Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

June 11, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: CONDITIONAL USE PERMIT NUMBER 200500090-(1)
PROJECT NO. R2005-01724-(1)
16005 AMAR ROAD, PUENTE ZONED DISTRICT

Dear Supervisors:

Your Board conducted a hearing and approved the above-referenced permit for the continued operation and maintenance of a bar with karaoke entertainment on January 16, 2007. At the completion of the hearing, you instructed the Director of Planning to review the conditions of the conditional use permit after one year and advise the Board of any problems or violations in order to determine if changes to the conditions are warranted or a revocation/modification proceeding should be initiated.

Zoning Enforcement conducted a series of conditions of approval checks on April 19, 26, May 3, 2007 and again on May 14, 2008. These inspections revealed a number of violations of the conditions of approval. There is a new property owner since April 2008 and a new business owner of Joanne's Barrel House since February 2008, both of whom were not aware of the conditions of the conditional use permit.

Zoning Inspections in 2007

The series of inspections in 2007 revealed the following violations of conditions of approval:

- **Condition 6** – Use the grant within 90 days or ask for a time extension.
  Condition 8 – Record the grant with the County Recorder prior to using the grant.
  Condition 10 – Deposit $750 (five annual inspection fee) with the County of Los Angeles.

  The applicant should have recorded the conditions of approval with the County Recorder with an affidavit of acceptance and paid the zoning inspection fee, or

asked for a one year extension within 90 days of the approval of the grant. These actions had not been taken at the time of the inspection.

- **Condition 17H** – Unarmed security guard shall be present from 7:00 p.m. to 12:30 a.m.

  At the time of the inspection, there was no security guard observed on the property.

- **Condition 17I** – No advertisement or offering of "happy hour," "two for one," or similar drink specials and promotions. ***(Subsequently remedied)***
  Condition 17J – No temporary signs and banners promoting drink specials and promotions. ***(Subsequently remedied)***

  At the time of the inspection, there were advertisements of drink specials during happy hour.

- **Condition 17K** – No advertisement of sale of alcoholic beverages on the exterior walls or windows or on the subject property. ***(Subsequently remedied)***

  At the time of the inspection, there were advertisements of alcoholic beverages on the exterior wall of the building.

- **Condition 17N** – Install security camera to monitor the rear parking lot, and keep security camera tapes for at least 30 days. ***(Subsequently remedied)***

  At the time of the inspection, there was no camera installed in the rear parking lot.

Zoning Inspection in 2008

A subsequent inspection by the Zoning Enforcement Officer on May 14, 2008 revealed continuation of some of the previous violations (5), cessation of others (5), and some new violations (5).

- **Condition 6** – Use the grant within 90 days or ask for a time extension. ***(Continued violation)***
  Condition 8 – Record the grant with the County Recorder prior to using the grant. ***(Continued violation)***
  Condition 10 – Deposit $750 (five annual inspection fee) with the County of Los Angeles. ***(Continued violation)***

  The applicant should have recorded the conditions of approval with the County Recorder with an affidavit of acceptance and paid the zoning inspection fee, or asked for a one year extension within 90 days of the approval of the grant. These actions had not been taken at the time of the inspection. One reason for this may have been the change in property ownership and change in business ownership.

- **Condition 17A** – Hours operation is limited to 4:00 p.m. to 12 a.m. ***(New)***

  At the time of the inspection, the hours of operation exceeded the permitted hours of operation.

- **Condition 17 F** – Employees shall participate in License Education on Alcohol and Drugs ("LEAD"). ***(New)***

  At the time of the inspection, there was no evidence that the employees have attended the "LEAD" program.

- **Condition 17H** – Unarmed security guard shall be present from 7:00 p.m. to 12:30 a.m. ***(Continued violation)***

  The Zoning Enforcement Officer could not verity that a security guard is present during those hours.

- **Condition 17U** – Post telephone numbers of local law enforcement agencies in plain view (e.g. by cashiers). ***(New)***

  At the time of the inspection, local law enforcement agencies contact numbers were not posted.

- **Condition 17V** – Maintain a current contact name, address, and phone number with the Department of Regional Planning at all times. ***(New)***

  The Department did not have the current contact information of the permittee.

A few of the violations relate to the acceptance and recordation of the conditions of approval. The new business owner is willing to sign the Affidavit of Acceptance, record the conditions, and pay the zoning inspection fees. However, it should be noted that the conditional use permit was granted on January 16, 2007 and the applicant had 90 days to use the permit and could have requested a one year extension. If the time extension had been granted, the applicant would have had until April 16, 2008 to use the grant. As noted earlier, the new business owner and the new property owner were not made aware of the terms of the conditional use permit by the previous operator and owner, and that the previous operator, the original applicant, did not comply with some of the conditions.

According to the Sheriff's Departments report on calls for service, there were 7 calls or service during the one year period from June 10, 2007 to June 10, 2008.

Should you have any questions, please contact me or Mr. Sorin Alexanian of the Current Planning Division at (213) 974-6441 or via email at salexanian@planning.lacounty.gov.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Bruce W. McClendon, FAICP
Director of Planning

BWM:SA:MC:MKK
6/11/08

Attachments:
Notice of Violation
Final Zoning Enforcement Order