

September 24, 2024

Stanley Szeto  
879 W. Ashiyard Rd.  
Montebello, CA 90640

PROJECT NO. PRJ2023-003290-(1)  
CONDITIONAL USE PERMIT NO. RPPL2023004831  
1655 S. AZUSA AVE., SUITE C-D, HACIENDA HEIGHTS (APN #8209-020-023)

Dear Stanley Szeto:

Hearing Officer Mi Kim, by her action of **September 24, 2024**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

**Appeals:**

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **October 8, 2024**. Appeals must be submitted to [appeal@planning.lacounty.gov](mailto:appeal@planning.lacounty.gov) before the end of the appeal period.

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 Puente Whittier Development Services Section at (213) 974-6435, or [smar@planning.lacounty.gov](mailto:smar@planning.lacounty.gov).

Stanley Szeto  
September 24, 2024  
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Sincerely,

AMY J. BODEK, AICP  
Director of Regional Planning

A handwritten signature in black ink that reads "Maria Masis". The signature is written in a cursive, flowing style.

Maria Masis, AICP, Supervising Regional Planner  
Puente Whittier Development Services Section

MM:SM

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

c: Zoning Enforcement

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2023-003290-(1)  
CONDITIONAL USE PERMIT NO. RPPL2023004831

**RECITALS**

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2023004831** on September 24, 2024.
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on September 24, 2024, before the Hearing Officer. Hearing Officer Mi Kim was in attendance for the public hearing. The applicant’s representative, Stanley Szeto, was present. Mr. Szeto provided testimony that the applicant is currently applying for an on-site beer and wine license from the California Department of Alcoholic Beverage Control (“ABC”) with the hope of obtaining an on-site full-line alcoholic beverage license in the future through ABC’s license lottery system. Mr. Szeto also presented eight letters in support of the Project. There being no further testimony, Ms. Kim closed the public hearing and approved the Project.
3. **ENTITLEMENT REQUESTED.** The permittee, Stanley Szeto ("permittee"), requests the CUP to authorize the sale of full-line of alcoholic beverages for on-site consumption at an existing restaurant (“Wonde Harbor”) located in a commercial shopping center at 1655 S. Azusa Avenue, Suite C-D in the unincorporated community of Hacienda Heights ("Project Site") in the C-2-BE (Neighborhood Business – Billboard Exclusion) zone pursuant to Los Angeles County Code ("County Code") Section 22.20.030 C (Land Use Regulations for Commercial Zones). The permittee is currently applying for an on-site beer and wine license from ABC with the hope of obtaining an on-site full-line alcoholic beverage license in the future through ABC’s license lottery system.
4. **PREVIOUS ENTITLEMENT(S).** Plot Plan No. 3464, approved in 1977, authorized the construction of the existing shopping center. Plot Plan No. 201100276, approved May 16, 2011, authorized a wall sign for a former restaurant in the subject tenant space. Zoning Conformance Review No. 200700487, approved May 9, 2007, approved signs for the previous restaurant. Business License Referral No. RPPL2022101682, completed on September 28, 2022, confirmed that “Wonde Harbor” restaurant was an allowed use in the C-2 zone based on previous restaurant uses in the tenant space.
5. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the Hacienda Heights Community Plan (“Community Plan”) Land Use Policy Map, a component of the General Plan. On May 21, 2024, the Community Plan was rescinded with the adoption of the East San Gabriel Valley Area Plan (“Area Plan”). However, since the subject CUP application was

deemed complete prior to the adoption of the Area Plan, the CUP is still being reviewed and analyzed under the Community Plan.

6. **ZONING.** The Project Site is located in the Hacienda Heights Zoned District and is currently zoned C-2-BE. Pursuant to County Code Section 22.20.030 C (Land Use Regulations for Commercial Zones), a CUP is required for the sale of alcoholic beverages for on-site consumption.

**SURROUNDING LAND USES AND ZONING**

<b>LOCATION</b>	<b>HACIENDA HEIGHTS COMMUNITY PLAN LAND USE POLICY*</b>	<b>ZONING</b>	<b>EXISTING USES</b>
NORTH	H5 (Residential 5 - Up to Five Dwelling Units Per Acre, Single-family Detached Residential Development)	R-A (Residential Agricultural)	Commercial, Single-family Residences ("SFRs")
EAST	City of Industry	City of Industry	Commercial
SOUTH	CG	C-2	Commercial
WEST	H5	R-A	SFRs

\* Note: On May 21, 2024, the Hacienda Heights Community Plan ("Community Plan") was rescinded with the adoption of the East San Gabriel Valley Area Plan ("Area Plan"). However, since the subject CUP application was deemed complete prior to the adoption of the Area Plan, the CUP is still being reviewed and analyzed under the Community Plan.

**7. PROJECT AND SITE PLAN DESCRIPTION.**

**A. Existing Site Conditions**

The Project Site is 0.6 acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with a multi-tenant shopping center.

**B. Site Access**

The Project Site is accessible via Azusa Avenue, a 120-foot wide Major Highway on the County Master Plan of Highways, to the east. Primary access to the Project Site is via entrances/exits on Azusa Avenue. Secondary access to the Project Site is via entrances/exits on Colima Road and Pepper Brook Way.

