



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director of Planning

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

Dear Supervisors:

**PROJECT R2013-01249-(1)
CONDITIONAL USE PERMIT NO. 201300068
APPLICANT: 7-ELEVEN, INC.
PUENTE ZONED DISTRICT
(FIRST SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

The proposed project would authorize a Type 20 alcohol license for off-site beer and wine sales at a new 2,931 sq. ft. 7-Eleven convenience store located within a new 2.88 acre shopping center in the C-1 (Restricted Business) Zone. The project site is located at 1401 Valinda Avenue in the unincorporated community of Valinda. The store will be open 24 hours a day, seven days a week and alcohol sales will be prohibited between 2:00 a.m. to 6:00 a.m. consistent with California state law. The store will be required to participate in the LEAD (Licensee Education on Alcohol and Drugs) Program that provides training to all employees who are involved in alcohol sales. The project qualifies as a Categorical Exemption (Class 3 – New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines.

The project was approved by the Regional Planning Commission (RPC) on September 18, 2013. The approval is being appealed by Mr. Luis A. Torres.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Find that the project is categorically exempt pursuant to state and local CEQA guidelines.
2. Deny the appeal and instruct County Counsel to prepare the necessary findings to affirm the RPC's approval of Conditional Use Permit No. 201300068.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The project is compatible with the surrounding area. The project is located within a new shopping center and is surrounded by a shopping center to the north, multi-family and single-family residences to the south, a gas station, church, commercial uses and single-family residences to the east, and commercial uses and single-family residences to the west. The project site is sufficiently buffered from the residential areas by adjacent commercial developments, block walls, and streets.

Although the project site is located in an area with an undue concentration of alcoholic beverage licenses as defined by the California Department of Alcoholic Beverage Control, the sale of beer and wine for off-site consumption at the convenience store would serve as a public convenience and necessity to the surrounding community by providing products and services that are consistent with other markets in the area and would ensure that the convenience store remains competitive with neighboring businesses. In accordance with the County Code, the shelf space devoted to alcoholic beverages shall be limited to no more than five percent of the total shelf space in the store.

The proposed sale of alcoholic beverages for off-site consumption on the subject property is consistent with the goals and policies set forth in the Countywide General Plan and the site's current zoning designation as it promotes commercial activity in the neighborhood and provides convenience goods and services.

Implementation of Strategic Plan Goals

The proposed project would help implement the County's Strategic Plan goal of increasing the well-being of County residents. The facility would provide services to the local residents and add to the commercial diversity of the area.

FISCAL IMPACT/FINANCING

Implementation of the proposed conditional use permit should not result in any new significant costs to the County or to the Department of Regional Planning as the proposed project is a private development. Operating costs will be borne by the applicant.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

RPC conducted a duly noticed public hearing at its regularly scheduled meeting of September 18, 2013. Two speakers, the applicant's representatives, testified in favor of the project, and thirteen speakers, including the appellant, testified in opposition. The opposition was composed of local residents, business owners, property owners, and a nearby church pastor. The opposition contended that the project would hurt local businesses, increase crime in the neighborhood, and increase the number of public intoxication and drunk driver incidents. RPC subsequently voted 4-0 (1 absent) to approve Conditional Use Permit No. 201300068.

Pursuant to subsection A of Section 22.60.230 of the County Code, Luis A. Torres appealed RPC's approval to the Board of Supervisors on October 1, 2013. A public hearing on the appeal is required

pursuant to Section 22.60.240 of the County Code and Sections 65335 and 65856 of the Government Code. Notice of the hearing by the Board of Supervisors must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090, 65355, and 65856 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

The project qualifies for a Categorical Exemption (Class 3 Exemption – New Construction or Conversion of Small Structures) under the CEQA and the County environmental guidelines. The construction of a new shopping center with a new convenience store in an urbanized area and the selling of alcoholic beverages for off-site consumption will not cause any significant environmental impacts.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed conditional use permit is not anticipated to have a negative impact on current services.

For further information, please contact Steve Mar at (213) 974-6435 or smar@planning.lacounty.gov. We are open Monday through Thursday from 7:00 a.m. to 6:00 p.m. We are closed on Fridays.

Respectfully submitted,



RICHARD J. BRUCKNER

Director

RJB:SA:MM

SM:lm

Enclosures

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

NON-APPLICANT

Date 10/01/2013

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.: R 2013-01219-(1)

APPLICANT: T. Flevenstein

LOCATION: 1401 Valinda Ave
Valinda 91714

Zoned
District

Related zoning matters:

CUP(s) or VARIANCE No. 201300068

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 with a check or money order, payable to the Board of Supervisors, with personal identification prior to the appeal deadline at 5:00 p.m. at the above address. (Appeal fees subject to change) Contact the Zoning section of the Board of Supervisors for more information: (213) 974-1426.

This is to appeal: (Check one)

The Denial of this request 833.00*

The Approval of this request 833.00*

*For Subdivisions \$130.00 of this amount is to cover the cost of the hearing of the Board of Supervisors

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

Protesting the sale of more
Alcohol in the area close to
the church


(Signed) Appellant

Luis A. Torres
Print Name

14114 Valinda Ave La Puente CA 91744
Address

La Puente CA 91744
City/Zip

(626) 390 2325 626 3413 295 (Edgar)
Day Time Telephone Number

efm@timenez.com
E-mail Address



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

September 18, 2013

Sherrie Olson
1030 North Mountain Ave.
Ontario, CA 91762

**REGARDING: PROJECT NO. R2013-01249-(1)
CONDITIONAL USE PERMIT NO. 201300068
1401 VALINDA AVE., VALINDA APN #8741-011-002**

The Regional Planning Commission, by its action of **September 18, 2013**, 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 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 **October 2, 2013**. **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.

For questions or for additional information, please contact Steve Mar of the Zoning Permits East Section at (213) 974-6435, or by email at smar@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner


Maria Masis, Supervising Regional Planner
Zoning Permits East Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)
c: Board of Supervisors, DPW (Building and Safety); Zoning Enforcement; ABC (Monrovia Office); Speaker Cards

MM:SM

DL 050412

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2013-01249-(1)
CONDITIONAL USE PERMIT NO. 201300068**

1. **ENTITLEMENT REQUESTED.** The applicant, 7-Eleven, Inc., is requesting a Conditional Use Permit (CUP) to authorize a Type 20 alcohol license for off-site beer and wine sales at a new 2,931 sq. ft. 7-Eleven convenience store located within a new shopping center pursuant to County Code Section 22.28.110 in the C-1 (Restricted Business) Zone.
2. **HEARING DATE.** September 18, 2013
3. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.** A duly noticed public hearing was held on September 18, 2013 before the Regional Planning Commission. Commissioners Valadez, Helsley, Pedersen, and Modugno were present for the public hearing. Commissioner Louie was absent. The applicant's representatives, Sherrie Olson and Monica Krueger, testified in favor of the proposed project. Local residents, business owners, and property owners testified in opposition to the proposed project. The opposition contends that the project would hurt local businesses, increase crime in the neighborhood, and increase the number of public intoxication and drunk driver incidents. The Commission proposed additional conditions for the project in order to mitigate some of the opposition's concerns. Commissioner Helsley moved that the case be approved. Commissioner Modugno seconded the motion with Commissioners Valadez and Pedersen voting in favor of the motion. Commissioner Valadez closed the public hearing and approved Conditional Use Permit 201300068.
4. **PROJECT DESCRIPTION.** The applicant, 7-Eleven, Inc., is requesting a conditional use permit (CUP) for a Type 20 alcohol license for off-site beer and wine sales at a new 2,931 sq. ft. 7-Eleven convenience store located within a new 2.88 acre shopping center site containing 23 parking spaces in the C-1 (Restricted Business) zone. The store will be open 24 hours a day with alcohol sales prohibited between 2:00 a.m. to 6:00 a.m., seven days a week, consistent with California state law. The store also proposes to restrict its sale of alcoholic beverages to not coincide with service times at a nearby church. The store will be required to participate in the LEAD (Licensee Education on Alcohol and Drugs) Program that provides training to all employees who are involved in alcohol sales.
5. **LOCATION.** The subject property is located at 1401 Valinda Avenue in the unincorporated community of Valinda and in the Puente Zoned District.
6. **SITE PLAN DESCRIPTION.** The site plan depicts the proposed 2,931 sq. ft. 7-Eleven convenience store located in a new shopping center containing 23 parking spaces on the northwest corner of Valinda Avenue and Maplegrove Street. Access to the site will be via a driveway off of Valinda Avenue and an exit-only driveway off of Maplegrove Street.
7. **EXISTING ZONING.** The subject property is zoned C-1 (Restricted Business). The existing zoning for the surrounding properties are as follows:
North: C-1 (Restricted Business)
South: RPD-1-6.6U (Residential Planned Development – 1 Acre Minimum Required Area – 6.6 Dwelling Units per Acre)
East: C-1 (Restricted Business)

West: C-1 (Restricted Business), R-A-6000 (Residential Agricultural – 6,000 sq. ft. Minimum Required Area)

8. **EXISTING LAND USES.** The subject property contains a shopping center. The existing land use for the surrounding properties are as follows:

North: Shopping Center

South: Multi-family Residences, Single-family Residences

East: Church, Gas Station, Commercial, Single-family Residences

West: Commercial, Single-family Residences

9. **PREVIOUS CASES/ZONING HISTORY.** The zoning history of this parcel is as follows: A-1 (3/25/41), C-2 (4/1/47), C-1 (6/3/48), C-4 (11/7/58), C-1 (4/8/60).

Plot Plan No. 200701565 – Approved 4/14/08 for a 6,132 sq. ft. commercial retail center, including the proposed 7-Eleven, and one new monument sign.

10. **GENERAL PLAN CONSISTENCY.** The project site is located within the 1 – Low Density Residential land use category of the Los Angeles County General Plan. This designation is intended for areas particularly suitable for single family detached housing units, including large lot estates and typical suburban tract developments. The intent of this classification is to maintain the character of existing low density residential neighborhoods and also to provide additional areas to accommodate future market demand. Although this land use designation is for areas generally suitable for single family residential development, it does not preclude commercial uses. The sale of beer and wine for off-site consumption at a 7-Eleven store is a compatible use for a low density residential neighborhood and is therefore consistent with the permitted uses of the underlying land use category. The General Plan Update is also proposing that this parcel be designated as a CG – General Commercial land use category. The project is also compatible with this proposed land use category.

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

- *Promote the recognition and orderly development of the regional core and linear activity areas.*
- *Maintain and reinforce the multifocused pattern of regional linear activity areas and centers.*
- *Encourage a strong, diversified economy that will provide business opportunities, an adequate number of jobs for this County's labor force and an improved standard of living.*

The project will add to the existing economic and commercial activity at the intersection of Valinda Ave. and Maplegrove St. The addition of a 7-Eleven convenience store that sells beer and wine for off-site consumption diversifies the business makeup of the neighborhood and provides an additional service to the community.

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Pursuant to Section 22.28.120 of the County Code, establishments in the C-1 Zone are subject to the following development standards:

- Minimum landscaping

- Minimum required parking
- Front and/or corner side yard setbacks
- Architectural and general appearance
- Maximum structure height
- Outside display
- Outside storage

The project complies with all development standards for the C-1 Zone. The development of the 7-Eleven store was authorized by Plot Plan No. 200701565 on April 14, 2008.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The sale of alcoholic beverages at a 7-Eleven convenience store on the subject property is compatible with the surrounding neighborhood and provides a needed service to the community. Alcoholic beverage sales is a permitted use in the C-1 zone once a CUP is obtained. Currently, there are four other establishments within a 500-ft. radius of the subject property that sell alcohol. These licenses include two Type 20 licenses for off-site beer and wine sales at two retail locations (Valinda Driftwood Dairy and Golden Ranch Supermarket), and two Type 21 licenses for off-site full line alcohol at two retail locations (Fastrip Food Store and Handy Liquor). Two of these retail locations, Golden Ranch Supermarket and Handy Liquor, are in the adjacent shopping center immediately to the north of the project site. One retail location, Fastrip Food Store, is located immediately across the street from the project site along Valinda Ave. The last retail location, Valinda Driftwood Dairy, is located more than 200 ft. east of the project site along Maplegrove St. Although this constitutes an undue concentration under code, the sale of beer and wine for off-site consumption would serve as a public convenience and necessity to the surrounding community by providing products and services that are consistent with other markets in the area. The 7-Eleven convenience store is a similar business to the Fastrip Food Store but a different kind of store than the other three businesses. The shelf space devoted to alcoholic beverages shall be limited to no more than five percent of the total shelf space in the market. There is a single sensitive land use, the Iglesia De Cristo Restauracion Bethel church, that is located within 600 ft. of the subject property. The applicant proposes to coordinate with the church so that the sales of alcoholic beverages shall be prohibited from one hour before the start of church services until one hour after the conclusion of church services. With the proposed draft conditions, the project shall remain consistent and compatible with the surrounding community.
13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The County of Los Angeles Sheriff's Department's Industry Station researched the crimes database for the subject property and found no calls for service related to the project site and two calls for service at the nearby liquor store (both were alarm calls). The Sheriff's Department had no issues with granting a conditional use permit to authorize the sale of alcoholic beverages for off-site consumption at the project site.
14. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** Statistical data from the California Department of Alcoholic Beverage Control (ABC) report that the site of the subject request is located in a high crime area. The subject property is in Reporting

District 1440. The average number of offenses reported is 90.9 and the actual number of crimes reported for District 1440 is 498.

The subject property lies within Census Tract 4085.03. There are currently 4 existing alcohol licenses in this census tract and 4 licenses are allowed. Therefore an undue concentration of alcoholic beverage licenses will exist within Census Tract 4085.03 if the project is approved. Although this would constitute an undue concentration under code, the sale of beer and wine for off-site consumption would serve as a public convenience and necessity to the surrounding community by providing products and services that are consistent with other markets in the area. The shelf space devoted to alcoholic beverages shall be limited to no more than five percent of the total shelf space in the market.

15. **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 and property posting.
16. **PUBLIC COMMENTS.** Staff has received several phone call complaints in opposition to the project. The complaints stated that there are already too many businesses in the neighborhood that sell alcohol.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

17. The project site is located within the 1 – Low Density Residential land use category of the Los Angeles County General Plan. This designation is intended for areas particularly suitable for single family detached housing units, including large lot estates and typical suburban tract developments. The intent of this classification is to maintain the character of existing low density residential neighborhoods and also to provide additional areas to accommodate future market demand. Although this land use designation is for areas generally suitable for single family residential development, it does not preclude commercial uses. The sale of beer and wine for off-site consumption at a 7-Eleven store is a compatible use for a low density residential neighborhood and is therefore consistent with the permitted uses of the underlying land use category.

Therefore, the proposed use will be consistent with the adopted general plan for the area.

18. The sale of beer and wine, as well as a variety of other products, at a new 7-Eleven store will provide the community a new neighborhood establishment to shop at. The new store will be located in an urbanized area with a mix of residential, retail, and commercial uses. The store will have sufficient parking lot lighting for safety and use security cameras to deter crime.

Therefore, the requested use at the location proposed 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.

