

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2022-001925-(1)
CONDITIONAL USE PERMIT NO. RPPL2022005832

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit ("CUP") No. **RPPL2022005832** on October 15, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The permittee, Wil Nieves on behalf of La Talpa Meat Market ("Permittee"), requests the CUP to authorize the sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption, with a change from a Type 20 California Department of Alcohol Beverage Control ("ABC") License to a Type 21 ABC License, as an accessory use in an existing meat market ("Project") located in a multi-tenant commercial shopping center at 4501 Whittier Boulevard, Unit C ("Project Site"), in the unincorporated community of East Los Angeles in the C-3 (General Commercial) zone pursuant to County Code Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverage Sales).
4. **ENTITLEMENT REQUIRED.** The CUP is required to authorize the sale of alcoholic beverages for off-site consumption in the C-3 Zone pursuant to County Code Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverage Sales).
5. **LOCATION.** The Project is located at 4501 Whittier Boulevard, Unit C, within the East Side Unit No. 1 Zoned District and Metro Planning Area.
6. **PREVIOUS ENTITLEMENTS***

CASE NO.	REQUEST	DATE OF ACTION
Conditional Use Permit ("CUP") No. 201400089	Establish the sale of alcoholic beverages (beer and wine) for off-site consumption as an accessory use in the existing meat market.	Approved on February 10, 2016.
Plot Plan ("PP") No. 201301251	Business signage for Talpa Meat Market	Approved on December 12, 2013.

PP No. 200700571	Operate a supermarket accessory recycling center	Denied due to inactivity on April 14, 2011.
PP No. 31789	Operate a fast food take-out restaurant	Approved on November 19, 1982.

* LA County Planning entitlement history, listed in the table above, is limited to those on Assessor Parcel Nos. 5247-012-013 and 5247-012-014 where the Project is located.

7. **LAND USE DESIGNATION.** The Project Site is located within the MC (Major Commercial) land use category of the Community Plan Land Use Policy Map.
8. **ZONING.** The Project Site is located in the East Side Unit No. 1 Zoned District and is currently zoned C-3. Pursuant to County Code Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverage Sales), a CUP is required to authorize the sale of alcoholic beverages for off-site consumption.

9. SURROUNDING LAND USES AND ZONING

LOCATION	METRO AREA PLAN LAND USE POLICY*	ZONING*	EXISTING USES
NORTH	H30 (Residential 30 – 30 Dwelling Units per Net Acre Maximum Density)	R-3-P (Limited Density Multiple Residence – Parking), R-3 (Limited Density Multiple Residence)	Ice supplier, multifamily residences (MFRs), single-family residences (SFRs)
EAST	CG (General Commercial), H30	C-3 (General Commercial), R-3-P	Retail, personal services, parking, sports bar, religious, SFRs, MFRs
SOUTH	CG, H30	C-3, R-3-P, R-3	Retail, personal services, parking, SFRs, MFRs
WEST	CG, H30	C-3, R-3-P	Vacant land, retail, parking, MFRs, interstate 710 freeway

* Pursuant to Chapter 2 (Applicability) of the County General Plan and County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the project applicant chose to have the complete CUP application be subject to the land use policies and zoning regulations in effect at the time it was submitted on May 25, 2022. The zoning designation for the Project Site remained unchanged in conjunction with the Metro Area Plan (“MAP”), adopted on May 20, 2024, now a component of the General Plan. The

Project Site was in the MC (Major Commercial) land use category of the East Los Angeles Community Plan, which was rescinded and superseded by the MAP Land Use Policy Map.

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.61 acres in size and consists of four legal lots. The Project Site is rectangular in shape with flat topography and is developed with a multi-tenant commercial building and two uncovered parking lots.

B. Site Access

The Project Site is accessible via Whittier Boulevard and South Ford Boulevard to the south and west, respectively. Primary access to the Project Site will be via an entrance/exit facing South Ford Boulevard. Secondary access to additional parking will be via the adjacent 15-foot-wide alley.

C. Site Plan

The existing site plan depicts the Project Site developed with a commercial building with eight tenant spaces fronting Whittier Boulevard to its south and South Ford Boulevard to its west. Uncovered parking is available along South Ford Boulevard and in the rear, accessible via the adjacent 15-foot-wide alley. A trash enclosure and landscaping is also located in the rear.

D. Parking

The Project Site includes a total of 32 existing parking spaces, including three accessible for persons with disabilities in accordance with the Americans with Disabilities Act ("ADA"). 15 parking spaces are directly accessible via, and perpendicular to, South Ford Boulevard along the building frontage. The remaining 17 parking spaces are located in the rear of the Project Site, accessible via the 15-foot-wide alley.