**C. Site Plan**

The site plan depicts the Project Site located at the northwest corner of Azusa Avenue and Colima Road as a multi-tenant shopping center. Parking is provided by surface parking lots in front of and behind the shopping center structure. The subject restaurant is located in a tenant space within the shopping center. The

restaurant's floor plan depicts dining areas and rooms where food and beverage service occur.

**8. CEQA DETERMINATION.**

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the sale of alcohol for on-site consumption at an existing restaurant which will be an accessory service to the restaurant's food service and does not change the restaurant's current operations. Additionally, the Project Site is not located within or in close proximity to an environmentally sensitive area, a hazardous waste site, nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

**9. PUBLIC COMMENTS.**

**Hacienda Heights Improvement Association**

The Hacienda Heights Improvement Association has reviewed the Project and recommended approval in their letter dated August 21, 2024.

**10. AGENCY RECOMMENDATIONS.**

A. County Sheriff's Department ("Sheriff"): Recommended approval in a letter dated February 2, 2024.

**11. LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure of the County Code, the community was properly notified of the public hearing by mail, newspaper (*San Gabriel Valley Tribune*), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On August 14, 2024, a total of 53 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as nine notices to those on the courtesy mailing list for the Hacienda Heights Zoned District and to any additional interested parties.

**GENERAL PLAN CONSISTENCY FINDINGS**

**12. LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Community Plan because the CG (General Commercial) land use designation is intended for local serving commercial, office and professional businesses, retail and service establishments. The sale of alcohol for on-site consumption at an existing restaurant supports the continued commercial use of the property.

13. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following the goals and policies:

- *(Policy LU 4.4) Encourage mixed use development along major commercial corridors in urban and suburban areas.*
- *(Policy LU 5.2) Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*

The Project allows for the sale of alcoholic beverages for on-site consumption at an existing restaurant located in a shopping center along the major commercial corridor of Azusa Avenue. The Project allows the restaurant to offer alcoholic beverage service with its dining services and will help maintain an existing commercial service in the neighborhood.

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

- *(Policy LU1.3) Encourage mixed-use in commercial areas.*
- *(Policy LU2.3) Maintain and improve existing commercial areas.*

The Project will maintain the existing multi-tenant shopping center where the subject restaurant is located and provide an additional beverage service within the existing subject restaurant.

### **ZONING CODE CONSISTENCY FINDINGS**

14. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the C-2 zoning classification as alcoholic beverage sales for on-site consumption is permitted in such zone with a CUP pursuant to County Code Section 22.20.030 C (Land Use Regulations for Commercial Zones).

### **CONDITIONAL USE PERMIT FINDINGS**

15. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The existing establishment is a bona-fide restaurant where the sale of alcoholic beverages for on-site consumption will be an ancillary service to the restaurant's food service as is customary for a typical restaurant. The proposed use could potentially increase enjoyment and property values by bringing economic activity to the area.

16. **The Hearing Officer finds 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding**

**area.** The Project Site is located in an existing shopping center that has been previously approved in conformance with all development standards prescribed under Title 22 of the County Code. No physical expansion or changes are proposed as part of the Project.

17. **The Hearing Officer finds 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.** The Project Site is located along Azusa Avenue, a 120-foot wide Major Highway on the County Master Plan of Highways, to the east, which can handle all vehicular traffic generated by the businesses in the shopping center. The Project Site is serviced by all necessary public services and utilities that are needed for the Project Site's tenants.
18. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 years.

### **SUPPLEMENTAL FINDINGS**

19. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** There is a regional park to the southeast that is less than 200 feet from the subject property's property line but is more than 600 feet away from the subject restaurant and is separated from the restaurant by the shopping center's surface parking lot and other commercial structures.
20. **The Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** The subject restaurant is located in a tenant space within a large, multi-tenant commercial shopping center. The front of the restaurant does not face residences to the west and north of the Project Site. Residences to the west are buffered from the restaurant by an existing block wall and by parking spaces and a driveway. Residences to the north are almost 600 feet away from the subject restaurant and are buffered from the shopping center by Pepper Brook Lane. Alcoholic beverage sales at the establishment shall be limited to the hours of 10:00 a.m. to 10:00 p.m. daily to avoid any potential early morning or late night adverse effects to the area.
21. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The existing establishment is a bona-fide restaurant where the sale of alcoholic beverages for on-site consumption will be an ancillary service to the restaurant's food service as is customary for a typical restaurant. The proposed offering of alcoholic beverages with the restaurant's food service enhances customers' dining experience and would increase economic activity in the shopping center.

22. **The Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.** The sale of alcoholic beverages for on-site consumption at the restaurant would not alter the existing exterior appearance of the shopping center's structure.
23. **The Hearing Officer finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district and in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcohol at the subject property contributes to the public convenience or necessity.** The sale of alcoholic beverages for on-site consumption at the restaurant is a complementary and customary service that is typical for a full service restaurant. Other nearby restaurants also serve alcoholic beverages as part of their dining service. By having alcoholic beverages available for on-site consumption, the restaurant can provide a public convenience to its customers by offering beverage service that complements their food selection and is a similar service offered by nearby restaurants. To ensure continued compatibility between the Project and the surrounding land uses, the CUP grant term is limited to 10 years.