19. The project abides to all size and shape requirements as stated under Title 22.

Therefore, 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, of as is otherwise required in order to integrate said use with the uses in the surrounding area.

20. The site is served by sufficient streets and highways to carry the project's traffic flow. The site is adequately served with the necessary public and/or private service facilities as needed.

Therefore, 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.

21. A church is currently located across the street and slightly to the north of the project site. The sales of alcoholic beverages shall be prohibited one hour before the start of church services and shall resume one hour after the conclusion of church services.

Therefore, 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.

22. Residential properties to the west of the site are buffered by an adjacent shopping center and a block wall. Maplegrove Street and a block wall separates the project site from residential uses to the south. Residential uses to the east are buffered by Valinda Avenue and neighboring commercial uses. Residential uses to the north are buffered by an adjacent shopping center.

Therefore, 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.

23. Currently there are four (4) other businesses that sell alcohol within 500 ft. of the project site. These licenses include two Type 20 licenses for off-site beer and wine sales at retail locations, and two Type 21 licenses for off-site full line alcohol at retail locations. The granting of a CUP to allow beer and wine sales for off-site consumption at the proposed 7-Eleven will add to the public convenience of consumers shopping for such products. The shelf space devoted to alcoholic beverages shall be no more than 5% of the total shelf space in the proposed store.

Therefore, 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.

24. The 7-Eleven will be located on a property zoned for commercial use and provides an economic benefit by bringing in a new retail business to the neighborhood.

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

25. The exterior appearance of the proposed store will not be inconsistent with the surrounding community and will be compatible with adjacent commercial structures.

Therefore, 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.

ENVIRONMENTAL DETERMINATION

26. The 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. The construction of a new shopping center in an urbanized area and selling of alcoholic beverages for off-site consumption will not cause any significant environmental impacts.

Therefore, the project qualifies as a Categorical Exemption and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

27. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to fifteen (15) years.
28. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning 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, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- C. 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, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That 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. That the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius; and
- F. That the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area; and
- G. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency finds 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; and
- H. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community; and
- I. 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.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiate the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

- 1. The Regional Planning Commission has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
- 2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201300068 is Approved subject to the attached conditions.

VOTE: 4-0-0-1

Concurring: Valadez, Helsley, Pedersen, Modugno

Dissenting: --

Abstaining: --

Absent: Louie

Action Date: September 18, 2013

PROJECT NO. R2013-01249-(1)
CONDITIONAL USE PERMIT NO. ~~20130066~~

FINDINGS
PAGE 8 OF 8

MM/SM
9/18/13

• Each Commissioner, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-01249-(1)
CONDITIONAL USE PERMIT NO. 201300068**

PROJECT DESCRIPTION

The project is Conditional Use Permit (CUP) for a Type 20 alcohol license for off-site beer and wine sales at a new 7-Eleven convenience store located within a new shopping center subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and 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 fully 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 fully 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 September 18, 2028.** 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, Parking 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 **\$2,000.00**. 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 **five (5) annual inspections for the first five years of the grant and five (5) biennial (one every other year) inspections thereafter.** 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.
13. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") 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.
14. All development pursuant to this grant shall conform with the requirements of County Department of Public Works.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
17. 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 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)

18. The conditions of this grant shall be retained on the premises at all times and shall be made available 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.
19. 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.
20. The permittee, and all managers and designated employees of the establishment, who are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment such as the lobby, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.
21. 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.
22. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
23. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by and available to the general public.

PROJECT SITE SPECIFIC CONDITIONS

24. 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.
25. No sale of alcoholic beverages shall be made from a drive-up window.
26. Alcohol sales shall be prohibited between 2:00 a.m. to 6:00 a.m., seven days a week, consistent with California state law.
27. No display of alcoholic beverages shall be made from an ice tub.
28. The shelf space devoted to alcoholic beverages shall be limited to no more than **five percent** of the total shelf space of the market. 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.
29. The licensed premises shall have no coin operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, with the exception of official State Lottery machines.
30. Employees on duty after 10:00 pm shall be at least 21 years of age.
31. Beer in containers of 16 fluid ounces (pint) 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 such single containers of beer of 16 fluid ounces (pint) or less is prohibited.
32. There shall be no wine, with the exception of wine coolers, sold in containers of less than 750 milliliters. No miniatures of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities.
33. 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.
34. No malt liquors and/or malt based products with alcoholic content greater than five percent by volume shall be sold.
35. The permittee shall provide adequate lighting above all entrances and exits to the premises and within parking areas.
36. All lighting required by this grant shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons within lighted areas during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties.

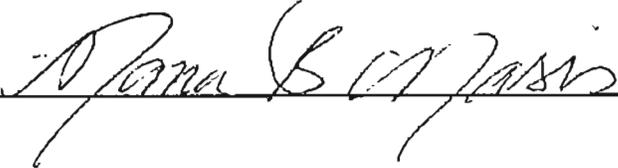
37. All litter and trash shall be collected regularly from the premises and the adjacent right-of-way.
38. Posters, banners or signs displayed on the window frontage in excess of 25 percent of the window area are prohibited.
39. The placement of portable signs on sidewalks adjacent to the premise and temporary signs on walls and poles is prohibited.
40. The permittee shall install security cameras and security mirrors with sufficient coverage to enable adequate monitoring of the interior and exterior of the store, including parking areas and to the exterior front, sides, and rear of the building.
41. Coolers that display alcoholic beverages shall be locked at all times and shall only be opened upon customer request. No alcoholic beverages shall be displayed on open shelving.
42. Alcohol sales shall not coincide with the service times at Iglesia De Cristo Restauracion Bethel church located at 1414 Valinda Ave. Alcohol sales shall be prohibited one hour before the start of church services and shall resume one hour after the conclusion of church services.
43. The loading zone for delivery trucks shall be located at the front of the building and shall not conduct delivery activities at the rear or sides of the building.

Regional Planning Commission Transmittal Checklist

Hearing Date 9/18/13
Agenda Item No. 6

Project Number: R2013-01249-(1)
Case(s): Conditional Use Permit Case No. 201300068
Planner: Steve Mar

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Alcoholic Beverage Control B&P Worksheet
- Sheriff E-mail Correspondence

Reviewed By: 



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

PROJECT NUMBER

R2013-01249-(1)

HEARING DATE

September 18, 2013

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201300068

PROJECT SUMMARY

OWNER / APPLICANT

Mohamed Seirafi / 7-Eleven, Inc.

MAP/EXHIBIT DATE

4/16/13

PROJECT OVERVIEW

The applicant, 7-Eleven, Inc., is requesting a conditional use permit (CUP) for a Type 20 alcohol license for off-site beer and wine sales at a new 2,931 sq. ft. 7-Eleven convenience store located within a new shopping center containing 23 parking spaces in the C-1 (Restricted Business) zone in the Puente Zoned District pursuant to Los Angeles County Code Sections 22.28.110 and 22.56.195. The shelf space devoted to the sales of alcoholic beverages will be limited to 4.9%.

LOCATION

1401 Valinda Ave., Valinda

ACCESS

via Valinda Ave. and Maplegrove St.

ASSESSORS PARCEL NUMBER(S)

8741-011-002

SITE AREA

2.88 Acres

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

Puente

LAND USE DESIGNATION

1 – Low Density Residential (1 to 6 du/ac)

ZONE

C-1 (Restricted Business)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

1 to 6 du/ac

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 Code:
 - o 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - o 22.28.120 (C-1 Zone Development Standards)

CASE PLANNER:

Steve Mar

PHONE NUMBER:

(213) 974-6435

E-MAIL ADDRESS:

smar@planning.lacounty.gov

ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for a Type 20 alcohol license for off-site beer and wine sales at a new 7-Eleven convenience store located within a new shopping center in the C-1 (Restricted Business) Zone pursuant to County Code Section 22.28.110.

PROJECT DESCRIPTION

The applicant, 7-Eleven, Inc., is requesting a conditional use permit (CUP) for a Type 20 alcohol license for off-site beer and wine sales at a new 2,931 sq. ft. 7-Eleven convenience store located within a new 2.88 acre shopping center site containing 23 parking spaces in the C-1 (Restricted Business) zone. The store will be open 24 hours a day with alcohol sales prohibited between 2:00 a.m. to 6:00 a.m., seven days a week, consistent with California state law. The store will be required to participate in the LEAD (Licensee Education on Alcohol and Drugs) Program that provides training to all employees who are involved in alcohol sales.

EXISTING ZONING

The subject property is zoned C-1 (Restricted Business).

Surrounding properties are zoned as follows:

North: C-1 (Restricted Business)

South: RPD-1-6.6U (Residential Planned Development – 1 Acre Minimum Required Area – 6.6 Dwelling Units per Acre)

East: C-1 (Restricted Business)

West: C-1 (Restricted Business), R-A-6000 (Residential Agricultural – 6,000 sq. ft. Minimum Required Area)

EXISTING LAND USES

The subject property is developed with a shopping center.

Surrounding properties are developed as follows:

North: Shopping Center

South: Multi-family Residences, Single-family Residences

East: Gas Station, Church, Commercial, Single-family Residences

West: Commercial, Single-family Residences

PREVIOUS CASES/ZONING HISTORY

The zoning history of this parcel is as follows: A-1 (3/25/41), C-2 (4/1/47), C-1 (6/3/48), C-4 (11/7/58), C-1 (4/8/60).

Plot Plan No. 200701565 – Approved 4/14/08 for a 6,132 sq. ft. commercial retail center, including the proposed 7-Eleven, and one new monument sign.

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. The construction of a new shopping center in an urbanized area and selling of alcoholic beverages for off-site consumption will not cause any significant environmental impacts. Therefore, staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan

The project site is located within the 1 – Low Density Residential land use category of the Los Angeles County General Plan. This designation is intended for areas particularly suitable for single family detached housing units, including large lot estates and typical suburban tract developments. The intent of this classification is to maintain the character of existing low density residential neighborhoods and also to provide additional areas to accommodate future market demand. Although this land use designation is for areas generally suitable for single family residential development, it does not preclude commercial uses. Community and neighborhood-serving commercial uses can be appropriately established at locations which conveniently serve local market areas. The sale of beer and wine for off-site consumption at a 7-Eleven store is a compatible use for a low density residential neighborhood, serves the local community, and is therefore consistent with the permitted uses of the underlying land use category. The General Plan Update is also proposing that this parcel be designated as a CG – General Commercial land use category. The project is also compatible with this proposed land use category.

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

- *Promote the recognition and orderly development of the regional core and linear activity areas.*
- *Maintain and reinforce the multifocused pattern of regional linear activity areas and centers.*
- *Encourage a strong, diversified economy that will provide business opportunities, an adequate number of jobs for this County's labor force and an improved standard of living.*

The project will add to the existing economic and commercial activity at the intersection of Valinda Ave. and Maplegrove St. The addition of a 7-Eleven convenience store that sells beer and wine for off-site consumption diversifies the business makeup of the neighborhood and provides an additional service to the community.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.28.120 of the County Code, establishments in the C-1 Zone are subject to the following development standards:

- Minimum landscaping
- Minimum required parking
- Front and/or corner side yard setbacks
- Architectural and general appearance
- Maximum structure height
- Outside display
- Outside storage

The project complies with all development standards for the C-1 Zone. The development of the 7-Eleven store was authorized by Plot Plan No. 200701565 on April 14, 2008.

Neighborhood Impact/Land Use Compatibility

The sale of alcoholic beverages at a 7-Eleven convenience store on the subject property is compatible with the surrounding neighborhood and provides a needed service to the community. Alcoholic beverage sales is a permitted use in the C-1 zone once a CUP is obtained. Currently, there are four other establishments within a 500-ft. radius of the subject property that sell alcohol. These licenses include two Type 20 licenses for off-site beer and wine sales at two retail locations (Valinda Driftwood Dairy and Golden Ranch Supermarket), and two Type 21 licenses for off-site full line alcohol at two retail locations (Fastrip Food Store and Handy Liquor). Two of these retail locations, Golden Ranch Supermarket and Handy Liquor, are in the adjacent shopping center immediately to the north of the project site. One retail location, Fastrip Food Store, is located immediately across the street from the project site along Valinda Ave. The last retail location, Valinda Driftwood Dairy, is located more than 200 ft. east of the project site along Maplegrove St. Although this constitutes an undue concentration under code, the sale of beer and wine for off-site consumption would serve as a public convenience and necessity to the surrounding community by providing products and services that are consistent with other markets in the area. The 7-Eleven convenience store is a similar business to the Fastrip Food Store but a different kind of store than the other three businesses. The shelf space devoted to alcoholic beverages shall be limited to no more than five percent of the total shelf space in the market. The subject property is currently not located within 600 ft. of any sensitive uses. A church site located across the street and slightly north of the subject property along Valinda Ave. has been closed and is currently vacant. With the proposed draft conditions, the project shall remain consistent and compatible with the surrounding community.

The applicant carries the Burden of Proof to substantiate all facts as follows:

- A. That the requested use at the location proposed 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 sale of beer and wine, as well as a variety of other products, at a new 7-Eleven store will provide the community a new neighborhood establishment to shop at. The new store will be located in an urbanized area with a mix of residential, retail, and commercial uses. The store will have sufficient parking lot lighting for safety and use security cameras to deter crime.

- 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, of as is otherwise required in order to integrate said use with the uses in the surrounding area.

The project abides to all size and shape requirements as stated under Title 22.

- 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 served by sufficient streets and highways to carry the project's traffic flow. The site is adequately served with the necessary public and/or private service facilities as needed.

Additionally, the applicant carries the Burden of Proof to substantiate all facts as related to Alcoholic Beverage Sales as follows:

A. That the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.

There are no sensitive uses located within a 600 ft. radius of the project site.

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.

Residential properties to the west of the site are buffered by an adjacent shopping center and a block wall. Maplegrove Street and a block wall separates the project site from residential uses to the south. Residential uses to the east are buffered by Valinda Avenue and neighboring commercial uses. Residential uses to the north are buffered by an adjacent shopping center.

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.

Currently there are four (4) other businesses that sell alcohol within 500 ft. of the project site. These licenses include two Type 20 licenses for off-site beer and wine sales at retail locations, and two Type 21 licenses for off-site full line alcohol at retail locations. The granting of a CUP to allow beer and wine sales for off-site consumption at the proposed 7-Eleven will add to the public convenience of consumers shopping for such products. The shelf space devoted to alcoholic beverages shall be no more than 5% of the total shelf space in the proposed store.

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

The 7-Eleven will be located on a property zoned for commercial use and provides an economic benefit by bringing in a new retail business to the neighborhood.

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.

The exterior appearance of the proposed store will not be inconsistent with the surrounding community and will be compatible with adjacent commercial structures.

Burden of Proof

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

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Sheriff's Station

The County of Los Angeles Sheriff's Department's Industry Station researched the crimes database for the subject property and found no calls for service related to the project site and two calls for service at the nearby liquor store (both were alarm calls). The Sheriff's Department had no issues with granting a conditional use permit to authorize the sale of alcoholic beverages for off-site consumption at the project site.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

California Department of Alcoholic Beverage Control

Statistical data from the California Department of Alcoholic Beverage Control (ABC) report that the site of the subject request is located in a high crime area. The subject property is in Reporting District 1440. The average number of offenses reported is 90.9 and the actual number of crimes reported for District 1440 is 498.

