



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

October 23, 2018

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

Dear Supervisors:

PROJECT NO. 2017-005065-(1)
CONDITIONAL USE PERMIT NO. RPPL2017007892
APPLICANT: YUM YUM DONUT SHOPS, INC.
PUENTE ZONED DISTRICT
(FIRST SUPERVISORIAL DISTRICT) (3-VOTES)

SUBJECT

A Conditional Use Permit (CUP) is requested to authorize the sale of beer and wine for off-site consumption at a newly developed convenience store in conjunction with a new gasoline station within the unincorporated community of West Puente Valley at 908 N. Sunset Avenue. The property is zoned General Commercial-Billboard Exclusion (C-3-BE). This project was approved by the Regional Planning Commission (Commission) on May 30, 2018. An appeal of the Commission's decision was filed by Mr. Jesus M. Ochoa on June 12, 2018.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Indicate its intent to DETERMINE that the project is categorically exempt pursuant to Section 15303 of the State California Environmental Quality Act (CEQA) Guidelines (Class 3, New Construction or Conversion of Small Structures categorical exemption); and
2. Indicate its intent to DENY the appeal and instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of CUP No. RPPL2017007892.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The subject property is zoned C-3-BE and has been designated as General Commercial (GC) by the Los Angeles County General Plan. It is currently developed with a new mini-market and gas station. The property used to be vacant and was used for informal parking of trucks and other vehicles. The new mini-market and gas station are a substantial upgrade for the site and a positive addition to the community.

The newly developed gas station and mini-market are permitted uses at the site. However, the request for the sale of beer and wine at the property for off-site consumption requires the approval of a CUP.

The new gas station and mini-market, together with the requested sale of beer and wine at the site, provides the community, as well as commuters passing through the area, a safer and more convenient alternative to buy basic grocery items, including beer and wine. The ability to sell beer and wine, in conjunction with regular items, also makes the new business at the site more competitive and contributes to the long-term growth and development of the community through development of a previously vacant site.

Implementation of Strategic Plan Goals

The approval of the CUP supports Goal II of the Los Angeles County Strategic Plan, Foster Vibrant and Resilient Communities. As mentioned above, the subject property was previously vacant and was used for informal outdoor storage of trucks and various vehicles. It was an eyesore for the area that was contributing to blight in the community.

The newly developed gas station and mini-market is a substantial upgrade from the previous vacant state. The accessory sale of beer and wine for off-site consumption is an integral part of the business model for the project. In addition, the sale of beer and wine also provides a convenience for customers to buy beer and wine products together with the other items that they buy at the store.

The imposition of a number of conditions of approval will also ensure that there are no adverse effects from the project on the surrounding neighborhood. Examples of these include the installation of security alarms and cameras both inside the store and outside facing the parking lot, as well as limitations on the hours for sale of beer and wine.

FISCAL IMPACT/FINANCING

The approval of the CUP should not result in any new significant costs to the County.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A duly-noticed public hearing was held before the Commission on May 2, 2018. On this date, the Commission heard a presentation from staff and testimony from the applicant. There were no other speakers on the item. The Commission's discussion on the item focused on the following topics:

- a. Limiting the hours for the sale of beer and wine at the site to 10:00 am to 10:00 pm; and
- b. Requiring the applicant to retire an existing California Department of Alcoholic Beverage Control (ABC) license.

After their discussion, the Commission continued the item to May 30, 2018, to allow the applicant time to consider their options in light of the Commission's discussion. The Commission also requested pictures of the surrounding area as well as information about the availability of ABC licenses in Supervisorial District 1.

On May 30, 2018, staff presented the requested information to the Commission. The applicant also testified that they are working on acquiring an existing ABC license but requested the Commission to allow them to sell beer and wine at the site earlier than 10:00 am. The applicant explained that while beer and wine was only a small part of their business, customers have an adverse psychological reaction when there is something they cannot purchase at the store when they're there, which would lead some of them to not come back in the future. The applicant indicated that having the flexibility to sell beer and wine within the times permitted by the State, would help them stay competitive with the other similar businesses in the area. There were no other speakers on this item.

After some discussion, the Commission decided to keep the hours permitted for the sale of beer and wine by the CUP to what they had previously indicated, which was from 10:00 am to 10:00 pm. The Commission then closed the public hearing and approved the CUP subject to the conditions as modified by the Commission.

On June 12, 2018, an appeal of the Commission's decision was filed by Mr. Jesus M. Ochoa.

ENVIRONMENTAL DOCUMENTATION

The Department of Regional Planning determined that the project qualified for a Categorical Exemption (Class 3 Exemption, New Construction or Conversion of Small Structures) under CEQA and the County environmental guidelines since this project is for the sale of beer and wine at a small convenience store in conjunction with a gas station.

These uses were approved through a ministerial Site Plan Review (Plot Plan No. 201500365). The new structure is under 2,500 square feet in size, which qualifies for this exemption.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the CUP is not anticipated to have a negative impact on current services.

For further information, please contact Carl Nadela at (213) 974-6435 or cnadela@planning.lacounty.gov.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Amy J. Bodek", with a long horizontal flourish extending to the right.

Amy J. Bodek, AICP
Director

AJB:SA:MM:CN:ems

Attachments: Findings and Conditions
Commission Staff Reports
Correspondence

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works

S_CP_102318_BHL_YUM_YUM

NON-APPLICANT

Date 6/12/18

Zoning Section
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

PROJECT
NO./CUP NO.: 2017-005065

APPLICANT: YUM YUM DONUT SHOPS INC

LOCATION: 908 N SUNSET AVE

LA PUENTE CA 91794

Zoned
District:

Related zoning matters:

CUP(s) or VARIANCE No. RPPL2017007892

Change of Zone Case No.

Other

This is an appeal on the decision of the Regional Planning Commission in the subject case. This form is to be presented in person with a check or money order, made payable to the "Board of Supervisors" (check or money order must be presented with personal identification), during regular business hours of 8:00 a.m. to 5:00 p.m. prior to the appeal deadline at the above address. (Appeal fees subject to change). Contact the Zoning Section of the Board of Supervisors for information: (213) 974-1426.

This is to appeal: (Check one)

☒ The cost of Denial of this request: \$915.00*

☐ The cost of Approval of this request: \$915.00*

*Except for Subdivision appeals: \$130.00 of this appeal amount is allocated to the Board of Supervisors' Hearing

Briefly, explain the reason for the appeal (attach additional information if necessary):

see attached

x

(Signed)

Appellant

Jesus M. Ochoa

Print Name

947 Feather Ave

Street Address

Lg Puerto / 91746

City/Zip

908-261-8922

Day Time Telephone Number

Jesse Ochoa1316@gmail.com

E-mail Address

REASON FOR APPEAL

THIS GAS STATION IS PROMOTED IN THE COMMUNITY AS WINCHELL'S, A DONUT SHOP. I TAKE MY KIDS THERE TO BUY DONUTS. DUE TO DONUT SHOP LOT OF KIDS GO THERE. I THINK IT IS NOT HEALTHY TO EXPOSE KIDS TO ALCOHOL. LOT OF CHURCHES AND SCHOOLS ARE AROUND. THERE IS ALREADY TOO MUCH ALCOHOL BEING SOLD AT THIS CORNER. AND IT IS A HIGH CRIME AREA. BECAUSE IT IS A GAS STATION IT COULD INCREASE OR MAKE IT EASIER TO DRINK AND DRIVE. PLEASE RECONSIDER YOUR DECISION AND DO NOT ALLOW ALCOHOL SALES AT THIS DONUT SHOP.

JESUS MANUEL OCHOA



6-12-18

Nadela/R Ruiz

RECEIVED
MAY 30 2018
BY: _____

2017-005065-1









**Win
Win**
FILLIN' STATION



**Win
Win**
FILLIN' STATION

Veggie!

SANDWICH

NEW!



© 2014 VUM. VUM DONUT SHOPS, INC. / WINCHELL'S DONUT HOUSE

**Win
Win**
FILLIN' STATION



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

May 30, 2018

Yum Yum Donut Shops, Inc.
18830 San Jose Avenue
Rowland Heights, CA 91748

REGARDING: PROJECT NO. 2017-005065-(1)
CONDITIONAL USE PERMIT NO. RPPL2017007892
908 N SUNSET AVENUE, LA PUENTE, CA 91744 (8472-001-013)

The Regional Planning Commission, by its action of **May 30, 2018**, has **APPROVED** the above-referenced project. Enclosed are the Commission'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 Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on June 13, 2018. **Appeals must be delivered in person.**

Appeals: **To file an appeal, please contact:**
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

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

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

PROJECT NO. 2017-005065-(1)
CONDITIONAL USE PERMIT NO. RPPL2017007892
May 30, 2018
Page 2 of 2

For questions or for additional information, please contact Carl Nadela of the Zoning Permits East Section at (213) 974-6435, or by email at cnadela@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
Amy J. Bodek, AICP

Michelle R. Dush for: Maria Masis
Maria Masis, AICP, Supervising Regional Planner
Zoning Permits East Section

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

c: Board of Supervisors; DPW (Building and Safety)

MM:CN

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. 2017-005065-(1)
CONDITIONAL USE PERMIT NO. RPPL2017007892**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. RPPL2017007892 ("CUP") on May 2 and May 30, 2018.
2. The permittee, Yum Yum Donuts, Inc. ("permittee"), requests the CUP to authorize the sale of beer and wine for off-site consumption at a newly developed convenience store in conjunction with a new gasoline station ("Project") on a property located at 908 N Sunset Ave in the unincorporated community of West Puente Valley ("Project Site") in the C-3-BE (General Commercial-Billboard Exclusion) zone pursuant to Los Angeles County Code ("County Code") section 22.28.210.
3. The project site is a square shaped parcel with a flat topography. The site plan shows the gas pumps and canopy on the western side of the property with the convenience store on the east. Nine parking spaces are located in front of the convenience store. The site can be accessed through Amar Road on the south and Sunset Avenue on the west.
4. The Project Site is located in the Puente Zoned District and is zoned C-3-BE (General Commercial-Billboard Exclusion) and is not located within any Community Standards District (CSD).
5. The Project Site is located within the CG (General Commercial) land use category of the Los Angeles County General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: C-3-BE, A-1-6,000 (Light Agricultural with a Minimum Lot Size of 6,000 square feet)
 - South: C-2-DP (Neighborhood Business-Development Program), A-1-6,000
 - East: A-1-6,000
 - West: City of La Puente
7. Surrounding land uses within a 500-foot radius include:
 - North: Single-family residences, office/retail
 - South: Single-family residences, CVS
 - East: Single-family residences
 - West: Single and multi-family residences, 7-Eleven, Liquor Store

8. Ordinance 5122 was adopted on May 25, 1948, which retained the A-1-10000 zone on the subject property.

Ordinance 860131z was adopted on August 5, 1986, which established the C-3-BE zone on the subject property.

Plot Plan No. 201500365 was approved on September 21, 2015 to authorize the development of the gas station and convenience store at the site.

9. The Site Plan indicates the entire project site, which is a square shaped parcel with a flat topography. The site plan shows the gas pumps and canopy on the western side of the property with the convenience store on the east. Nine parking spaces are located in front of the convenience store. The site can be accessed through Amar Road on the south and Sunset Avenue on the west. The Site Plan also shows the landscaping that will be installed at the site.
10. A separate Floor Plan shows the interior layout of the convenience store and the shelves and coolers inside. A separate Calculation Table also shows that 5% of the total shelf would be allocated for alcohol sales.
11. The gas station and convenience store provides a total of 9 parking spaces at the site located mostly in front of the convenience store structure.
12. A letter received from the Los Angeles County Sheriff Department, Industry Station dated February 28, 2018 indicates that they had no concerns with the approval of this permit.
13. A faxed correspondence from the California Department of Alcoholic Beverage Control (ABC) dated December 28, 2017 and a review of their online database indicate that while three licenses for alcohol sales for off-site consumption are allowed in the census tract (Census Tract No. 4073.01), there is only one license on record. This indicates that there is currently no over concentration of alcohol sales for off-site consumption in this census tract as determined by ABC. In addition, ABC also indicated that the site is within a high crime reporting district with 589 crimes reported in the district, in contrast to only an average of 85.7 crimes reported per district.
14. 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 hearings by mail, newspaper, and property posting.
15. One letter was received from the public in opposition to the project. The primary concern cited was the presence of three other establishments selling alcohol for off-site consumption in the vicinity of the project.

16. This item was first heard by the Commission on May 2, 2018. On this date, the Commission heard a presentation from staff and testimony from the applicant. There were no other speakers on the item. The Commission's discussion on the item focused on the following topics:

- a. Limiting the hours for the sale of beer and wine at the site to 10:00 am to 10:00 pm; and
- b. Requiring the applicant to retire an existing California Department of Alcoholic Beverage Control (ABC) license.

After their discussion, the Commission continued the item to May 30, 2018 to allow the applicant time to consider their options in light of the Commission's discussion. The Commission also requested pictures of the surrounding area as well as information about the availability of ABC licenses in Supervisorial District 1.

On May 30, 2018, staff presented the requested information to the Commission. The applicant also testified that they are working on acquiring an existing ABC license but requested the Commission to allow them to sell beer and wine at the site earlier than 10 am. After some discussion, the Commission then closed the public hearing and approved the CUP subject to the conditions as modified by the Commission.

17. The Commission finds that the proposed sale of beer and wine in conjunction with a convenience store in a gas station at the subject site is consistent with the General Commercial (CG) land use designation of the Los Angeles County General Plan.

This designation is intended for local-serving commercial uses, including retail, restaurants, and personal and professional services; single family and multi-family residences; and residential and commercial mixed uses. The newly developed gas station and convenience store are consistent with this designation as they serve local residents who need to purchase fuel at the gas station and/or some small items at the convenience store. The addition of beer and wine sales at the site will provide these customers the additional option to buy beer and wine together with their overall purchase. The requested use for beer and wine sales at the site is consistent with the General Plan goals and policies and land use designation at this property.

18. The Commission finds that finds that the proposed sale of beer and wine in conjunction with a convenience store and gas station at the subject site is consistent with the requirements and development standards of the C-3 zone.

Pursuant to Section 22.28.210 of the County Code, the sale of alcoholic beverages in the C-3 zone, requires a CUP whether for on-site or off-site consumption. The approval of this CUP satisfies this requirement.

Furthermore, pursuant to Sections 22.28.220 of the County Code, the project site is subject to the C-3 development standards, including parking and landscaping requirements. The new gas station and convenience store have been previously approved through Plot Plan No. 201500365, which has determined that the underlying uses of a gas station and convenience store at the site are in compliance with the Los Angeles County Zoning Code.

19. The Commission finds that the Conditional Use Permit Burden of Proof requirements have been met pursuant to section 22.56.040 of the County Code.

The project site has a total area of 0.5 acres and is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The underlying gas station and convenience store was approved through Plot Plan No. 201500365 and has been found to provide adequate parking spaces and landscaped areas, as required by the Zoning Code.

The site is served by Amar Road to the south and Sunset Avenue to the west, which are both major roadways and are adequate to carry the kind and quantity of traffic such use would generate. The site is also served by public power, water and sewer systems.

The Project Site is adequately buffered from the surrounding residential areas since it is oriented towards Amar Road and Sunset Avenue, while the residential properties are oriented inwards, toward their respective residential feeder streets. The residential properties adjacent to the site all had 5 to 6 foot block walls developed on their property lines abutting Amar Road and Sunset Avenue, providing a significant buffer from the site. Thus, the underlying use of a gas station and convenience store, as well as the requested use for beer and wine sales, is not expected to result in any adverse effects on the surrounding neighborhoods.

20. The Commission finds that Burden of Proof requirements for the sale of alcoholic beverages have been met pursuant to section 22.52.3640 of the County Code.

