit No. 201500115 ("CUP").
2. The permittee, Lorena Ayala ("permittee"), requests a CUP to authorize the sale of beer for on-site consumption (Type 40 License) at an assembly hall within an existing industrial building ("Project") located at 38925 10th Street East (APN 3022-018-031) in Units C and D ("Project Site") in the unincorporated area of Palmdale in the M-1 (Light Manufacturing) Zone pursuant to Los Angeles County Code Sections 22.32.070.
3. The Project Site is a 2.31-acre rectangular parcel containing a 9,300-square foot single-story industrial building located on the northeastern side of the Project Site. There are a total of eighty-five parking spaces, three of which are handicap spaces. 10th Street East runs along the eastern boundary of the Project Site and serves as the primary access to the Project Site.
4. The Project Site is located in the North Palmdale Zoned District and is zoned M-1 (Light Manufacturing).
5. The Project Site is located within the IL (Light Industrial) land use category of the Antelope Valley Area Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: M-1
 - South: M-1, R-3
 - East: M-1 (City of Palmdale)
 - West: R-2
7. Surrounding land uses within a 600-foot radius include:
 - North: Vacant, building material manufacturing
 - South: Vacant, industrial manufacturing within an enclosed building
 - East: Vacant, two-family residence
 - West: Two-family residences
8. The Project Site is accessible via 10th Street East to the east.
9. The Project's floor area ratio at 0.09 does not exceed the maximum of 1.0.

10. No outside storage is proposed as a part of this Project.
11. Based on the occupant load of 226 persons as determined by the County engineer and a parking requirement of one parking space per three people, a total of 75 parking spaces are required for the assembly hall. For the remaining space within the building outside of the assembly hall, 10 additional parking spaces are required based on one parking space per 500 square feet of floor area. A total of 85 parking spaces, three of which are ADA compliant spaces, are required.
12. No new signage is proposed as a part of the Project.
13. Plot Plan No. 31393 approved on November 9, 1982 the development of a new office/plant. Plot Plan No. 201500192 approved on June 11, 2015 authorized the change of use and remodeling for converting Units C and D within an existing building into an assembly hall.
14. Regional Planning 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 beer at an assembly hall within an existing building.
15. 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.
16. No comments have been received from the public at this time.
17. A duly noticed public hearing was held on July 19, 2016, before the Hearing Officer. Hearing Officer Gina Natoli was in attendance for the public hearing. The applicant, Lorena Ayala, and her daughter, Jessie Lopez, were present at the hearing and were available for questions. Due to the applicant not posting the public hearing notice at the project site within the required 30 days prior to the public hearing, Hearing Officer Natoli moved to continue the hearing to September 6, 2016.

A duly noticed public hearing was held on September 6, 2016, before the Hearing Officer. Hearing Officer Gina Natoli was in attendance for the public hearing. The applicant, Lorena Ayala, and her daughter, Jessie Lopez, were present at the hearing and were available for questions. Hearing Officer Natoli asked the applicant if she had read and agreed with the revised findings and conditions, to which the applicant said, "yes." There being no further testimony, Hearing Officer Natoli recommended edits to the revised draft findings and conditions, closed the public hearing, and approved the applicant's request.
18. The Hearing Officer finds that the Project is consistent with the goals and policies of the Los Angeles County General Plan ("General Plan"). The Project is located within the Antelope Valley Area Plan ("Area Plan"), a component of the Los Angeles

County General Plan. Both the General Plan and the Area Plan contain 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 locational controls" (General Plan Land Use Element, pgs. III-12). The sale of beer for on-site consumption at the assembly hall will provide residents and visitors with the convenience of enhancing their experience at their special event without having to drive elsewhere. The availability of this service at the assembly hall will complement the community character by providing a gathering place with a convenience service to members of the public with appropriate conditions.

The Area Plan also contains policies relevant to the Project. Area Plan *Policy No. LU-1.4* says: "Ensure that there are appropriate lands for commercial and industrial services throughout the unincorporated Antelope Valley sufficient to serve the daily needs of rural residents and to provide local employment opportunities." Both the zoning and land use designation allow for the assembly hall use as well as the sale of alcoholic beverages. The combination of both uses provide residents with a location to accommodate special events and gatherings where they would not have a space and service otherwise. Such events create employment and economic opportunities for the local community through the hiring of service employees and purchase of goods to stock the special event.

19. The Hearing Officer finds that the proposed use is consistent with the M-1 zoning classification because the sale of alcoholic beverages is permitted within the M-1 Zone with a CUP pursuant to Sections 22.28.160 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 Sales Burden of Proof findings in Section 22.56.195B of the County Code.

The requested use at the location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. Alcohol will be only served and consumed on-site and will not leave the site. The use of the assembly hall will be for the enjoyment for the patrons and therefore not be a menace to the surrounding neighborhood. The property is relatively large in size and the location of the activity is buffered from neighboring uses with the parking lot.

21. The Hearing Officer finds that the Project 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. The Project Site is 2.31 acres in size and provides adequate space and shape for all the requirements

prescribed in Title 22. There are no structural changes being proposed as a part of the Project.

