

Hearing Officer Transmittal Checklist

Hearing Date 03/15/2016
Agenda Item No. 7

Project Number: R2015-02914-(4)
Case(s): Conditional Use Permit Case No. 201500117
Environmental Assessment Case No. 201500207
Planner: Martin Gies

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions + Other department letters of recommended conditions
- Previous CUP Conditions of Approval
- 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: 



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

PROJECT NUMBER
 R2015-02914

HEARING DATE
 March 15, 2016

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201500117
 Environmental Assessment No. 201500207

PROJECT SUMMARY

OWNER / APPLICANT

Rowland Ranch Properties, LLC/ Nhu Tran.

MAP/EXHIBIT DATE

09/06/2015

PROJECT OVERVIEW

The applicant, Nhu Tran, is requesting a conditional use permit (CUP) to authorize the sale of beer and wine (ABC License Type 41) for onsite consumption at an existing restaurant (The Shack) located in the Rowland Plaza Center at the intersection of Colima Road and Nogales Street within the C-3-BE zone. A CUP is required for the sale of alcoholic beverages in the C-3 zone pursuant to Los Angeles County Code Sections 22.28.210 and 22.56.195. The sale of beer and wine for onsite consumption will occur between the hours of 5pm-10pm Monday-Friday and between 12pm-10pm Saturday-Sunday. The sale of beer and wine for onsite consumption will take place within the enclosed restaurant and will only be served when food is ordered.

LOCATION

18927 Colima Road, Rowland Heights, CA 91748

ACCESS

Colima Road and Nogales Street

ASSESSORS PARCEL NUMBER(S)

8761-012-012

SITE AREA

1,185 Sq. Feet of Lease Area

GENERAL PLAN / LOCAL PLAN

Rowland Heights Community Plan

ZONED DISTRICT

Puente

LAND USE DESIGNATION

C- Commercial

ZONE

C-3-BE (General Commercial-Billboard Exclusion)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Rowland Heights CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption-Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan and the Rowland Heights Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.28.220 (C-3 Zone Development Standards)
 - 22.44.132 (Rowland Heights Community Standards District)
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.56.195 (Alcoholic Beverage Sales, For Either On-site or Off-site Consumption)

CASE PLANNER:

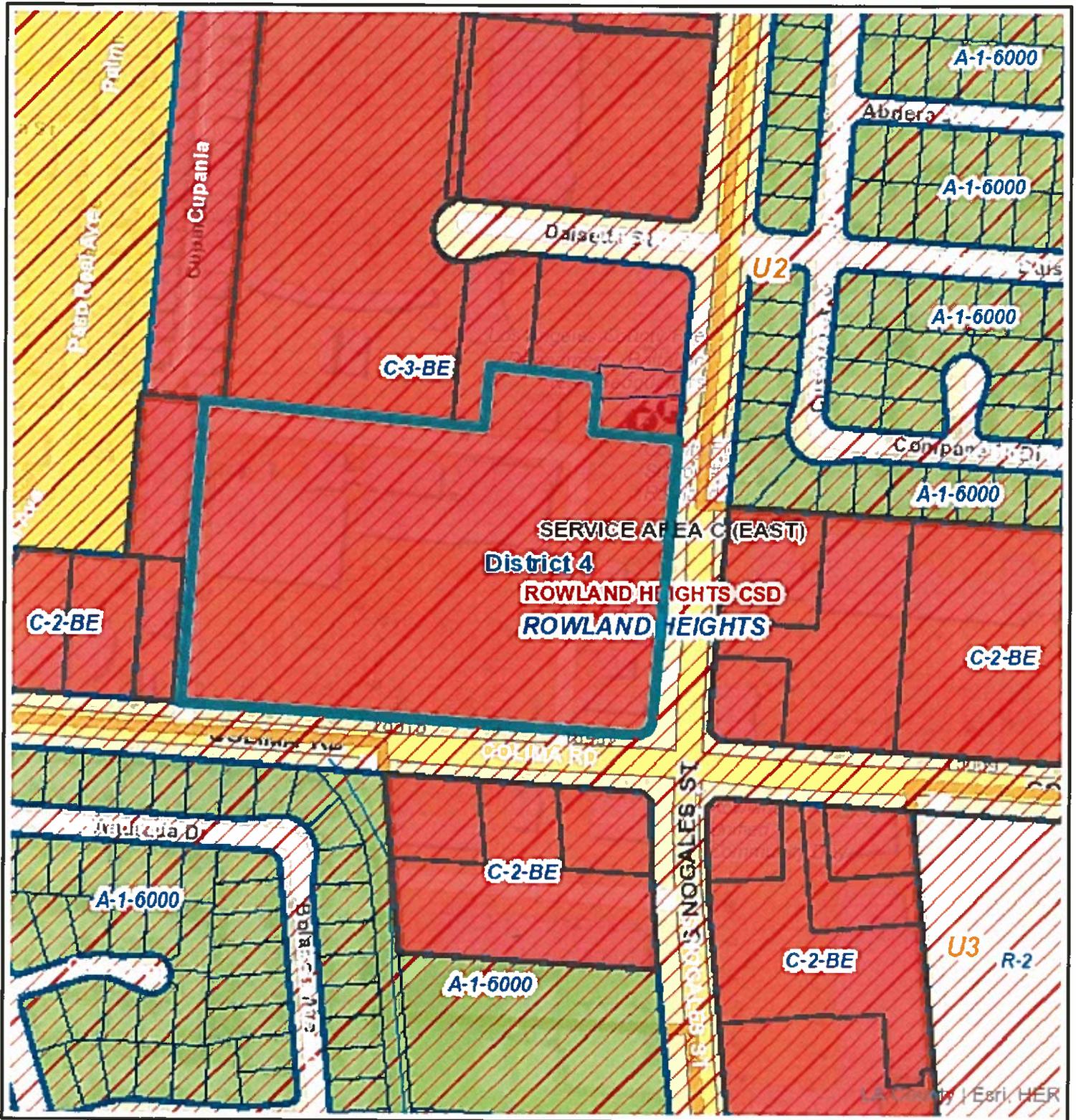
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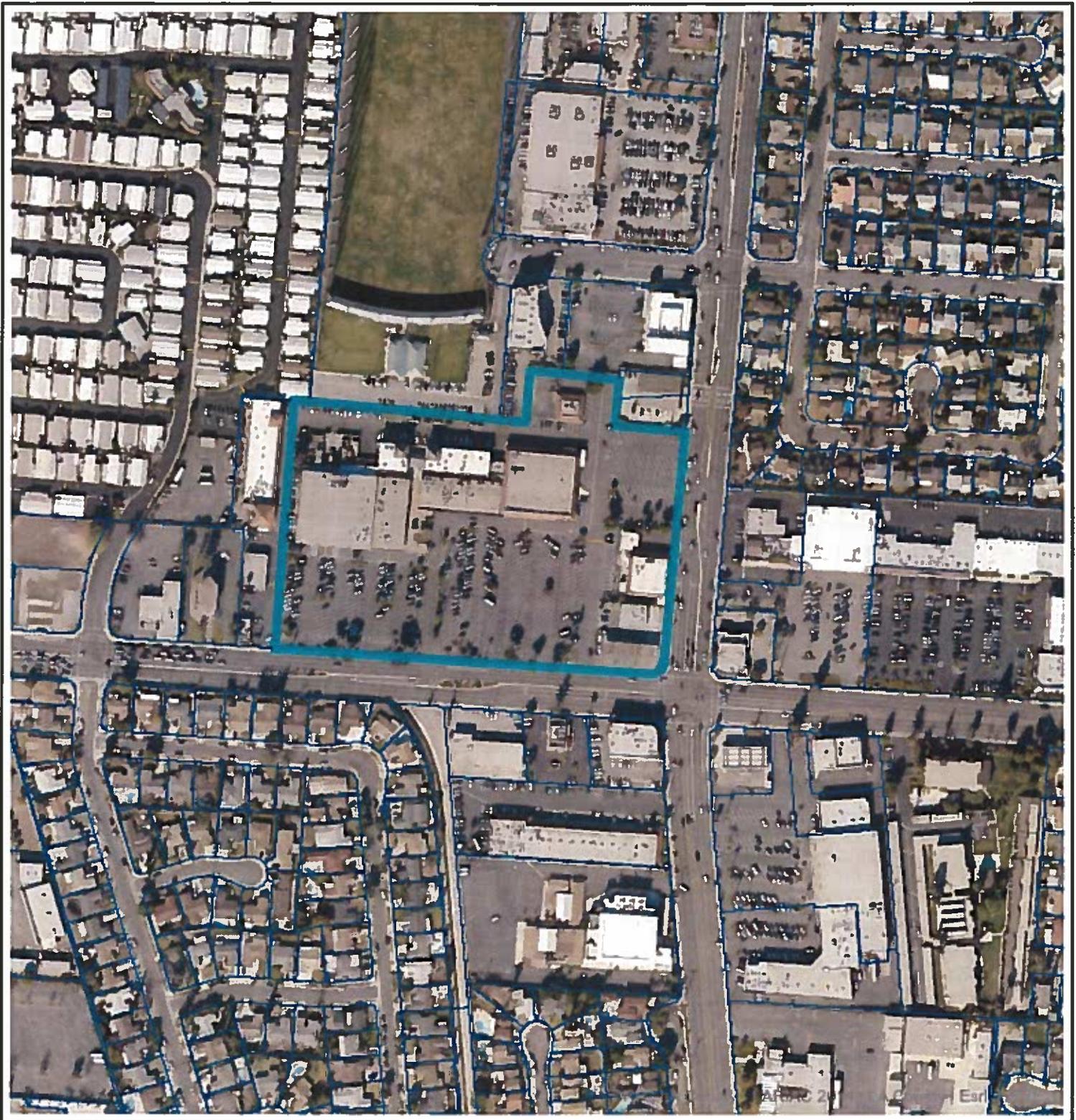
Project R2015-02914/RCUP201500117