As mentioned above, the surrounding residential areas are sufficiently buffered from the project site. There are also no sensitive uses within a 600-foot radius. While there are already three other uses that sell alcohol for off-site consumption within a 500-foot radius of the site, the convenience of the customers of the subject establishment being able to purchase beer and wine together with their overall business transaction outweighs this fact. The shelf space for alcohol sales will be limited to five percent of the total shelf space.

21. The Commission finds that 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 Sunkist Library. On March 21, 2018, a total of 201 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 13 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

22. The location of the documents and other materials constituting the record of proceedings upon which the Commission'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 COMMISSION CONCLUDES THAT:

- A. The proposed use is consistent with the adopted 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 proposed use at the site 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 proposed use at the site is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.
- G. The public convenience for the store selling alcoholic beverages for off-site consumption outweighs the fact that it is located within a 500-foot radius of one other facility selling alcoholic beverages for off-site consumption.
- H. The proposed use at the site 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 COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15303 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures categorical exemption); and
2. Approves Conditional Use Permit No. RPPL2015007892, subject to the attached conditions.

ACTION DATE: [May 30, 2018]

MM:CN

c: Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2017-005065
CONDITIONAL USE PERMIT NO. RPPL2017007892**

PROJECT DESCRIPTION

The project is a Conditional Use Permit to authorize the sale of beer and wine for off-site consumption at a newly developed convenience store in conjunction with a new gasoline station, 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 May 30, 2033.** 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 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 (DPW) to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control. All litter and trash shall be collected regularly from the premises and the adjacent right-of-way.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

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

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required because of instruction given at the public hearing, **three (3) copies of** a modified Exhibit "A" shall be submitted to Regional Planning by **July 30, 2018**.
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. 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.
20. The permittee shall provide adequate lighting in all parking areas and walkways under control of the permittee. All lighting shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours.
21. All lighting shall be designed 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. No light shall illuminate adjacent private residences. Neon lighting shall be prohibited.
22. Beer in containers of 16 ounces or less shall not be sold by single container, but must be sold in manufacturer pre-packaged multi-unit quantities. The permittee shall post signs on the coolers and cashier station stating the selling of single containers of beer is prohibited.
23. There shall be no wine, except for wine coolers, sold in containers of less than 750 milliliters. Wine coolers shall not be sold in less than four-pack quantities.
24. No miniatures of any type may be sold.
25. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the "shelf plan" labeled Exhibit 'A'. No additional display of alcoholic beverages shall be provided elsewhere on the premises. The total shelf space devoted to alcoholic beverages shall be limited to no more than five percent of the total shelf space of the convenience store.

26. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises. The permittee shall instruct all employees regarding these restrictions. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
27. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. If loitering continues, as determined by the County Sheriff, a security guard shall be required during business hours at the discretion of the Director of Regional Planning. 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.
28. 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 or an equivalent program such as SafeServe. 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 provided to Regional Planning within 60 days of first use of the permit .
29. 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. Signs advertising brands and types of alcoholic beverages or the availability of alcohol for sale at the subject site shall not be visible from the exterior of the premises.
30. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
31. The licensed premises shall have no amusement rides or games or other similar activities, whether coin-operated or not, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines.

PROJECT SITE SPECIFIC CONDITIONS

32. This grant shall authorize the sale of beer and wine for off-site consumption at a newly developed convenience store in conjunction with a new gasoline station.
33. This grant authorizes the sale of beer and wine from 10:00 a.m. to 10:00 p.m. daily.
34. Beer and wine items shall be stored in lockable coolers, which shall be kept locked except for the hours when alcohol sales are approved by this CUP.

35. Security cameras shall be installed inside the convenience store and outside facing the parking lot. Video footage shall be retained for at least one month and shall be made available to law enforcement upon request.
36. Security alarms shall be installed inside the store.
37. No publicly accessible telephones shall be maintained or permitted on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
38. No sales to any person appearing to be or actually being intoxicated shall be allowed.
39. Deliveries shall be limited to non-peak hours, generally between 9.a.m. and 6 p.m.
40. All commercial vehicle delivery trucks must use commercial streets and/or designated truck routes for deliveries.
41. A numbering address sign shall be located at the front of the building in a location clearly visible from the property grounds and the nearest public street, to the satisfaction of the Department of Regional Planning.
42. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
43. No alcoholic beverages shall be displayed within five feet of the cash register or the front door.
44. The permittee shall offer a minimum of three varieties of fresh produce free from spoilage and a minimum of two whole grain items for sale on a continuous basis. These products shall be displayed in high-visibility areas meeting one or more of the following criteria, as depicted on the approved floor plan and/or shelf plan:
 - a. Within ten feet of the front door;
 - b. Within five feet of a cash register;
 - c. At eye-level on a shelf or within a cooler, refrigerator, or freezer case;
 - d. On an end cap of an aisle; or
 - e. Within a display area dedicated to produce that is easily accessible to customers.
45. The permittee is required to purchase and/or cause the retirement of an existing active California Department of Alcoholic Beverage Control (ABC) license within the boundaries of Los Angeles County Supervisorial District 1 within 12 months of approval of this grant.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

May 29, 2018

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM: Carl V Nadela, AICP 
Zoning Permits East Section

**Project No. 2017-005065-(1) – Conditional Use Permit No. RPPL2017007892 –
Regional Planning Commission Meeting: May 30, 2018 - Agenda Item: 5**

The above-mentioned item is a request for a Conditional Use Permit (CUP) for the sale of beer and wine for off-site consumption at a newly developed convenience market in conjunction with a new gasoline station located at 908 N Sunset Avenue in the unincorporated community of West Puente Valley.

This item was first heard by the Commission on May 2, 2018. On this date, the Commission heard a presentation from staff and testimony from the applicant. There were no other speakers on the item. After some discussion, the Commission continued the item to May 30, 2018 to allow the applicant time to consider their options in light of the Commission's discussion. The Commission also requested pictures of the surrounding area as well as information about the availability of ABC licenses in Supervisorial District (SD) 1. The requested pictures were transmitted to the Commission by staff on May 17, 2018 and the requested information regarding the sale of ABC licenses were transmitted on May 24, 2017. On this date, staff also received a request from the applicant for a continuance of the item, which was also transmitted to the Commission on the same day. Since then, staff has received another email from the applicant dated May 27, 2018 (attached) indicating that they no longer request a continuance of the item.

If you need further information, please contact Carl Nadela at (213) 974-6435 or cnadela@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MM:CN

Attachments

Carl Nadela

From: Ahmad Ghaderi <ahmadg@asengineer.com>
Sent: Sunday, May 27, 2018 7:22 PM
To: Carl Nadela
Cc: yasmint@asengineer.com
Subject: RE: 2017-005065

Good afternoon Carl,
My client decided to keep the 30th hearing, we will not be asking for a continuance.
Please withdraw our request for continuation, we will see you on the 30th.
Have a great holiday.
Sincerely,

Ahmad Ghaderi
A & S Engineering, Inc.
28405 Sand Canyon Road, suite "B"
Canyon Country, CA., 91387
Ph: 661-250-9300
FX: 661-250-9333
CL: 818-519-7075
Email: ahmadg@asengineer.com

From: Carl Nadela <cnadela@planning.lacounty.gov>
Sent: Thursday, May 24, 2018 5:48 PM
To: ahmadg@asengineer.com
Cc: yasmint@asengineer.com
Subject: Fwd: 2017-005065

FYI.

Sent from my iPhone

Begin forwarded message:

From: Lilian Guirguis <lguirguis@planning.lacounty.gov>
Date: May 24, 2018 at 2:23:10 PM PDT
To: Carl Nadela <cnadela@planning.lacounty.gov>
Subject: 2017-005065

Please find attached. Cn you please email it to your agent.

Thanks



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

May 24, 2018

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM: Carl V Nadela, AICP 
Zoning Permits East Section

**Project No. 2017-005065-(1) – Conditional Use Permit No. RPPL2017007892 –
Regional Planning Commission Meeting: May 30, 2018 - Agenda Item: 5**

The above-mentioned item is a request for a Conditional Use Permit (CUP) for the sale of beer and wine for off-site consumption at a newly developed convenience market in conjunction with a new gasoline station located at 908 N Sunset Avenue in the unincorporated community of West Puente Valley.

This item was first heard by the Commission on May 2, 2018. On this date, the Commission heard a presentation from staff and testimony from the applicant. There were no other speakers on the item. After some discussion, the Commission continued the item to May 30, 2018 to allow the applicant time to consider their options in light of the Commission's discussion. The Commission also requested pictures of the surrounding area as well as information about the availability of ABC licenses in Supervisorial District (SD) 1. The requested pictures were transmitted to the Commission by staff on May 17, 2018. Attached are the information that staff has gathered regarding the sale of ABC licenses in SD1 in particular and Los Angeles County in general.

Also, staff has received a request from the applicant to continue the hearing to a later date due to a scheduling conflict. Please see attached email dated May 24, 2018. Staff has no objections to the request and recommends **June 13, 2018** as a possible continuance date should the Commission be amenable to the applicant's request.

If you need further information, please contact Carl Nadela at (213) 974-6435 or cnadela@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MM:CN

Attachments

Summary of Information Obtained Regarding the Sale of ABC Licenses

A. Source: Phone conversation with the agent currently assisting permittee of Circle K in Avocado Heights

- Market is very informal.
- Agents do not have to be licensed or registered.
- The process for finding a license for sale is to look for Surrendered licenses on the ABC website and individually contacting the owners of those licensees if they are willing to sell their ABC license.
- The agent's sense is that there is not that many ABC licenses currently available for sale within Supervisorial District 1.

B. Source: California Department of Alcoholic and Beverage Control

§ 65. Surrender of License on Closing of Business.

(a) Every licensee who surrenders, abandons or quits his licensed premises, or who closes his licensed business for a period exceeding 15 consecutive calendar days, shall, within 15 days after closing, surrendering, quitting, or abandoning his licensed premises, surrender his license or licenses to the department. The department may seize the license certificate or certificates of any licensee who fails to comply with the surrender provisions of this rule, and may proceed to revoke his license or licenses.

(b) Upon the voluntary request by any licensee, on such form as the department may prescribe, the department may cancel his license or licenses.

(c) A surrendered license may be reinstated upon request made at least 10 days prior to the date of reinstatement upon certification by the licensee that there has been no change of ownership of the licensed business, and that the premises possess the same qualifications required for the original issuance of the license.

(d) Any license voluntarily surrendered under paragraph (a) of this rule shall be revoked if it is not transferred to another person or for use at another premises, or redelivered and the licensed activity resumed, within one year from the date of such surrender. There shall be no extension of such surrender period except when the department finds good cause exists where:

(1) an application is pending for transfer of the surrendered license; or

(2) litigation other than that involving disciplinary action by the department is pending; or

(3) the premises for which the license had been issued and for which the license is sought to be redelivered were destroyed due to circumstances beyond the control of the licensee by fire, flood, or other natural catastrophe, or as part of an urban renewal program, and the licensee makes an affirmative showing of good faith efforts that he is attempting to obtain reconstruction of such destroyed premises; or

C. Source: Google Maps and California Department of Alcoholic and Beverage Control Website

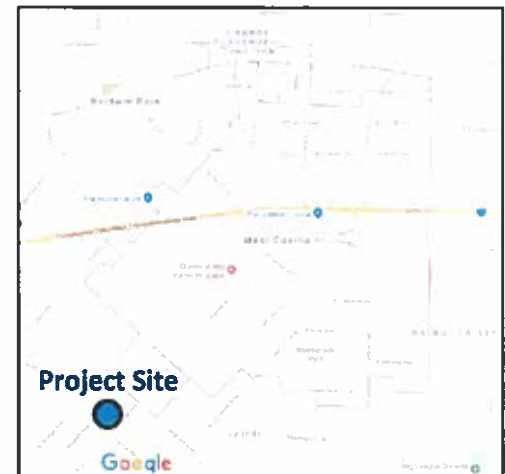
- Zip Code 91744
 - Total Active Retail (On-site and Off-site) Licenses: 78
 - Surrendered Licenses: 1



- Zip Code 91746
 - Total Active Retail (On-site and Off-site) Licenses: 32
 - Surrendered Licenses: 2



- Zip Code 91790
 - Total Active Retail (On-site and Off-site) Licenses: 77
 - Surrendered Licenses: 0



D. Source: License Locators, Inc. (licenselocators.com)

The screenshot shows the License Locators, Inc. website. The header includes the company logo, tagline "call for a liquor licensing specialist", and navigation links: "buy", "sell", "services", "about", "faq", and "contact". The main heading is "Available Liquor Licenses". Below this is a search bar with three input fields and a "Search" button. A filter bar shows "location" set to "Los Angeles", "license type" set to "Off-Sale", and "asking price" set to "\$50,000 - \$100,000". The results table lists three licenses:

location	license type	asking price	view detail
Los Angeles	20 OFF-SALE BEER & WINE OFF-SALE BEER & WINE LICENSE (Package Store)	\$50,000.00	VIEW DETAIL
Los Angeles	31 OFF-SALE GENERAL OFF-SALE GENERAL BEER, WINE AND DISTILLED SPIRITS LICENSE (Liquor Store, Package Store)	\$75,000.00	VIEW DETAIL
Los Angeles	47/48 ON-SALE GENERAL ON-SALE GENERAL LICENSE FOR A RESTAURANT WITH A FULL BAR (Restaurant with Full Bar)	\$100,000.00	VIEW DETAIL

At the bottom, there is a contact section: "CONTACT A SPECIALIST (877) 687-9469 or let us contact you". Below this are input fields for "VENDOR NAME", "PHONE", and "EMAIL", followed by a "SEND" button and a right-pointing arrow icon.

E. Source: Liquor License Auctioneers (liquorlicenseauctioneers.com)

Make an offer to any seller or buy it now.

Los Angeles Select License Types SEARCH

Always Transparent, Secure & Simple to Use

We have the largest inventory of liquor licenses in the United States

Sign Up Now

Licensees	License Type	Expires	Bidding Price	Make An Offer
Los Angeles	Type 47 On-Sale General Beer, Wine & Distilled Spirits For a Restaurant, Night Club or Bar	7th 24th	\$27,000	Make An Offer
Los Angeles	Type 21 Off-Sale General (Full Liquor) Beer, Wine & Distilled Spirits for a Liquor Store	10th 8th 44th	\$4,000	Make An Offer
Los Angeles	Type 47 On-Sale General Beer, Wine & Distilled Spirits For a Restaurant, Night Club or Bar	26th 4th 33rd	\$27,000	Make An Offer
Los Angeles	Type 21 Off-Sale General (Full Liquor) Beer, Wine & Distilled Spirits for a Liquor Store	26th 8th 43rd	\$18,000	Make An Offer
Los Angeles	Type 20 Off-Sale Beer & Wine For a Grocery Store or Convenience Market	4th 2nd 4th	\$2,500	Make An Offer
Los Angeles	Type 21 Off-Sale General (Full Liquor) Beer, Wine & Distilled Spirits for a Liquor Store	4th 22nd 44th	\$7,000	Make An Offer
Los Angeles	Type 21 Off-Sale General (Full Liquor) Beer, Wine & Distilled Spirits for a Liquor Store	26th 2nd 9th	\$9,000	Make An Offer
Los Angeles	Type 20 Off-Sale Beer & Wine For a Grocery Store or Convenience Market	26th 21st 28th	\$2,000	Make An Offer
Los Angeles	Type 20 Off-Sale Beer & Wine For a Grocery Store or Convenience Market	4th 21st 43rd	\$4,000	Make An Offer
Los Angeles	Type 21 Off-Sale General (Full Liquor) Beer, Wine & Distilled Spirits for a Liquor Store	26th 2nd 9th	\$12,000	Make An Offer
Los Angeles	Type 21 Off-Sale General (Full Liquor) Beer, Wine & Distilled Spirits for a Liquor Store	26th 46th	\$12,000	Make An Offer
Los Angeles	Type 21 Off-Sale General (Full Liquor) Beer, Wine & Distilled Spirits for a Liquor Store	5th 2nd 24th	\$11,000	Make An Offer
Los Angeles	Type 21 Off-Sale General (Full Liquor) Beer, Wine & Distilled Spirits for a Liquor Store	4th 22nd 29th	\$10,000	Make An Offer
Los Angeles	Type 21 Off-Sale General (Full Liquor) Beer, Wine & Distilled Spirits for a Liquor Store	3th 44th	\$70,000	Make An Offer
Los Angeles	Type 20 Off-Sale Beer & Wine For a Grocery Store or Convenience Market	4th 26th 32nd	\$4,500	Make An Offer
Los Angeles	Type 20 Off-Sale Beer & Wine For a Grocery Store or Convenience Market	26th 2nd 4th	\$10,000	Make An Offer

Liquor License Auctioneers
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20028 Ventura Blvd Suite 417, Los Angeles, CA 90064

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NALCP

Carl Nadela

From: Yasmin Tabatabayi <yasmint@asengineer.com>
Sent: Thursday, May 24, 2018 9:49 AM
To: Carl Nadela; 'Ahmad Ghaderi'
Subject: RE: Project No. 2017-005065 / CUP No. RPPL2017007892

Good Morning Mr. Nadela,

We may have a conflict for our next hearing date. Would you please advise if our next hearing is on May 30th, 2018? Also, if we need to request for an extension, when is the next hearing we could be scheduled for?

