

REPORT TO THE HEARING OFFICER

DATE ISSUED: November 21, 2024

HEARING DATE: December 3, 2024 AGENDA ITEM: 5

PROJECT NUMBER: PRJ2024-001016-(4)

PERMIT NUMBER(S): Conditional Use Permit RPPL2024001493

SUPERVISORIAL DISTRICT: 4

PROJECT LOCATION: 10506 Whittier Boulevard, Whittier, CA 90606

OWNER: Legend Oil LLC

APPLICANT: Legend Oil LLC

CASE PLANNER: Carl Nadela, AICP, Principal Regional Planner
cnadela@planning.lacounty.gov

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:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2024-001016-(4), Conditional Use Permit ("CUP") Number RPPL2024001493, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT(S):

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2024001493 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

Conditional Use Permit (“CUP”) for the sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station in the C-3-BE (General Commercial – Billboard Exclusion) Zone pursuant to County Code Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

B. Project

The project is a request to authorize the sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station. Site Plan Review (“SPR”) RPPL2021010577 was approved on July 10, 2024, which authorized the expansion and remodeling of the existing convenience store as well as the addition of an express car wash at the subject gas station. The applicant has not specified the hours of beer and wine sales that they are requesting for this Project. Staff recommends that the Hearing Officer can make the required finding of public convenience or necessity only if the sale of alcoholic beverages is limited to 10 a.m. to 10 p.m., daily, which precludes alcohol sales either too early or too late in the day. Accordingly, one of the recommended conditions of Project approval will limit the sale of alcoholic beverages for off-site consumption from 10 a.m. to 10 p.m., daily.

The Project Site is located at the southeast corner of Whittier Boulevard and Redman Avenue. It is located on an 0.44-acre lot that is developed with an existing gas station with an existing convenience store and a mechanic shop with two bays. The gas pumps and canopy are located at the northern portion of the property while the convenience store and mechanic shop are located at the southern portion. Nine parking spaces are located at the eastern portion. Site Plan Review (SPR) RPPL2021010577 was approved on July 10, 2024, which authorized the expansion and remodeling of the existing convenience store as well as the addition of an express car wash at the southernmost part of the property. The expansion and renovation has not yet started.

