



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

September 6, 2016

David Weissglass
Art Rodriguez & Associates
709 E. Colorado Blvd, Suite 200
Pasadena, CA 91101

**REGARDING: CONDITIONAL USE PERMIT NO. RPPL2016000937-(4)
17188 COLIMA ROAD, UNIT C, HACIENDA HEIGHTS ZONED DISTRICT
(APN: 8295-012-158)**

Hearing Officer Alex Garcia, by his action of **September 6, 2016**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **September 20, 2016. Appeals must be delivered in person.**

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

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. 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 Jolee Hui of the Zoning Permits East Section at (213) 974-6435, or by email at jhui@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner


Maria Masis, Supervising Regional Planner
Zoning Permits East Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)
c: Zoning Enforcement
MM:JH

CC 060412

**FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
CONDITIONAL USE PERMIT NO. RPPL2016000937-(4)**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing on September 6, 2016 in the matter of Conditional Use Permit No. RPPL2016000937-(4).
2. The applicant, Yaki Yan USA LLC ("permittee"), is requesting a conditional use permit ("CUP") to authorize the sale of a full-line alcoholic beverages for on-site consumption (Type 47 License) at a restaurant (Yaki Yan Japanese BBQ) located within the existing Bixby Hacienda Plaza Shopping Center in the C-2 (Neighborhood Business) Zone in Hacienda Heights Zoned District pursuant to Los Angeles County ("County") Code Section 22.28.160.
3. The subject property is 5.2 gross acre in size, and is one parcel (APN 8295-012-158). The parcel is rectangular with generally flat topography. The restaurant is located at the northeast corner of the parcel and near the intersection of Azusa Avenue and Colima Road ("Project Site").
4. The Project Site is zoned C-2 (Neighborhood Business) Zone and is located in the Hacienda Heights Zoned District.
5. The Project Site is located within the CG- General Commercial land use category of the Hacienda Heights Community Plan.
6. Surrounding properties within a 500-foot radius of the subject property are zoned as follows:
 - North: C-2-BE (Neighborhood Business- Billboard Exclusion); IT (Institutional); R-A (Residential Agricultural)
 - South: C-2; R-3 (Limited Density Multiple Residence)
 - East: O-S (Open Space); C-2
 - West: RPD-6000-20U (Residential Planned Development- 6,000 square feet minimum required lot area –20 units per acre)
7. The subject property was zoned A-1-10000 in 1948, and was subsequently rezoned C-3 in 1968 and C-3-BE in 1982. In 2011, the subject property was rezoned to C-2 to be consistent with the adopted Hacienda Heights Community Plan. The Yaki Yan Japanese BBQ restaurant was established through Site Plan Review No. 201501023 on November 4, 2015. The subject property also contained numerous Site Plan Review, Zoning Conformance Review and Business License Referrals for a variety of commercial uses such as grocery store, bakery, restaurants, and medical offices. The shopping center is not subject to a conditional use permit that may limit the hours of operation for the restaurant use.

8. Surrounding existing land uses within a 500-foot radius of the subject property include:
- North: Commercial shopping center; single-family residential
 - South: Commercial shopping center; hotel; senior living units
 - East: Parking lot; medical facilities; park
 - West: Multi-family residential; single-family residential
9. Primary access is provided through Colima Road and Azusa Avenue.
10. The subject property is developed with several one-story commercial buildings located along the property lines and a 524-space surface parking lot.
11. The site plan depicts the 2,500-square-foot Yaki Yan restaurant within an existing retail structure shared with two other businesses, Smiles Select (2,000 square feet) and East West Bank (3,000 square feet). There are three driveways, two along Colima Road and one along Azusa Avenue. The Yaki Yan restaurant has an occupant load of 131 persons and 44 spaces out of 524 parking spaces are allocated to the Yaki Yan restaurant. The floor plan depicts the storage of alcohol away from the front entrance.
12. There is currently no open enforcement case on the subject property and there is no enforcement history related to the Yaki Yan restaurant. From 1994 to 2015, 11 code enforcement cases were recorded. The most recent enforcement case, dated June 25, 2015, was associated with banners displayed on the premise and the case closed on August 20, 2015.
13. Based on the information from the California Department of Alcoholic Beverage Control (ABC), there is no overconcentration of licenses existing within the Census Tract 4086.28 where the subject property is located. Five on-sale alcohol licenses are allowed and two currently exist.

There is a restaurant (Tamaya) with a Type 41 on-sale license, a hotel with a Type 47 on-sale license, and one grocery store (168 Market) with a Type 21 off-sale license within the Census Tract. Both the Tamaya restaurant and 168 Market are located within the same shopping center as the Project. CUP No. 201400117 approved the alcohol sale at 168 Market while the Tamaya restaurant operates without a CUP because its ABC license predates the requirement of a CUP for alcohol sale.