11. CEQA DETERMINATION. Prior to the Commission's public hearing on the Project, County Department of Regional Planning ("LA County Planning") staff ("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 involves the expanded sale of alcoholic beverages for off-site consumption at an existing meat market located in a multi-tenant commercial shopping center, with no physical expansion of a structure nor intensification of a use beyond that which is currently existing or in operation. None of the exceptions to an exemption apply because the Project is not located within a Significant Ecological Area, on a scenic highway or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment.

12. COMMUNITY OUTREACH. During the month of February 2024, the Permittee conducted outreach to the surrounding residential area. Outreach was done via door-

to-door outreach, as well as by posting a petition at the Project Site for customers. The Permittee submitted 20 letters of support from neighboring residents, indicating support of the CUP request. The Permittee submitted a petition with 80 signatures indicating support of the CUP request. Outreach was conducted primarily in Spanish, which is the most prevalent language in the community.

13. **PUBLIC COMMENTS.** Staff did not receive any public comments before the Report to the Commission was issued on October 2, 2025.

14. **AGENCY RECOMMENDATIONS.**

- A. County Sheriff's Department, East Los Angeles Station ("Sheriff"): Recommended clearance to public hearing with conditions in a letter dated February 2, 2025.
- B. ABC: in a report dated February 4, 2025, indicated that the Project Site is:
- a. Located in a Census Tract overconcentrated with ABC Licenses for the sale of alcoholic beverages for off-site consumption, because two licenses are allocated to the Census Tract and six licenses currently exist; and
 - b. Located in a High Crime Reporting District as defined and determined by ABC.

15. **LEGAL NOTIFICATION.** Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, newspaper (Daily Journal) and property posting. On August 11, 2025, a "Notice of Public Hearing" sign was posted on the Project Site, plainly visible from the public right-of-way on South Ford Boulevard. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On July 31, 2025, a total of 116 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 13 notices to those on the courtesy mailing list for the East Side Unit No. 1 Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Community Plan because the MC land use designation is intended for mixture of small and large businesses, oriented toward the greater East Los Angeles area, such as a neighborhood meat market with the accessory sale of alcoholic beverages. The Commission further finds that the Project promotes any additional supporting information that is consistent with what is allowed by the LU designation.
17. **GOALS AND POLICIES – GENERAL PLAN.** The Commission finds that the Project is consistent with the goals and policies of the General Plan, including the following:

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

The Project contributes to the diversity of commercial uses in the surrounding area because it expands the existing offerings with a full line of alcoholic beverage sales. The meat market will continue to provide grocery items, including fresh produce and whole grains, which would be maintained with approval of the CUP, and complements other nearby commercial uses. The Project serves a local need by allowing for a full line of alcoholic beverage sales so that local patrons may complete their grocery shopping in their community rather than traveling to other locations with these offerings.

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

The Project Site is compatible with surrounding uses and complements neighborhood character because it is sufficiently buffered from adjacent residential neighborhoods with existing commercial developments and a 15-foot-wide alley. The use operates within an existing commercial tenant space, and no modifications to the Project Site are proposed. The Project will include conditions of approval that, among other things, will continue to limit the total shelf space devoted to alcoholic beverages to five percent of the store, and a restriction on the hours of authorization to sell alcoholic beverages for off-site consumption. This will ensure that the meat market continues to serve primarily as a grocery store while expanding to a full line of alcoholic beverages and mitigate any potential adverse impact on the surrounding residential neighborhood.

18. **GOALS AND POLICIES – COMMUNITY PLAN.** The Commission finds that the Project is consistent with the goals and policies of the Community Plan, including the following:

LAND USE POLICIES

- Encourage rehabilitation of existing commercial uses and development of new commercial infill along the major corridors where commercial uses are designated on the Land Use Plan map and where transportation and other municipal services can support development.
- Allow the intensification of land uses only if it does not adversely impact existing uses, neighborhoods, and the existing character and density of the East Los Angeles Community.

ECONOMIC DEVELOPMENT POLICIES

- Promote coordination and development of existing businesses and encourage upgrading to improve their economic status.

The Project would expand the offerings within the existing meat market located on Whittier Boulevard, which is a heavily traveled commercial corridor. The meat market will continue to provide grocery items, including fresh produce and whole grains, which would be maintained with approval of the CUP. The Project will include conditions of approval that, among other things, will continue to limit the total shelf space devoted to alcoholic beverages to five percent of the store, and a restriction on the hours of authorization to sell alcoholic beverages. This will mitigate the potential for the proposed expanded alcoholic beverage sales to adversely impact the surrounding residential neighborhood.