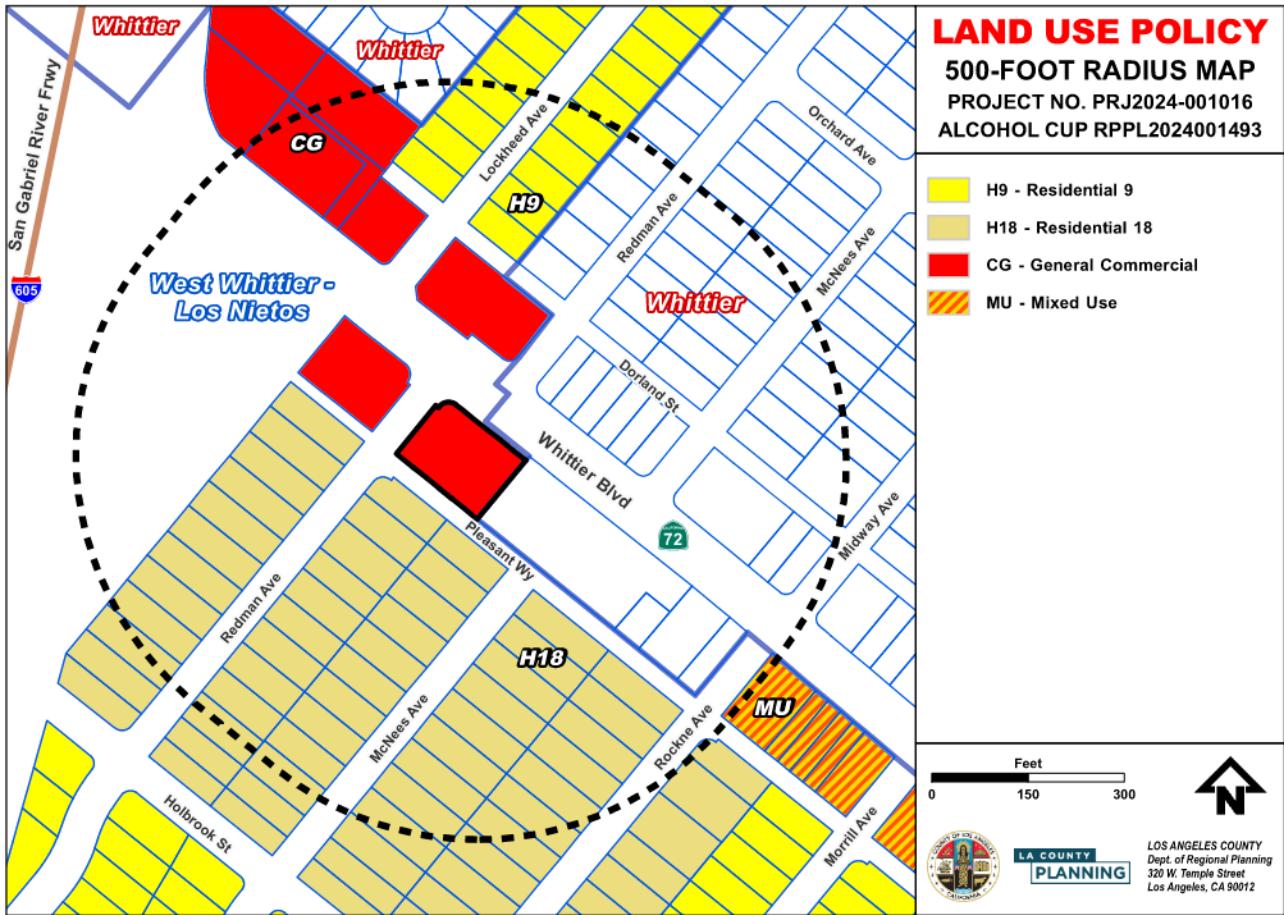
The Site Plan depicts the entire Project Site with the gas pumps and canopy located at the northern portion of the property and the convenience store and mechanic shop located at the southern portion. It also shows an expansion of the existing convenience store and the addition of a car wash at the southern portion of the Project Site. Two parking spaces are indicated at the western portion of the Project Site with nine more indicated at the eastern portion. A total of nine parking spaces are required for the Project Site as per SPR RPPL2021010577, seven for the 1,510-square-foot convenience store and two for the 893-square-foot-mechanic shop. Access to the Project Site is provided by two ingress/egress driveways on Whittier Boulevard to the north, an ingress/egress driveway on Redman Avenue to the west and another ingress/egress driveway on Pleasant Way to the south.