The subject property lies within Census Tract 4085.03. There are currently 4 existing alcohol licenses in this census tract and 4 licenses are allowed. Therefore an undue concentration of alcoholic beverage licenses will exist within Census Tract 4085.03 if the project is approved. Although this would constitute an undue concentration under code, the sale of beer and wine for off-site consumption would serve as a public convenience and necessity to the surrounding community by providing products and services that are consistent with other markets in the area. The shelf space devoted to alcoholic beverages shall be limited to no more than five percent of the total shelf space in the market.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has received several phone call complaints in opposition to the project. The complaints stated that there are already too many businesses in the neighborhood that sell alcohol.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2013-01249-(1), Conditional Use Permit Number 201300068, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE CATEGORICAL EXEMPTION.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER 201300068 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Steve Mar, Regional Planning Assistant II, Zoning Permits East Section
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

Attachments:

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

MM:SM
9/18/13

**[DRAFT] FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2013-01249-(1)
CONDITIONAL USE PERMIT NO. 201300068**

1. **ENTITLEMENT REQUESTED.** The applicant, 7-Eleven, Inc., is requesting a Conditional Use Permit (CUP) to authorize a Type 20 alcohol license for off-site beer and wine sales at a new 2,931 sq. ft. 7-Eleven convenience store located within a new shopping center pursuant to County Code Section 22.28.110 in the C-1 (Restricted Business) Zone.
2. **HEARING DATE.** September 18, 2013
3. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.**
4. **PROJECT DESCRIPTION.** The applicant, 7-Eleven, Inc., is requesting a conditional use permit (CUP) for a Type 20 alcohol license for off-site beer and wine sales at a new 2,931 sq. ft. 7-Eleven convenience store located within a new 2.88 acre shopping center site containing 23 parking spaces in the C-1 (Restricted Business) zone. The store will be open 24 hours a day with alcohol sales prohibited between 2:00 a.m. to 6:00 a.m., seven days a week, consistent with California state law. The store will be required to participate in the LEAD (Licensee Education on Alcohol and Drugs) Program that provides training to all employees who are involved in alcohol sales.
5. **LOCATION.** The subject property is located at 1401 Valinda Avenue in the unincorporated community of Valinda and in the Puente Zoned District.
6. **SITE PLAN DESCRIPTION.** The site plan depicts the proposed 2,931 sq. ft. 7-Eleven convenience store located in a new shopping center containing 23 parking spaces on the northwest corner of Valinda Avenue and Maplegrove Street. Access to the site will be via a driveway off of Valinda Avenue and an exit-only driveway off of Maplegrove Street.
7. **EXISTING ZONING.** The subject property is zoned C-1 (Restricted Business). The existing zoning for the surrounding properties are as follows:
 - North: C-1 (Restricted Business)
 - South: RPD-1-6.6U (Residential Planned Development – 1 Acre Minimum Required Area – 6.6 Dwelling Units per Acre)
 - East: C-1 (Restricted Business)
 - West: C-1 (Restricted Business), R-A-6000 (Residential Agricultural – 6,000 sq. ft. Minimum Required Area)
8. **EXISTING LAND USES.** The subject property contains a shopping center. The existing land use for the surrounding properties are as follows:
 - North: Shopping Center
 - South: Multi-family Residences, Single-family Residences
 - East: Gas Station, Church, Commercial, Single-family Residences
 - West: Commercial, Single-family Residences
9. **PREVIOUS CASES/ZONING HISTORY.** The zoning history of this parcel is as follows: A-1 (3/25/41), C-2 (4/1/47), C-1 (6/3/48), C-4 (11/7/58), C-1 (4/8/60).

Plot Plan No. 200701565 – Approved 4/14/08 for a 6,132 sq. ft. commercial retail center, including the proposed 7-Eleven, and one new monument sign.

10. **GENERAL PLAN CONSISTENCY.** The project site is located within the 1 – Low Density Residential land use category of the Los Angeles County General Plan. This designation is intended for areas particularly suitable for single family detached housing units, including large lot estates and typical suburban tract developments. The intent of this classification is to maintain the character of existing low density residential neighborhoods and also to provide additional areas to accommodate future market demand. Although this land use designation is for areas generally suitable for single family residential development, it does not preclude commercial uses. The sale of beer and wine for off-site consumption at a 7-Eleven store is a compatible use for a low density residential neighborhood and is therefore consistent with the permitted uses of the underlying land use category. The General Plan Update is also proposing that this parcel be designated as a CG – General Commercial land use category. The project is also compatible with this proposed land use category.

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

- *Promote the recognition and orderly development of the regional core and linear activity areas.*
- *Maintain and reinforce the multifocused pattern of regional linear activity areas and centers.*
- *Encourage a strong, diversified economy that will provide business opportunities, an adequate number of jobs for this County's labor force and an improved standard of living.*

The project will add to the existing economic and commercial activity at the intersection of Valinda Ave. and Maplegrove St. The addition of a 7-Eleven convenience store that sells beer and wine for off-site consumption diversifies the business makeup of the neighborhood and provides an additional service to the community.

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Pursuant to Section 22.28.120 of the County Code, establishments in the C-1 Zone are subject to the following development standards:

- Minimum landscaping
- Minimum required parking
- Front and/or corner side yard setbacks
- Architectural and general appearance
- Maximum structure height
- Outside display
- Outside storage

The project complies with all development standards for the C-1 Zone. The development of the 7-Eleven store was authorized by Plot Plan No. 200701565 on April 14, 2008.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The sale of alcoholic beverages at a 7-Eleven convenience store on the subject property is compatible with the surrounding neighborhood and provides a needed service to the community. Alcoholic beverage sales is a permitted use in the C-1 zone once a CUP is obtained. Currently, there are four other establishments within a 500-ft. radius of the subject property that sell alcohol. These licenses include two Type 20 licenses for off-site beer and wine sales at two retail locations (Valinda Driftwood Dairy and Golden Ranch Supermarket), and two Type 21 licenses for off-site full line alcohol at two retail locations (Fastrip Food Store and Handy Liquor). Two of these retail locations, Golden Ranch Supermarket and Handy Liquor, are in the adjacent shopping center immediately to the north of the project site. One retail location, Fastrip Food Store, is located immediately across the street from the project site along Valinda Ave. The last retail location, Valinda Driftwood Dairy, is located more than 200 ft. east of the project site along Maplegrove St. Although this constitutes an undue concentration under code, the sale of beer and wine for off-site consumption would serve as a public convenience and necessity to the surrounding community by providing products and services that are consistent with other markets in the area. The 7-Eleven convenience store is a similar business to the Fastrip Food Store but a different kind of store than the other three businesses. The shelf space devoted to alcoholic beverages shall be limited to no more than five percent of the total shelf space in the market. The subject property is currently not located within 600 ft. of any sensitive uses. A church site located across the street and slightly north of the subject property along Valinda Ave. has been closed and is currently vacant. With the proposed draft conditions, the project shall remain consistent and compatible with the surrounding community.
13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The County of Los Angeles Sheriff's Department's Industry Station researched the crimes database for the subject property and found no calls for service related to the project site and two calls for service at the nearby liquor store (both were alarm calls). The Sheriff's Department had no issues with granting a conditional use permit to authorize the sale of alcoholic beverages for off-site consumption at the project site.
14. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** Statistical data from the California Department of Alcoholic Beverage Control (ABC) report that the site of the subject request is located in a high crime area. The subject property is in Reporting District 1440. The average number of offenses reported is 90.9 and the actual number of crimes reported for District 1440 is 498.

The subject property lies within Census Tract 4085.03. There are currently 4 existing alcohol licenses in this census tract and 4 licenses are allowed. Therefore an undue concentration of alcoholic beverage licenses will exist within Census Tract 4085.03 if the project is approved. Although this would constitute an undue concentration under code, the sale of beer and wine for off-site consumption would serve as a public convenience and necessity to the surrounding community by providing products and services that are consistent with other markets in the area. The shelf space devoted to alcoholic beverages shall be limited to no more than five percent of the total shelf space in the market.
15. **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 and property posting.

16. **PUBLIC COMMENTS.** Staff has received several phone call complaints in opposition to the project. The complaints stated that there are already too many businesses in the neighborhood that sell alcohol.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

17. The project site is located within the 1 – Low Density Residential land use category of the Los Angeles County General Plan. This designation is intended for areas particularly suitable for single family detached housing units, including large lot estates and typical suburban tract developments. The intent of this classification is to maintain the character of existing low density residential neighborhoods and also to provide additional areas to accommodate future market demand. Although this land use designation is for areas generally suitable for single family residential development, it does not preclude commercial uses. The sale of beer and wine for off-site consumption at a 7-Eleven store is a compatible use for a low density residential neighborhood and is therefore consistent with the permitted uses of the underlying land use category.

Therefore, the proposed use will be consistent with the adopted general plan for the area.

18. The sale of beer and wine, as well as a variety of other products, at a new 7-Eleven store will provide the community a new neighborhood establishment to shop at. The new store will be located in an urbanized area with a mix of residential, retail, and commercial uses. The store will have sufficient parking lot lighting for safety and use security cameras to deter crime.

Therefore, the requested use at the location proposed 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.

19. The project abides to all size and shape requirements as stated under Title 22.

Therefore, 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, of as is otherwise required in order to integrate said use with the uses in the surrounding area.

20. The site is served by sufficient streets and highways to carry the project's traffic flow. The site is adequately served with the necessary public and/or private service facilities as needed.

Therefore, 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.

21. There are no sensitive uses located within a 600 ft. radius of the project site.

Therefore, 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.

22. Residential properties to the west of the site are buffered by an adjacent shopping center and a block wall. Maplegrove Street and a block wall separates the project site from residential uses to the south. Residential uses to the east are buffered by Valinda Avenue and neighboring commercial uses. Residential uses to the north are buffered by an adjacent shopping center.

Therefore, 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.

23. Currently there are four (4) other businesses that sell alcohol within 500 ft. of the project site. These licenses include two Type 20 licenses for off-site beer and wine sales at retail locations, and two Type 21 licenses for off-site full line alcohol at retail locations. The granting of a CUP to allow beer and wine sales for off-site consumption at the proposed 7-Eleven will add to the public convenience of consumers shopping for such products. The shelf space devoted to alcoholic beverages shall be no more than 5% of the total shelf space in the proposed store.

Therefore, 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.

24. The 7-Eleven will be located on a property zoned for commercial use and provides an economic benefit by bringing in a new retail business to the neighborhood.

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

25. The exterior appearance of the proposed store will not be inconsistent with the surrounding community and will be compatible with adjacent commercial structures.

Therefore, 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.

ENVIRONMENTAL DETERMINATION

26. The 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. The construction of a new shopping center in an urbanized area and selling of alcoholic beverages for off-site consumption will not cause any significant environmental impacts.

Therefore, the project qualifies as a Categorical Exemption and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

27. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to fifteen (15) years.
28. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning 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, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- C. 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, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That 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. That the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius; and
- F. That the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area; and
- G. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency finds 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; and

- H. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community; and
- I. 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.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201300068 is Approved subject to the attached conditions.

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date: September 18, 2013

MM/SM

9/18/13

c: Each Commissioner, Zoning Enforcement, Building and Safety

**[DRAFT] CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-01249-(1)
CONDITIONAL USE PERMIT NO. 201300068**

PROJECT DESCRIPTION

The project is Conditional Use Permit (CUP) for a Type 20 alcohol license for off-site beer and wine sales at a new 7-Eleven convenience store located within a new shopping center subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and 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 fully 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 fully 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 September 18, 2028.** 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, Parking Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate

Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for eight (8) biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
13. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") 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.
14. All development pursuant to this grant shall conform with the requirements of County Department of Public Works.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
17. 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 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)

18. The conditions of this grant shall be retained on the premises at all times and shall be made available 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.
19. 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.
20. The permittee, and all managers and designated employees of the establishment, who are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment such as the lobby, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.
21. 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.
22. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
23. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by and available to the general public.

PROJECT SITE SPECIFIC CONDITIONS

24. 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.
25. No sale of alcoholic beverages shall be made from a drive-up window.
26. Alcohol sales shall be prohibited between 2:00 a.m. to 6:00 a.m., seven days a week, consistent with California state law.
27. No display of alcoholic beverages shall be made from an ice tub.
28. The shelf space devoted to alcoholic beverages shall be limited to no more than **five percent** of the total shelf space of the market. 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.
29. The licensed premises shall have no coin operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, with the exception of official State Lottery machines.
30. Employees on duty after 10:00 pm shall be at least 21 years of age.
31. Beer in containers of 16 fluid ounces (pint) 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 such single containers of beer of 16 fluid ounces (pint) or less is prohibited.
32. There shall be no wine, with the exception of wine coolers, sold in containers of less than 750 milliliters. No miniatures of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities.
33. 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.
34. No malt liquors and/or malt based products with alcoholic content greater than five percent by volume shall be sold.
35. The permittee shall provide adequate lighting above all entrances and exits to the premises.
36. All lighting required by this grant shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons within lighted areas during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties.

37. All litter and trash shall be collected regularly from the premises and the adjacent right-of-way.
38. Posters, banners or signs displayed on the window frontage in excess of 25 percent of the window area are prohibited.
39. The placement of portable signs on sidewalks adjacent to the premise and temporary signs on walls and poles is prohibited.
40. The permittee shall install security cameras and security mirrors with sufficient coverage to enable adequate monitoring of the store.

Conditional Use Permit Burden of Proof
Conditional Use Permit
1401 Valinda Ave., Valinda, CA 91744

That the requested use at this location will not:

- A. The proposed location is located on a commercially zoned and developed section of Valinda Ave and Maplegrove Street. The surrounding area has compatible and similar uses that of the proposed use. The subject property is classified as C-1 commercial within the 1st Sup, District with Service Area C to the East. The newly developed property is located and designed to encourage business and job growth within the city. Parking will be provided on site.
 1. The requested use at the proposed location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The sale of beer and wine incidental to a convenience store that provides a variety of products over 2,500 that serve those who live and work nearby and permit them to patronize a neighborhood establishment rather than driving elsewhere. The convenience store will also offer packaged items, fresh food, hot food, dairy products, fruits vegetables, meats, breads, coffee station, beauty products and other essential products used for daily living. 7-Eleven pride themselves on their new image, being the neighborhood market and making a tremendous investment into the communities they serve. The new developed site and improvements will only enhance and benefit the surrounding uses. This location will have State of the art security camera and crime deterrence program that will help ensure the peace, comfort and welfare of the surrounding community. The approval of this project will allow the applicant to offer the community a variety of products at one convenient stop.
 2. This location will not be materially detrimental to the quiet use, enjoyment of property of others persons located in the vicinity of the site. The conditions of approval will ensure that the use is maintained as a market with beer and wine as an incidental use. Given the urbanized location and encouraged mix of residential, commercial, retail, and entertainment in the area, 7-Eleven will enhance the aesthetic environment and improve security by providing a continuing merchant presence on the site. In addition, it will anchor the newly developed center and bring in other merchants presence on the site and thus revitalize the surrounding area. The off-site of alcoholic beverages with the conditions of approval imposed by the county of Los Angeles will promote a diverse economy base and long-term economic contribution to the surrounding area. Residential zoned properties are buffered from site and sound of other surrounding similar businesses and streets. This proposed request will allow the applicant to include beer and wine in a newly developed center and have very minimal noise impact and will offer a different shopping environment, different services and a different mix of merchandise. These properties will not be affected by allowing this inclusion of beer and wine to their beverage department at a neighborhood market. Additional 7-Eleven has Hours of operation will be 24 hours with limited hours on alcohol seven days a week.