ZONING CODE CONSISTENCY FINDINGS

19. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the C-3 zoning classification because the accessory sale of alcoholic beverages for off-site consumption is permitted in such zone with a CUP, while the primary uses of a multi-tenant commercial center and meat market are permitted in such zone with a ministerial Site Plan Review, pursuant to County Code Sections 22.20.030 (Land Use Regulations for Commercial Zones), 22.140.030 (Alcoholic Beverage Sales), and 22.316.080.A.4.a (Permitted Uses).
20. **REQUIRED YARDS.** The Commission finds no yards are required for nonresidential uses in the C-3 Zone.
21. **HEIGHT.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 22.20.040 (Development Standards for Commercial Zones) and 22.316.070.G (East Los Angeles Community Standards District - Zone Specific Standards). The existing building is 15 feet and six inches tall, within the maximum allowable building height of 40 feet.
22. **PARKING.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 22.112.070 (Required Parking Spaces) and 22.316.080.A.3.a (East Los Angeles Community Standards District – Area Specific Standards), which requires one parking space for every 400 square feet of floor area of commercial floor area, except that no parking is required for uses in the first 50-foot depth of any lot fronting Whittier Boulevard. Approximately 7,520 square feet of commercial area is developed beyond the 50-foot portion of the Project Site fronting Whittier Boulevard, which requires a minimum of 19 parking spaces. The Project Site has 32 existing parking spaces, exceeding the minimum requirement.
23. **SIGNS.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.114 (Signs) and Section 22.316.060.C (East Los Angeles Community Standards District - Signage in Nonresidential Zones). A maximum of three-square feet of wall signage is allowed per linear foot of building frontage, provided that the total sign area does not exceed 10 percent of the building

face or 240 square feet, whichever is less. The building wall facing South Ford Avenue is 25 feet and five inches wide and 15 feet and six inches tall, which allows a maximum of 240 square feet for wall signage. A 60-square-foot wall sign for the meat market exists on the Project Site.

24. **LANDSCAPING.** The Commission finds that the Project is not consistent with respect to the standard identified in County Code Section 22.20.040 (Development Standards for Commercial Zones), which requires at least 10 percent of the 26,625-square-foot lot area, or approximately 2,663 square feet, be landscaped. There is approximately 547 square feet of existing landscaping on the Project Site. The Project Site was developed in 1948, prior to parking requirements in the C-3 zone which became effective in 1958. Therefore, the Commission finds that the Project is legal nonconforming with respect to this standard.
25. **TREE PLANTING.** The Commission finds that the Project is not consistent with County Code Section 22.126.030 (Tree Requirements) which requires that a minimum of three (3) trees for every 10,000 square feet of developed lot area, or three (3) trees, be planted. The Project Site does not have any trees and was developed in 1948, prior to tree planting requirements in the C-3 zone which became effective in 2016. Therefore, the Commission finds that the Project is legal nonconforming with respect to this standard. Furthermore, the Commission finds that this standard does not apply to the Project pursuant to County Code Section 22.126.020 (Applicability) because the Project does not include any new floor area or any new uncovered parking spaces.
26. **ALCOHOLIC BEVERAGE SALES.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.140.030 (Alcoholic Beverage Sales). Alcoholic beverages will be restricted to a maximum of five percent of total shelf space that can be used for alcoholic beverage display. Other standards have been incorporated into the conditions of approval for the CUP, including but not limited to requiring the offering of fresh produce and the participation of employees in relevant training in alcoholic beverage sales.
27. **COMMUNITY STANDARDS DISTRICT (“CSD”).** The Commission finds that the standards identified in County Code Chapter 22.316 (East Los Angeles CSD) do not apply to the Project pursuant to County Code Section 22.316.040 (Applicability) because the Project does not include any new floor area or any changes of use.

CONDITIONAL USE PERMIT FINDINGS

28. **The Commission 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 Permittee has operated for many years, and nearly 10 years with the sale of beer and wine for off-site consumption, with no reported adverse impacts on the surrounding community. The Project contributes to a variety of

commercial and retail services available to local residents. The commercial unit is adequate in size for the requested operation of a meat market with the sale of alcoholic beverages and is located within an existing building on Whittier Boulevard, a heavily traveled commercial corridor. With the recommended conditions of approval for the CUP, the Project is not anticipated to adversely impact or endanger persons in the nearby vicinity, nor to constitute a menace to the public health, safety, or general welfare.