*Regards,
Yasmin Tabatabayi*

*A & S Engineering
28405 Sand Canyon Rd., Suite "B"
Canyon Country, CA 91387
Ph: 661.250.9300
Fax: 661.250.9333*

From: Carl Nadela [mailto:cnadela@planning.lacounty.gov]
Sent: Monday, May 21, 2018 1:57 PM
To: Ahmad Ghaderi <ahmadg@asengineer.com>; 'Yasmin Tabatabayi' <yasmint@asengineer.com>
Subject: RE: Project No. 2017-005065 / CUP No. RPPL2017007892

I believe the RPC is looking for both at this point. If you feel strongly about it, you will still be able to appeal the decision to the Board of Supervisors. Let me know what you decide so I can plan better on how to proceed from my end.

Thanks!

Carl Vincent Nadela, AICP
Zoning Permits East
Los Angeles County Department of Regional Planning
213-974-6435

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From: Ahmad Ghaderi [mailto:ahmadg@asengineer.com]
Sent: Monday, May 21, 2018 1:52 PM
To: Carl Nadela <cnadela@planning.lacounty.gov>; 'Yasmin Tabatabayi' <yasmint@asengineer.com>
Subject: RE: Project No. 2017-005065 / CUP No. RPPL2017007892

Good afternoon Carl,

Lincoln is negotiating with a couple of folks on a possible license, I will have more update for you by tomorrow.
As far as the hours, no we are not ok with the 10:00 am start.
I don't think that it is fair to have us buy a license when there is no overconcentration and also limit us in the morning.
I think to be fair it has to be one or the other.
Your thoughts?

Ahmad Ghaderi
A & S Engineering, Inc.
28405 Sand Canyon Road, suite "B"
Canyon Country, CA., 91387
Ph: 661-250-9300
FX: 661-250-9333
CL: 818-519-7075
Email: ahmadg@asengineer.com

From: Carl Nadela <cnadela@planning.lacounty.gov>
Sent: Monday, May 21, 2018 1:40 PM
To: Yasmin Tabatabayi <yasmint@asengineer.com>; 'Ahmad Ghaderi' <ahmadg@asengineer.com>
Subject: RE: Project No. 2017-005065 / CUP No. RPPL2017007892

Hi Yasmin,

Sorry, you may have misunderstood my email. We don't need the listing of licenses for the hearing. I was just curious to see if you have that information. If not, it's ok. I think what the RPC wants to know at this point is whether the applicant is comfortable with the 10:00 start time for alcohol sales and if the applicant is willing to purchase an existing ABC license within SD1. Will you be able to have this information by the hearing date?

Thanks!

Carl Vincent Nadela, AICP
Zoning Permits East
Los Angeles County Department of Regional Planning
213-974-6435

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From: Yasmin Tabatabayi [<mailto:yasmint@asengineer.com>]
Sent: Friday, May 18, 2018 3:30 PM
To: Carl Nadela <cnadela@planning.lacounty.gov>; 'Ahmad Ghaderi' <ahmadg@asengineer.com>
Subject: RE: Project No. 2017-005065 / CUP No. RPPL2017007892

Good Afternoon Mr. Nadela,

We are still working on gathering the materials/information requested. May we request an extension? When would that be?

Regards,
Yasmin Tabatabayi

A & S Engineering
28405 Sand Canyon Rd., Suite "B"
Canyon Country, CA 91387
Ph: 661.250.9300
Fax: 661.250.9333

From: Carl Nadela [<mailto:cnadela@planning.lacounty.gov>]
Sent: Tuesday, May 15, 2018 8:35 AM
To: Ahmad Ghaderi <ahmadg@asengineer.com>
Cc: 'Yasmin Tabatabayi' <ysmint@asengineer.com>
Subject: RE: Project No. 2017-005065 / CUP No. RPPL2017007892

Hi Ahmad,

Did you get a chance to look into the available ABC licenses within the boundaries of Supervisorial District 1? Is there any way you can get a complete listing of the available licenses? I think the Commission wanted to get an idea of the general availability of such licenses.

Thanks!

Carl Vincent Nadela, AICP
Zoning Permits East
Los Angeles County Department of Regional Planning
213-974-6435

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From: Carl Nadela
Sent: Wednesday, May 02, 2018 3:46 PM
To: 'Ahmad Ghaderi' <ahmadg@asengineer.com>
Cc: 'Yasmin Tabatabayi' <ysmint@asengineer.com>
Subject: RE: Project No. 2017-005065 / CUP No. RPPL2017007892

Got it. And given that, the applicant still has concerns over the 10:00 am start time?

Carl Vincent Nadela, AICP
Zoning Permits East
Los Angeles County Department of Regional Planning
213-974-6435

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contains information that may be confidential, privileged, work product, or otherwise exempted from disclosure under applicable law. If you have received this message in error, be advised that any review, disclosure, use, dissemination, distribution, or reproduction of this message or its contents is strictly prohibited. Please notify us immediately by reply email that you have received this message in error, and destroy this message, including any attachments.

From: Ahmad Ghaderi [<mailto:ahmadg@asengineer.com>]
Sent: Wednesday, May 02, 2018 3:41 PM
To: Carl Nadela <cnadela@planning.lacounty.gov>
Cc: 'Yasmin Tabatabayi' <ysmint@asengineer.com>
Subject: RE: Project No. 2017-005065 / CUP No. RPPL2017007892

Good afternoon Carl,
Yes, our understanding is the same. This will not impact the other operational hours of the facility.
Sincerely,

Ahmad Ghaderi
A & S Engineering, Inc.
28405 Sand Canyon Road, suite "B"
Canyon Country, CA., 91387
Ph: 661-250-9300
FX: 661-250-9333
CL: 818-519-7075
Email: ahmadg@asengineer.com

From: Carl Nadela <cnadela@planning.lacounty.gov>
Sent: Wednesday, May 2, 2018 12:49 PM
To: ahmadg@asengineer.com
Cc: Yasmin Tabatabayi <ysmint@asengineer.com>
Subject: Project No. 2017-005065 / CUP No. RPPL2017007892

Hi Ahmad,

It was good to meet you this morning. Just to make sure we're on the same page, the hours of 10:00 am to 10:00 pm being proposed by the Commission are just the hours allowed for alcohol sales. It doesn't mean you can't be open before 10:00 am. You just won't be able to sell alcohol before that. Is that your understanding as well?

Thanks!

Carl Vincent Nadela, AICP
Zoning Permits East
Los Angeles County Department of Regional Planning
213-974-6435

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Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

May 17, 2018

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM: Carl V Nadela, AICP 
Zoning Permits East Section

**Project No. 2017-005065-(1) – Conditional Use Permit No. RPPL2017007892 –
Regional Planning Commission Meeting: May 30, 2018 - Agenda Item: 5**

The above-mentioned item is a request for a Conditional Use Permit (CUP) for the sale of beer and wine for off-site consumption at a newly developed convenience market in conjunction with a new gasoline station located at 908 N Sunset Avenue in the unincorporated community of West Puente Valley.

This item was first heard by the Commission on May 2, 2018. On this date, the Commission heard a presentation from staff and testimony from the applicant. There were no other speakers on the item. The Commission's discussion on the item focused on the following topics:

1. Limiting the hours for the sale of beer and wine at the site to 10:00 am to 10:00 pm; and
2. Requiring the applicant to retire an existing California Department of Alcoholic Beverage Control (ABC) license.

After their discussion, the Commission continued the item to May 30, 2018 to allow the applicant time to consider their options in light of the Commission's discussion. The Commission also requested pictures of the surrounding area as well as information about the availability of ABC licenses in Supervisorial District 1.

The requested pictures are attached for your review and consideration.

At this time, staff is still gathering information regarding the availability of the ABC licenses. These will be transmitted to the Commission on or before Thursday, May 24, 2018.

If you need further information, please contact Carl Nadela at (213) 974-6435 or cnadela@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2017007892, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS, AS MODIFIED BY THE COMMISSION.

MM:CN

Attachments

Photographs of the Project Site



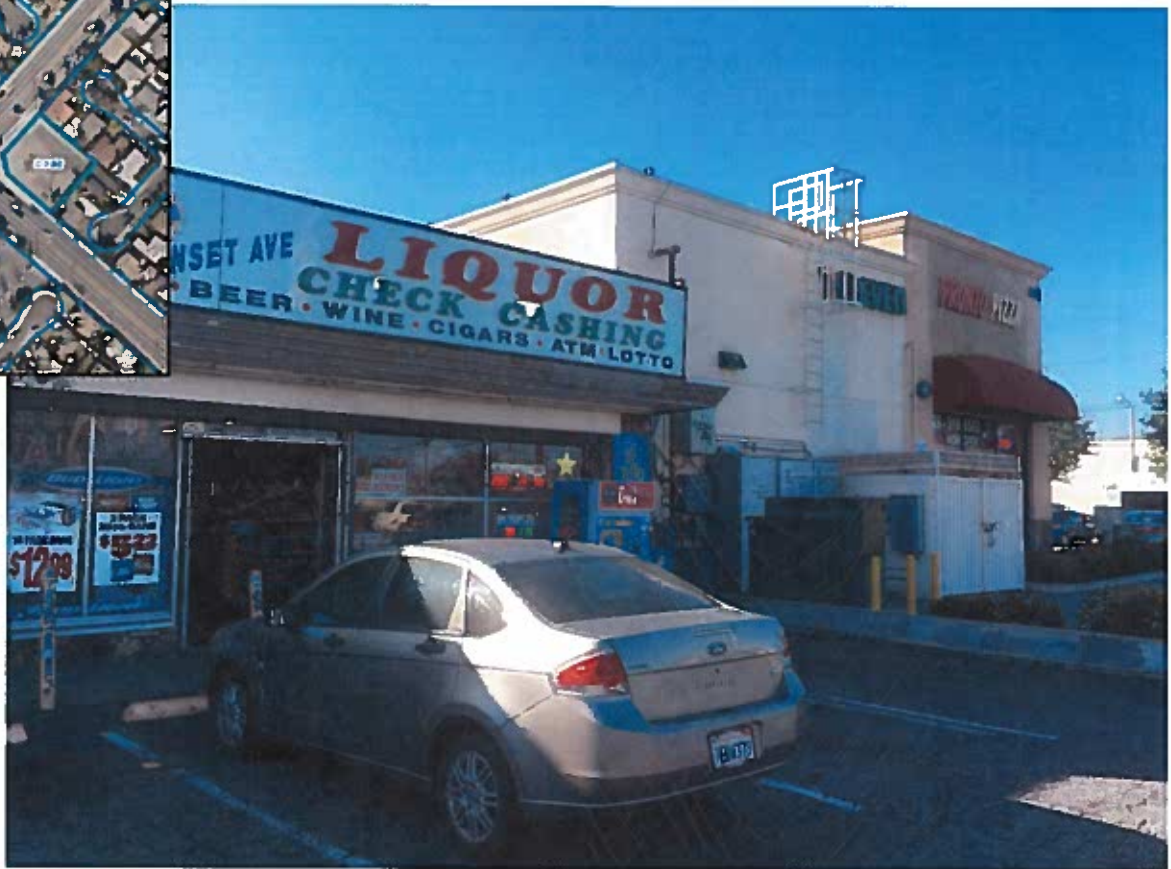
**Photographs of the CVS Store
on the Southeast Corner of the Intersection of Sunset Avenue and Amar Road**



on the Southwest Corner of the Intersection of Sunset Avenue and Amar Road



Photographs of the Liquor Store in the Strip Mall
on the Southwest Corner of the Intersection of Sunset Avenue and Amar Road



**Photographs of the Strip Mall
on the Northwest Corner of the Intersection of Sunset Avenue and Amar Road**





Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

May 1, 2018

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM: Carl V Nadela, AICP *CVN*
Zoning Permits East Section

**Project No. 2017-005065-(4) – Conditional Use Permit No. RPPL2017007892 –
Regional Planning Commission Meeting: May 2, 2018 - Agenda Item: 6**

The above-mentioned item is a request for a Conditional Use Permit (CUP) for the sale of beer and wine for off-site consumption at a newly developed convenience market in conjunction with a new gasoline station.

The applicant has requested that the proposed times allowed for the sale of beer and wine be changed from "10:00 am to 10:00 pm daily" to "6:00 am to 10:00 pm daily". Considering the location of the site and the nature of the underlying business, staff has no concerns about the request and therefore recommends that the proposed draft Condition No. 33 be revised accordingly.

Also, staff has received a letter from the public regarding the project. Please find this letter attached for your review and consideration.

If you need further information, please contact Carl Nadela at (213) 974-6435 or cnadela@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2017007892, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS, AS MODIFIED.

MM:CN

Attachments

Carl Nadela

From: Yasmin Tabatabayi <yasmint@asengineer.com>
Sent: Thursday, April 26, 2018 2:57 PM
To: Carl Nadela
Cc: Maria Masis
Subject: RE: 2017-005065(1) - 908 N Sunset, La Puente

Thank you Mr. Nadela! Much appreciated.

*Regards,
Yasmin Tabatabayi*

*A & S Engineering
28405 Sand Canyon Rd., Suite "B"
Canyon Country, CA 91387
Ph: 661.250.9300
Fax: 661.250.9333*

From: Carl Nadela [mailto:cnadela@planning.lacounty.gov]
Sent: Thursday, April 26, 2018 2:43 PM
To: Yasmin Tabatabayi <yasmint@asengineer.com>
Cc: Maria Masis <mmas@planning.lacounty.gov>
Subject: RE: 2017-005065(1) - 908 N Sunset, La Puente

Yes, that is feasible. I was looking through your application and couldn't find any specific requested time so I just used our default times.

Carl Vincent Nadela, AICP
Zoning Permits East
Los Angeles County Department of Regional Planning
213-974-6435

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From: Yasmin Tabatabayi [mailto:yasmint@asengineer.com]
Sent: Thursday, April 26, 2018 2:12 PM
To: Carl Nadela <cnadela@planning.lacounty.gov>
Cc: Maria Masis <mmas@planning.lacounty.gov>
Subject: RE: 2017-005065(1) - 908 N Sunset, La Puente

Good Afternoon Mr. Nadela,

Why are we being restricted to selling beer and wine from 10am to 10pm? We respectfully request this time window to change to 6am to 10pm. Please advise if this will be feasible. Thank you!