3. The approval of the conditional Use permit will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The operation of the proposed use will provide a viable use, which residents and employees within the immediate area can benefit from. 7-Eleven is appropriate in terms of the surrounding uses and will offer a well-lit location for patrons to shop and feel safe. This location will only enhance the thriving area of this community of the subject property.
- B. This 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 title 22, or as otherwise required in order to integrate said use with the uses in the surrounding area. The subject site is a newly developed center that enhances the local community. 7-Eleven will improve the interior with new interior finishes that advances the goal of the community. The project will result in economic growth and encourage job growth. Parking will be provided on site not to create a traffic concern at this site.
- C. The proposed site is adequately served. The newly developed building exterior appearance is consistent within the community.
 1. The proposed site is served with sufficient streets and Highways to carry traffic flow. The proposed use and inclusion of beer and wine will not generate more traffic on this site. This site has been newly developed and approved for this type of use in accordance with title 22.
 2. The proposed site is adequately served no other public or private facilities are required.

Burden of Proof
Alcoholic Beverage Sales Section 22.56.195
1401 Valinda Ave, Valinda, CA 91744

- A. **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' radius.** Our location is located at the NWC intersection of Valinda Ave and Maplegrove and is buffered by streets and other business between our location and the existing church. In addition, these two uses are separated by a major street across and down the block from one another. Our presence, cameras and exterior lighting will help to mitigate concerns and deter crime in the immediate area. 7-Eleven will not adversely affect any portion of the surrounding area or place of worship with limited worship times once a week. 7-Eleven has been a responsible retailer of alcoholic beverages nationwide. Permitting the sale of beer and wine at this site will not change this, but will 'round-out 7 –Eleven's concept at this site. This request will only benefit the community, since there is no other business that offers the variety at one stop in the immediate area. Since the site is located in a prime commercial area, the diversity amongst the uses is not uncommon.
- 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.** Residential zoned and developed properties are buffered from site and sound of other surrounding businesses and major streets. Other businesses and a block wall separate residential properties located to the west of our location. A major street, Maplegrove and a 6' block wall, separates properties to the South. Properties to the east are separated by two major streets, Maplegrove and Valinda Blvd and a 6' block wall. Properties to the north are separated by a large shopping center with many other businesses. These properties are reasonably buffered and will not be affected by allowing beer and wine at a family neighborhood market. This newly developed site will enhance the area and bring jobs.
- C. **The requested use at the proposed location will not result in an undue concentration of similar premises;** Yes. Currently there is 4 establishments selling alcohol; Valinda Driftwood Dairy, Fastrip Food Store gas station, Golden Ranch Supermarket and Handy Liquor. However, our location has been newly developed offering jobs and enhancing a much-needed area. This requested use at the proposed location would not adversely affect the economic welfare of the surrounding community. The grant of this use will incorporate a number of conditions which address concerns that would otherwise be associated with this type of request. In addition, beer and wine are 4.9% percent of the site's shelf space, only a small portion of 7-Eleven's total shelf area in the store; it is

nevertheless necessary in order to provide the public a complete range of products and public convenience.

- D. **That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.** The subject property is zoned C1 commercial use. The proposed use will provide the area with a viable use which residents and employees within the immediate area can benefit from approval. 7-Eleven realizes that a healthy community translates to healthy business, and is willing to accept the County's imposition of these conditions when a license is issued in order to ensure that the economic welfare are protected. In-short 7-Eleven is committed to protecting the economic welfare of the community, and will take appropriate steps to do so. The sale of beer and wine will **not** threaten these important concerns.
- 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 not to cause a blight, deterioration, or substantially diminish or impair property values within said neighborhood.** The exterior appearance of the location will not be inconsistent with the surrounding community. This location is newly developed to the general plan and offers a beautiful building to enhance property values.

23958.4 B & P APPLICATION WORK SHEET

PREMISES ADDRESS:

1401 Valinda Ave
Valinda 91744 (CART)

LICENSE TYPE: 20

1. CRIME REPORTING DISTRICT

Industry 55
638-62

_____ Jurisdiction unable to provide statistical data.

Reporting District: 1440

Total number of reporting districts: 553

Total number of offenses: 50,259

Average number of offenses per district: 90.9

120% of average number of offenses: 109.1

Total offenses in district: 498

Location is within a high crime reporting district: Yes/No

2. CENSUS TRACT / UNDUE CONCENTRATION

Census Tract: 4079.

Population: 6,290 / County Ratio 1 : 1,528

Number of licenses allowed: 4

Number of existing licenses: 4

Undue concentration exists: Yes/No

Letter of public convenience or necessity required: Governing Body / Applicant

Three time publication required: Yes/No

[Signature] 5/23/13
Person Taking Application

Investigator

Supervisor

Over

Steven Mar

From: Babbitt, John C. [JCBabbitt@lasd.org]
Sent: Wednesday, June 19, 2013 2:59 PM
To: Steven Mar
Cc: Manriquez, Suzanne (SManriquez@bos.lacounty.gov)
Subject: FW: CUP No. 201300068 - Consultation for the Sale of Alcohol

Follow Up Flag: Follow up
Flag Status: Flagged

We looked at it for a new license, and do not have any issues with it.



Los Angeles County
Department of Regional Planning

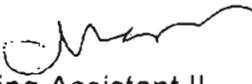
Planning for the Challenges Ahead



Richard J. Bruckner
Director

September 18, 2013

TO: David W. Louie, Chair
Esther L. Valadez, Vice Chair
Harold V. Helsley, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Steve Mar 
Regional Planning Assistant II
Zoning Permits East

SUBJECT: Additional Materials
Project Number R2013-01249-(1)
Conditional Use Permit No. 201300068
RPC Meeting: September 18, 2013
Agenda Item: 6

Supplemental materials for the abovementioned Conditional Use Permit application have been received prior to the September 18, 2013 RPC hearing. The supplemental materials include:

1. Two (2) letters in opposition to the proposed project.
2. Petition in opposition to the proposed project containing 52 pages and approximately 468 signatures.

MM:SM

1418 E. Maplegrove Street
West Covina, CA 91792

September 12, 2013

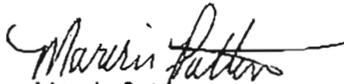
Mr. Steve Mar
L. A. County DRP
320 W. Temple Street
Los Angeles, CA 90012

Dear Mr. Mar:

I am writing this letter because of my concerns about a hearing to issue an alcohol license in the location of Valinda & Maplegrove Streets.

My concern is that there are three retail stores selling alcoholic beverages within this block. Adding to that number will in all likelihood cause a hardship by increasing traffic in an already busy intersection.

Very truly yours,


Marvin Patton

RECEIVED
SEP 17 2013
BY: _____

IGLESIA DE CRISTO RESTAURACION BETHEL

1414 Valinda Avenue • La Puente, CA 91744 • Tel: (626) 390-2335, (626) 918-3138

Date: September 4, 2013

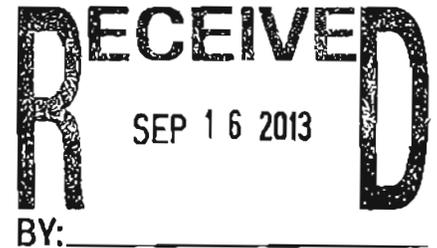
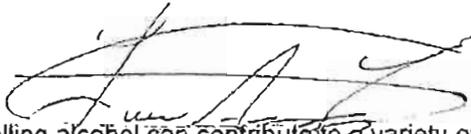
To: The Los Angeles County Regional Planning Commission

Re: Project & Permit(s): R2013-01249-(1), CUP201300068

After researching the subject on the effect of multiple alcohol sale locations in communities and neighborhoods, I have decided to forward to you the results of my findings which in it I'm sure you will find ample evidence, documentation and support for our reasons for our petition to not allow more alcohol sales by not allowing a new 7-Eleven store to operate in the Valinda and Maplegrove area. We are a church organization currently located within 100 feet of five alcohol sale locations. We work hard to keep our environment safe and responsible for our parishioners and the community at large. We strongly urge you to help us in our efforts by not allowing the addition of another 7-Eleven store in our neighborhood.

Please reference the studies below:

Sincerely,
Luis A. Torres
Pastor



A high density of stores selling alcohol can contribute to a variety of health and safety problems. Studies show that neighborhoods with higher concentrations of alcohol sales also have higher rates of alcohol-related hospitalizations, drunk driving accidents, and pedestrian injuries.(2, 3)

A recent study across all California zip codes found that neighborhoods with a higher density of alcohol sales had higher numbers of childhood accidents, assaults, and child abuse injuries.(4) Liquor stores become places where social controls are weaker, increasing the likelihood of criminal and nuisance activities.(5) A high density of alcohol sales is linked to higher levels of crime and violence. (6, 7, 8) A study conducted in Los Angeles found that each new alcohol sales location in a neighborhood resulted in 3.4 more assaults per year.(9)

In New Jersey, researchers found that the number of alcohol sale locations was the single most important environmental predictor of why some neighborhoods have higher crime rates than others—a stronger predictor than unemployment rate or median household income.(10)

REFERENCES:

- 2 Rabow, J., and R.Watts. (1983). Alcohol availability and alcohol-related problems in 213 California cities. *Alcoholism, Clinical and Experimental Research*, 7:47-58.
- 3 Scribner, R.A., D. MacKinnon, and J. Dwyer. (1994). Alcohol outlet density and motor vehicle crashes in Los Angeles County cities. *Journal of Studies on Alcohol*, 55:447-453.
- 4 Freisthler, B., P. Gruenewald, L. Ring, and E. LaScala. (2008). An Ecological Assessment of the Population and Environmental Correlates of Childhood Accident Assault, and Child Abuse Injuries. *Alcoholism: Clinical and experimental research*, 32(11):1969-1975.
- 5 Graham K. (2006). Isn't it time we found out more about what the heck happens around American liquor stores? *Addiction*, 101(5): 619-620.
- 6 Stewart, K. (n.d). How Alcohol Outlets Affect Neighborhood Violence. Pacific Institute for Research and Evaluation. Retrieved June 18, 2008 from <http://resources.prev.org/documents/AlcoholViolenceGruenewald.pdf>.
- 7 Lipton, R., and P. Gruenewald. (2002). The spatial dynamics of violence and alcohol outlets. *Journal of Studies on Alcohol*, 63: 187-195.
- 8 Gruenewald, P, and L. Remer. (2006). Changes in Outlet Densities Affect Violence Rates. *Alcoholism: Clinical and Experimental Research*, 30(7): 1184-1193.
- 9 Scribner, R., D. Mackinnon, and J. Dwyer. (1995). The risk of assaultive violence and alcohol availability in Los Angeles County. *American Journal of Public Health*, (85) 3: 335-340.
- 10 Labouvie, and M. Ontkush. (1998). Violent Crime and Alcohol Availability: Relationships in an Urban Community. *Journal of Public Health Policy* (19) 3: 303-318.

Project No R2013-012

P E T I T I O N

Please Join Us!
Help us to stop



ALL NIGHT NOISE AND TRAFFIC in the Valinda and Maplegrove area. We don't need MORE ALCOHOL SALES in this area.

(We already have five alcohol sale locations - IN THIS AREA).

Please join us by signing our petition to the Los Angeles County Regional Planning Commission to stop the addition of another 7-Eleven Store in our neighborhood.

Project & Permit: R2013 01249-(1), CUP201300068)

Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name	<u>[Signature]</u>	Phone ()	<u> </u>
Address	<u>JANE M... 2</u>	Signature	<u> </u>
Name	<u>JOSE RAMIREZ</u>	Phone ()	<u> </u>
Address	<u> </u>	Signature	<u>Jose Ramirez</u>
Name	<u>RALPH NEGROW</u>	Phone (626)	<u>374-2785</u>
Address	<u>1800 W BROADWAY ST #806</u>	Signature	<u>Ralph Negrow</u>
Name	<u>BEVERLY A WHITE</u>	Phone (951)	<u>204-9293</u>
Address	<u>200 W ROWLAND ST APT 221</u>	Signature	<u>Beverly A White</u>
Name	<u>DAVID ALVAREZ</u>	Phone (626)	<u>918-7188</u>
Address	<u>1510 Vandewell</u>	Signature	<u>David Alvarez</u>
Name	<u>CARIN NG</u>	Phone ()	<u> </u>
Address	<u> </u>	Signature	<u>[Signature]</u>
Name	<u>UOM DEINGA</u>	Phone (626)	<u>919 0571</u>
Address	<u> </u>	Signature	<u>[Signature]</u>
Name	<u>Sylvia Doolin</u>	Phone (626)	<u>333-6820</u>
Address	<u>17024 WITMAN DR.</u>	Signature	<u>[Signature]</u>
Name	<u>RENE SANTISTEBAN</u>	Phone (626)	<u>826 8257667</u>
Address	<u>16258 DOUBLEGROVE ST HO PUEBLO</u>	Signature	<u>Rene Santista</u>



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Project & Permit: R2013-01249-(1), CUP201300068)

Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name FRANK M. UZARDO Phone (909) 944-2191
Address 174 LACOSTER DR, WALWORTH CA 91789 Signature [Signature]

Name HAROLD SANTIAGO Phone () _____
Address HARVEST Signature [Signature]

Name JUSTIN PAREDES Phone () _____
Address _____ Signature [Signature]

Name Pete Viz Phone () _____
Address _____ Signature [Signature]

Name ANDREW PAREDES Phone (626) 435-4679
Address 605 ROXLEY DR. 91744 Signature [Signature]

Name OSCAR ASTILLO Phone (626) 918-5638
Address 730 N. CABANA AVE L.P. 91744 Signature [Signature]

Name Frank Shalby Phone (626) 290-1066
Address 415 DUMS VIAL KUE LA PUENTE CA 91744 Signature _____

Name ELMER SANTOS Phone (626) 824 7242
Address ELAINE B. SANTOS Signature _____

Name J Phone (626) 290-4506
Address _____ Signature _____

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Project & Permit: R2013-01249-(1), CUP201300068)

Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name Roberto Gomez Phone () _____

Address _____ Signature Roberto Gomez

Name ROBERTO TOMATANI Phone () _____

Address 1423 VANDERWELL AVE Signature Roberto Tomatani

Name China Costa Phone (026) 806 1498

Address 6029 Doublegrove Ave Signature China Costa

Name _____ Phone () _____

Address 1021 Merced Ave Signature Germano Lopez

Name GEORGE MAEWA Phone () _____

Address 1724 WITZMAN DR. Signature George Maewa

Name CLIFTON WATSON Phone (626) 918 4576

Address 1734 AINGTON W Covina Signature Clifton Watson

Name RODRIGO OLIVAN Phone () _____

Address 1140 Indian Summer Ave Signature Rodrigo Oliván (626) 8109

Name Cubria Lopez Phone (626) 848 163

Address 16403 Doublegrove Signature Cubria Lopez

Name Joseph Lopez Phone (626) 848 163

Address 16403 Doublegrove Signature Joseph Lopez

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Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name FELISA GOMEZ Phone (626) 715-6850