Printed: Mar 02, 2016



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Project R2015-02914 / CUP 201500117

Aerial Map

Printed: Feb 11, 2016



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ENTITLEMENTS REQUESTED

A Conditional Use Permit (CUP) for the on-site-sale and consumption of beer and wine (Type 41) in a restaurant in the C-3-BE (General Commercial-Billboard Exclusion) Zone pursuant to Sections 22.28.210 and 22.56.195 of the Los Angeles County Zoning Code.

LOCATION

The subject property is within the Rowland Plaza Center located at 18927 Colima Road in the unincorporated community of Rowland Heights and within the Rowland Heights Community Standards District.

PROJECT DESCRIPTION

The project is a request for a CUP to authorize the on-site sale and consumption of beer and wine (Type 41 – On Sale Beer and Wine for Bona Fide Public Eating Place) at an existing restaurant (The Shack) located at 18927 Colima Road, in the C-3-BE Zone within the unincorporated community of Rowland Heights. The Building and Safety office has approved the existing floor plan for a maximum occupancy of 42 persons. The applicant is not proposing any expansions or enlargements to the seating area or occupancy load. The proposed hours of beer and wine sales in conjunction with food are 5:00 pm to 10:00 Monday through Friday and from 12:00pm to 10:00 pm on Saturday and Sunday. No new construction or expansion of the restaurant is proposed as a part of this application.

SITE PLAN DESCRIPTION

The site plan depicts the restaurant located on a parcel that is developed as a multitenant commercial center. The project site 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

EXISTING ZONING

The subject property is zoned C-3-BE, in the Puente Zoned District.

Surrounding properties are zoned as follows:

North: C-3-BE

South: A-1-6,000 (Light Agricultural- 6,000 Sq. Ft. Minimum Required Lot Area) and C-2-BE (Neighborhood Commercial-Billboard Exclusion)
East: A-1-6,000 and C-2-BE
West: C-2-BE and R-3-12U (Limited Density Multiple Residence- 12 Units Per Acre Maximum)

EXISTING LAND USES

The subject property is developed with a multi-tenant commercial center, an automobile service station, a freestanding bank building, a freestanding US Postal Office building, and parking areas. The project site is a restaurant space in a multi-tenant commercial center.

Surrounding properties are developed as follows:

North: Retail and commercial service uses, offices, and a driving range
South: Retail and commercial service uses, single-family residences, and a church
East: Retail and commercial service uses, single-family residences
West: Retail and commercial service uses, offices, and a mobile home park

PREVIOUS CASES/ZONING HISTORY

According to the Assessor's Office, the multi-tenant commercial building was constructed in 1967 and there have been numerous subsequent building permit approvals that have lawfully established the commercial center. A restaurant is a by-right use in the C-3 zone and there are several plot plan and CUP approvals on the subject property related to new businesses and for signs at the multi-tenant commercial center.