22. The Hearing Officer finds that the Project 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. 10th Street East is an existing Major Highway. This type of highway adequately serves the Project.
23. 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 no sensitive uses within the 600-foot radius.
24. The Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area with the immediate vicinity so as not to adversely affect said area. The location of the use does not face the primary residential area to the west. It is located 400 feet from the cluster of said residences and separated by a masonry wall.
25. The Hearing Officer finds that 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. There are no other facilities within 500 feet of the Project that sell alcohol. Therefore there is no undue concentration within this radius. However, there are a total of one on-sale and one off-sale license authorized for this census tract. At this time a total of four on-sale and one off-sale licenses have been issued. Therefore an undue concentration of alcoholic beverages exists within Census Tract 9101.01. However, this census tract covers 23 square miles and of the four on-sale licenses already issued only one of those facilities is open to the general public. The remaining three facilities are membership clubs and do not provide the type of service the Project provides. Therefore, the granting of this Project would provide for a public convenience and necessity.
26. The Hearing Officer finds that the requested use will not adversely affect the economic welfare of the surrounding community. The assembly hall does not impact the two business to the north and south of the Project Site and is a welcomed addition to those who may want to rent the assembly hall.
27. 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. There are no changes proposed to the

exterior of the existing structure. The applicant will ensure that the exterior appearance of the Project Site will remain in a suitable state, with no blight or disrepair.

28. The Hearing Officer finds that it is necessary to limit the term of the grant to ten (10) years to assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses.
29. The Hearing Officer finds that it is necessary to require annual inspections for the first three years with subsequent biennial inspections for the remainder of the grant term to ensure compliance with conditions and that the introduction of alcohol at this establishment will not pose a problem to the neighboring residential properties.
30. The Hearing Officer finds that based on the Sheriff's report and recommendation received August 3, 2016 that surveillance cameras installed in the interior and exterior of the property will be necessary to protect the safety of the public.
31. 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 1,000 feet of the Project Site were notified by mail, including 138 different property owners. A total of 11 Notices of Public Hearing were mailed to those on the courtesy mailing list for the North Palmdale Zoned District and a notice was sent to the State of California Department of Alcoholic Beverage Control. Additionally, the case materials were available on Regional Planning's website and at the Lancaster Library.
32. 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 and the Antelope Valley Area 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. 201500115, subject to the attached conditions.

ACTION DATE: SEPTEMBER 6, 2016

RG:TH
9/7/16

c: Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02779-(5)
CONDITIONAL USE PERMIT NO. 201500115**

PROJECT DESCRIPTION

The project is a Conditional Use Permit ("CUP") to authorize the sale of beer for on-site consumption (Type 40 License) at an assembly hall within an existing industrial building subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 9 shall be effective immediately upon 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 July 19, 2026.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue beer and wine sales 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. 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 **\$1,400**. 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 **three (3) annual inspections for the first three years with four (4) subsequent 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 the Fire 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 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, **three (3) copies of a modified Exhibit "A"** shall be submitted to Regional Planning by **September 19, 2016**.
18. 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 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 allows the sale of beer for on-site consumption for special events at an assembly hall within an existing industrial building located in Units C and D at 38925 10th Street East.
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 shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with Chapter 22.52 Part 10 of the County Code shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.
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. All new designated employees shall be required to attend within 30 days of employment. 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, and any such advertisement located inside shall not be visible from the exterior of the structure.
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. The permittee shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times.
27. This grant authorizes the sale of beer for on-site consumption for special events within the assembly hall from 1:00 p.m. to 11:00 p.m. Sunday through Thursday and 1:00 p.m. to 1:00 a.m. Friday and Saturday.
28. There shall be no consumption of alcoholic beverages outside of Unit C and D. No outdoor drinking permitted. The permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
29. The permittee shall develop and implement a Designated Driver program (i.e. free soft drinks or coffee to a designated driver of a group). The permittee shall submit the program to the Director of Planning for approval prior to the approval of the Exhibit "A". A printed two-sided card explaining this program shall be placed on all tables in the assembly hall or an explanation regarding the program shall be printed on the menu.
30. All servers of alcoholic beverages must be at least 18 years of age.
31. Doors to the assembly hall shall remain closed but unlocked when music or other loud noise is offered during special events.
32. On-site storage of alcohol shall be allowed for a maximum of 24 hours prior to the event.
33. All alcohol shall be removed from the premises within a minimum of one hour subsequent to closing.
34. The sale and serving of alcoholic beverages for consumption outside the assembly hall is prohibited.

PROJECT SITE-SPECIFIC CONDITIONS

35. A minimum of 85 parking spaces shall be maintained on site. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use.
36. The permittee shall provide lighting so as to illuminate the interior perimeter of the establishment and the parking lot and be of sufficient quality so that persons standing in these areas at night are identifiable by law enforcement personnel. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within 30 minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low-level lighting (maximum of 400 lumens) along all pedestrian walkways leading to and from the parking lot.
37. The permittee shall install a security surveillance camera system. Interior security cameras shall be positioned to cover the entry and exit of patrons, all shelf space and refrigerator space devoted to alcohol storage, and the cash register area. Exterior security cameras shall cover parking areas and areas where people may congregate. The system must be able to store 30 days of digital recordings for all cameras. Cameras must record in color and be of a quality to discern facial features, clothing patterns, and differences in color hues, at a distance of at least 15 feet.
38. Gates located at each end of the building which enclose the narrow walkway along the north side of the building where the emergency exits to the building are located shall remain unlocked and opened during special events.