Staff received the Business and Practices Worksheet from the ABC, dated April 19, 2016. The worksheet included crime reporting district and statistics on reported criminal activities and existing alcohol licenses. The subject property is located in a high crime reporting district (district number 1470) where 147 offenses occurred. The average number of offenses per reporting district is 85.7. The district number 1479 exceeds 120% of the average number of offenses per district.

14. Staff also received a letter from the County of Los Angeles Sheriff's Department, Industry Station, dated June 21, 2016. The letter stated that reports from April 12, 2011 to April 12, 2016 included one grand theft, one arson to structure, one vehicle repossessed, and 34 calls for service to the shopping center, but none specifically to Unit C where the Project is located. The Sheriff's Department concluded that based on the crime history, the establishment does not appear to pose a risk to public safety and has not been a problem. Therefore, the Sheriff's Department recommends approval of the CUP.
15. Prior to the Hearing Officer's public hearing on the Project, Department of Regional Planning ("Regional Planning") staff determined that the Project qualified for a Categorical Exemption, under the Class 1 — Existing Facilities, pursuant to the California Environmental Quality Act (Public Resources Code Section 21000, et seq.) ("CEQA"), the CEQA Statute and Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves the sale of alcoholic beverages at a restaurant in an existing commercial structure. There is negligible or no expansion of use beyond that which was previously existing. No exceptions to the categorical exemption also apply to the Project per Section 15300.2 of the California Code of Regulations.
16. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearing by mail, newspaper, and property posting.
17. Prior to the Hearing Officer's public hearing, the Regional Planning staff received a letter dated August 19, 2016 via email that stated the Hacienda Heights Improvement Association's support of the proposed Project and its hours of alcoholic beverage sale from 11:00 a.m. to 1:00 a.m. daily. No other public comment has been received at this time.
18. A duly noticed public hearing was held on September 6, 2016 before the Hearing Officer, Alex Garcia. The applicant's representative, David Weissglass, testified in favor of the Project. Mr. Garcia asked if the existing shopping center is subject to a conditional use permit that may restrict the hours of operation or the hours for sale of alcoholic beverages for the restaurant use. Staff answered that no record was found to indicate that a conditional use permit exist for the operation of the Bixby Hacienda Plaza Shopping Center. Mr. Garcia further inquired about the previous use of Project Site. Staff responded that the Project Site was formerly occupied by another restaurant, Guppy House.
19. The Hearing Officer finds that the Project is consistent with the goals and policies of the Hacienda Heights Community Plan and the General Plan 2035. The Project Site is designated within the CG- General Commercial land use category of the Hacienda Heights Community Plan. This land use category is intended for locally serving commercial, office, and professional businesses, retail and service establishments, including day care centers. The sale of beer, wine, and distilled spirits for on-site consumption at an eating establishment provides the locally serving commercial service that is consistent with the underlying land use category. Furthermore,

General Plan 2035 encourages "a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs." This shopping center where the Project is located draw both local and regional visitors. The Project would enhance the dining services of the restaurant and accommodate the needs of the shopping center visitors and the employees in the surrounding area.

20. The Hearing Officer finds that the Project is consistent with the Zoning Code. Section 22.28.160 of the County Code, which allows the sale of alcoholic beverages for either on-site or off-site consumption in the C-2 zone provided a conditional use permit has first been obtained.

Section 22.56.195 of the County Code requires that an applicant for a project that does not currently, but proposes to sell alcoholic beverages, for either on-site or off-site consumption must provide information sufficient to substantiate certain findings

21. The Hearing Officer finds that the requested use at the location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The Project will not affect the health or safety of the surrounding community because the Project involves negligible or no expansion of use beyond that which was previously existing. The Project provides restaurant patrons with an option to purchase an alcoholic beverage with their meal. The Project will not result in a substantial increase in noise, odor, dust, glare, or shadows. The Project presents no additional risk of fire hazard since the proposed upgrades are not substantial.
22. The Hearing Officer finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The Project site will be located within an existing shopping center, which was built to County specifications regarding necessary walls, fences, parking and loading facilities. The use of the property will not change. The use of the Project Site will remain as a restaurant. No demolition or construction associated with the Project will occur that will alter the existing structure.

23. The Hearing Officer finds that the Project is adequately served by improved local roads and highways to carry the kind and quantity of traffic such use would generate and by other public or private service facilities as are required.