Plot Plan 200900556 was approved for tenant improvements to establish the existing restaurant on May 18, 2009.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends a Class 1 - Existing Facilities Categorical Exemption for this project under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project is a request for a permit to authorize the on-site sale and consumption of beer and wine at an existing restaurant in an area with no sensitive biological resources and with no proposed expansion or alteration to the existing restaurant. Therefore, staff recommends that the Hearing Officer find that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the "C" Commercial land use category of the Rowland Heights Community Plan. This designation is intended for retail, service, commercial and office uses. The existing restaurant and the sale of beer and wine for onsite

consumption is a commercial use and is therefore consistent with the land use designation and with the permitted uses of the underlying land use category.

The following policies of the Rowland Heights Community Plan are applicable to the proposed project:

Land Use Policy 8 (f). New commercial uses shall be sensitive to neighboring uses.

The subject restaurant is an existing commercial use and 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. The existing restaurant is similar in nature to existing uses in the immediate vicinity.

Land Use Policy 8 (g). All businesses in a center (three establishments or more) should present a general harmony of facades.

The architectural features of the subject restaurant are consistent with the architectural style of the commercial center, including uniform and harmonious façade elements such as large glass windows, pedestrian walkway, columns, and signs with identical forms and similar sizes.

Zoning Ordinance and Development Standards Compliance

The project is subject to the development standards and requirements for the C-3 Zone, applicable requirements from the Rowland Heights Community Standards District (CSD), the Burdens of Proof for conditional use permit applications, and the Burdens of Proof for the sale of alcoholic beverages.

Development Standards of C-3 Zone

The multi-tenant commercial center was legally established and constructed in 1967 and complies with the development standards required in Sections 22.28.220 (C-3 Zone). On May 18, 2009 Plot Plan 200900556 approved the establishment of the current restaurant and found that the project is consistent with the development standards for the C-3 Zone in terms of height, size, setbacks, and landscaping. Pursuant to Section 22.52.1110 of the County Code, restaurants require one parking space for each three persons based on the occupancy load. Based on a determination from the Department of Public Works, Building and Safety Division, the restaurant has an occupant load of 42 persons, which requires 14 parking spaces. The restaurant is part of a multi-tenant commercial center that spans multiple parcels and requires 646 parking spaces, including 9 handicapped spaces, based upon current existing land uses. The shopping center currently provides 650 parking spaces, 22 of which are handicapped accessible. Therefore, the project is compliant with this requirement.

CSD Requirements

The project meets the development standards for establishments in the Rowland Heights Community Standards District (CSD) pursuant to Section 22.44.132 of the County Code. The restaurant is part of a commercial shopping center which is well maintained and kept free of debris, trash and dead or overgrown vegetation. Based on staff's visit to the project site, the commercial center is well maintained and the area immediately surrounding the restaurant is kept clean.

The restaurant has two business wall signs, one on each building face of the corner unit occupied by the subject restaurant. The restaurant also has a smaller round sign attached to the underside of the covered walkway in front of the subject restaurant. The business signs depict the name of the restaurant and are visible from within the commercial shopping center. The business wall signs are consistent with the previous approval for the restaurant under Plot Plan 200900556 and are similar in form and size with the signage found throughout the shopping center. The restaurant is listed among other businesses in the shopping center on the existing pole sign located near the center driveway off of Colima Road which depicts the shopping center name and address for navigation, emergency, and public safety purposes. No new signage is proposed as part of this application.

Site Visit

Staff visited the site on January 27, 2016 and observed the restaurant in a clean and well maintained manner. Staff noted that security cameras were installed and were in use at the restaurant.

Burden of Proof

The applicant is required to substantiate all facts identified by Sections 22.56.040 and 22.56.195 of the County Code. The Burden of Proof with the applicant's responses is attached. Staff is of the opinion that the applicant has met the burdens of proof.

Burdens of Proof for Conditional Use Permits

The project is a request to serve beer and wine at an existing restaurant, which will add a new location for the community to enjoy a full-service dining experience with beer and wine to enhance meals. Alcohol sales will be limited to 5pm-10pm Monday thru Friday and from 12pm-10pm Saturday and Sunday. The alcohol sales will take place within the enclosed restaurant and alcohol will only be served in conjunction with the sale of food. The restaurant is located within a large commercial center along a well travelled commercial corridor and is located nearby other retail and dining establishments. The proximity to other commercial uses provides a benefit to the community by providing many options for convenient and easily accessible retail and dining establishments.