Regards,
Yasmin Tabatabayi

A & S Engineering
28405 Sand Canyon Rd., Suite "B"
Canyon Country, CA 91387
Ph: 661.250.9300
Fax: 661.250.9333

From: Carl Nadela [<mailto:cnadela@planning.lacounty.gov>]
Sent: Thursday, April 26, 2018 10:03 AM
To: Yasmin Tabatabayi <yasmint@asengineer.com>
Cc: Maria Masis <mmasis@planning.lacounty.gov>
Subject: RE: 2017-005065(1) - 908 N Sunset, La Puente

Hi Yasmin,

Sorry for the last-minute rush, but can you please take a quick look at the attached revised conditions and see if you're ok with the edits? These reflect new standard conditions that are being rolled out by the Department and I have been instructed to start using them starting with my cases that are being heard next week.

If possible, can you please let me know by noon today? I need to submit these revised materials by 2 pm.

Thanks!

Carl Vincent Nadela, AICP
Zoning Permits East
Los Angeles County Department of Regional Planning
213-974-6435

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From: Yasmin Tabatabayi [<mailto:yasmint@asengineer.com>]
Sent: Thursday, April 19, 2018 11:24 AM
To: Carl Nadela <cnadela@planning.lacounty.gov>
Subject: RE: 2017-005065(1) - 908 N Sunset, La Puente

You're welcome!

Regards,
Yasmin Tabatabayi

A & S Engineering
28405 Sand Canyon Rd., Suite "B"
Canyon Country, CA 91387

May 1, 2018

Re: Notice of Public Hearing

Project Location: 908 N. Sunset Ave, La Puente, Ca 91744 within the Puente Zoned District

Project & Permit: 2017-005065-(1) Conditional Use Permit No. RPPL2017007892

Attn: Carl Nadela

Los Angeles County Department of Regional Planning (DRP)

320 W. Temple St; Los Angeles, CA 90012

Mr. Nadela,

We live at 14608 Shaver St. La Puente, CA 91744 located on the Northeast side of the Project Location referenced above, our backyard faces this location. My concern with this location selling beer and wine is that there are already 3 locations that sell alcohol on the corners of Sunset Ave. and Amar Rd. and Win Win would make a 4th location. The following listed below sell beer and wine and/or hard liquor.

CVS Pharmacy: 858 N. Sunset Ave, La Puente, CA

Sunset Liquor Store: 853 N. Sunset Ave, La Puente, CA

7-11: 861 N. Sunset Ave, La Puente, CA

At present, CVS Pharmacy sells beer and wine, 7-11 sells beer and wine and Sunset Liquor Store sells all liquor and Win Win would make a 4th location to sell beer and wine, how many more do we need? Whatever happened to a donut shop being a donut shop, a pharmacy being a pharmacy/convenience store??

It was bad enough when CVS Pharmacy started selling beer and wine, there was already a liquor store across the street. I thought CVS – Convenience, Value and Service was meant for more of a family type Pharmacy/ Convenience Store.

All this brings is a bunch of rift raft hanging around, as it is we hate going to CVS, the location is dirty, it's a dumping ground and you have people hanging around asking for money most likely to go in and buy beer/wine. My granddaughter who is 24 absolutely hates going into this CVS due to the people who hang around and make comments and stare at her.

When Win Win Fill'in station first opened we anticipated the noise. We get trash that blows into our backyard, gas smell, cigarette smell, people who yell, whistle and play loud music at times. Is it bearable, we have no choice. Putting this gas station in made us nervous knowing it was right behind our home. Now beer and wine?? I would like to believe by keeping beer and wine out of Win Win will at least give some peace of mind knowing there isn't yet another location that sells beer and wine. We wanted to voice our concerns in hopes that you will take this into consideration regarding the selling of beer and wine at a Donut / Gas Station.

Regards, Edward and Myra Senteno



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

April 26, 2018

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM: Carl V Nadela, AICP 
Zoning Permits East Section

**Project No. 2017-005065-(4) – Conditional Use Permit No. RPPL2017007892 –
Regional Planning Commission Meeting: May 2, 2018 - Agenda Item: 6**

The above-mentioned item is a request for a Conditional Use Permit (CUP) for the sale of beer and wine for off-site consumption at a newly developed convenience market in conjunction with a new gasoline station.

On April 19, 2018, staff transmitted the Hearing Package to the Regional Planning Commission, which contained staff's proposed Conditions of Approval for the CUP. Since then, staff has been informed that the Department has new standard conditions for Alcohol Sales CUPs that are to be implemented starting with cases to be heard on May 1, 2018. With regards to this, please find attached staff's recommended Conditions of Approval with relevant modifications and additions to reflect the Department's new standard conditions for Alcohol Sales CUPs.

If you need further information, please contact Carl Nadela at (213) 974-6435 or cnadela@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2017007892, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS, AS MODIFIED.

MM:CN
Attachments

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2017-005065
CONDITIONAL USE PERMIT NO. RPPL2017007892**

PROJECT DESCRIPTION

The project is a Conditional Use Permit to authorize the sale of beer and wine for off-site consumption at a newly developed convenience store in conjunction with a new gasoline station, 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 May 2, 2033.** 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 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 (DPW) to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control. All litter and trash shall be collected regularly from the premises and the adjacent right-of-way.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

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

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required because of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **July 2, 2018**.
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. 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.
20. The permittee shall provide adequate lighting in all parking areas and walkways under control of the permittee. All lighting shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours.
21. All lighting shall be designed 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. No light shall illuminate adjacent private residences. Neon lighting shall be prohibited.
22. Beer in containers of 16 ounces or less shall not be sold by single container, but must be sold in manufacturer pre-packaged multi-unit quantities. The permittee shall post signs on the coolers and cashier station stating the selling of single containers of beer is prohibited.
23. There shall be no wine, except for wine coolers, sold in containers of less than 750 milliliters. Wine coolers shall not be sold in less than four-pack quantities.
24. No miniatures of any type may be sold.
25. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the "shelf plan" labeled Exhibit 'A'. No additional display of alcoholic beverages shall be provided elsewhere on the premises. The total shelf space devoted to alcoholic beverages shall be limited to no more than five percent of the total shelf space of the convenience store.

26. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises. The permittee shall instruct all employees regarding these restrictions. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
27. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. If loitering continues, as determined by the County Sheriff, a security guard shall be required during business hours at the discretion of the Director of Regional Planning. 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.
28. 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 or an equivalent program such as SafeServe. 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 provided to Regional Planning within 60 days of first use of the permit ~~available upon request.~~
29. 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. Signs advertising brands and types of alcoholic beverages or the availability of alcohol for sale at the subject site shall not be visible from the exterior of the premises.
30. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
31. The licensed premises shall have no amusement rides or games or other similar activities, whether coin-operated or not, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines.

PROJECT SITE SPECIFIC CONDITIONS

32. This grant shall authorize the sale of beer and wine for off-site consumption at a newly developed convenience store in conjunction with a new gasoline station.
33. This grant authorizes the sale of beer and wine from 10:00 a.m. to 10:00 p.m. daily.
34. Beer and wine items shall be stored in lockable coolers, which shall be kept locked except for the hours when alcohol sales are approved by this CUP.

35. Security cameras shall be installed inside the convenience store and outside facing the parking lot. Video footage shall be retained for at least one month and shall be made available to law enforcement upon request.
36. Security alarms shall be installed inside the store.
37. No publicly accessible telephones shall be maintained or permitted on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
38. No sales to any person appearing to be or actually being intoxicated shall be allowed.
39. Deliveries shall be limited to non-peak hours, generally between 9.a.m. and 6 p.m.
40. All commercial vehicle delivery trucks must use commercial streets and/or designated truck routes for deliveries.
41. A numbering address sign shall be located at the front of the building in a location clearly visible from the property grounds and the nearest public street, to the satisfaction of the Department of Regional Planning.
42. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
- ~~36.~~43. No alcoholic beverages shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler.
- ~~37.~~44. The permittee shall offer a minimum of three varieties of fresh produce free from spoilage and a minimum of two whole grain items for sale on a continuous basis. These products shall be displayed in high-visibility areas meeting one or more of the following criteria, as depicted on the approved floor plan and/or shelf plan:
- a. Within ten feet of the front door;
 - b. Within five feet of a cash register;
 - c. At eye-level on a shelf or within a cooler, refrigerator, or freezer case;
 - d. On an end cap of an aisle; or
 - e. Within a display area dedicated to produce that is easily accessible to customers.

Regional Planning Commission Transmittal Checklist

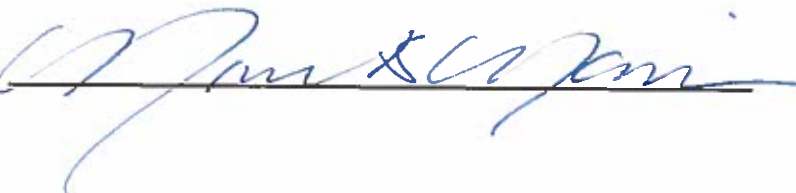
Hearing Date
5/2/2018
Agenda Item No.

6

Project Number: 2017-005065-(1)
Case(s): Conditional Use Permit Case No. RPPL2017007892
Planner: Carl Nadela

- ☒ 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
- ☒ Burden of Proof Statement(s)
- ☐ Environmental Documentation (ND / MND / EIR)
- ☒ Correspondence
- ☒ Photographs
- ☒ Aerial Image
- ☒ 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 **HEARING DATE**
2017-005065-(1) 5/2/2018
REQUESTED ENTITLEMENTS
CUP RPPL2017007892

PROJECT SUMMARY

OWNER / APPLICANT

Yum Yum Donut Shops, Inc.

MAP/EXHIBIT DATE

8/20/2015

PROJECT OVERVIEW

The applicant is requesting a Conditional Use Permit for the sale of beer and wine for off-site consumption at a newly developed convenience store in conjunction with a new gasoline station.

LOCATION

908 N Sunset Ave, La Puente, CA 91744

ACCESS

Amar Road and Sunset Avenue

ASSESSORS PARCEL NUMBER(S)

8472-001-013

SITE AREA

0.5 ac

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

Puente

LAND USE DESIGNATION

CG (General Commercial)

ZONE

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

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption-New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Zoning Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof)
 - 22.28.220 (C-3 Development Standards)

STAFF RECOMMENDATION

Approval

CASE PLANNER:

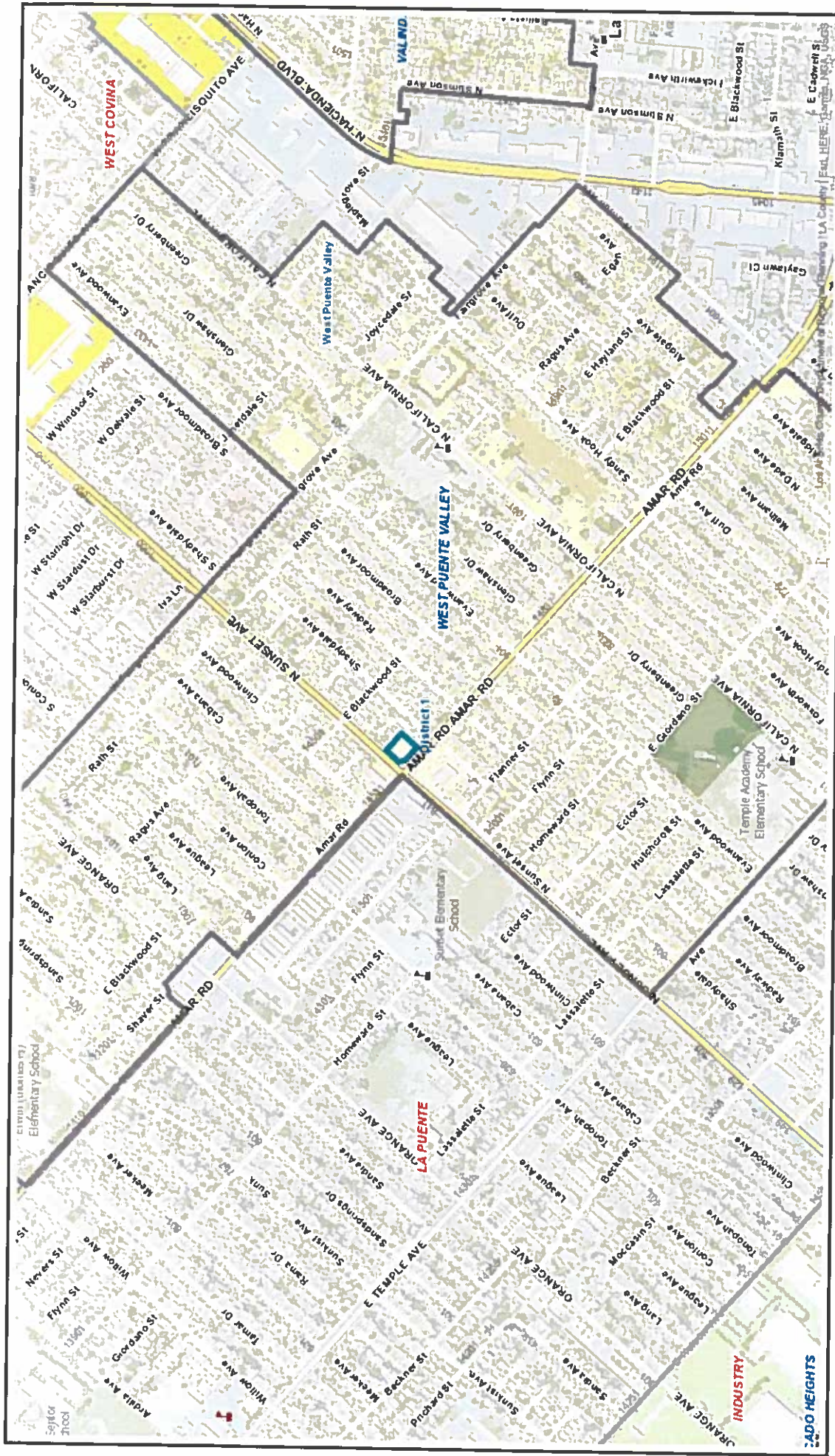
Carl Nadela

PHONE NUMBER:

(213) 974-6435

E-MAIL ADDRESS:

cnadela@planning.lacounty.gov



2017-005065-(1) / CUP RPPL2017007892

Property Location Map

Printed: Jun 27, 2017

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ENTITLEMENTS REQUESTED

- The applicant is requesting a Conditional Use Permit to allow the sale of beer and wine for off-site consumption at a newly developed convenience store in conjunction with a new gasoline station.

PROJECT DESCRIPTION

The applicant is requesting a Conditional Use Permit to allow the sale of beer and wine for off-site consumption at a newly developed convenience store in conjunction with a new gasoline station in the General Commercial-Billboard Exclusion (C-3-BE) Zone. The convenience store is located at 908 N Sunset Ave, in the unincorporated community of West Puente Valley.

SITE PLAN DESCRIPTION

The Site Plan indicates the entire project site, which is a square shaped parcel with a flat topography. The site plan shows the gas pumps and canopy on the western side of the property with the convenience store on the east. Nine parking spaces are located in front of the convenience store.

The site can be accessed through Amar Road on the south and Sunset Avenue on the west. The Site Plan also shows the landscaping that will be installed at the site.

A separate Shelf Plan shows the interior layout of the convenience store and the shelves and coolers inside. A separate Calculation Table also shows that 5% of the total shelf would be allocated for alcohol sales.