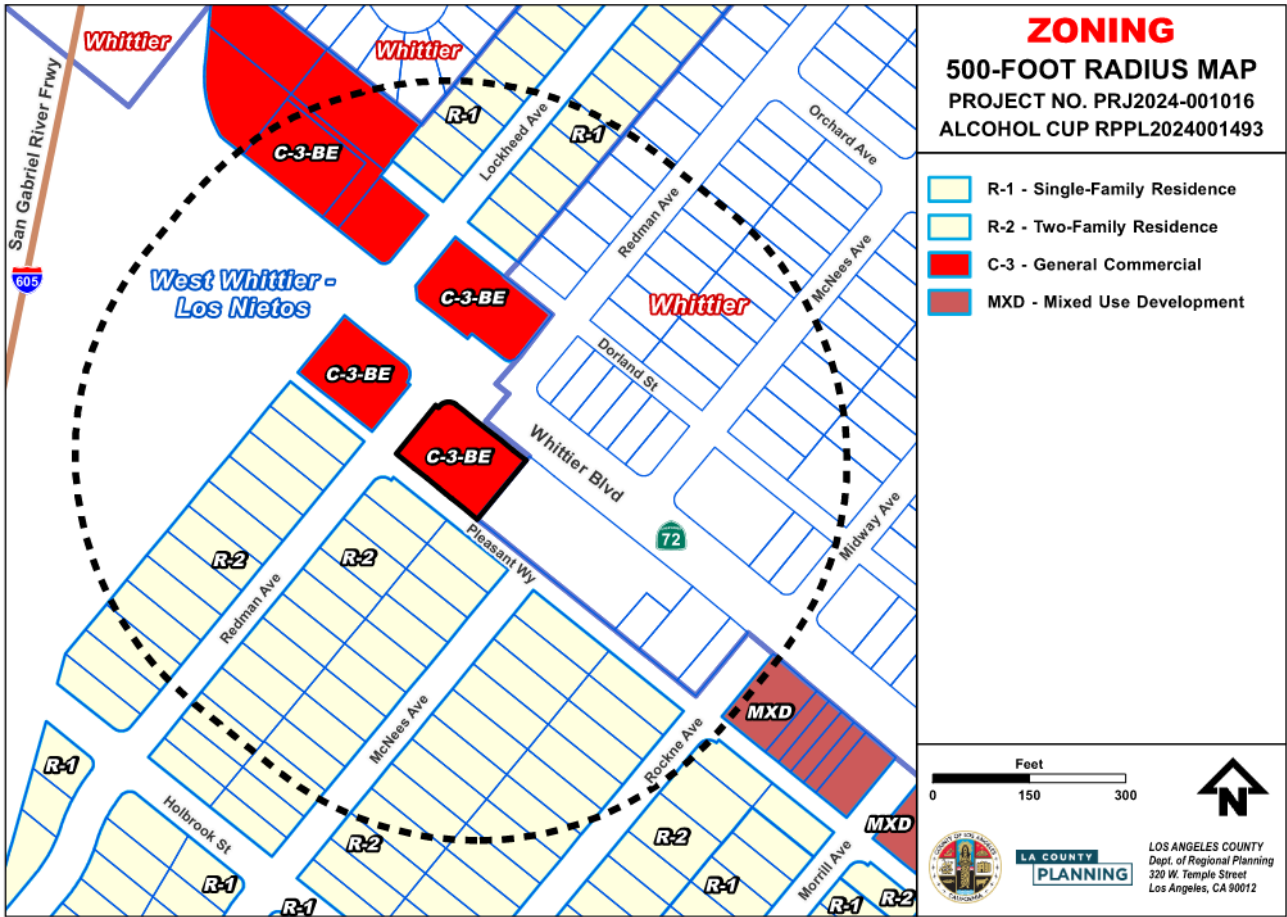
A separate Floor Plan shows the interior layout of the subject convenience store and a shelf space summary table indicates that the shelf space for beer and wine is limited to 4.81 percent of the shelf space of the entire expanded and remodeled convenience store.