The multi-tenant commercial center was legally established in 1967, and the existing restaurant was authorized in 2009 by Plot Plan 200900556, which found the site to be consistent with the development standards for the C-3 Zone. The subject restaurant meets the requirements for parking, landscaping, signage, and is consistent with the

Rowland Heights CSD. The subject restaurant is part of a commercial center with adequate parking and landscaping to accommodate the existing uses. The project is only a request to add the sale of beer and wine to an existing restaurant. Therefore the project site will continue to be consistent with all requirements. No expansions or enlargements to the existing restaurant or seating occupancy are proposed, only the request to add the sale of beer and wine for onsite consumption. The restaurant is located within an existing commercial center and is accessible from Colima Road and Nogales Street. No new construction or enlargements are proposed as part of the request for beer and wine sales with onsite consumption. The project site is adequately served by existing utility and street infrastructure.

Burdens of Proof for Alcoholic Beverages

There are no schools, parks or playgrounds within 600 feet of the subject property. There is one place of worship within a 600-foot radius of the subject site, located south of the subject property on the south side of Colima Road. However, the proposed sale of beer and wine in the existing restaurant will not adversely affect the ability of individuals to attend services at this place of worship because the place of worship is adequately buffered from the commercial center by Colima Road, which is a major commercial thoroughfare in the community. Furthermore, the sale of beer and wine in conjunction with food at the existing restaurant is very limited in scale as the dining room is less than 600 square feet and the restaurant has a maximum occupancy load of 42 people. Therefore, the sale of beer and wine at the restaurant is not expected to generate impacts on nearby uses.

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 and Nogales Street to the East, as well as 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.

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 and restaurants selling alcoholic beverages within the large commercial center and within the neighboring commercial centers.

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 anticipated impacts from the sale of beer and wine at the subject restaurant.

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.

Neighborhood Impact/Land Use Compatibility

The restaurant's request for the on-site sale of beer and wine as an accessory use to the existing restaurant will not adversely affect the surrounding community or general welfare of the area. The restaurant is located in a multi-tenant commercial center that is located on a well-travelled commercial corridor and is compatible with the existing development pattern. The restaurant was authorized in 2009 under Plot Plan 200900556, and there are currently no zoning violations on the subject property or history of public complaints related to the site. The project site also meets current zoning requirements for parking and is adequately served by exiting utility and street infrastructure.

There is one sensitive use, a religious establishment, located within 600 feet of the subject property. The sale of beer and wine for onsite consumption at the restaurant will not adversely affect this sensitive use. The restaurant is located on a well-travelled commercial corridor with several other service-oriented businesses, and the sale of beer and wine is secondary to the provision of food at the restaurant. There have also been no public complaints or zoning violations related to the restaurant use. There are additional residential areas to the northwest of the project site, but they are buffered from the restaurant by a large parking area, other commercial structures, and cinder-block walls.

The ABC data illustrates that the site is within an area that has an "undue concentration" of alcohol sales. The subject site is within Census Tract 4082.11. Five ABC licenses for On Sale (Type 41) are allowed within this census tract, but 48 licenses currently exist. Currently, there are nine establishments within 500-feet of the project that have a license to sell alcoholic beverages. Five establishments are restaurants with a Type 41 license for on-site sale of beer and wine and another establishment is a restaurant with a Type 47 license for on-site sale of a full line of alcohol. There are three establishments with a Type 21 license for the off-site general sale of alcohol. While an "undue concentration" of alcohol sales exists per ABC definition, the number of establishments within the census tract licensed to sell beer and wine is high because there are

numerous restaurants in the area. This area is a dense commercial corridor with many dining establishments which are located conveniently nearby one another.

Per County zoning standards, the location of other uses that sell alcohol within 500 feet of the proposed project results in an overconcentration of alcohol permits in the area. However, the sale of alcohol at the restaurant is a public convenience and necessity as it is located in a well-travelled 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. The small size of the dining area within the subject restaurant and the proposed hours of beer and wine sales will minimize any impacts that the facility will generate.

According to Captain Jeffery L. Scroggin, Captain of the Walnut/Diamond Bar Sheriff Station, there have only been a few calls for disturbance outside of the subject restaurant that appear to be unrelated to the business. The Sheriff's Station does not have any specific concerns at this time.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff contacted the Walnut/Diamond Bar Sheriff's Station to request a service call and crime history report for the project site over the last five years. Captain Jeffrey L. Scroggin responded that the Sheriff's Department has received only a few calls for disturbance issues outside of the restaurant that appear to be unrelated to the business. The Sheriff's Station has reported that the subject restaurant is not in a high crime reporting area. The Sheriff's Station states that they do not have any specific concerns at this time and recommends that the request for an alcohol permit be approved with the following recommendations:

- That the location have security cameras installed inside and outside facing the parking lot;
- That lighting be installed at the exterior of the location and parking areas;
- That burglary and robbery alarms be installed;
- That measures should be taken to prevent burglaries since the location is easily accessible from the front and rear;
- That alcohol is kept in the back of the restaurant away from the front doors.