29. **The Commission 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 consistent with applicable required standards in Title 22, although legal nonconforming with respect to certain standards such as landscaping, because the Project Site was developed in 1948. The 32 existing parking spaces are adequate for the needs of this business. The existing floor plan provides adequate space to carry out all administrative and business activities and in compliance with County regulations. The Project integrates well into the surrounding area due to its proximity to a variety of other local-serving commercial uses along Whittier Boulevard.
30. **The Commission 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 served by Whittier Boulevard, which is an existing 80-foot-wide Secondary Highway mapped on the County's Master Plan of Highways. Whittier Boulevard is a high-quality transit corridor served by LA Metro (Los Angeles County Metropolitan Transit Authority) Bus Line 18, two El Sol (East Los Angeles Shuttle) circulator bus lines, and a shuttle bus line to California State University, Los Angeles. The adjacent roads and sidewalks are adequate in size and width for vehicle and pedestrian traffic, respectively, to and from the Project Site. The Project Site is adequately served by public water and sewer systems, and no public infrastructure improvements are necessary because no expansion is proposed.
31. The Commission 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

32. **The Commission finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** There are five sensitive uses within a 600-foot radius around the Project Site, consisting of places used for religious worship. Two of these are located in the surrounding residential neighborhood, while the other three are located on Whittier Boulevard. These uses are sufficiently buffered from the Project Site by existing roadways and structures. Since the establishment of alcoholic beverage sales at the Project Site, there have been no reported zoning violations or complaints from the community. The Sheriff did not report

any concerns about the establishment. With the continued imposition of operational controls such as limitations on the hours of alcohol sales, shelf space limitation for the display of alcoholic beverages, and prohibition of on-site consumption of alcohol, the sale of a full line of alcoholic beverages for off-site consumption is not anticipated to have any negative impacts on these surrounding sensitive uses.

33. **The Commission 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 commercial tenant space is adequate in size for the requested operation of a meat market with the sale of alcoholic beverages and is located within an existing commercial building on Whittier Boulevard, a heavily traveled commercial corridor. The Project Site is located at the intersection of Whittier Boulevard and South Ford Boulevard and does not abut a residential use or zone. The Project Site is sufficiently buffered from the residential neighborhood to its north by an existing 15-foot-wide alley and adjacent commercial use located across the alley.
34. **The Commission finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The Project contributes to the diversity of commercial uses in the surrounding area because it expands the existing offerings with a full line of alcoholic beverage sales. The meat market will continue to provide grocery items, including fresh produce and whole grains, which would be maintained with approval of the CUP. By allowing the sale of a full line of alcoholic beverages for off-site consumption, local patrons may complete their grocery shopping in one location rather than traveling to other locations or communities with these offerings. With the conditions of approval for the CUP, the Project is not anticipated to adversely affect the economic welfare of the surrounding community.
35. **The Commission 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 a full line of alcoholic beverages for off-site consumption, by upgrading the existing ABC License, will not change the exterior appearance of the existing multi-tenant commercial building. No modifications or physical development is being requested or proposed at this time. Any future tenant improvement will be subject to review against applicable zoning requirements at that time. Therefore, the Project is not anticipated to cause blight, deterioration, or substantially diminish or impair property values within the community.
36. **The Commission finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, or that the use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.** According

to a report from ABC dated February 4, 2025, six licenses for the sale of alcoholic beverages for off-site consumption are allowed in the Census Tract where the Project Site is located (5315.04), while six such licenses are currently active, including the license for the subject meat market. This indicates that there is an overconcentration of alcohol sales for off-site consumption in this Census Tract, as defined and determined by ABC. In their report, ABC further indicated that the Project Site is located in a High Crime Reporting District, as defined and determined by ABC. However, the public convenience of allowing the patrons of the subject market to purchase from a full line of alcoholic beverages together with their other items outweighs these facts. The subject market has been selling beer and wine for nearly 10 years. The Project would allow its customers to purchase from a full line of alcoholic beverages, together with their other grocery items at the meat market, instead of traveling to other locations with these offerings.

ENVIRONMENTAL FINDINGS

37. The Commission 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 Project involves an upgrade in privileges from the existing ABC license for an existing meat market to allow the sale of a full line of alcoholic beverages for off-site consumption. No modifications or physical development is being requested or proposed at this time. The Project Site is not located in an environmentally sensitive area, a hazardous waste site, nor a designated historic district. There are no significant cumulative impacts nor unusual circumstances associated with the Project. Therefore, there are no exceptions to the proposed categorical exemption, so the exemption still applies to the Project.

ADMINISTRATIVE FINDINGS

38. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at 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 Metro Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION 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. The public convenience for the requested use at the proposed location outweighs the fact that it is located in a High Crime Reporting District as defined and determined by ABC.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 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. RPPL2022005832**, subject to the attached conditions.

ACTION DATE: October 15, 2025

Reserved for Commission's voting block.

PROJECT NO. PRJ2022-001925-(1)
CONDITIONAL USE PERMIT NO. RPPL2022005832

EXHIBIT C
FINDINGS
PAGE 12 OF 12

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October 2, 2025

c: Each Commissioner, Zoning Enforcement