Address 16317 BENWICK ST. LAPUENTE Signature Felisa Gomez

Name Justia Aguilera Phone (909) 731-4214

Address 16715 Maplegrove st La Puente Signature _____

Name DIANE WATKINS Phone (_____) _____

Address 1848 VALINDA AVE LP 91744 Signature De wath

Name 1355 b SERGIO AGUIRRE Phone (_____) _____

Address 1355 BROOKTREE CIR Signature [Signature]

Name SAMANTHA B. GORONZA Phone (_____) _____

Address 16249 - DUBESON ST LAPUENTE ST Signature [Signature]

Name Art Bernal Phone (_____) _____

Address 17350 E Ingle Ave 91704 Signature Art Bernal

Name LINDA CINTRON Phone (626) 392-5782

Address 1114 SHADYDALE AVE Signature Linda L. Contr

Name LARRY M. HERRERA Phone (_____) _____

Address 1033 F. Michelle ST West Covina Signature [Signature]

Name George Hernandez Phone (626) 9173509

Address 16051 Dubeson St La Puente Signature [Signature]

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Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name	DAVID HALFACRE	Phone ()
Address	16748 ALWOOD ST	Signature	D Halfacre
Name	John Ascencio	Phone ()
Address	16630 Alwood St 626) 712-4124	Signature	John Ascencio
Name	Steven Williams	Phone (	626) 826-2509
Address	1774 Newcrest Dr.	Signature	Steven Williams
Name	Daphne Bailey	Phone (	626) 390-2362
Address	825 GALECREST	Signature	Daphne Bailey
Name	Ronald L Jones	Phone (	626) 330-06103
Address	1303 FAIR GROVE	Signature	Ronald Jones
Name	Arnold Mba	Phone ()
Address	16403 Dabak St La Puente	Signature	Arnold Mba
Name	Ruben Soto	Phone (	626) 961-4700
Address		Signature	Ruben Soto
Name	MAUREEN Hollaway	Phone ()
Address		Signature	Maureen Hollaway
Name	ROX RICANA	Phone ()
Address	1001 HAPPINATA	Signature	Rox Ricana

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Name	<u>Jose Tomateu</u>	Phone (<u>626, 391 3616</u>
Address	<u>1423 Vanderwell Ave</u>	Signature	<u>Jose Tomateu</u>
Name	<u>Arulla Medina</u>	Phone (	<u>626, 391 3616</u>
Address	<u></u>	Signature	<u>Arulla Medina</u>
Name	<u>Ale Ransford</u>	Phone (	<u>626, 214-6475</u>
Address	<u>1937 Edenview Lane</u>	Signature	<u>Ale Ransford</u>
Name	<u>Markus Markosy</u>	Phone (<u></u>
Address	<u></u>	Signature	<u>Markus Markosy</u>
Name	<u>Maritza Barragan</u>	Phone (	<u>626, 392 8764</u>
Address	<u>16722 Fellowship St</u>	Signature	<u>Maritza Barragan</u>
Name	<u>Antonio Bustillos</u>	Phone (	<u>626, 332 304</u>
Address	<u>16326 Thicket Dr.</u>	Signature	<u>Antonio Bustillos</u>
Name	<u>Carlos Hernandez</u>	Phone (	<u>626, 527-1528</u>
Address	<u></u>	Signature	<u>Carlos Hernandez</u>
Name	<u>Vanessa Medina</u>	Phone (	<u>626, 962-8391</u>
Address	<u>106 Harvestmoon</u>	Signature	<u>Vanessa Medina</u>
Name	<u>Berna Mercado</u>	Phone (<u>626, 969 5118</u>
Address	<u>15922 Cadwell St Valinda</u>	Signature	<u>Berna Mercado</u>

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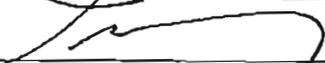
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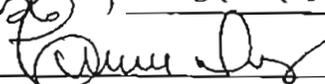
Project & Permit: R2013-01249-(1), CUP201300068)

Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name Mike Diaz Valinda CA 91744 Phone (626) 330-2388

Address 1004 Hortwood Ave. Signature 

Name EMILIE DEW Phone (626) 261-9281

Address 1840 S Mason Signature 

Name Sal Rios Phone (626) 723-8423

Address 16670 HOLTON ST. Signature _____

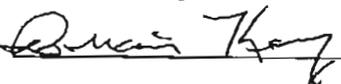
Name Matt Vidang Phone (626) 485-8147

Address 1025 Harvest moon st. W. Covina Signature 

Name Marin Lopez Phone (626) 333-2265

Address _____ Signature _____

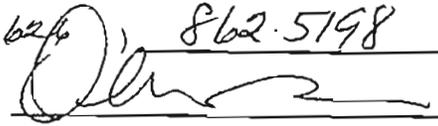
Name Quinn Thuy Phone (626) 968-8774

Address 16600 Wagon Ln Valinda Ca Signature 

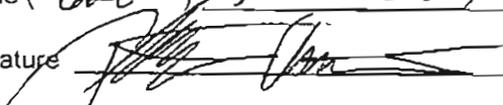
Name ABEL GARCIA Phone () _____

Address _____ Signature 

Name OLIVIA RESENDEZ Phone (626) 862-5198

Address 1375 BANDY Signature 

Name PHIL BENNETT Phone (626) 338-9621

Address 15961 FAIRGROVE Signature 

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Name Victor Diaz Phone ()

Address 16430 Francisquito Ave La Puente Signature Victor Diaz

Name Roy Holtz Phone ()

Address 1808 Webster in West Covina Signature [Signature]

Name Dennis Chavez Phone ()

Address 16419 E Doublegrove St. Valinda Signature Dennis Chavez

Name 1704 Pass. Covina W.C. Phone ()

Address Pedro Garcia Signature Pedro Garcia

Name Pablo J Garcia Phone (626) 232 3959

Address _____ Signature _____

Name MARIN Robinson Phone ()

Address 1728 Terr. Per Pl Signature MARIN Robinson

Name Manuel Perez Phone ()

Address 1524 Pass & Covina RD. Signature [Signature]

Name Brenda Padilla Phone ()

Address 1322 Brooktree Cr. West Covina Signature Brenda P.

Name George Meza Phone (626) 344.4040

Address 16929 Wingleane Valinda Signature [Signature]

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Name WILLIS TAIT JR Phone () _____

Address 17350 E. TEMPLE AVE. #130 LA PUENTE Signature [Signature]

Name Fabian Gonzalez Phone () _____

Address 16604 Gumbiner Dr. Signature [Signature]

Name James Quezada Phone () _____

Address 1401 E. Maplegrove St West Covina Signature [Signature]

Name MARSHALL POWELL Phone (760) 905 8851

Address 1440 VALINDA 91744 Signature [Signature]

Name JULIAN MORALES Phone () 626 917 0636

Address 1445 LARK ELLEN L.P. 91744 Signature [Signature]

Name Adriana Saldaña Phone (626) 910-1701

Address 1511 Valinda Ave La Puente Signature [Signature]

Name Beverly Loza Phone () _____

Address 16226 E Fellowship St Signature [Signature]

Name 16230 Picoas St 91744 Phone (323) 787 1864

Address Norma Jackson Signature [Signature]

Name Rudy MORALES Phone (626) 918-0198

Address 1647. Street Moor Valinda Signature [Signature]

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Name LINDA TAYLOR Phone () _____

Address 16310 CADWELL ST VALINDA Signature Linda Taylor

Name Larry Fields Phone (626) 217-0546

Address 425 S Frank St 91792 Signature Larry Fields

Name Ramon Davila Phone (626) 715-2115

Address 16034 meadowside Signature Ramon Davila

Name Ralph Mercado Phone (626) 917-2247

Address 1427 Dawley Ave Signature Ralph Mercado

Name Luz Valdez Phone (626) 931-1451

Address 16638 Alwood St Signature Luz Valdez

Name DERRY SANDAJAN Phone () _____

Address 400 GARDA AVE LA PUENTE, CA Signature Derry Sandajan

Name JOSE N LOPEZ Phone () _____

Address 16249 DUREBOR ST LA PUENTE CA Signature _____

Name Alex G. Lopez Phone (626) 826-8416

Address 1252 E. Rose Signature Alex G. Lopez

Name Hector Delgado Phone () _____

Address 16510 HOXTON ST LA PUENTE Signature Hector Delgado

91799

P E T I T I O N

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Name Karen Bellanca Phone ()
Address _____ Signature _____

Name Karen Bellanca Phone ()
Address _____ Signature _____

Name Ray Hankins Phone ()
Address _____ Signature Ray Hankins

Name Hillary Chavez Phone ()
Address Doublegrove, 91744 Signature Hillary Chavez

Name PEORO BUNCIAGA Phone ()
Address _____ Signature Peoro Bunciaga

Name Carla Laurel Phone ()
Address 116159 Maplegrove St, 91744 Signature Carla Laurel

Name Robert McConomy Phone ()
Address Dryden Ln, West Covina Signature Robert McConomy

Name Vincent Quintero Phone (909) 762-9050
Address 11111 Holtom, Valinda Signature Vincent Quintero

Name FREN CERVANTES Phone ()
Address _____ Signature Fren Cervantes

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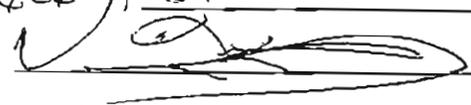
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Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name ROGER PRATT Phone (626) 536-3370

Address 1447 N. VALINDA AVE. UNIT D Signature 

Name DENNIS KUNKEL Phone (626) 384-7211

Address 1820 BERGLUND DR WEST COVINA Signature 

Name Brian MacDonald Phone ()

Address 18301 N. NEFF AVE La Puente CA Signature

Name S. PAPANIKOLAOU Phone ()

Address 1840 NELSON ST W COVINA 91792 Signature

Name Ramon Hueros Phone (626) 6

Address SUM FU Signature

Name MURPHY Phone ()

Address HANSGRAN L.P. Signature

Name Cristy Molano Phone ()

Address Signature 

Name Alex Ramis Phone (626) 833-8099

Address 1416 Vanderwell Ave Signature A Ramis

Name Yler Leo Phone (562) 688-7410

Address 1517 Vanderwell Ave Signature 

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Name Omar Astorcio Phone (626) 324-3289
 Address 16630 Alwood st Signature Omar Astorcio

Name Cynthia Moreno Phone (909) 843-0693
 Address 200 E Wanamaker Dr. Apt C Signature Cynthia Moreno

Name Phyllis Smith Phone (626) 664-0622
 Address 1800 W Valinda Ave Valinda CA Signature Phyllis Smith

Name [Signature] Phone () _____
 Address 529 W. Magnolia St. Valinda CA Signature 626 826 2944

Name Brianna Dominguez Phone (626) 488-3123
 Address 4040 Badillo Cirde Baldwin Park CA Signature Brianna Dominguez

Name Brenden Saray Phone (626) 917-4238
 Address 11610 Holton st La Puente Signature Brenden Saray

Name Tiffany Ybarra Phone (949) 456-4650
 Address 14225 maplegrove st, La Puente Signature Tiffany Ybarra

Name Saul Gallegos Phone (626) 490-4812
 Address 66 Ruthcrest Ave La Puente CA 91744 Signature Saul Gallegos

Name Anh Doan Phone (820) 956-7599
 Address 14701 Homeward st, La Puente CA 91744 Signature Anh Doan

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Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name MARVIN GONZALEZ Phone (323) 360-260-3100

Address 16201 Benwick LA Puente CA Signature _____

Name Homer Valdez Phone (624) 973-0312

Address 3720 Baldwin Ave. 91731 Signature [Signature]

Name FATIMA SANTIAGO Phone () 626 (494-8550)

Address 16761 MURRAY ST 91744 Signature [Signature]

Name Joe Cisneros Phone (626) 260-2364

Address 2109 E. ... ST 6 ... Signature [Signature]

Name JUAN TORRES 91744 Phone () _____

Address _____ Signature _____

Name Brian Cortez Phone () _____

Address 1117 Chaseway St West Covina Signature [Signature]

Name Annette Trevino Phone () _____

Address 16738 Dubess St Valinda Signature Annette Trevino

Name CALVIN NG Phone () _____

Address _____ Signature [Signature]

Name Donna Wilkes Phone () _____

Address 16228 Maplegrove St. Signature [Signature]

P E T I T I O N

Please Join Us!

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Project & Permit: R2013-01249-(1), CUP201300068)

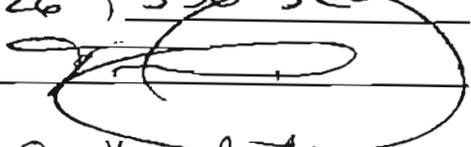
Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name Ricardo C. Aru Phone (626) 783-3621
Address 904 G-Francesquit Ave West Covina Signature 

Name Raymond Jariena 16323 Balok Phone (626) 918-7564
Address 16323 Balok & La Puente 91744 Signature Raymond Jariena

Name Paul Trevino Phone (626) 502-0231
Address 16738 Dubesor St Valinda CA Signature Paul Trevino

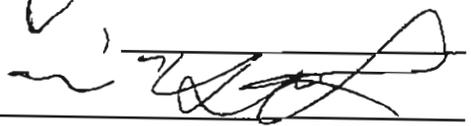
Name 16705 Alwood St Valinda Phone () Heidi Le Pau
Address 16705 Alwood St Valinda Signature _____

Name Anthony Aviles Phone (626) 330-3200
Address 1347 Brooktree Signature 

Name Evelyn Robinson Phone () _____
Address 1439 Kauai St, West Covina Signature Evelyn Robinson

Name Carmela Ramoso Phone (626) 221-7414
Address 1901 Berglund Dr. West Covina Signature 

Name Rosanna Smith Phone (626) 552-2772
Address 1202 N. Olive Gr. near La Puente Signature Rosanna Smith

Name MARIOSARAI Phone () _____
Address 16770 Alwood St Signature 

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Project & Permit: R2013-01249-(1), CUP201300068)

Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name Daniel Ojeda Phone (626) 926-7922

Address 16933 wing Ln. Valinda CA. 91744 Signature [Signature]

Name Joe Bruscu Phone (626) 483-2106

Address 1516 Valinda Ln Torrance Signature [Signature]

Name Daniel Gonzalez Phone (626) 391-5605

Address 16304 fellow ship St Signature [Signature]

Name Steven Napoli Phone (909) 559-8538

Address 16231 Maplegrove Valinda CA 91744 Signature _____

Name Dannette Ferrell Phone (626) 533-3981

Address 16200 Temple Ave City of Industry CA Signature [Signature]

Name Richard Hoffmann Phone (626) 997-7156

Address 1614 Parkellen Signature [Signature]