EXISTING ZONING

The subject property is zoned C-3-BE (General Commercial-Billboard Exclusion) and is not located within any Community Standards District (CSD).

Surrounding properties are zoned as follows:

North: C-3-BE, A-1-6000 (Light Agricultural with a Minimum Lot Size of 6,000 square feet)

South: C-2-DP (Neighborhood Business-Development Program), A-1-6000

East: A-1-6000

West: City of La Puente

EXISTING LAND USES

The subject property is developed with a newly built gas station and convenience store.

Surrounding properties are developed as follows:

North: Single-family residences, office/retail

South: Single-family residences, CVS

East: Single-family residences

West: Single and multi-family residences, 7-Eleven, Liquor Store

PREVIOUS CASES/ZONING HISTORY

Ordinance 5122 was adopted on May 25, 1948, which retained the A-1-10000 zone on the subject property.

Ordinance 860131z was adopted on August 5, 1986, which established the C-3-BE zone on the subject property

Plot Plan No. 201500365 was approved on September 21, 2015 to authorize the development of the gas station and convenience store at the site.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 3 Exemption, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines since this project is for the sale of beer and wine at a small convenience store in conjunction with a gas station. These uses were approved through a ministerial Site Plan Review (Plot Plan No. 201500365). Therefore, staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the CG (General Commercial) land use category of the Los Angeles Countywide General Plan ("General Plan"). This designation is intended for local-serving commercial uses, including retail, restaurants, and personal and professional services; single family and multi-family residences; and residential and commercial mixed uses. The new gas station and convenience store, as well as the proposed accessory sale of beer and wine, is consistent with this designation as it serves local residents who may be on their way home or to work and need to purchase fuel at the gas station and/or some small items at the convenience store.

The following policies of the General Plan are applicable to the proposed project:

- *Goal LU 4: Infill development and redevelopment that strengthens and enhances communities.*
- *Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.*

The newly developed gas station and convenience store are a significant upgrade to the previously vacant site. However, while the parcels directly located at the intersection of Amar Road and Sunset Avenue have been designated commercial, the general neighborhood beyond that is still predominantly single family residential. Thus, it is important to preserve this character and ensure that the commercial uses that locate around this area do not have significant adverse impact on the residential neighborhood. The Project Site is adequately buffered from the surrounding residential areas since it is oriented towards Amar Road and Sunset Avenue, while

the residential properties are oriented inwards, toward their respective residential feeder streets. The residential properties adjacent to the site all had 5 to 6 foot block walls developed on their property lines abutting Amar Road and Sunset Avenue, thus providing a significant buffer from the site. Thus, the underlying use of a gas station and convenience store, as well as the requested use for beer and wine sales at the site is consistent with this General Plan goal and policy.

- *Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.*
- *Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*
- *Policy LU 5.4: Encourage community-serving uses, such as early care and education facilities, grocery stores, farmers markets, restaurants, and banks to locate near employment centers.*

A variety of commercial and office uses have been established at the intersection of Amar Road and Sunset Avenue, which are both heavily travelled transportation corridors. The addition of the gas station and convenience store at the subject site, as well as the requested sale of beer and wine, will contribute positively to the diversity of good and services available in the area. Thus, the underlying use of a gas station and convenience store, as well as the requested use for beer and wine sales at the site is consistent with this General Plan goal and policy.

- *Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.*
- *Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.*

As previously mentioned, the neighborhoods beyond the immediate vicinity of the intersection of Amar Road and Sunset Avenue are still predominantly residential. Thus, it is important that these residential neighborhoods are sufficiently buffered from the site to reduce and mitigate any potential impacts. A sufficient buffer has been provided between the site and the surrounding residential areas. The underlying use of a gas station and convenience store, as well as the requested use for beer and wine sales at the site is consistent with this General Plan goal and policy.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.28.210 of the County Code, the sale of alcoholic beverages in the C-3 zone, requires a conditional use permit (CUP) whether for on-site or off-site consumption. The approval of this CUP would satisfy this requirement.

Furthermore, pursuant to Sections 22.28.220 of the County Code, the project site is subject to the C-3 development standards, including parking and landscaping requirements. The new gas station and convenience store have been previously approved through Plot Plan No. 201500365, which has determined that the underlying

use of a gas station and convenience store is in compliance with the Los Angeles County Zoning Code.

Site Visits

A site visit was conducted by staff on April 19, 2018. The development of the new gas station and convenience store has been completed and both are now open for business. The site was well maintained. No litter was observed on the grounds and no graffiti was present on any of the walls.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 and Section 22.52.3640 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has not met the burden of proof for alcohol sales pursuant to Los Angeles County Code Section 22.52.3640.

Neighborhood Impact/Land Use Compatibility

The proposed project is for the sale of beer and wine at a convenience store and gas station. Surrounding land uses consist primarily of commercial and office uses immediately adjacent to the intersection of Amar Road and Sunset Avenue and single-family residences beyond that. No sensitive uses are located within a 600-foot radius of the site. The subject convenience store and gas station are oriented away from the residential areas and are sufficiently buffered from them.

Also, the requested sale of beer and wine at the site is only a small part of the overall business of a gas station and convenience store at the site. Since there are existing establishments selling alcohol within 500 feet of the site, the shelf space devoted to alcohol sales will be limited to a maximum of 5 % of the total shelf space. Therefore, the project is not expected to have any significant adverse impacts on the surrounding neighborhoods.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

A letter received from the Los Angeles County Sheriff Department, Industry Station dated February 28, 2018 indicates that they have not received any calls for service at the site and therefore had no concerns with the approval of this permit.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

A faxed correspondence from the California Department of Alcoholic Beverage Control (ABC) dated December 28, 2017 and a review of their online database indicate that while three licenses for alcohol sales for off-site consumption are allowed in the census tract (Census Tract No. 4073.01), there is only one license on record. This indicates that there is currently no over concentration of alcohol sales for off-site consumption in this census tract as determined by ABC. In addition, ABC also indicated that the site is within a high crime reporting district with 589 crimes reported in the district, in contrast to only an average of 85.7 crimes reported per district.

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, library posting and DRP website posting.

PUBLIC COMMENTS

No comments were received from the public.

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 No. 2017-005065-(1), Conditional Use Permit Number RPPL2017007892, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2017007892 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Carl Nadela, AICP, Zoning Permits East Section
Reviewed by Maria Masis, AICP, Supervising Regional Planner, Zoning Permits East

Attachments:

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

MM:CN

4/18/2018

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. 2017-005065-(1)
CONDITIONAL USE PERMIT NO. RPPL2017007892**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. RPPL2017007892 ("CUP") on May 2, 2018.
2. The permittee, Yum Yum Donuts, Inc. ("permittee"), requests the CUP to authorize the sale of beer and wine for off-site consumption at a newly developed convenience store in conjunction with a new gasoline station ("Project") on a property located at 908 N Sunset Ave in the unincorporated community of West Puente Valley ("Project Site") in the C-3-BE (General Commercial-Billboard Exclusion) zone pursuant to Los Angeles County Code ("County Code") section 22.28.210.
3. The project site is a square shaped parcel with a flat topography. The site plan shows the gas pumps and canopy on the western side of the property with the convenience store on the east. Nine parking spaces are located in front of the convenience store. The site can be accessed through Amar Road on the south and Sunset Avenue on the west.
4. The Project Site is located in the Puente Zoned District and is zoned C-3-BE (General Commercial-Billboard Exclusion) and is not located within any Community Standards District (CSD).
5. The Project Site is located within the CG (General Commercial) land use category of the Los Angeles County General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: C-3-BE, A-1-6,000 (Light Agricultural with a Minimum Lot Size of 6,000 square feet)
 - South: C-2-DP (Neighborhood Business-Development Program), A-1-6,000
 - East: A-1-6,000
 - West: City of La Puente
7. Surrounding land uses within a 500-foot radius include:
 - North: Single-family residences, office/retail
 - South: Single-family residences, CVS
 - East: Single-family residences
 - West: Single and multi-family residences, 7-Eleven, Liquor Store
8. Ordinance 5122 was adopted on May 25, 1948, which retained the A-1-10000 zone on the subject property.

Ordinance 860131z was adopted on August 5, 1986, which established the C-3-BE zone on the subject property.

Plot Plan No. 201500365 was approved on September 21, 2015 to authorize the development of the gas station and convenience store at the site.

9. The Site Plan indicates the entire project site, which is a square shaped parcel with a flat topography. The site plan shows the gas pumps and canopy on the western side of the property with the convenience store on the east. Nine parking spaces are located in front of the convenience store. The site can be accessed through Amar Road on the south and Sunset Avenue on the west. The Site Plan also shows the landscaping that will be installed at the site.
10. A separate Floor Plan shows the interior layout of the convenience store and the shelves and coolers inside. A separate Calculation Table also shows that 5% of the total shelf would be allocated for alcohol sales.
11. The gas station and convenience store provides a total of 9 parking spaces at the site located mostly in front of the convenience store structure.
12. A letter received from the Los Angeles County Sheriff Department, Industry Station dated February 28, 2018 indicates that they had no concerns with the approval of this permit.
13. A faxed correspondence from the California Department of Alcoholic Beverage Control (ABC) dated December 28, 2017 and a review of their online database indicate that while three licenses for alcohol sales for off-site consumption are allowed in the census tract (Census Tract No. 4073.01), there is only one license on record. This indicates that there is currently no over concentration of alcohol sales for off-site consumption in this census tract as determined by ABC. In addition, ABC also indicated that the site is within a high crime reporting district with 589 crimes reported in the district, in contrast to only an average of 85.7 crimes reported per district.
14. 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 hearings by mail, newspaper, and property posting.
15. No comments were received from the public.
16. *To be inserted after the public hearing to reflect hearing proceedings.*
17. The Commission finds that the proposed sale of beer and wine in conjunction with a convenience store in a gas station at the subject site is consistent with the General Commercial (CG) land use designation of the Los Angeles County General Plan.

This designation is intended for local-serving commercial uses, including retail, restaurants, and personal and professional services; single family and multi-family residences; and residential and commercial mixed uses. The newly developed gas station and convenience store are consistent with this designation as they serve local residents who need to purchase fuel at the gas station and/or some small items at the convenience store. The addition of beer and wine sales at the site will provide these customers the additional option to buy beer and wine together with their overall purchase. The requested use for beer and wine sales at the site is consistent with the General Plan goals and policies and land use designation at this property.

18. The Commission finds that finds that the proposed sale of beer and wine in conjunction with a convenience store and gas station at the subject site is consistent with the requirements and development standards of the C-3 zone.

Pursuant to Section 22.28.210 of the County Code, the sale of alcoholic beverages in the C-3 zone, requires a CUP whether for on-site or off-site consumption. The approval of this CUP satisfies this requirement.

Furthermore, pursuant to Sections 22.28.220 of the County Code, the project site is subject to the C-3 development standards, including parking and landscaping requirements. The new gas station and convenience store have been previously approved through Plot Plan No. 201500365, which has determined that the underlying uses of a gas station and convenience store at the site are in compliance with the Los Angeles County Zoning Code.

19. The Commission finds that the Conditional Use Permit Burden of Proof requirements have been met pursuant to section 22.56.040 of the County Code.

The project site has a total area of 0.5 acres and is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The underlying gas station and convenience store was approved through Plot Plan No. 201500365 and has been found to provide adequate parking spaces and landscaped areas, as required by the Zoning Code.

The site is served by Amar Road to the south and Sunset Avenue to the west, which are both major roadways and are adequate to carry the kind and quantity of traffic such use would generate. The site is also served by public power, water and sewer systems.

The Project Site is adequately buffered from the surrounding residential areas since it is oriented towards Amar Road and Sunset Avenue, while the residential properties are oriented inwards, toward their respective residential feeder streets. The residential properties adjacent to the site all had 5 to 6 foot block walls developed on their property lines abutting Amar Road and Sunset Avenue, providing a significant buffer from the site. Thus, the underlying use of a gas station and convenience store, as well

as the requested use for beer and wine sales, is not expected to result in any adverse effects on the surrounding neighborhoods.

20. The Commission finds that Burden of Proof requirements for the sale of alcoholic beverages have been met pursuant to section 22.52.3640 of the County Code.

As mentioned above, the surrounding residential areas are sufficiently buffered from the project site. There are also no sensitive uses within a 600-foot radius. While there are already three other uses that sell alcohol for off-site consumption within a 500-foot radius of the site, the convenience of the customers of the subject establishment being able to purchase beer and wine together with their overall business transaction outweighs this fact. The shelf space for alcohol sales will be limited to five percent of the total shelf space.

21. The Commission finds that 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 Sunkist Library. On March 21, 2018, a total of 201 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 13 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

22. The location of the documents and other materials constituting the record of proceedings upon which the Commission'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 COMMISSION CONCLUDES THAT:

- A. The proposed use is consistent with the adopted 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 proposed use at the site 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 proposed use at the site is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.
- G. The public convenience for the store selling alcoholic beverages for off-site consumption outweighs the fact that it is located within a 500-foot radius of one other facility selling alcoholic beverages for off-site consumption.
- H. The proposed use at the site 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 COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15303 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures categorical exemption); and
2. Approves Conditional Use Permit No. RPPL2015007892, subject to the attached conditions.

ACTION DATE: [May 2, 2018]

MM:CN

c: Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2017-005065
CONDITIONAL USE PERMIT NO. RPPL2017007892**

PROJECT DESCRIPTION

The project is a Conditional Use Permit to authorize the sale of beer and wine for off-site consumption at a newly developed convenience store in conjunction with a new gasoline station, 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 May 2, 2033.** 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 (6) biennial 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 (DPW) to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control. All litter and trash shall be collected regularly from the premises and the adjacent right-of-way.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

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

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required because of instruction given at the public hearing, **three (3) copies of** a modified Exhibit "A" shall be submitted to Regional Planning by **July 2, 2018**.
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. 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.
20. The permittee shall provide adequate lighting in all parking areas and walkways under control of the permittee. All lighting shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours.
21. All lighting shall be designed 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. No light shall illuminate adjacent private residences. Neon lighting shall be prohibited.
22. Beer in containers of 16 ounces or less shall not be sold by single container, but must be sold in manufacturer pre-packaged multi-unit quantities. The permittee shall post signs on the coolers and cashier station stating the selling of single containers of beer is prohibited.
23. There shall be no wine, except for wine coolers, sold in containers of less than 750 milliliters. Wine coolers shall not be sold in less than four-pack quantities.
24. No miniatures of any type may be sold.
25. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the "shelf plan" labeled Exhibit 'A'. No additional display of alcoholic beverages shall be provided elsewhere on the premises. The total shelf space devoted to alcoholic beverages shall be limited to no more than five percent of the total shelf space of the convenience store.

26. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises. The permittee shall instruct all employees regarding these restrictions. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
27. 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.
28. 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 or an equivalent program such as SafeServe. 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.
29. 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. Signs advertising brands and types of alcoholic beverages or the availability of alcohol for sale at the subject site shall not be visible from the exterior of the premises.
30. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
31. The licensed premises shall have no amusement rides or games or other similar activities, whether coin-operated or not, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines.

PROJECT SITE SPECIFIC CONDITIONS

32. This grant shall authorize the sale of beer and wine for off-site consumption at a newly developed convenience store in conjunction with a new gasoline station.
33. This grant authorizes the sale of beer and wine from 10:00 a.m. to 10:00 p.m. daily.
34. Beer and wine items shall be stored in lockable coolers, which shall be kept locked except for the hours when alcohol sales are approved by this CUP.