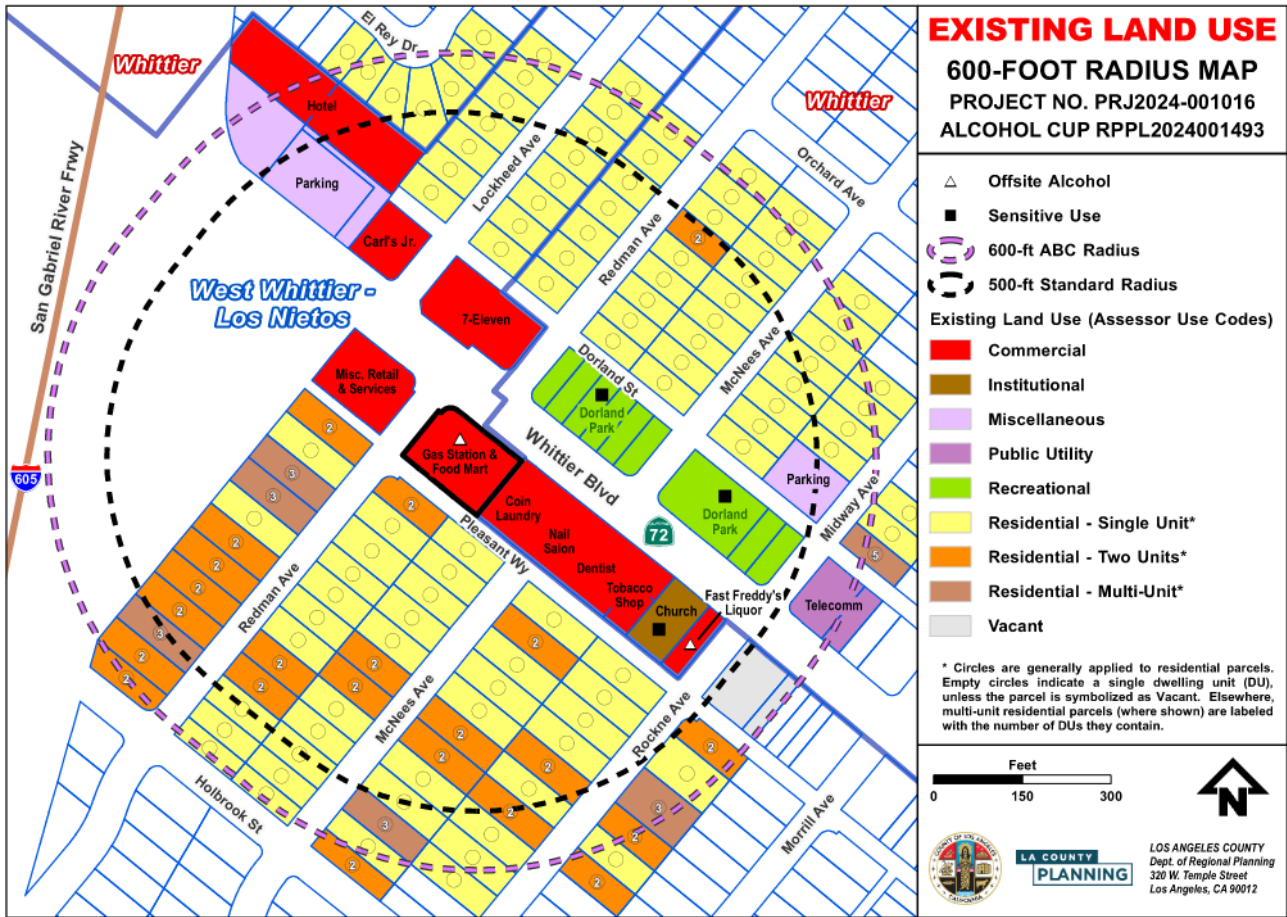
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-3-BE	Gas station
NORTH	CG, City of Whittier	C-3-BE, City of Whittier	Retail store, public park, Single-family residences ("SFRs")
EAST	City of Whittier	City of Whittier	Strip mall with various commercial uses
SOUTH	H18 (Residential 18 – 0 to 18 dwelling units per acre)	R-2 (Two-family Residence)	SFRs, multi-family residences
WEST	CG, H18	C-3-BE, R-2	Strip mall with various commercial uses, SFRs, multi- family residences







PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
3533	C-3	2/27/1940
5482	C-3	1/31/1950

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
SPR RPPL2021010577	Addition of an express carwash in the back of an existing gas station. Remodel and upgrade the facade to a modern elevation.	Approved 7/10/2024

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
14-0003380	Automobile repair being conducted outside an enclosed building; display of banners, pennants, flags and portable signs; parking and landscaping requirements not met; outside storage	Closed 2/14/2017

ANALYSIS

A. Land Use Compatibility

The subject property is developed with a gas station and a convenience store with two bays for minor auto repair. SPR RPPL2021010577 approved the addition of an express car wash on the south side of the property. To the east and west are strip malls with various commercial uses. To the immediate north is a retail store and a public park. To the immediate south and further north are SFRs. These SFRs are sufficiently buffered from the Project Site by the public park, concrete block walls, landscaping, existing structures, parking lots and the widths of Whittier Boulevard, an 80-to-100-foot-wide Major Highway as identified by the County Master Plan of Highways, Redman Avenue, a 50-foot-wide public street, and Pleasant Way, a 30-foot-wide public street, to the north, west, and south, respectively, of the Project Site. With the establishment of adequate operational controls such as hours of alcohol sales and prohibition of on-site consumption of alcohol, the proposed accessory sale of beer and wine for off-site consumption at the existing convenience store at the existing gas station at the subject location is compatible with all these surrounding uses in the area.

B. Neighborhood Impact (Need/Convenience Assessment)

The sale of alcoholic beverages (beer and wine) for off-site consumption at the Project Site is appropriate and will not likely result in a nuisance situation, provided that the sales are conducted in compliance with the recommended conditions of Project approval.