The proposed location is within an existing shopping center on the southwest corner of two major thoroughfares (Colima Road and South Azusa Avenue). The location has been adequately served by current transportation infrastructure and private and public service facilities since the construction of the shopping center. The Project will not require additional infrastructure improvements by introducing the sale of alcoholic beverages for on-site consumption at a restaurant.

24. The Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.

There are two sensitive uses, Schabarum Regional Park and a dance center, located within a 600-foot radius of the subject property. These sensitive use are either sufficiently buffered by Azusa Avenue, a surface parking lot or other building structures from the proposed use. The park is further buffered by the various businesses located within the large shopping center. The proposed conditions of approval will further ensure that Project will remain consistent and compatible with the surrounding community.

25. The Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.

The Project is located within an existing commercially zoned lot that already uses traditional methods of buffering associated with commercial uses. The retail building that will house Yaki Yan within the existing shopping center is located near the busy intersection of Azusa Avenue and Colima Road and is situated within a corner of the property that is furthest from the senior living unit to the southwest and single-family residences to the northwest.

26. The Hearing Officer finds that the requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limit to not more than five percent of the total shelf space in the establishment.

A total of nine other establishments are licensed to sell alcohol on-site or off-site within a 500-foot radius of the subject property. Two licenses (i.e., Type 21 at a grocery store and one Type 41 at another restaurant) out of the nine licenses actually exist within the same shopping center.

According to County Code Section 22.56.195.B.3, a facility selling alcoholic beverages within 500 feet of another facility selling alcoholic beverages is construed as undue concentration. Even though the Project constitutes an undue concentration under the County Code, the sale of alcoholic beverages at a full-service restaurant is typically expected by dining patrons and found at other restaurants. It would serve a public convenience and necessity to the surrounding community by providing products and services that are consistent with other restaurants in the area.

27. The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.

The sale of alcoholic beverages at a full service restaurant for on-site consumption will not adversely affect the economic welfare of the surrounding community and will actually bring added dining services to the existing shopping center. Furthermore, sales from alcoholic beverages will likely generate additional tax revenue for the County.

28. The Hearing Officer finds 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.

The Project does not proposed any changes to the exterior appearance of the building that houses Yaki Yan. Its current appearance is consistent with the general appearance of the adjacent businesses and the shopping center.

29. The Hearing Officer finds that it is necessary to limit the term of the grant to fifteen (15) years to assure the continued compatibility between the use of the Project Site allowed by this grant and surrounding land uses.

30. Pursuant to 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. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the Hacienda Heights Library (Steinmetz Park Temporary Location) located in the vicinity of the subject property. On August 2, 2016, a total of 335 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as six notices to those on the courtesy mailing list for the Hacienda Heights Zoned District, and to any additional interested parties.

31. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted Hacienda Heights Community Plan and General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other

persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location 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.
- G. 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.
- H. The requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.
- I. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Statute and Guidelines (Class 1 — Existing Facilities categorical exemption); and
2. Approves Conditional Use Permit No. RPPL2016000937-(4), subject to the attached conditions.

ACTION DATE: September 6, 2016

MM:JH
September 6, 2016

c: Hearing Officer, Zoning Enforcement

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
CONDITIONAL USE PERMIT NO. RPPL2016000937-(4)**

PROJECT DESCRIPTION

The project is a request to authorize the sale of a full-line of alcoholic beverages (beer, wine, and distilled spirits) for on-site consumption (Type 47- On sale general – eating place) at a restaurant in an existing shopping 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 Conditions No. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

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

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

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on September 6, 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 one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, the sale of alcoholic beverages and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall

deposit with the County the sum of \$1,600.00. 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 Fire Department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the Project Site in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification

of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **November 6, 2016**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

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

19. This grant allows the sale of beer, wine, and distilled spirits for on-site consumption (Department of Alcoholic Beverage Control Type 47 License) at a restaurant located in Unit C at 17188 Colima Road.
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, and all managers and designated employees of the establishment, who directly serve or are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment such as the lobby, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.
23. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property including windows, walls, fences or similar structures.

24. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
25. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by and available to the general public.
26. This grant authorizes the sale of alcoholic beverages from 11:00 a.m. to 1:00 a.m. daily.
27. There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility. 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.
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. All servers of alcoholic beverages on duty after 10:00 p.m. shall be at least 21 years of age.
31. There shall be no music or other noise audible beyond the restaurant premises.
32. No live entertainment, dancing, or dance floor is authorized in or outside the premises.
33. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant only.
34. The sale and serving of alcoholic beverages for consumption outside the restaurant is prohibited.
35. 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.
36. 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.

37. Food service shall be continuously provided during operating hours.
38. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
39. The permittee shall install interior and exterior security cameras facing the parking lot.
40. All alcohol for sale shall be stored at a location away from the front doors within the restaurant.