The Sheriff's recommendations have been incorporated into the permit as Conditions of Approval.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

Statistical data from the California Department of Alcoholic Beverage Control (ABC) indicated that five On-Sale (Type 41) licenses are allowed within Census Tract No. 4082.11 and there are 48 existing licenses. Therefore, there is an overconcentration of alcohol sales in the census tract.

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.

PUBLIC COMMENTS

The project was communicated to the Rowland Heights Community Coordinating Council and they have stated that they do not oppose the project. Staff has also received one email in support of the project. No opposition to the project has been received by staff.

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 R2015-02914-(4), Conditional Permit Use Number 201500117, subject to the attached conditions.

SUGGESTED APPROVAL MOTION

I MOVE THAT THE HEARING OFFICER CLOSE THE PUBLIC HEARING AND DETERMINE THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO A CLASS 1 – EXISTING FACILITIES CATEGORICAL EXEMPTION AND APPROVE CONDITIONAL USE PERMIT NUMBER 201500117 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS OF APPROVAL.

Prepared by Martin Gies, Regional Planning Asst. II
Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West

Attachments:
Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Site Photographs, Aerial Image
Site Plan, Land Use Map

MKK:MG

3/2/16

**DRAFT 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. 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.
20. 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, 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.

PROJECT NO. R2015-02914-(4)
CONDITIONAL USE PERMIT NO. 201500117

DRAFT FINDINGS
PAGE 6 OF 6

ACTION DATE: March 15, 2016

MK:mg
03/15/2016

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT 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.



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

JIM McDONNELL, SHERIFF

(909) 595-2264



Subject: Conditional Use Permit (CUP) Consultation for Sale of Alcohol
Project No.: R2015-02914
Permit No.: RCUP 201500117
Establishment: "The Shack"
Location: 18927 Colima Road, Rowland Heights
Description: Requesting CUP for the sale of alcoholic beverages for onsite consumption at an existing restaurant.

(1) Summary of service calls and crime history for the project site over the last five years:

Please provide a summary of service calls and crime history for the project site over the last five years. Provide the total number of service calls, and summarize the types of calls (violent crimes by type, property crimes by type, other activities, etc.). When providing a CFS (Call for Service)/Incident Event report, please provide a redacted version. *(These documents are kept in our case files and are subject to public records act requests.)*

There have been only a few calls for disturbance issues outside of the restaurant that appear to be unrelated to the business. At this time we have no specific concerns.

(2) Comments/recommended conditions:

Please provide any comments or recommend conditions of approval you feel are necessary to maintain public safety at the project site.

We recommend that the locations have security cameras installed inside and outside facing the parking lot. The location is also close to the 60 freeway which could make it a target for burglaries and robberies. We recommend burglary and robbery alarms. We also recommend Alcohol for sale is kept in the back away from the front doors. Measures should be taken to prevent burglaries since the location is easily accessible from the front and the rear. There has also been a concern with transient activity in the area. We suggest lighting at the exterior of the location and parking areas.

(3) Overall recommendation:

- Sheriff recommends approval of this CUP.
 Sheriff does **NOT** recommend approval of this CUP.

JIM McDONNELL, SHERIFF

Jeffrey L. Scroggin, Captain
Walnut/Diamond Bar Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

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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 Shack is an established Cajun seafood restaurant requesting a conditional use permit to authorized the sale of beer and wine.

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.

The Shack is located in Rowland Plaza with (528 space) sufficient parking space to adequately accommodate all its guest.

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.

The Shack is located on the corner of Nogales and Colima Rd. Two major cross street with sufficient entrance and parking for traffic flows.



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 (e.g. Type 20, Type 41)

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.

There are no religious worship, school, park playground or any similar use within a 600-foot radius.

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.

Parking lot and Nogales Street buffered resident from the restaurant.

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.

There is only one other restaurant that sells alcohol within the commercial plaza

D. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.

The restaurant is located in a commercial center. The restaurant is providing an economic benefit to the surrounding community by offering a place for people to frequent, socialize and enjoy a cup of meal.