35. Security cameras shall be installed inside the convenience store and outside facing the parking lot. Video footage shall be retained for at least one month and shall be made available to law enforcement upon request.
36. Security alarms shall be installed inside the store.
37. The permittee shall offer a minimum of three varieties of fresh produce free from spoilage and a minimum of two whole grain items for sale on a continuous basis. These products shall be displayed in high-visibility areas meeting one or more of the following criteria, as depicted on the approved floor plan and/or shelf plan:
 - a. Within ten feet of the front door;
 - b. Within five feet of a cash register;
 - c. At eye-level on a shelf or within a cooler, refrigerator, or freezer case;
 - d. On an end cap of an aisle; or
 - e. Within a display area dedicated to produce that is easily accessible to customers.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



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 proposed project will not affect the health, peace, comfort or welfare of persons in the area.

the project will not be detrimental to the use, enjoyment, or valuation of other properties in the vicinity. the project will not jeopardize, endanger, or constitute a menace to the public health, safety, or general welfare.

proposed project is an ancillary use to the existing operation.

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 site is adequate in size and shape to accommodate all improvements, and the existing site is integrated with the uses in the surrounding area.

proposed project meets all development requirements.

proposed project is an ancillary use to the existing operation.

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 site is adequately served by the adjacent streets. the adjacent streets are of sufficient width to carry the traffic for the existing site. the site is also adequately served with sufficient utility services.



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): 20 (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.

Proposed sale of these products will not have an adverse impact on the nearby sensitive uses, in that the proposed area of sales is a very small portion of the proposed building and will be ancillary to our sales.

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.

Existing site is sufficiently buffered from residential uses via existing block wall along the east & south side of the property. The remainder of the residential uses are buffered by existing roadways.

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.

Our proposed shelf space devoted to alcoholic sales will be limited to small area.

our sales will be ancillary to our other sales and will not have any impact on other existing businesses and will not result in undue concentration of similar premises.

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

Proposed use will not adversely affect the economic welfare of the surrounding areas. The proposed sales area and amount to be sold are very small portion of our food mart sales and will be ancillary to our proposed operations.

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.

Proposed improvements (including our request for sale of such products) on site will be a great addition to the area and will not diminish or impair property values within the adjoining neighborhood.

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

- Instructions: This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
 - Part 2 is to be completed by the applicant, and returned to ABC.
 - Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1 APPLICANT'S NAME

2 PREMISES ADDRESS (Street number and name, city, zip code)

908 N Sunset Ave, La Puente 91744-1849

3 LICENSE TYPE

20

4 TYPE OF BUSINESS

Full Service Restaurant	Hofbrau/Cafeteria	Cocktail Lounge	Private Club
Deli or Specialty Restaurant	Comedy Club	Night Club	Veterans Club
Cafe/Coffee Shop	Brew Pub	Tavern: Beer	Fraternal Club
Bed & Breakfast:	Theater	Tavern: Beer & Wine	Wine Tasting Room
Wine only All			
Supermarket	Membership Store	Service Station	Swap Meet/Flea Market
Liquor Store	Department Store	Convenience Market	Drive-in Dairy
Drug/Variety Store	Florist/Gift Shop	Convenience Market w/Gasoline	
Other - describe.			

5 COUNTY POPULATION

NA

6 TOTAL NUMBER OF LICENSES IN COUNTY

N/A

7 RATIO OF LICENSES TO POPULATION IN COUNTY

1:1,597

On-Sale

Off-Sale

On-Sale

Off-Sale

8 CENSUS TRACT NUMBER

4073-01

9 NO. OF LICENSES ALLOWED IN CENSUS TRACT

3

10 NO. OF LICENSES EXISTING IN CENSUS TRACT

1

On-Sale

Off-Sale

On-Sale

Off-Sale

11 IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

Yes, the number of existing licenses exceeds the number allowed

No, the number of existing licenses is lower than the number allowed

12 DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

Yes (Go to Item #13)

No (Go to Item #20)

13 CRIME REPORTING DISTRICT NUMBER

1421

14 TOTAL NUMBER OF REPORTING DISTRICTS

557

15 TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

47,758

16 AVERAGE NO. OF OFFENSES PER DISTRICT

85.7

17 120% OF AVERAGE NUMBER OF OFFENSES

103

18 TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

589

19 IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17

No, the total number of offenses in the reporting district is lower than the total number in item #17

20 CHECK THE BOX THAT APPLIES (check only one box)

a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.

b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.

c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

LAC Regional Planning

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

ABC-245 (rev. 01-11)



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

JIM McDONNELL, SHERIFF



February 28, 2018

Mr. Carl Nadela, Zoning Permits East
County of Los Angeles
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Dear Mr. Nadela:

In response to your request regarding 908 N. Sunset Avenue, La Puente, CA. Based on zero calls for service or crime history in the past five years, the proposed establishment does not appear to pose a risk to public safety. The establishment has not been a problem, and Industry Station recommends approval of this Conditional Use Permit (CUP).

If you have any questions or need further information, please feel free to contact Lieutenant Alex Canchola at (626) 330-3322 ext. 3071.

Sincerely,

JIM McDONNELL, SHERIFF

Timothy K. Murakami, Captain
Industry Station

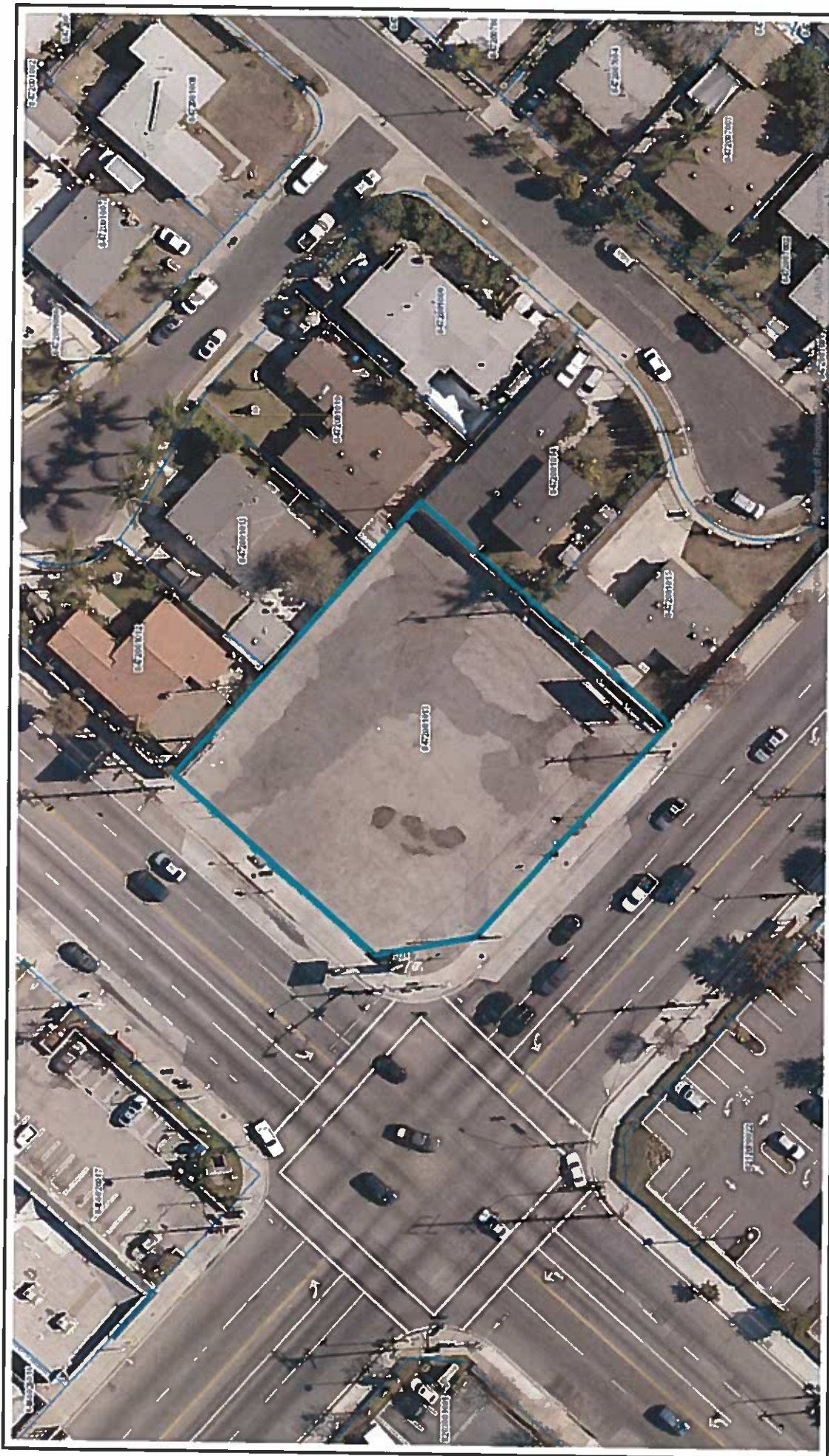
211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —



908 N Sunset Ave., La Puente, CA 91744





2017-005065-(1) / CUP RPPL2017007892

Aerial Image

Printed: Jun 27, 2017

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0 100 Feet



RADIUS MAPS

Data Management Services for Government and Business

April 14, 2017

Yasmin Tabatabayi
A & S Engineering
28405 Sand Canyon Rd. Ste B
Canyon Country CA 91387

Re: 908 N. Sunset Ave.
La Puente CA 91744

Dear Yasmin:

Thank you for choosing **RADIUS MAPS** for your Sensitive Use Study documents.

Our study determined the following:

- *There were no Schools, parks, playgrounds or places of worship within 600 feet of the exterior boundary of the subject site.*
- *The following establishments, holding current Alcohol Licenses, were found to be within the 500' radius limit:*

1. Sunset Ave Liquor: 9AM-9PM
853 N. Sunset Ave.
La Puente CA 91744
Lic. No. 467787; Type 21

3. Garfield Beach CVS: 9AM-9PM
858 N. Sunset Ave.
La Puente CA 91744
Lic. No. 536047; Type 21

2. 7 Eleven: Open 24 Hrs
861 N. Sunset Ave. Ste. C & D
La Puente CA 91744
Lic. No. 470489; Type 20

Your complete satisfaction is my personal priority and I welcome your feed back on your experience doing business with us. A hard copy version of the Study is attached for your files

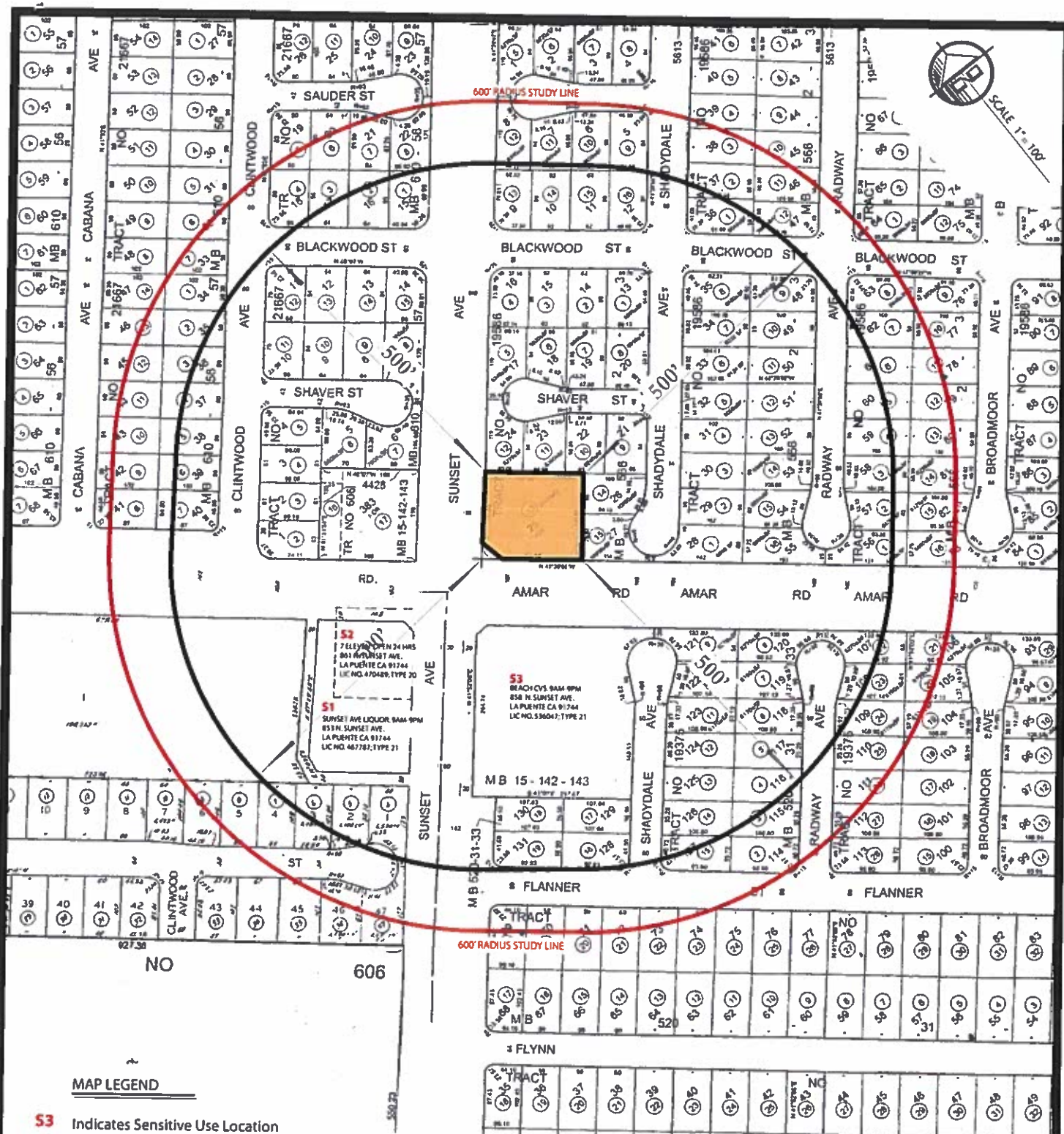
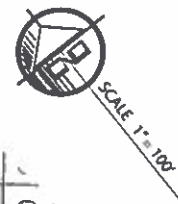
If you have any questions or require any clarifications, you can call me anytime at my cell number below.