Name Ed of good Phone () _____

Address 1617 Darley Ave Signature _____

Name Angel Rodriguez Phone (626) 780-0306

Address 16328 Maplegrove St 91744 Signature [Signature]

Name [Signature] Phone () _____

Address 16357 DUBESOR ST 91744 Signature _____

mail carrier 9185286

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Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name	<u>Esther Montano</u>	Phone (	<u>626</u>	)	<u>917-0418</u>
Address	<u>1502 Dawley Ave</u>	Signature	<u>Esther Montano</u>		
Name	<u>Heber S Merindo</u>	Phone (	<u>626</u>	)	<u>1428-9223</u>
Address	<u>1420 Dawley Ave</u>	Signature	<u>Heber S Merindo</u>		
Name	<u>Victor</u>	Phone (	<u>626</u>	)	<u>222-1510</u>
Address	<u>311 Dawley</u>	Signature	<u>Victor</u>		
Name	<u>Paul C Vignier</u>	Phone (	<u>626</u>	)	<u>330-7678</u>
Address		Signature			
Name	<u>Antonio Hernandez</u>	Phone (	<u>626</u>	)	<u>3893-7004</u>
Address	<u>16241 Benwick St. La Puente</u>	Signature	<u>Antonio Hernandez</u>		
Name	<u>RON BRIGANT</u>	Phone (	<u>626</u>	)	<u>918-2017</u>
Address	<u>16237 DUDESOR</u>	Signature	<u>Ron Brigant</u>		
Name	<u>Greg Ramirez</u>	Phone (	<u>626</u>	)	<u>723-5018</u>
Address	<u>16243 MAPLEGROVE ST.</u>	Signature	<u>Greg Ramirez</u>		
Name	<u>DENNIS MALARJ</u>	Phone ()	
Address	<u>840 F. ARDOD ST.</u>	Signature	<u>Dennis Malarj</u>		
Name	<u>Jorge Becerra</u>	Phone ()	<u>J-L B</u>
Address	<u>16029 Feliche</u>	Signature	<u>Jorge Becerra</u>		

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Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name JEAN VALDEZ Phone () _____

Address 2569 E Temple Ave Signature Jean Valdez

Name Michael Gray at 799 Phone () _____

Address 1341 Harvest Moon St West Covina Signature _____

Name GREGORY THOMPSON Phone (626) 375-6436

Address 1309 PEPPERTREE Signature Gregory Thompson

Name ERIC PAYNE Phone () _____

Address 16148 Maplegrove St Signature Eric Payne

Name Paul Robles Phone () _____

Address 5733 FAIRGROVE Signature _____

Name LUIS D. GOMEZ Phone (626) 786-6438

Address 1830 GRETA AVE Signature _____

Name JAY LEWIS Phone () _____

Address 1369 Echelon Ave Valinda Signature Jay Lewis

Name Salina Sepulveda Phone (626) _____

Address 2411 Nina St West Covina Signature _____

Name CHRIS NUTTER Phone () _____

Address 1614 LARA ELLEN Signature Chris Nutter

525 Sandia Ave La Puente Jami Pavley 626-820-2381

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Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name ROBERT MARK Phone () _____

Address 10738 Dubegor st Signature _____

Name Walter Villaverdes Phone () _____

Address 16056 Dubegor st. Signature [Signature]

Name Saul Perez Phone () _____

Address 1409 Pass a Covina Rd. Signature Saul Perez

Name CECILIA MARTINEZ Phone () _____

Address 16622 Witzman Valinda Cir Signature Cecilia Martinez

Name Vanessa Perez Phone () _____

Address 10527 Maplegrove St. Signature [Signature]

Name Joseph Bennett Phone () _____

Address 1316 E. Harvestman St. Covina Signature Joseph Bennett

Name 1622 Pass a Covina Phone () _____

Address _____ Signature [Signature]

Name Jose Ralacios Phone (626) 428-0026

Address 16258 Doublegrove St Alhambra Signature Jose Ralacios

Name MANUEL MOLINA Phone () _____

Address 16565 Doublegrove St Signature Manuel Molina

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Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name Debra Jansen Phone (629) 919-5562
Address 16603 E FRANCISQUITO LA PUENTE Signature [Signature]
Name Carlos Ramirez Phone (626) 343-1569
Address 7105 E Francisquito Ave Signature [Signature]
Name Rafael Deery Phone () [Signature]
Address 1802 S-SUMMIT PLACE Signature [Signature]
Name Hector S. Ponce Phone (213) 858-2988
Address 1434 LARILLO N AVE LA PUENTE ⁹¹⁷⁶⁶ Signature [Signature]
Name [Signature] Phone () [Signature]
Address [Signature] Signature [Signature]
Name LEON SOU Phone (626) 931-2525
Address 4417 S. FRANKLIN AVE W. COVINA CA 91709 Signature [Signature]
Name Alex Uibel Phone () [Signature]
Address 1216 N. HARVESTWALK DR Signature [Signature]
Name JANETTE DIAZ Phone (916) 919-5300
Address 1347 S. AZUSA AVE. Signature [Signature]
Name ISABEL LOERA Phone (626) 753-3596
Address 16670 Holton St. Signature [Signature]
725 Sandia Ave La Puente Amber 909-516-7807

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Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name Rene Marroin Phone (676) 512-9590

Address 16120 Haylunt St la puente ca Signature [Signature]

Name Jennifer Perund Phone (626) 975 1230

Address 1240 S. SUNDAR AV W. COVINA Signature [Signature]

Name Carlos Mercado Phone (666) 551-6092

Address 1477 Dawley Ave Signature [Signature]

Name JORDAN GIBSON Phone (626) 824 9533

Address 16441 FAIRBROVE AVE Signature [Signature]

Name Mariss Richardson Phone (626) 324 2965

Address 1603 Lark Ellen Ave Signature [Signature]

Name Yolanda Fernandez Phone (626) 977-5718

Address [Crossed out] Signature [Signature]

Name Ernest Caizalob Phone (626) 338 1822

Address 1673 Erange Ave Signature [Signature]

Name Ricardo Aguin Phone ()

Address 3557 Big Dalton Ave Signature

Name Angie Juarez Phone ()

Address 16731 DUBESOR ST Signature [Signature]
ERIC TAYLOR 500 E. MICHELL W. COVINA [Signature] (626) 913-1340

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Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name CARLOS BACA Phone () _____

Address 1818 BERGLUND DR. Signature Carlos Baca

Name Nelson Milian Phone 626) 209-3730

Address 2100 Lask Ellen # 56 Signature _____

Name JOSE FERRER Phone (626) 709 7216

Address _____ Signature [Signature]

Name LESTER MORALES Phone (626) 757-3162

Address 16944 Loukeltow St Signature [Signature]

Name Salomon Mercado Phone (626) 806 4481

Address 1427 Dawley Av Signature Salomon M

Name RENEL ANAPITAN Phone () _____

Address _____ Signature [Signature]

Name Vidal Gochador Phone () _____

Address 16837 Greenhope Dr Signature Vidal Gochador

Name Alquid Karmos Phone () _____

Address _____ Signature _____

Name Jerry Jacobs Phone (961) 961-5961

Address 16762 Elm Lawnwood Signature _____

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Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name JOSEPH REYES Phone () _____

Address _____ Signature Joseph Reyes

Name IZZELDIN OSMAN Phone (626) 422-2920

Address 16234 DOUBLEGROVE ST - LPC 991744 Signature Izzeldin Osman

Name Silvester Rivas Phone () _____

Address _____ Signature _____

Name Kathy Slater Phone (626) 400-3713

Address 1364 Cloverglan Dr. Signature Kathy Slater

Name MANOLANA Phone () _____

Address _____ Signature _____

Name Josefina Phone (626) 227-3266

Address _____ Signature Josefina

Name Sue Telfair Phone (626) 482-8720

Address 16150 Soudersgrove Signature Sue Telfair

Name Emma Guzman Phone (626) 774-1621

Address 17102 Francisco Signature Emma Guzman

Name Andres Lopez Phone (714) 499-7145

Address _____ Signature _____

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Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name Tisha Conner Phone (626) 392-2245

Address 1130 Larchellen Signature [Signature]

Name STIBHAN KLEWMAN Phone (626) 731-0389

Address 1316 PARKSIDE DR Signature [Signature]

Name Robert Murray Phone () [Signature]

Address _____ Signature _____

Name David Cox Phone (626) 258-7645

Address 1630 E. Postner Signature [Signature]

Name ED RABLER Phone (909) 214-3143

Address [Signature] Signature _____

Name DEBBIE LESIE, Julian Phone (626) 4757431

Address Maple Grove St. Signature [Signature]

Name Marcia Fiza Phone () [Signature]

Address _____ Signature _____

Name Eutimio FLORES Phone (626) 201-8872

Address 1522 VANDERWEIT LA PURTE Signature [Signature]

Name Orsaul Orzco Phone () _____

Address 16395 Malahat rd. Apple Valley Signature _____

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Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name	<u>SYED MAJEDULLAH</u>	Phone (<u>626</u>)	<u>330/4542</u>
Address	<u>617-PIR AVE LA PLUENE CA 91744</u>	Signature	<u>S. Majed</u>
Name	<u>LORRAINE NAMATHOR</u>	Phone (<u>562</u>)	<u>639-6557</u>
Address	<u>16317 E. FELLOWSHIP ST</u>	Signature	<u>[Signature]</u>
Name	<u>Francisco Loya</u>	Phone (<u>626</u>)	<u>6388038</u>
Address		Signature	
Name	<u>Marvin S. Patton</u>	Phone (<u>626</u>)	<u>918-6941</u>
Address	<u>1418 E. Maplegrove St</u>	Signature	<u>Marvin Patton</u>
Name	<u>Lourdes Buie</u>	Phone (<u>626</u>)	<u>841-0799</u>
Address	<u>618 E. Florence Av. W/Co</u>	Signature	<u>Lourdes Buie</u>
Name	<u>Richard Ramer</u>	Phone (<u>626</u>)	<u>333-9973</u>
Address	<u>16630 Kelwood ST-La Puente</u>	Signature	<u>Richard Ramer</u>
Name	<u>Priscilla Farias</u>	Phone ()	
Address	<u>Lapworth St.</u>	Signature	<u>PRISCILLA FARIAS</u>
Name	<u>MARIO Aguila</u>	Phone ()	
Address		Signature	
Name	<u>John Ascencio</u>	Phone (<u>626</u>)	<u>7122397</u>
Address	<u>16630 Alwood St La Puente</u>	Signature	<u>John Ascencio</u>

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Name	<u>Luisberto Rodriguez</u>	Phone (_____)
Address	<u>1821 Berglund Dr. Ca. 91192</u>	Signature	<u>[Signature]</u>
Name	<u>Kevin Marqueses</u>	Phone (_____)
Address	<u>1025 Chase Way West, CA 91792</u>	Signature	<u>[Signature]</u>
Name	<u>1025 Chase way, CA 91792</u>	Phone (_____)
Address	<u>LUISITO MARTIN</u>	Signature	<u>[Signature]</u>
Name	<u>Eugenia S Martin</u>	Phone (_____)
Address	_____	Signature	<u>E. S. Martin</u>
Name	<u>Rodrigo Noriega</u>	Phone (626	_____)
Address	_____	Signature	<u>Rodrigo Noriega</u>
Name	LEA PARRICO	Phone (_____)
Address	_____	Signature	<u>[Signature]</u>
Name	<u>ENRIQUE CARRASIO</u>	Phone (_____)
Address	_____	Signature	<u>Enrique Carrasio</u>
Name	<u>Ram Chatapel</u>	Phone (_____)
Address	_____	Signature	<u>Ram Chatapel</u>
Name	<u>Steven Baca</u>	Phone (_____)
Address	_____	Signature	<u>[Signature]</u>

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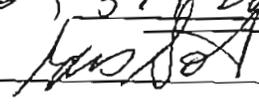
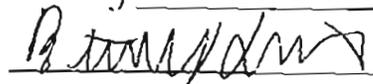
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Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name	<u>Sandra Choa</u>	Phone (<u>626</u>)	<u>488-8786</u>
Address	<u>1816 Berglund Dr</u>	Signature	
Name	<u>Julia Baca</u>	Phone (<u>626</u>)	<u>825-3169</u>
Address	<u>1818 Berglund Dr.</u>	Signature	<u>Julia Baca</u>
Name	<u>Xiao Jiao</u>	Phone (<u>626</u>)	<u>374-2870</u>
Address	<u>1813 BERGLUND DR., W.E.</u>	Signature	
Name	<u>V. P. HARINATH</u>	Phone (<u>626</u>)	<u>968-7850</u>
Address	<u>1819 Berglund Dr.</u>	Signature	
Name	<u>BRITTANY LOPEZ</u>	Phone ()	
Address	<u>1445 LYNDBURST AVE</u>	Signature	
Name	<u>BRENDA L. BACA</u>	Phone (<u>626</u>)	<u>251-7612</u>
Address	<u>2145 S. PARK AVE.</u>	Signature	
Name	<u>Clifton Cunningham</u>	Phone (<u>626</u>)	<u>893-1045</u>
Address	<u>1813 Berglund Dr</u>	Signature	<u>Clift C C</u>
Name	<u>Kristal Ramirez</u>	Phone (<u>626</u>)	<u>961-7586</u>
Address	<u>1108 Ford Drive</u>	Signature	<u>Kristal Ramirez</u>
Name	<u>Vivian Sparks</u>	Phone (<u>626</u>)	<u>961-7580</u>
Address	<u>1108 Ford Dr.</u>	Signature	<u>Vivian Sparks</u>

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Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name Wenri Castillo Phone (626) 606-4870
 Address 112 S. Sandalwood Ave Signature [Signature]

Name Art Lopez Phone () _____
 Address 162 Valinda St Signature [Signature]

Name Juan Diosdado Phone (626) 890-8525
 Address Miguel Angel Signature [Signature]

Name Miguel Angel Phone (626) 638 2400
 Address _____ Signature [Signature]

Name Margarita Martinez Phone (626) 330 5056
 Address _____ Signature [Signature]

Name Patricia Eckmann Phone (626) 626-0179
 Address 15775 Loukelton St. La Puente Signature Patricia Eckmann

Name JISE ALBA Phone (626) 330-3193
 Address 1928 Jennifer Pl - W. Covina Signature [Signature]

Name FELIPE HERNANDEZ Phone () _____
 Address _____ Signature [Signature]

Name Johnny Escobedo Phone (626) 500 3092
 Address _____ Signature [Signature]

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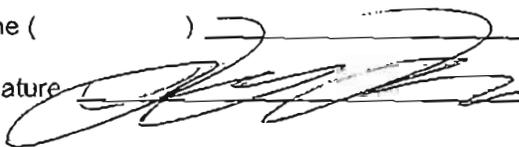
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Name Jose Rojas Jr. Phone ()

Address PO Box 2704 W. Covina Signature 

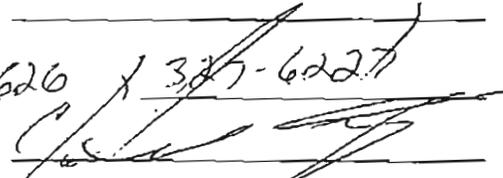
Name Alfred Ferrandez Phone ()