#### **ENVIRONMENTAL FINDINGS**

24. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The sale of alcohol beverages for on-site consumption at an existing restaurant will be an accessory service to the restaurant's food service and does not change the restaurant's current operations. Additionally, the Project Site is not located within or in close proximity to an environmentally sensitive area, a hazardous waste site, nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

#### **ADMINISTRATIVE FINDINGS**

25. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Puente Whittier Development Services Section, LA County Planning.

#### **BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.



- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. 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 the neighborhood.
- I. Even though the proposed sale of alcohol would occur at a site within a high crime reporting district and in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcohol at the subject property contributes to the public convenience or necessity.

**THEREFORE, THE HEARING OFFICER:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2023004831**, subject to the attached conditions.

**ACTION DATE: September 24, 2024**

MM:SM

09/24/2024

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2023-003290-(1)  
CONDITIONAL USE PERMIT NO. RPPL2023004831

**PROJECT DESCRIPTION**

The project is to authorize the sale of alcoholic beverages for on-site consumption at an existing restaurant 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 (“LA County 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. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. 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 LA County 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 LA County 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.

5. 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.
6. 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.
7. **This grant shall terminate on September 24, 2034.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve 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.
8. 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.
9. 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. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. 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 **\$2,205.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of this grant. The fund provides for **five (5)** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

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 LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$441.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. 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 22.238 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
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 LA County 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 48 hours of such notification, 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 conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, a modified Exhibit "A" shall be submitted to LA County Planning by **November 24, 2024**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit revised plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
18. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff ("Sheriff"), LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector, or State of California Department of Alcoholic Beverage Control ("ABC") agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

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

19. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with County Code Chapter 22.114 (Signs) 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. If loitering occurs on a continuous basis, as determined by the County Sheriff, a security guard shall be required during business hours at the discretion of the Director.
20. All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the ABC, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. 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, indicated they have participated in this program. Proof of completion of the facility's training program by employees, the licensee, and all managers shall be provided to Zoning Enforcement within 90 days of the effective date of this Conditional Use Permit, and subsequently within 90 days of the hire date of all new employees and/or managers.
21. The permittee and all managers and employees shall not allow the sale of alcoholic beverages to any intoxicated person, any person appearing to be intoxicated, or any person exhibiting behaviors associated with being intoxicated.

22. 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, or within any portion of the interior of any structure that is visible from the outside.
23. Alcoholic beverages shall only be sold or served to patrons age 21 or older.
24. The permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all parking areas and walkways under control of the permittee or required as a condition of this grant. All exterior lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed to direct light and glare only onto the premises. All exterior lighting by this grant shall also be hooded and directed away from neighboring residences to prevent direct illumination and glare, shall comply with County Code Chapter 22.80 (Rural Outdoor Lighting District) if applicable, and shall be turned off within thirty (30) minutes after conclusion of activities, except for sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
25. A numbering address sign, in compliance with County Code Chapter 22.114 (Signs), shall be located at the front of the building in a location clearly visible from the property grounds and the nearest public street, to the satisfaction of the Director.
26. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
27. The premises, including exterior facades, designated parking areas, fences, and adjacent sidewalks and other public rights-of-way, shall be maintained in a neat and orderly condition and be free of garbage, trash, debris, or junk and salvage, except in designated trash collection containers and enclosures. All garbage, trash, debris, or junk and salvage shall be collected, and disposed of, daily.
28. This grant authorizes the sale of alcoholic beverages for on-site consumption from 10:00 a.m. to 10:00 p.m., seven days a week.
29. There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility, as depicted on the site and floor plans labeled Exhibit "A." The permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
30. The permittee shall develop and implement a Designated Driver program (e.g. free soft drinks or coffee to a designated driver of a group). A printed two-side card explaining this program shall be placed on all tables in the facility or an explanation regarding this program shall be printed on the menu.

31. Music or other audible noise at the premises shall comply with Title 12 to the satisfaction of the County Department of Public Health.
32. The permittee shall post the telephone numbers of local law enforcement agencies and shall post the telephone numbers of taxicab companies or a sign promoting ridesharing options, at or near the cashier or within a similar public service area. Such telephone numbers shall be visible by, and available to, the public.
33. No live entertainment, dancing, or dance floor is authorized in or outside the premises.
34. Employees age 18 or older may serve alcoholic beverages in an area primarily designed and used for the sale and service of food for consumption on the premises as an incidental part of their overall duties.
35. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant only.
36. The sale and serving of alcoholic beverages for consumption is prohibited outside the designated areas of the restaurant, as depicted on the site and floor plans labeled Exhibit "A."
37. The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the permissible hours of operation.
38. The permittee shall not advertise or hold any "happy hour" drink specials, "two for one" specials, or similar promotions.
39. Food service shall be continuously provided during operating hours.