Sincerely,



Gary Perkins

lege Blvd., Anaheim CA 92806
PH (888) 272-3487 FAX (800) 815-9619 Cell (714) 323-6031



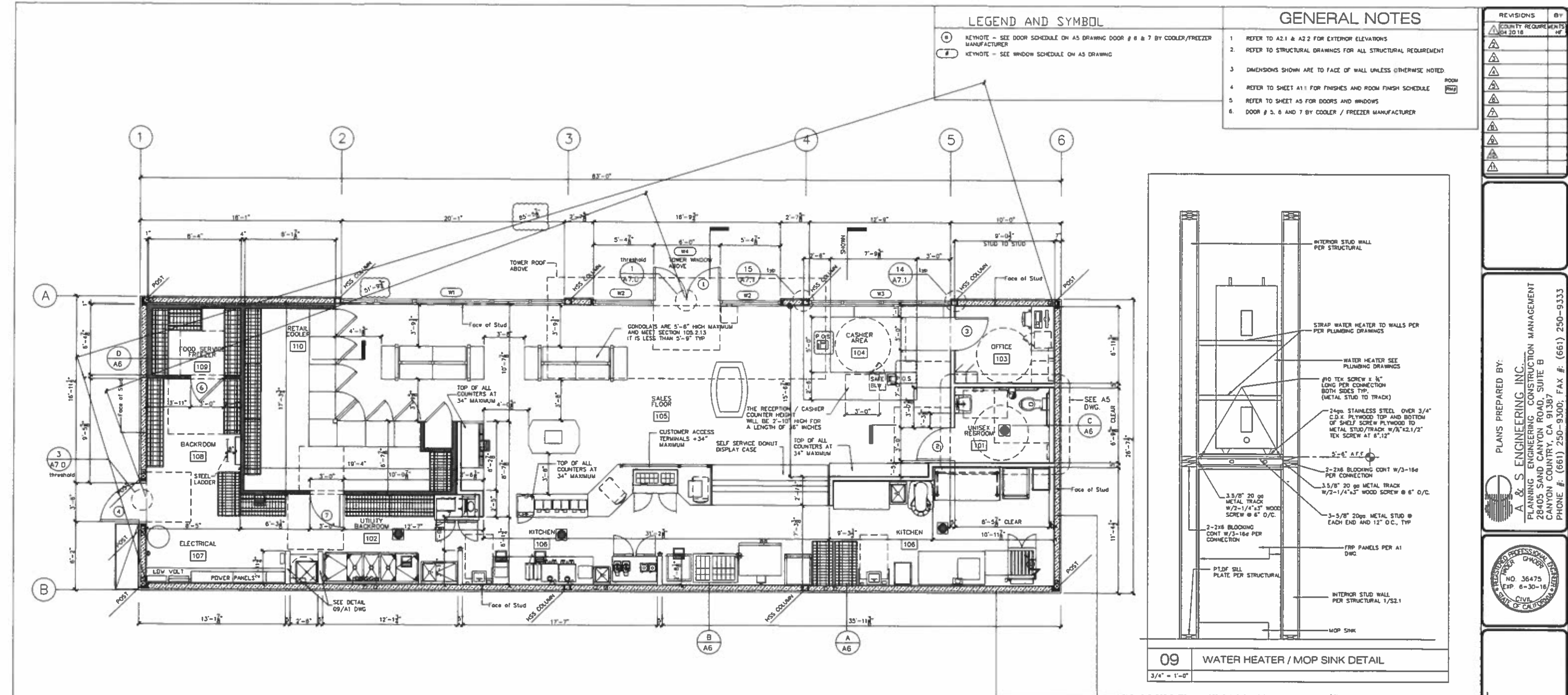
MAP LEGEND

- S3** Indicates Sensitive Use Location
- 174** Indicates Assessor's Parcel Number



Sensitive Use Study

For
908 N. Sunset Ave.
 La Puente CA 91744
 APN 8472-001-013
 April 14, 2017
 JN 17082



REVISIONS	BY
1	HF
2	HF
3	HF
4	HF
5	HF
6	HF
7	HF
8	HF
9	HF
10	HF

PLANS PREPARED BY:
A & S ENGINEERING INC.
 PLANNING ENGINEERING CONSTRUCTION MANAGEMENT
 28405 SAND CANYON ROAD, SUITE B
 CANYON COUNTRY, CA 91387
 PHONE #: (661) 250-9300; FAX #: (661) 250-9333



YUM YUM DONUT
 ADDRESS: 18830 EAST SAN JOSE AVENUE
 CITY OF INDUSTRY, CA 91748
 STORE # 908 NORTH SUNSET AVENUE
 LA PUENTE, CA 91744

DRAWN: **HOSS FARZAD**
 CHECKED: **HF**
 DATE: **08/20/2015**
 SHEET TITLE: **PROPOSED DIMENSIONED FLOOR PLAN**
 JOB NUMBER: **-**
 SHEET: **A1**

PROPOSED DIMENSIONED FLOOR PLAN

SCALE: 1/4" = 1'-0"

TOILET FACILITY CALCULATION:
 PER CPC 2013 SECTION 422.2 EXCEPTION (3)
 AND TABLE 422.1 (M MERCANTILE)
 AND TABLE A

OCCUPANT LOAD = 2209.9 SF BUILDING : 200 = 11.05 = 12
 TOTAL OCCUPANT LOAD = 12
 PER EXCEPTION (3) AS NOTED ABOVE, TOTAL OCCUPANT LOAD
 OF 50 OR LESS ON TOILET FACILITY ACCEPTABLE FOR
 BOTH SEXES FOR THIS PROJECT.

WALL LEGEND

	EXTERIOR WALL WITH WOOD STUD AT 16" O/C PER STRUCTURAL WITH PLYWOOD SHEATHING AT EXTERIOR PER STRUCTURAL WITH 7/8" 3-COATS STUCCO / STONE VENEER AT EXTERIOR WITH R19 BATT INSULATION AND 5/8" TYPE "X" GYPSUM WALLBOARD AT INTERIOR FACE
	INTERIOR NON-BEARING WALL WITH WOOD OR METAL STUDS @ 16" O/C PER STRUCTURAL WITH 5/8" GYPSUM WALLBOARD AT EACH SIDE. WATER PROOF WALLBOARD WERE OCCURED
	(NEW) WALK-IN COOLER / FREEZER WALL & CEILING BY RISSOR PANEL SYSTEM PER LARR# 24921 BY COOLER MANUFACTURER UNDER DEFERRED SUBMITTAL
	INTERIOR NON-BEARING WALL WITH WOOD OR METAL STUDS @ 16" O/C PER STRUCTURAL WITH 5/8" GYPSUM WALLBOARD AT EACH SIDE. WATER PROOF WALLBOARD WERE OCCURED WITH SOUND RATED INSULATION AT RESTROOM WALLS PER PLAN

REFER TO S2.1 DRAWING FOR NON-BEARING INTERIOR WALLS AND CEILING JOISTS.

FIREBLOCKING REQUIREMENTS:
 FIREBLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH SECTION 718.2 IN THE FOLLOWING LOCATIONS:

a- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:

- VERTICALLY AT THE CEILING AND FLOOR LEVELS
- HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0" FEET

b- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.

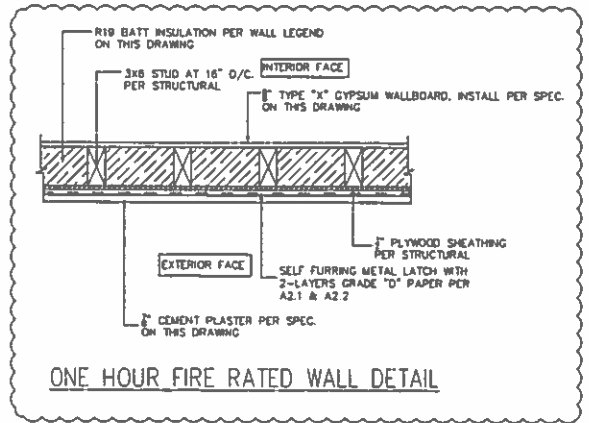
ONE HOUR FIRE RATED WALL PER TABLE 721.1(2) ITEM NUMBER 15-1.3.1.M.
 2x6 MINIMUM WOOD STUDS AT 16" ON CENTER WITH 1/2" CEMENT PLASTER (MEASURED FROM THE FACE OF STUDS) ON THE EXTERIOR SURFACE WITH INTERIOR SURFACE TREATMENT AS REQUIRED FOR INTERIOR WOOD STUD PARTITIONS IN THE TABLE. PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:3 FOR BROWN COAT. BY VOLUME, CEMENT TO SAND. INTERIOR WITH 1/2" TYPE "X" GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 6d COOLER OR WALLBOARD NAILS AT 7" ON CENTER WITH END JOINS ON NAILING MEMBERS. STAGGER JOINTS INSIDE

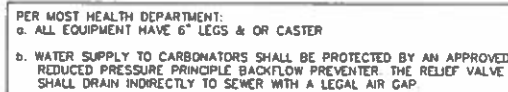
REACH RANGES REQUIREMENT AT ALL CONDIMENTS AND DISPENSERS PER CBC 11B-308. SEE FIGURE 11B-308.2.1, 11B-308.2.2, 11B-308.3.1 AND FIGURE 11B-308.2.2 (a) & (b) ON A1.1 DRAWING

11B-308.2.1 UNOBSTRUCTED: WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48" INCHES MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15" INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND

11B-308.2.2 OBSTRUCTED HIGH REACH: WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTED, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48" INCHES MAXIMUM WHERE THE REACH DEPTH EXCEEDS 20" INCHES. THE HIGH FORWARD REACH SHALL BE 44" INCHES MAXIMUM AND THE REACH DEPTH SHALL BE 25" INCHES MAXIMUM

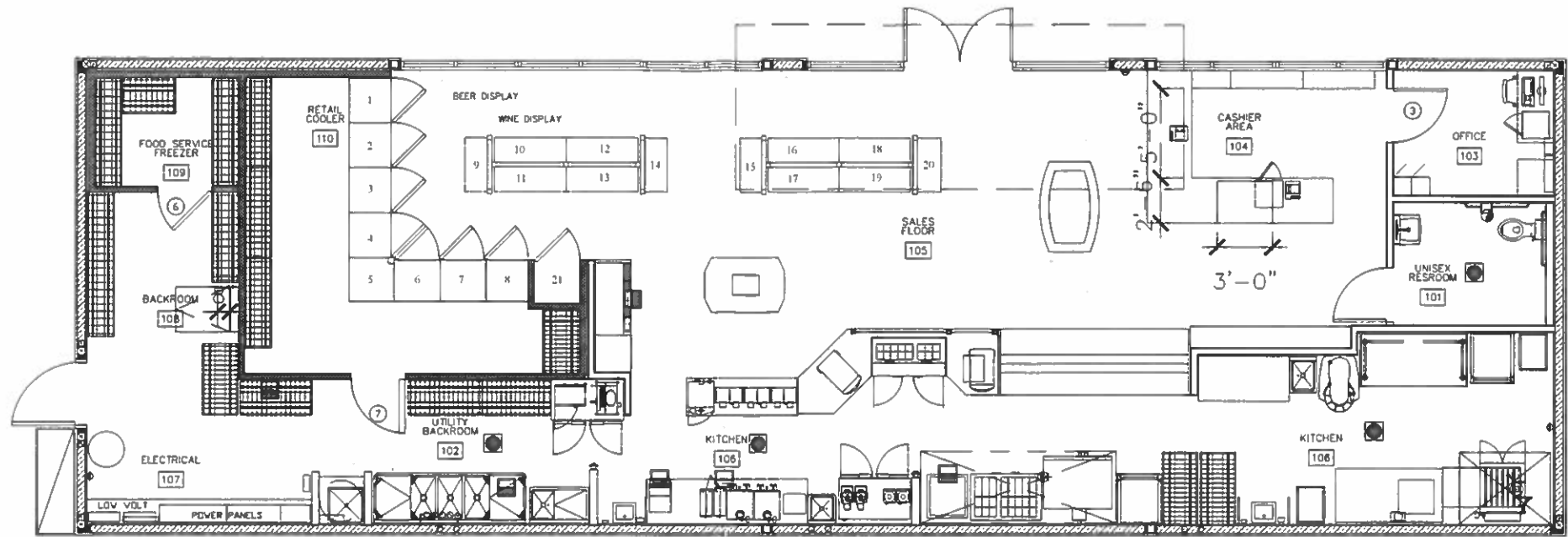
11B-308.3.2, A PARALLEL APPROACH TO AN ELEMENT AND THE HIGH SIDE REACH IS OVER AN OBSTRUCTION THE HEIGHT OF THE OBSTRUCTION SHALL BE 34" INCHES MAXIMUM AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24" INCHES MAXIMUM. THE HIGH SIDE REACH SHALL BE 48" INCHES MAXIMUM FOR A REACH DEPTH OF 10" INCHES MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 10 INCHES, THE HIGH SIDE REACH SHALL BE 46" INCHES MAXIMUM FOR A REACH DEPTH OF 24 INCHES.





PROPOSED PATH OF EXIT TRAVEL AND EQUIPMENT PLAN
1/4"=1'-0"

DRAWN
HOSS FARZAD
CHECKED
MF
DATE
08/24/2015
SHT TITLE
PATH OF EXIT TRAVEL & EQUIPMENT PLAN
JOB NUMBER
-
SHEET
A1.2



SHELF PLAN
SCALE: 1/4"=1'-0"

CABINET #	LENGTH (L) FEET	TOTAL # OF SHELVES	TOTAL # OF SHELVES DEVOTED TO ALCOHOLIC BEVERAGES	TOTAL LINEAR FEET OF SHELVES *	TOTAL LINEAR FEET OF SHELVES DEVOTED TO ALCOHOLIC BEVERAGES**	PERCENTAGE OF SHELF SPACE DEVOTED TO ALCOHOLIC BEVERAGES***
1	2.5	5	3	12.5	7.5	-
2	2.5	5	1	12.5	2.5	-
3	2.5	5	0	12.5	0	-
4	2.5	5	0	12.5	0	-
5	2.5	5	0	12.5	0	-
6	2.5	5	0	12.5	0	-
7	2.5	5	0	12.5	0	-
8	2.5	5	0	12.5	0	-
9	3	3	0.75	9	2.25	-
10	4	3	0	12	0	-
11	4	3	0	12	0	-
12	4	3	0	12	0	-
13	4	3	0	12	0	-
14	3	3	0	9	0	-
15	3	3	0	9	0	-
16	4	3	0	12	0	-
17	4	3	0	12	0	-
18	4	3	0	12	0	-
19	4	3	0	12	0	-
20	3	3	0	12	0	-
21	2.5	5	0	12.5	0	-
TOTAL	66.5	86	4.75	247.5	12.25	5%

REVISIONS	BY
02/19/2018 ER	
04/19/2018 BY	

PLANS PREPARED BY:
A & S ENGINEERING INC.
PLANNING ENGINEERING CONSTRUCTION MANAGEMENT
28405 SAND CANYON ROAD, SUITE B
CANYON COUNTRY, CA 91387
PHONE #: (661) 250-9300; FAX #: (661) 250-9333