Address 1814 Valinda Signature 

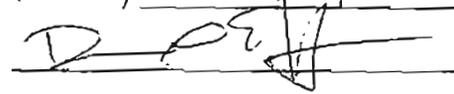
Name ARIES ROSAL Phone ()

Address _____ Signature _____

Name Christian Lopez Phone (626) 387-6227

Address _____ Signature 

Name DANIEL E. HADDE Phone (818) 934-1021

Address 1800 BAVER DR WEST COVINA 91792 Signature 

Name Robert Leyba Phone ()

Address _____ Signature _____

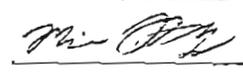
Name Ronny Sald Phone (626) 917 8641

Address 16770 Duber St LA Puente Signature RS

Name 1218 Maple Grove St Phone (626) 393-3220

Address West Covina Stephane Signature Stephane Walden

Name Richard Delgado Phone (626) 484 9366

Address 1604 E Katama Dr West Covina CA Signature 

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Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name JUAN JOHN KOROLIS Phone (626) 9685190

Address 15424 AMAR RA LA PUENTE Signature [Signature]

Name WONNE MUIERO Phone () _____

Address 16463 DOUBLEGROVE ST 'D Signature [Signature]

Name MARIO G FLORES Phone () _____

Address 2007 E DENVIEW LN W.C. Signature [Signature]

Name Juan R. Ordaz Phone () _____

Address 16750 DOUBLEGROVE ST Signature Juan R. Ordaz

Name hester Hildreth Phone (626) 918-3736

Address 1413 CAMDEN DR WEST CovINA, CA 91792 Signature [Signature]

Name Moises Sandoval Phone (624) 723-8077

Address 15904 DOUBLEGROVE ST. Signature [Signature]

Name Yvette Calderon Phone (626) 9266017

Address 791 Goodson Dr Signature [Signature]

Name JAMES JANSEN Phone () _____

Address 16603 E FRANCISQUITO AVE Signature [Signature]

Name Yanelis Casavieles Phone (626) 404-9954

Address 1427 GIKELAW AVE Signature [Signature]

LA PUENTE, CA

P E T I T I O N

Please Join Us!
Help us to stop

**ALL NIGHT NOISE AND TRAFFIC
in the Valinda and Maplegrove area.**

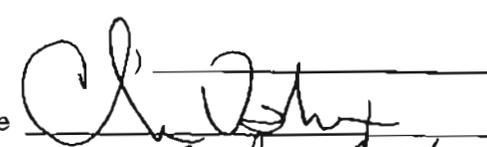
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Project & Permit: R2013-01249-(1), CUP201300068)

Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

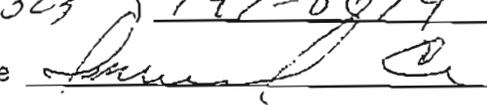
Name Ch Usher Phone ()
Signature 

Address _____

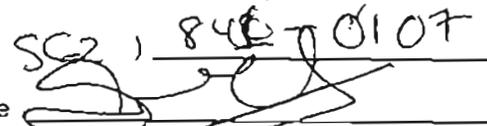
Name Marilyn Quinteros Phone ()
Signature 

Address _____ Signature 323-4542980

Name Israel Alvarez Phone (323) 947-8674

Address La Puente, CA Signature 

Name Sandra Coto Phone (SC2) 845-0107

Address ~~_____~~ Signature 

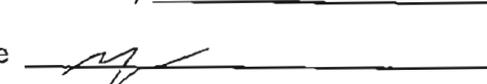
Name ISAAC WAHNON Phone (626) 606-7798

Address _____ Signature _____

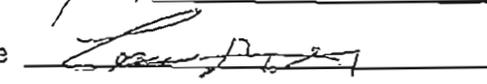
Name Michael Hernandez Phone ()

Address 1200 E Maplegrove st Signature 

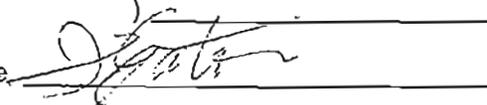
Name Albert Del Campo Phone ()

Address 14070 Fellowship ST Signature 

Name COSME GARCIA Phone ()

Address 1814 WYSTER CIRCLE Signature 

Name Irma Eaton Phone ()

Address _____ Signature 

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Name Jennifer Cascano Phone (626) 918-8229

Address 1310 SERRA DE W. VALINDA Signature Jennifer Cascano

Name QINO NEGRETE Phone (626) 931-9659

Address 16225 MAPLEST. Signature QINO NEGRETE

Name Mr James Lin Phone (626) 281-8554

Address Signature

Name LIDA CADENAS Phone (626) 244-6670

Address 16210 EAST CADWELL, VALINDA Signature LIDA CADENAS

Name Regina Taylor Phone (626) 422-9629

Address 1547 Dawley Ave Signature Regina Taylor

Name GURRY GARNES Phone (626) 917-9733

Address 16193 MAPLEGROVE Signature GURRY GARNES

Name EYIN OJEGS Phone (626) 252-3683

Address 17004 Atwood Signature EYIN OJEGS

Name ANDRE CAMERON Phone (909) 967-2352

Address Signature ANDRE CAMERON

Name Debra Trevino Phone (626) 435-7458

Address 16738 Dubesor St. Signature Debra Trevino

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Name JORGE PARRALCASH Phone (626) 255-3974

Address 1201 W FORT HILL BLVD Signature [Signature]

Name [Signature] Phone (626) 4237481

Address 2007 EDEN VILL LN. Signature [Signature]

Name George S. Salazar Phone (626) 730-0031

Address 1447 Pass & Cornwall Signature [Signature]

Name ALICIA GONZALEZ Phone (626) 201-0533

Address 1117 Clouse Way Signature [Signature]

Name RICK CASTILLO Phone (626) 983-4499

Address 1613 Fairgrove Signature [Signature]

Name Jose Baez Phone (626) 562-0415

Address 1613 Fairgrove Signature [Signature]

Name Jose Baez Jr Phone (626) 333-5711

Address 1613 Fairgrove Ave Signature [Signature]

Name JOSE ESQUERCA Phone (562) 318 7120

Address 1026 S AUBURN DR. Signature [Signature]

Name KEVIN VENTURA Phone (562) 665-5157

Address 1049 IMPAV. S. VALINDA Signature [Signature]

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Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name Lupe Baca Phone (626) 725-2172

Address 1817 BERGLUND DR. W. Covina Signature [Signature]

Name JAN CAMARGAS Phone (626) 369-2573

Address 1813 Webster Cir W. Covina Signature [Signature]

Name JIM C. HICKY JR Phone (626) 725-1751

Address _____ Signature [Signature]

Name _____ Phone (_____) _____

Address _____ Signature _____

Name J. ... Phone (626) 327-4324

Address 1407 ... Signature [Signature]

Name Maggie Luna Phone (_____) _____

Address 1517 BERGLUND DR W. Covina Signature [Signature]

Name Joshua Martinez Phone (626) 731-0620

Address 1809 Webster Circle Signature [Signature]

Name EVY MORENO Phone (_____) _____

Address 16410 WITZMAN DR. Upland Signature [Signature]

Name William Mossey Phone (626) 755-0566

Address 16205 Dulack St Signature [Signature]

Name _____ Phone (_____) _____

Address _____ Signature _____

Name RICARDO ANGLIA JR Phone (626) 393-8571

Address 1377 CLEVELAND Signature [Signature]

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Name CRISTINA MARQUESES Phone (626) 272-8823
Address 625 CHASE WAY Signature [Signature]

Name EDWIN CACERES Phone (626) 369-4340
Address 1125 MEADOWSIDE ST. Signature [Signature]

Name SOCS BINT Phone ()
Address 1550 Melina Signature [Signature]

Name WILLIAM SANCHEZ Phone (626) 919-8055
Address 16521 MAPLEGROVE ST Signature [Signature]

Name [Signature] Phone (626) 38-6568
Address 1949 Lumbago Lane W. Covina Signature [Signature]

Name LISA CAMPBELL Phone (626) 833-1595
Address 11231 Lark Ellen Signature [Signature]

Name 16738 PECUOST RAMON RUIZ Phone (626) 482 1580
Address JOSE M. LOPEZ Signature [Signature]

Name [Signature] Phone ()
Address [Signature] Signature [Signature]

Name WALTER HERRERA Phone (562) 265-7978
Address 16517 MAPLEGROVE ST Signature [Signature]

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Name	Edgar Herrera	Address	1910 Cumberland Dr. West Covina	Phone ()	Signature	Edgar Herrera
Name	CASEY DOWNS	Address	1536 LARK ELLEN AVE.	Phone (	)	Signature	Casey Downs
Name	Fallon Gale	Address	1926 Gemini St.	Phone (	)	Signature	Fallon Gale
Name	SCOTT ZARBA	Address	1303 Truecumb	Phone (	)	Signature	Scott Zarba
Name	Carlos Carrillo	Address	15428 Hayland St	Phone (626)	217-5916	Signature	Carlos Carrillo
Name	Katharine M. Seeb	Address	1409 E. Harvest Moon St. W.C.	Phone (	)	Signature	K.M. Seeb
Name	Theckla Lawrence	Address	16323 DALARK ST La Brea	Phone (626)	202-7095	Signature	Theckla Lawrence
Name	ALFREDO LARIOS	Address	1304 HARVEST MOON ST WEST COVINA CA	Phone (626)		Signature	Alfredo Larios
Name	JOSEPA DUBB	Address	16587 WING LANE	Phone (626)	494-0709	Signature	Josepa Dubb

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Name RITA MORAN Phone ()

Address 2740 BROOKFIELD PL. Signature Rita Moran

Name Yolanda Lytle Phone ()

Address 16250 Dubesar st Signature Yolanda Lytle

Name Amanda Ebert Phone ()

Address 1242 Maplegrove Signature Amanda Ebert

Name Cesar Hernandez Phone ()

Address 1510 Valinda Ave Signature Cesar Hernandez

Name VIOLETTE BOURROIA Phone ()

Address 14028 DOLARK ST Signature Violetta Bourroia

Name Ruby Brown Phone (626) 961-0558

Address 16414 LEXRO ST Signature Ruby Brown

Name VIRGINIA MARIE Phone (626) 315 4910

Address 329 PARKSIDE AVE Signature Virginia Marie

Name Oran S. Davis Phone (602) 214-8284

Address 16049 Fellowship St - La Puente Signature Oran S. Davis

Name Juan Bermudez Phone (951) 522-7522

Address 721 Ringrose Dr La Puente Signature Juan Bermudez

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Name AL LIRA Phone (626) 991-8570

Address 15862 FRANCISQUITO AVE Signature Al Lira

Name CESAR RODRIGUEZ Phone (626) 251-3041

Address 1337 PEPPERTREE CIR Signature Cesar

Name Stacie Mondias Phone (909) 263-7098

Address 943 Grandview Signature Stacie Mondias

Name Kenneth Parra Phone () _____

Address 1717 East Merced Signature Kenneth Parra

Name Chris Guevosa Phone (626) 923-0242

Address 16133 MAPLEGROVE ST Signature Chris Guevosa

Name ENCINUP GUTIERREZ Phone (626) 616-9552

Address 3253 POINT CEDAR DR WEST COVINA CA Signature Encinup

Name Ralph Chavez Phone (626) 378-9872

Address 16437 CROCUS DR Signature Ralph Chavez

Name Jaymin Sanchez Phone (626) 917-1063

Address 17051 Dubois st. Signature Jaymin Sanchez

Name Steven Saldana Phone (626) 636-1734

Address 16227 E Lemongrass Ct. Signature Steven Saldana

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Name	Hiram J. Puro	Phone	(626) 916-5240
Address	1401 Westgate	Signature	[Signature]
Name	Jane Wilson	Phone	(626) 581-8494
Address	1100 Wilson Dr	Signature	[Signature]
Name	Olga Lizarraras	Phone	()
Address	16513 Alwood St.	Signature	[Signature]
Name	Nick Janello	Phone	(626) 374-7962
Address	2013 - Scott Blvd W. Covina	Signature	[Signature]
Name	PURIFICATION DOMINGUEZ	Phone	(626) 333-6328
Address	2013 - SCOTT BLVD - W. COVINA	Signature	[Signature]
Name	MANUEL LOZANO	Phone	(909) 567-9153
Address	16505 Blackwood St	Signature	[Signature]
Name	Kristin McGovern	Phone	(626) 394-4845
Address	10409 Hayland St, 91744	Signature	[Signature]
Name	Hans Ho	Phone	(626) 905-2479
Address	1021 Chase Way	Signature	[Signature]
Name	Medito LA	Phone	(626) 335-9428
Address	16933 Somersby Dr	Signature	[Signature]

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Name	<u>Richard Volder</u>	Phone ()
Address	<u>824 Peggy Ave</u>	Signature	<u>[Signature]</u>
Name	<u>Louis Artega</u>	Phone ()
Address	<u>16246 Fellowship</u>	Signature	<u>[Signature]</u>
Name	<u>[Signature]</u>	Phone ()
Address	<u>[Signature]</u>	Signature	<u>[Signature]</u>
Name	<u>Donna Black</u>	Phone (	<u>626 3670000</u>)
Address	<u>Chase Perre</u>	Signature	<u>[Signature]</u>
Name	<u>Terrence Martin II</u>	Phone (	<u>626</u>)
Address	<u>En Hylan</u>	Signature	<u>[Signature]</u>
Name	<u>Tony Liras</u>	Phone (	<u>626 8780411</u>)
Address	<u>16751 Rubesson</u>	Signature	<u>[Signature]</u>
Name	<u>Paul Soriano</u>	Phone (	<u>626 806-6393</u>)
Address	<u>2100 S. Lark Ave # 39</u>	Signature	<u>[Signature]</u>
Name	<u>DANIEL LACERES</u>	Phone ()
Address		Signature	<u>[Signature]</u>
Name	<u>Momona Sweets</u>	Phone (<u>626 978 9694</u>)
Address		Signature	<u>Momona Sweets</u>

P E T I T I O N

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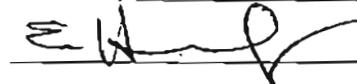
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Name	<u>Edward Hernandez</u>	Phone (<u>626</u> ,	<u>536-7677</u>
Address	<u>1251 Del Valle La Puente</u>	Signature		
Name	<u>Virginia Fuller</u>	Phone (	<u>626</u> ,	<u>333-4342</u>
Address	<u>412 Gifford La Puente</u>	Signature	<u>Virginia Fuller</u>	
Name	<u>Glina Navarro</u>	Phone (	<u>626</u> ,	<u>488-4616</u>
Address	<u>1934 Cumberland Dr</u>	Signature	<u>Glina Navarro</u>	
Name	<u>Steven Villatoro</u>	Phone (	<u>626</u> ,	<u>260-3002</u>
Address	<u>16045 Francisquito Ave La Puente</u> <u>91744 Ca</u>	Signature		
Name	<u>Andree Nazario</u>	Phone (	<u>626</u> ,	<u>961-7580</u>
Address	<u>1109 Ford Dr West Covina</u> <u>91792</u>	Signature	<u>Andree Nazario</u>	
Name	<u>DAN HUGHES</u>	Phone (	<u>626</u> ,	<u>610-504</u>
Address	<u>1931 S. LARK ELLEN AVE</u>	Signature		
Name	<u>BLETT NICHOLS</u>	Phone (	<u>626</u> ,	<u>664-6790</u>
Address	<u>1800 SPALSON 186</u>	Signature	<u>Brett Nichols</u>	
Name	<u>Babat Adams</u>	Phone (	<u>626</u> ,	<u>810-3176</u>
Address		Signature		
Name	<u>Armando Aguilar</u>	Phone (<u>626</u> ,	<u>919-0021</u>
Address	<u>1526 N. Vanderwell Av.</u>	Signature	<u>Armando Aguilar</u>	

