



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



March 15, 2016

Nhu Tran  
15221 Middleborough Street  
Westminster, CA 92683

Richard J. Bruckner  
Director

**REGARDING: PROJECT NO. R2015-02914-(4)  
CONDITIONAL USE PERMIT NO. 201500117  
18927 COLIMA ROAD (APN: 8761-012-012)**

Hearing Officer Patricia Hachiya by her action of **March 15, 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 **March 29, 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. 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. 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.

For questions or for additional information, please contact Martin Gies of the Zoning Permits West Section at (213) 974-6462 or by email at [mgies@planning.lacounty.gov](mailto:mgies@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

Mi Kim, Supervising Regional Planner  
Zoning Permits West Section

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

c: DPW (Building and Safety); Zoning Enforcement

MK:MG

CC 060412

**FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2015-02914-(4)  
CONDITIONAL USE PERMIT NO. 201500117**

**REQUEST:**

The applicant, The Shack restaurant, is requesting a conditional use permit (CUP) to authorize the sale of beer and wine for onsite consumption (ABC Type 41: Beer and Wine) in the C-3-BE (Unlimited Commercial-Billboard Exclusion) Zone pursuant to Los Angeles County Zoning Code Section 22.28.210, at an existing restaurant located in an existing commercial center.

**HEARING DATE: March 15, 2016**

**PROCEEDINGS BEFORE THE HEARING OFFICER:**

1. The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing/meeting on March 15, 2016, in the matter of Project R2015-02914-(4), consisting of Conditional Use Permit No. 201500117 ("CUP").
2. The Project is a request for a CUP to allow the sale of beer and wine for on-site consumption (Type 41- On Sale Beer and Wine for Bona Fide Public Eating Place) for an existing restaurant located at 18927 Colima Road, in the unincorporated community of Rowland Heights. The location is situated within the Fourth Supervisorial District of Los Angeles County and within the Puente Zoned District.
3. The project is located at 18927 Colima Road, Rowland Heights, CA 91748. The Assessor's Parcel Number for the subject property is 8761-012-012.
4. The restaurant is located on a parcel that is a multitenant commercial center. The project site parcel fronts Colima Road to the south, with three driveways for ingress and egress. The project site abuts Nogales Street to the East, with four driveways for ingress and egress. The commercial complex currently provides 650 parking spaces and 646 parking spaces are required based upon current existing land uses. The subject restaurant is located near the North Eastern corner of the commercial building located on the Western side of the subject property. The restaurant frontage faces an interior commercial walkway, opposite and adjacent to other commercial and retail units. The floor plan shows a total of 1,185 square feet of restaurant space, of which 584 square feet is dining area, located in the front half of the subject restaurant. The kitchen, service prep, storage closet and restroom are located in the rear half of the subject restaurant. According to the Department of Public Works, the maximum occupancy load for the restaurant is 42 persons.
5. The subject property is zoned C-3-BE (General Commercial-Billboard Exclusion) Zone. The surrounding properties are zoned C-3-BE to the North; A-1-6,000 (Light Agricultural- 6,000 Square Ft. Minimum Required Lot Area) and C-2-BE (Neighborhood Business-Billboard Exclusion) to the South; A-1-6,000 and C-2-

BE to the East; and C-2-BE and R-3-12U (Limited Multiple Residence- 12 Units Maximum Per Acre) to the West.

6. The Rowland Heights Community Plan Designation for the subject property is C- (Commercial) and the proposed beer and wine sales within an existing restaurant is consistent with this designation as it is a use (onsite beer and wine sales in a restaurant) that is compatible with commercial and business land uses.
7. The subject site is located in an area with professional and medical offices, retail and commercial uses and single - and multi- family housing. There is one place of worship within 600 feet of the subject property; there are no schools within 600 feet of the subject property. There are five (5) dining establishments selling alcoholic beverages for onsite consumption within 500 feet of the subject property, one (1) of which is located within the same commercial center as the subject restaurant. There are also three (3) retail establishments selling alcohol for off-site consumption within 500 feet of the subject property, two (2) of which are located within the same commercial center as the subject restaurant. Staff considers this use to be compatible with the surrounding community because of the presence of commercial related land uses nearby, the presence of an existing balance of onsite and offsite alcohol sales occurring in the vicinity, and that the use will provide a benefit to the community by creating a new location for a full dining experience with food, and beer and wine sales.
8. The proposed use is consistent with the goal and policies of the Rowland Heights Community Plan, Land Use Policies:

Policy 8: Encourage the beautification of new and existing commercial areas. This can be achieved through the combined efforts of the public and private sectors. Where practical, adhere to the following guidelines:

- The subject restaurant is located in an existing shopping center which has landscaping adjacent to the public rights of way and along the street frontage including trees, shrubs, and grasses.
  - The subject restaurant does not have a freestanding portable sign and has two wall signs within the subject commercial center which are not visible from the street frontage.
  - The existing commercial use of a restaurant is sensitive to the neighboring uses as it is a small scale eating establishment with no noise or visual impacts occurring outside of the enclosed restaurant and is similar in nature to existing uses in the immediate vicinity.
  - The façade of the subject restaurant is in harmony with and is uniform with the existing commercial center façade.
9. The proposed use will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or similar use within a 600 foot radius of the subject site. There is one place of worship within a 600-foot radius of the

subject site. However, the proposed sale of beer and wine to complement meals in the restaurant will not adversely affect the ability of the individuals to attend services at this facility. Furthermore, the small size of the dining room, which is less than 600 square feet, is not expected to generate impacts on nearby uses. There are no schools, parks, playgrounds or similar uses within 600 feet of the subject property.

10. The proposed use is sufficiently buffered from nearby residential uses by existing commercial, retail, offices and other uses. Multi- and single-family housing in the vicinity are sufficiently buffered by the 100-foot wide public rights-of-way of Colima Road to the South, Nogales Street to the East, and by the commercial centers and adjacent driving range parking areas to the North. As a result, the proposed use will not adversely affect these residential areas.
11. The subject property is zoned C-3-BE (Unlimited Commercial-Billboard Exclusion) and the proposed use is allowed in this zoning category once a conditional use permit has been obtained.
12. Title 22 of the Los Angeles County Zoning Code (County Code) allows the sale of alcoholic beverages in the C-3 zone pursuant to the approval of a conditional use permit as specified in Section 22.28.210.
13. The sale of alcohol at the subject restaurant is a public convenience and necessity as it is located in a well-traveled commercial corridor and the restaurant would provide a benefit to the community by providing a new location for a full service dining experience suitable for this area.
14. While an "undue concentration" of alcohol sales exists per ABC definition, there is an existing balance of onsite and offsite alcohol sales in a prominently located commercial corridor. The intersection of Colima Road and Nogales Street contains commercial and retail centers at each corner which include numerous dining establishments. There are 5 dining establishments selling alcohol within 500 feet of the subject restaurant. The density of alcohol sales in this area is due to the concentration of many businesses within the large commercial center and the neighboring commercial centers.
15. The proposed use will not adversely affect the economic welfare of the nearby community as the proposed project will provide the community a new location to dine and consume beer and wine with meals. The addition of beer and wine sales at the existing restaurant will provide a benefit to the subject property by attracting more business which will create secondary benefits to nearby businesses and residents who work in the vicinity of the subject property. The establishment will allow patrons of all ages. The proposed use is appropriately located in a dense commercial corridor containing establishments that sell alcohol. Therefore, there are no expected impacts from the sale of beer and wine at the subject restaurant.

16. The sale of alcohol will occur inside an existing commercial building with a contemporary design that is uniform in design with the commercial center and is in harmony with the surrounding architecture. The subject restaurant is in the middle of the commercial center and will not be inconsistent with the exterior design and appearance of the existing commercial center or the existing commercial businesses in the immediate neighborhood. The façade of the subject restaurant is maintained neat and clean in appearance. No advertising of alcohol will be visible from the exterior of the building.
17. The proposed use will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area and will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. The proposed use is for the sale of beer and wine in multi-tenant commercial center located along a well traveled commercial corridor containing existing commercial, retail, and office uses. The alcohol sales will take place within the enclosed restaurant and will only be served in conjunction with the sale of food. Alcohol sales will be limited to 5pm-10pm Monday thru Friday and from 12pm-10pm Saturday and Sunday to reduce potential impacts to the surrounding community. The project will add a new location for the community to enjoy a full-service dining experience with beer and wine to enhance meals.
18. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper and property posting.
19. Prior to the Hearing Officer's public hearing, the Department of Regional Planning ("Regional Planning") staff received one email in support of the Project. No other correspondence was received from the public regarding the Project.
20. A duly noticed public hearing was held on March 15, 2016, before the Hearing Officer. Hearing Officer Patricia Hachiya was in attendance for the Public Hearing. Ms. Hachiya asked the applicant if he agreed to the conditions of approval. The applicant testified that he was in agreement. There being no further testimony, Ms. Hachiya closed the public hearing and approved the applicant's request with the findings and conditions of approval as agreed to by the applicant.
21. To assure compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that is necessary to limit the term of the grant to fifteen (15) years.
22. 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, 13<sup>th</sup> Floor, Hall of

Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREOING, THE HEARING OFFICER CONCLUDES THAT:**

Regarding the Conditional Use Permit:

- A. The proposed use with the attached conditions will be consistent with the adopted Rowland Heights Community Plan; and
- 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; and
- 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

Regarding the Sale of Alcohol:

- 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; and
- E. 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; and
- F. That the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate area as not to adversely affect said area; and
- G. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community; and
- H. 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.

**AND, THEREFORE**, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a conditional use permit for alcohol sales as set forth in Sections 22.56.040 and 22.56.195 of the Los Angeles County Code.

**HEARING OFFICER ACTION:**

1. The project is exempt from the California Environmental Quality Act under Class 1- Existing Facilities.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201500117 is APPROVED subject to the attached conditions.

**ACTION DATE: March 15, 2016**

MK:MG  
03/15/2016

c: Hearing Officer, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2015-02914-(4)  
CONDITIONAL USE PERMIT NO. 201500117**

**PROJECT DESCRIPTION**

The project is a request for a conditional use permit (CUP) to authorize the sale of beer and wine for onsite consumption (ABC Type 41: Beer and Wine) in the C-3-BE (Unlimited Commercial, Billboard Exclusion) Zone pursuant to Los Angeles County Zoning Code Section 22.28.210, at an existing restaurant located in an existing commercial center subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7 and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon 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 ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on March 15, 2031.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new conditional use permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The

permittee shall deposit with the County the sum of **1,600.00**. 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 the County 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.
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain all areas of the premises over which the permittee has control free of litter, trash, and debris.
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.

17. 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.
18. 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, **3 copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of approval.
19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **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

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 Section 22.52 Part 10 of the County Code shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.
22. The permittee shall not advertise the sale of alcoholic beverages visible from the exterior of any structure on the subject property including windows, walls, fences or similar structures.
23. The permittee, and all managers and designated employees of the establishment, who directly serve or are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control (ABC) or other such similar programs approved by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment such as the lobby, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.
24. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.

25. The permittee shall not advertise or hold any "happy hour" drink specials, "two for one" specials, or similar promotions.
26. There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility including patios, sidewalks, porches, etc. 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 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.
28. 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.
29. All servers of alcoholic beverages must be at least 18 years of age.
30. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant only.
31. The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the permissible hours of operation and food service shall be continuously provided during operating hours.
32. Not less than fifty-one percent of the income from the business enterprise shall be derived from the sale of food and non-alcoholic beverages. The business owner shall at all times maintain records which reflect separately the gross sale of food and the gross sale of alcoholic beverages. Said records shall be made available to the Los Angeles County Department of Regional Planning, the Department of Alcoholic Beverage Control, or the Los Angeles County Sheriff's Department on demand.
33. There shall be no music or other noise audible beyond the restaurant premises.
34. The permittee shall provide adequate lighting above all entrances and exits to the premises and the adjacent parking areas.
35. All lighting required by this grant shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons within lighted areas during operating hours and shall be designed so as to direct light and glare only

onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties.

**PROJECT SPECIFIC CONDITIONS**

36. This grant authorizes the sale of alcoholic beverages from 5:00 p.m. to 10:00 p.m. Monday thru Friday and from 12:00 p.m. to 10:00 p.m. on Saturday and Sunday.
37. Alcoholic beverages shall not be stored or displayed near the front of the restaurant and shall be maintained as to restrict access by customers and shall be accessible only by restaurant staff.
38. The permittee shall provide and maintain in good operating condition at least two on-site 24-hour security cameras facing the parking lot and the front of the restaurant, on the interior and the exterior of the subject restaurant. The permittee shall maintain surveillance records for a period of at least thirty (30) days and shall produce such records upon demand by law enforcement.