YUM YUM DONUT
ADDRESS: 18830 EAST SAN JOSE AVENUE
STORE #:
ADDRESS: 908 NORTH SUNSET AVENUE
LA PUENTE, CA 91744

DRAWN ER
CHECKED -
DATE 06/14/2017
SHT. TITLE FLOOR & SHELF PLAN
JOB NUMBER -
SHEET A1

LAND USE

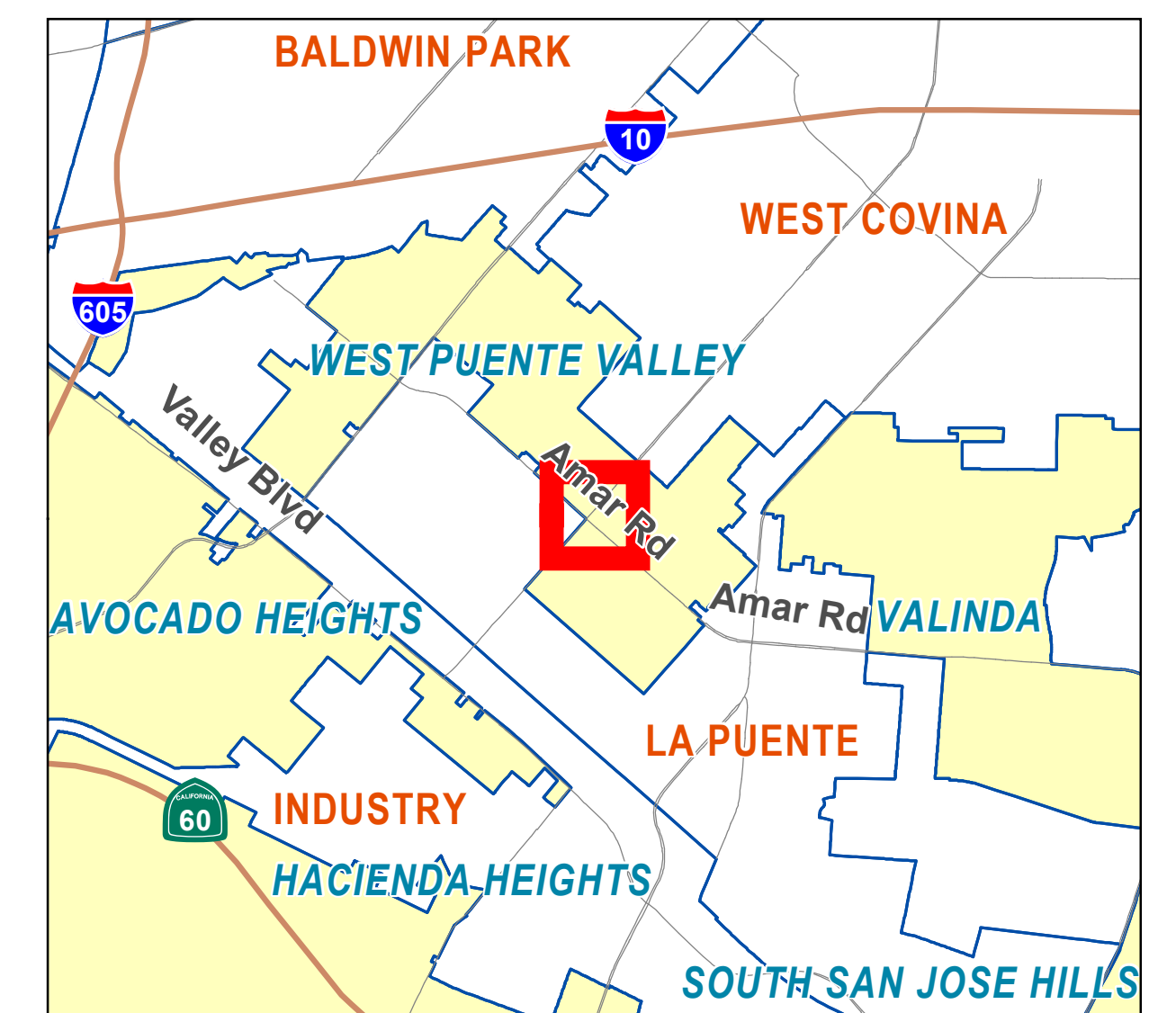
LAND USE 500 FT. RADIUS MAP / SENSITIVE USES - 600 FT. RADIUS

Proj. 2017-005065 (1)
CUP RPPL 2017007892

Legend

- SINGLE-FAMILY RESIDENCE
- △ OFF-SITE ALCOHOL CONSUMPTION
- SINGLE-FAMILY RESIDENCE
- MULTI-FAMILY RESIDENCE
- COMMERCIAL
- VACANT

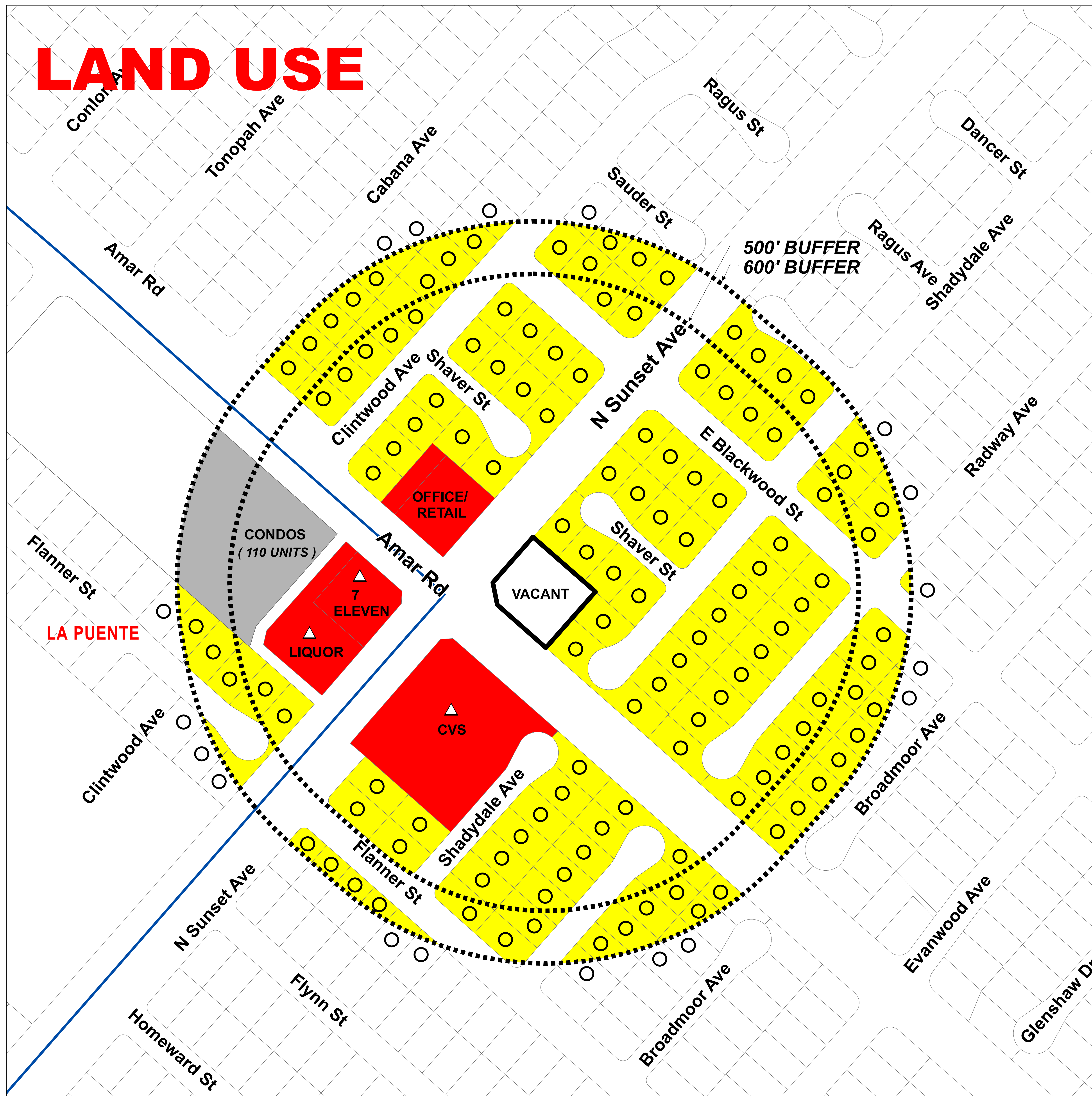
VICINITY MAP



0 40 80 160 240 320 Feet



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012



ZONING

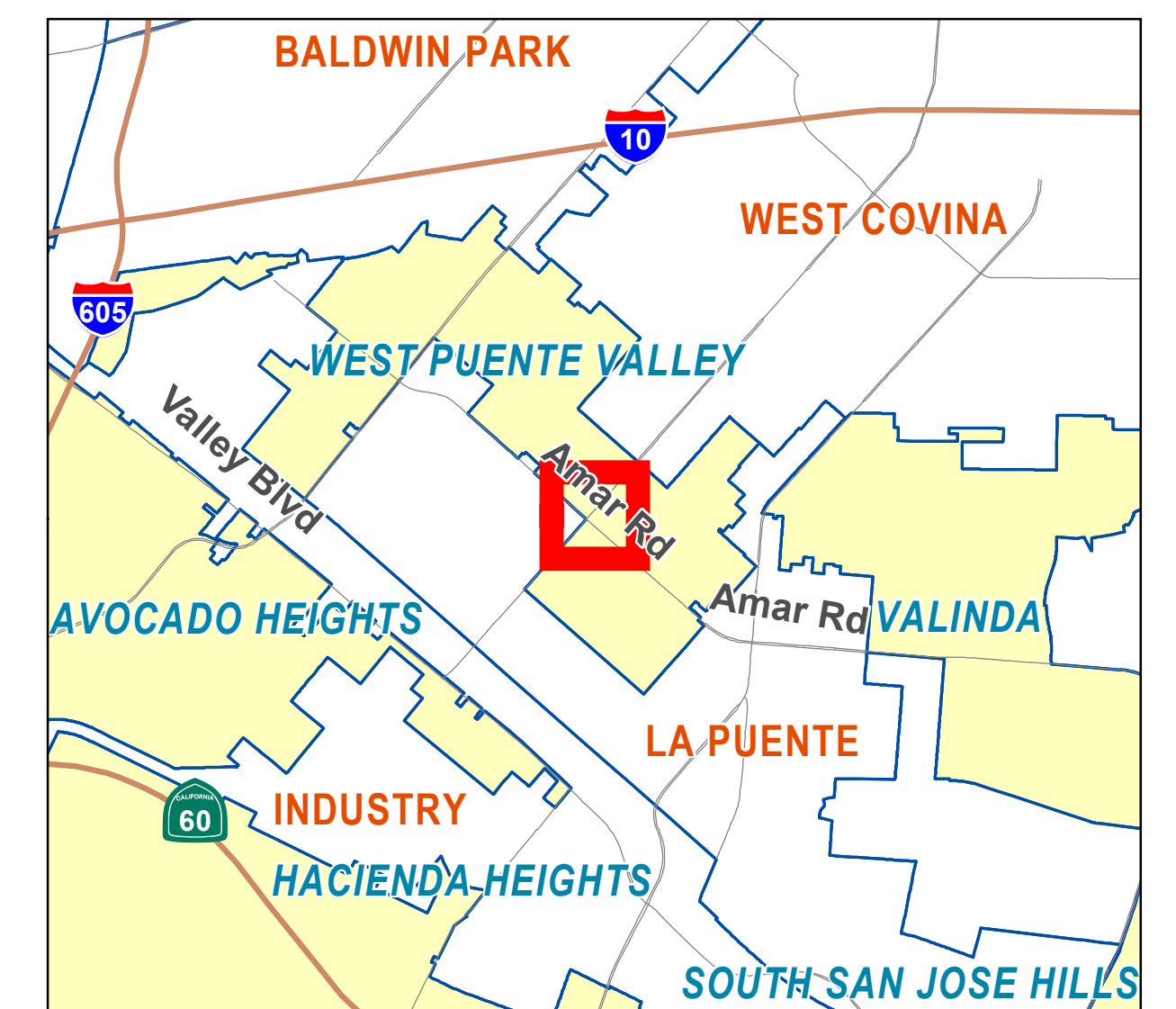
ZONING 500 FOOT RADIUS MAP

Proj. 2017-005065 (1)
CUP RPPL 2017007892

Legend

- A-1 - Light Agricultural
- C-2 - Neighborhood Business
- C-3 - General Commercial

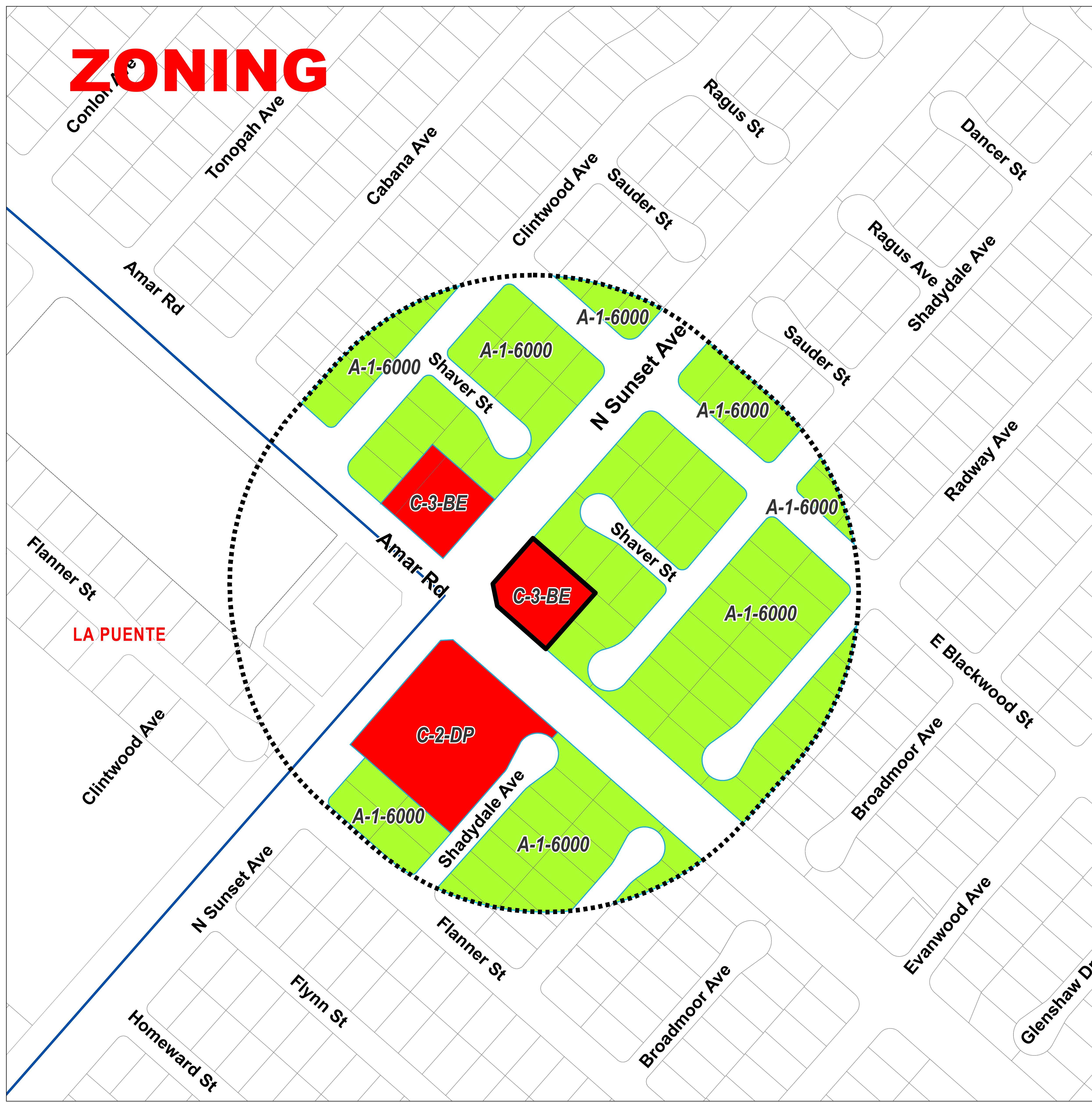
VICINITY MAP



0 40 80 160 240 320 Feet



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012



LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

NOTICE OF PUBLIC HEARING

The Los Angeles County Regional Planning Commission will conduct a public hearing to consider the project described below. You will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

Hearing Date and Time: Wednesday May 2, 2018 at 9:00 a.m.

Hearing Location: 320 West Temple St., Hall of Records, Rm. 150, Los Angeles, CA 90012

Project & Permit: 2017-005065-(1) / Conditional Use Permit No. RPPL2017007892

Project Location: 908 N Sunset Ave, La Puente, CA 91744 within the Puente Zoned District

CEQA Categorical Exemption: Class 3

Project Description: Conditional Use Permit to allow the sale of beer and wine for off-site consumption at a new convenience store in conjunction with a new gasoline station pursuant to section 22.28.210 of the Los Angeles County Code.

For more information regarding this application, contact **Carl Nadela**, Los Angeles County Department of Regional Planning (DRP), 320 W. Temple St., Los Angeles, CA 90012. Telephone: (213) 974-6435, Fax: (213) 626-0434, E-mail: cnadela@planning.lacounty.gov. Case materials are available online at <http://planning.lacounty.gov/case> or at the Sunkist Library, 840 N Puente Ave., La Puente, CA 91746. All correspondence received by DRP shall be considered a public record.

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' notice. **Si necesita más información por favor llame al (213) 974-6466.**