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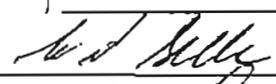
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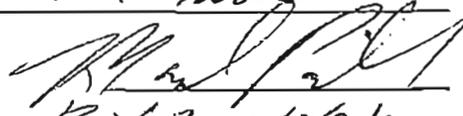
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Name Gerardo Macias Phone () _____
 Address 1214 Hartview Ave. La Puente Ca. Signature 

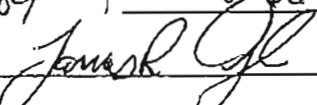
Name Armando London Phone () _____
 Address 16716 Alwood St La Puente Signature 

Name Wil Sells Phone () _____
 Address 1636 Evergreen Terrace. Signature 

Name Manuel Pasillas Phone () _____
 Address Bilcoitan Signature 

Name Allan Neumann Phone () _____
 Address 913 W. Cameron Ave # 105 West Cov. Signature 

Name Mike Monos Phone () _____
 Address 12101 E. Holton CA 91721 Signature 

Name James Ayah Phone (909) 438-6672
 Address _____ Signature 

Name Mayomey R. Lawson Phone (626) 9177478
 Address 17055 E. Holton St Signature _____

Name _____ Phone () _____
 Address _____ Signature _____

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Name Olga Arroyo Phone () _____

Address 15547 Blackwood St La Puente Signature Olga Arroyo

Name Martha Valdez Phone () _____

Address 1511 Valinda Ave. La Puente Ca 91744 Signature Martha Valdez

Name Ahna Lopez Phone () _____

Address 1624 CADWELL ST. LA PUENTE CA 91744 Signature _____

Name Nancy Smith Phone () _____

Address 15855 Blackwood St 14 Puente Signature Nancy Smith

Name Laura Llanos Phone () _____

Address 1524 Cadwell St La Puente ca. Signature Laura Llanos

Name Luis Arroyo Phone () _____

Address 15818 e Arroyo Rd La Puente Signature _____

Name Maricela Casillas Phone () _____

Address _____ Signature _____

Name DARRELL LAMMELL Phone () _____

Address 16159 MAPLE GROVE 91744 Signature Darrell

Name JESSE CASTRO Phone () _____

Address 16718 Sanger Dr Signature Jesse Castro

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Name <u>Michael Jabbary</u>	Phone (<u>626</u>) <u>964-5306</u>
Address <u>1873 MOLOKAI ST</u>	Signature <u>Michael Jabbary</u>
Name <u>MARIANO ESCOBAR</u>	Phone (<u>626</u>) <u>369-3042</u>
Address <u>16504 Blackwood St</u>	Signature <u>[Signature]</u>
Name <u>Albert Medina</u>	Phone (<u>624</u>) <u>991-8358</u>
Address <u>1502 Dudley Ave La Puente</u>	Signature <u>[Signature]</u>
Name <u>Jon O'Neil</u>	Phone ()
Address	Signature <u>[Signature]</u>
Name <u>Rosely Roman</u>	Phone (<u>626</u>) <u>333-9973</u>
Address <u>16630 Kelwood St. La Puente</u>	Signature <u>Rosely Roman</u>
Name <u>Buddy Lauder</u>	Phone ()
Address <u>1834 Molokai St.</u>	Signature <u>Buddy Lauder</u>
Name <u>Evaresto L. Barroll</u>	Phone (<u>626</u>) <u>484-8137</u>
Address <u>1536 E. Maplegrove St</u>	Signature <u>Evaresto Barroll</u>
Name <u>Tina Kelegian</u>	Phone (<u>627</u>) <u>775-9718-745</u>
Address <u>15921 Maplegrove St. LA Puente</u>	Signature
Name <u>Jim O'Neil</u>	Phone ()
Address <u>1306 Maplegrove Ave CA 91792</u>	Signature <u>Jim O'Neil</u>

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Name Paul Gonzalez Phone (626) 827-3017

Address 1530 E. Walnut Creek AVE Signature Paul Gonzalez

Name Grego Calderon Phone (626) 991 49664

Address 1034 Diane Pl west corner Signature Grego Calderon

Name Eunice Ramos Phone (929) 424-4284

Address 1327 Popper tree Signature Eunice Ramos

Name Fatima Corona Phone (626) _____

Address 2014 Lynda Ln West Covina Signature Fatima Corona

Name Jaime NAVARRETE Phone (_____) _____

Address 16534 Doublegrove Signature Jaime Navarrete

Name Valerie Quezada Phone (626) 4345660

Address 15908 Maplegrove st Signature Valerie Quezada

Name Amber Chavez Phone (_____) _____

Address 16378 Lady Smith St Hacienda HSCA Signature _____

Name C Dubb Phone (_____) _____

Address 2003 Kelly Way W Covina Signature Cynthia Linares

Name Jose De Jesus Phone (626) 703-1463

Address _____ Signature Jose De Jesus

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Name Tom Garcia Phone (626) 367-0025

Address _____ Signature [Signature]

Name ERNESTO DOMINGUEZ Phone (626) 322-7027

Address _____ Signature Ernesto Dominguez

Name Tom Lip Cross Phone (626) 945-9384

Address _____ Signature [Signature]

Name Yoli Camberio Phone (626) 923-8468

Address _____ Signature Yoli Camberio

Name Luis BARBOSA Phone (626) 409 3120

Address _____ Signature Luis Barbosa

Name Luis Perez Phone (626) [Signature]

Address _____ Signature [Signature]

Name BRANDON OBELLANA Phone (626) 533-5080

Address _____ Signature _____

Name Sylvia Luna Phone (626) 20-0399

Address 670 Radway Ave. Signature _____

Name Evelyn Estrada Phone (_____) _____

Address _____ Signature Evelyn Estrada

P E T I T I O N

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Project & Permit: R2013-01249-(1), CUP201300068)

Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name	<u>Maria Aguilar</u>	Phone (<u>626</u>)	<u>919-0012</u>
Address	<u>1526 N. Vanderwell Ave</u>	Signature	<u>[Signature]</u>
Name	<u>Juan Valos</u>	Phone (<u>626</u>)	<u>358-2540</u>
Address	<u>1124 Ford av.</u>	Signature	<u>[Signature]</u>
Name	<u>Joseph R</u>	Phone ()	
Address	<u>1128 Ford av.</u>	Signature	<u>[Signature]</u>
Name	<u>Sofia Ramirez</u>	Phone ()	
Address	<u>1443 Vanderwell</u>	Signature	<u>[Signature]</u>
Name	<u>Rafael Montalvo</u>	Phone ()	
Address	<u>1502 Vanderwell</u>	Signature	<u>[Signature]</u>
Name	<u>Roger Ciscola</u>	Phone (<u>626</u>)	
Address	<u>116630 Fellowship St</u>	Signature	<u>[Signature]</u>
Name	16225 Maplegrove St <u>Sarah Hollandt</u>	Phone (<u>626</u>)	<u>704-0603</u>
Address	<u>16225 Maplegrove St</u>	Signature	<u>Sarah Hollandt</u>
Name	<u>Andreita Paula.</u>	Phone (<u>626</u>)	<u>500-83-64</u>
Address	<u>1433 N. Valinda ave la Puente ca 91144</u>	Signature	<u>Andreita Paula</u>
Name	<u>ANA IBARRA</u>	Phone ()	
Address	<u>La Puente ca, 91744</u>	Signature	<u>[Signature]</u>

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Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name	<u>Rosalie Garcia</u>	Phone (<u>626</u>)	<u>917-3204</u>
Address	<u>1234 N. Wood, W.C.</u>	Signature	<u>Rosalie Garcia</u>
Name	<u>Rafael Leon</u>	Phone (<u>310</u>)	<u>906 68 09</u>
Address		Signature	<u>Rafael Leon</u>
Name	<u>EDITH FLORES</u>	Phone (<u>626</u>)	<u>391-6907</u>
Address	<u>JOSE L Gonzalez</u>	Signature	<u>Jose L Gonzalez</u>
Name	<u>Jose Jesus Peonaviza</u>	Phone (<u>626</u>)	<u>5120814</u>
Address	<u>San Geronimo La Puente</u>	Signature	<u>Jose Jesus Peonaviza</u>
Name	<u>Charles Balderrama</u>	Phone (<u>626</u>)	<u>557 7573</u>
Address	<u>1405 Lark Ave.</u>	Signature	<u>Charles Balderrama</u>
Name	<u>Daniel Abraham</u>	Phone (<u>626</u>)	<u>715-5433</u>
Address	<u>1405 Lark Ellen Ave.</u>	Signature	
Name	<u>SYLVIE ABRAMAM</u>	Phone (<u>626</u>)	<u>322-4272</u>
Address	<u>1405 LARK ELLEN AVE.</u>	Signature	<u>Sylvie Abramam</u>
Name	<u>Sonia Rosales</u>	Phone (<u>626</u>)	<u>536 6098</u>
Address	<u>1405 Lark Ellen Av</u>	Signature	<u>Sonia Rosales</u>
Name	<u>Dante Lopez</u>	Phone (<u>626</u>)	<u>390-0834</u>
Address	<u>1127 I. shifere st -</u>	Signature	<u>Dante Lopez</u>

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Store to be located at 1401 Valinda Ave. (Northwest corner of Valinda and Maplegrove).

Name	<u>Diana K. Nichols</u>	Phone (<u>626</u>)	<u>343-1412</u>
Address	<u>1800 S. Nelson #186 W. Cov, CA</u>	Signature	<u>[Signature]</u>
Name	<u>ROSE CORDERA</u>	Phone (<u>626</u>)	<u>327-0435</u>
Address	<u>16527 E KEMWOOD ST LA BENTE</u>	Signature	<u>[Signature]</u>
Name	<u>Sal Solis</u>	Phone (<u>626</u>)	<u>918-7881</u>
Address	<u>16509 MAPLEGROVE</u>	Signature	<u>[Signature]</u>
Name	<u>MAH</u>	Phone (<u>626</u>)	<u>392-6302</u>
Address	<u>1003 HARRINGTON WAY</u> <u>WEST COVINA CA 91792</u>	Signature	<u>[Signature]</u>
Name	<u>May Villanueva</u>	Phone (<u>626</u>)	<u>723-5796</u>
Address	<u>703 Redford</u>	Signature	<u>May Villanueva</u>
Name	<u>JAMES COOPER</u>	Phone (<u>626</u>)	<u>918-8446</u>
Address	<u>1502 Vanderwall Ave.</u>	Signature	<u>[Signature]</u>
Name	<u>Larry Sanchez</u>	Phone (<u>626</u>)	<u>918-3202</u>
Address	<u>16249 Doublegrove St</u>	Signature	<u>Larry Sanchez</u>
Name	<u>Roberto Alvarez</u>	Phone (<u>323</u>)	<u>819-9437</u>
Address	<u>16503 BOWTIE PL</u>	Signature	<u>[Signature]</u>
Name	<u>Sergio Cueva</u>	Phone (<u>626</u>)	<u>333-3101</u>
Address	<u>2514 EDENVIEW Ln West Covina</u>	Signature	<u>[Signature]</u>

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Name	JOHN A. HEERLO	Phone	(626) 733-747
Address	2028 Barnham Ave.	Signature	John A. Heerlo
Name	TOWANA TOLIE	Phone	(626) 917-6066
Address		Signature	Towana Tolie
Name	RITA RAMIREZ	Phone	(626) 923-8923
Address	16133 Maplegrove Ave.	Signature	Rita Ramirez
Name	SHEILA MORALLOS	Phone	()
Address	962 N. UNRUH AVE. LA PUENTE	Signature	Sheila Morallos
Name	Joe Caravico	Phone	(626) 678-6068
Address	1016 Chase way	Signature	Joe Caravico
Name	Anthony Mendola	Phone	(626) 322-4757
Address	15411 Alenhops Dr. Valinda CA 91749	Signature	Anthony Mendola
Name	Paul Gordon	Phone	(626) 780 0940
Address	1412 E. Maplegrove St	Signature	Paul Gordon
Name	DANILO DANIEL	Phone	(626) 964-4777
Address		Signature	Daniло Daniel
Name	BRYAN BORROMEO	Phone	()
Address	1939 CUMBERLAND DR. WEST COVINA	Signature	Bryan Borromeo

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Name	<u>Anthony Frank</u>	Phone (<u>760</u>) <u>913-1325</u>
Address	<u>2405 S WILMA Ave</u>	Signature	<u>[Signature]</u>
Name	<u>Lanell Virell</u>	Phone (
Address		Signature	<u>[Signature]</u>
Name	<u>Reuben Thomas</u>	Phone ()
Address	<u>1322 Indiana Avenue</u>	Signature	<u>[Signature]</u>
Name	<u>FRANK VICARIO</u>	Phone ()
Address	<u>16617 FRANCIS QUITO Ave</u>	Signature	
Name	<u>ROBERT GARCIA</u>	Phone (
Address		Signature	<u>[Signature]</u>
Name	<u>CHRIS VAN AAGTEN</u>	Phone (
Address		Signature	<u>[Signature]</u>
Name	<u>Paul R Jimenez</u>	Phone ()
Address	<u>1242 E MAPLEGROVE</u>	Signature	<u>[Signature]</u>
Name	<u>RICHARD COHILL</u>	Phone (	626) <u>918-3854</u>
Address	<u>16922 ALWOOD ST</u>	Signature	<u>[Signature]</u>
Name	<u>Camelia Rhone</u>	Phone (626) <u>502-3380</u>
Address	<u>1633 E Michelle St. West Covina</u>	Signature	<u>[Signature]</u>
	<u>Ca. 91791</u>		

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Name Betty Denton Phone (626) 369-3699

Address 620 Ashecomb Dr, La Puente, Cal 91744 Signature _____

Name Claudia Sanchez Phone (626) 502-3538

Address Vanilla Mary Signature 626 9737307

Name 1137 Echelon Ave La Puente Ca. Phone (_____)

Address _____ Signature [Signature]

Name Cecilia Leve Phone (_____)

Address 16042 San Bruno St LP Signature Cecilia Leve

Name Horalia Almazan Phone (626) 391-8208

Address 16445 E. Francisquito Av L.P. Cal Signature _____

Name Margarita Almanza Phone (626) 917-9836

Address 16342 Duberor St. Signature Margarita A

Name Sherin Syed Phone (909) 595-9396

Address _____ Signature Sherin Syed

Name Alma Ramirez Phone (626) 4091779

Address _____ Signature _____

Name Angelica Ontiveros Phone (626) 485-7038

Address 1020 S. Saint Malo St, W. Covina Signature Angelica Ontiveros