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.

Subject structures is similar to neighboring commercial structures



THE SHACK



18927

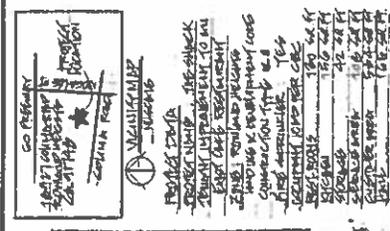
NO TRESPASSING
THIS PROPERTY IS PROTECTED BY VIDEO SURVEILLANCE
TRESPASSERS WILL BE PROSECUTED



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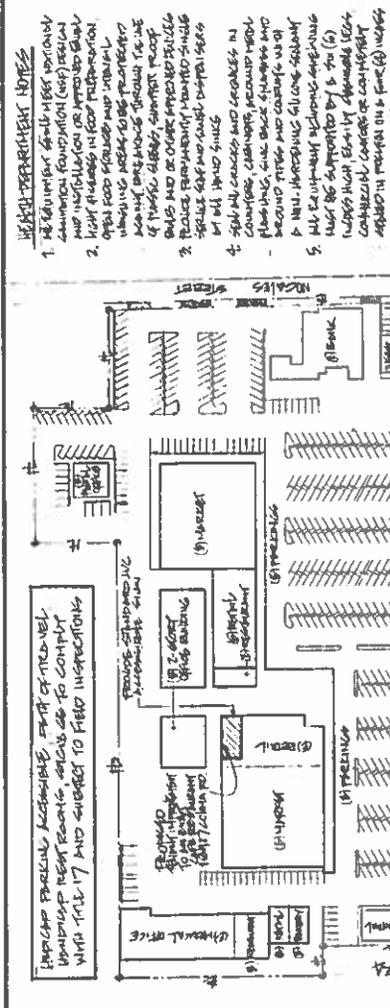






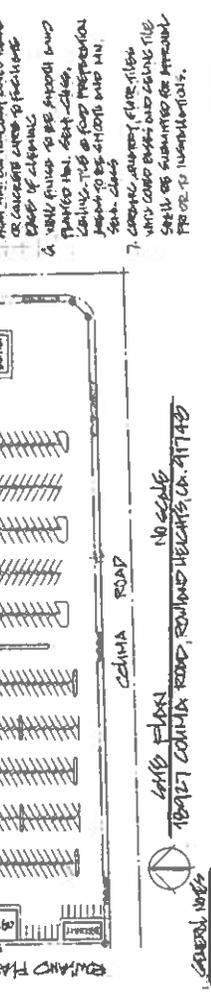
NEW ROOM FINISH SCHEDULE

NO.	DESCRIPTION	AMOUNT	UNIT	DATE
1	CEILING	12	SQ. FT.	12/15/79
2	WALL	12	SQ. FT.	12/15/79
3	FLOOR	12	SQ. FT.	12/15/79
4	DOOR	1	EA.	12/15/79
5	WINDOW	1	EA.	12/15/79
6	PAINT	12	SQ. FT.	12/15/79
7	MECHANICAL	12	SQ. FT.	12/15/79
8	ELECTRICAL	12	SQ. FT.	12/15/79
9	PLUMBING	12	SQ. FT.	12/15/79
10	FINISH	12	SQ. FT.	12/15/79



EXIST. ROOM EQUIPMENT SCHEDULE

NO.	DESCRIPTION	AMOUNT	UNIT	DATE
1	DESK	12	SQ. FT.	12/15/79
2	CHAIR	12	EA.	12/15/79
3	STORAGE	12	SQ. FT.	12/15/79
4	MECHANICAL	12	SQ. FT.	12/15/79
5	ELECTRICAL	12	SQ. FT.	12/15/79
6	PLUMBING	12	SQ. FT.	12/15/79
7	FINISH	12	SQ. FT.	12/15/79



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
3. ALL MATERIALS AND FINISHES ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING.
4. ALL ELECTRICAL WORK IS TO BE ACCORDING TO THE NATIONAL ELECTRICAL CODE (NEC).
5. ALL PLUMBING WORK IS TO BE ACCORDING TO THE PLUMBING CODE.
6. ALL MECHANICAL WORK IS TO BE ACCORDING TO THE MECHANICAL CODE.
7. ALL FINISHES ARE TO BE ACCORDING TO THE FINISHES SCHEDULE.