The Project is a request to authorize the sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station. Site Plan Review ("SPR") RPPL2021010577 was approved on July 10, 2024, which authorized the expansion and remodeling of the existing convenience store as well as the addition of an express car wash at the subject gas station.

There are no businesses with sales of alcoholic beverages for off-site consumption within a 500-foot radius of the Project Site and two sensitive uses within 600 feet, a church and

a park located to the east and northeast of the Project Site. These are sufficiently buffered from the Project Site by block walls, existing structures, parking lots and the width of Whittier Boulevard. The sale of alcoholic beverages at the gas station convenience store is not likely to adversely impact the neighborhood, provided that the sales are conducted in compliance with the recommended conditions of Project approval. These include the establishment of adequate operational controls such as hours of alcohol sales, the placement of beer and wine display at the back of the store, and the prohibition of on-site consumption of alcohol.

The Project Site is located in Crime Reporting District No. 1575 and, in a report received on October 22, 2024, the California Department of Alcoholic Beverage Control ("ABC") determined it is in a high crime reporting district. The report is attached as Exhibit J. Furthermore, the County Sheriff ("Sheriff") recommends approval of this use, as the reported crimes for the Project Site have been routine in nature and the Project Site has not been a problem location for the Sheriff.

Pursuant to County Code Section 22.140.030.F.a.i (Public Convenience or Necessity), the Hearing Officer must make a finding of public convenience or necessity when a requested use is located in a high crime reporting district. However, this finding needs to be balanced with the adverse effects of the easy availability of alcoholic beverages either too early or too late in the day (see Exhibit K). Because of these documented adverse effects, Staff recommends that the Hearing Officer can make a finding of public convenience or necessity only if the sale of alcoholic beverages for off-site consumption is limited to 10 a.m. to 10 p.m. Monday through Sunday, which precludes sales either too early or too late in the day. Accordingly, one of the recommended conditions of Project approval will limit the sale of alcoholic beverages for on-site consumption from 10 a.m. to 10 p.m. Monday through Sunday.

A separate Floor Plan shows the interior layout of the subject convenience store and a shelf space summary table indicates that the shelf space for beer and wine is limited to 4.81 percent of the shelf space of the entire expanded and remodeled convenience store.

Recommended Hours of Alcohol Sales

As noted above, the applicant is not requesting specific hours of sales of alcoholic beverages. Staff recommends that the Hearing Officer can make the required finding of public convenience or necessity only if the sale of alcoholic beverages is limited to 10 a.m. to 10 p.m., daily, which precludes alcohol sales either too early or too late in the day. Accordingly, one of the recommended conditions of Project approval will limit the sale of alcoholic beverages for off-site consumption from 10 a.m. to 10 p.m., daily.

C. Design Compatibility

Pursuant to Section 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M) of the County Code, the Project Site is subject to the development standards of the C-2 Zone. While the Project is for the accessory sale of beer and wine for off-site consumption at the existing convenience store, Site Plan Review (SPR) RPPL2021010577, approved on July 10, 2024, authorized the expansion and remodeling of the existing convenience store as well as the addition of an express car wash at the subject gas station. This approval determined that the proposed expansion and renovations at the Project Site are in compliance with the development standards of the C-2 zone.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Sections 22.158.050 (Conditional Use Permits Findings and Decisions) and 22.140.030 (Alcoholic Beverage Sales) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Project is for the sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station. SPR RPPL2021010577 was ministerially approved on July 10, 2024, which authorized the expansion and remodeling of the existing convenience store as well as the addition of an express car wash at the subject gas station. This expansion and remodeling have not yet commenced. The Project Site is not a hazardous waste site nor a designated historic district. There are also no significant cumulative impacts nor unusual circumstances associated with the Project. Thus, there are no exceptions to the identified exemptions. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The County Sheriff's Department, Pico Rivera Station, in a letter dated November 12, 2024, indicated that they recommend approval of the CUP with conditions.

B. Other Agency Comments and Recommendations


Staff has not received any comments from non-County agencies at the time of report preparation.

C. Public Comments

Staff has not received any comments from the public at the time of report preparation.

Report

Reviewed By:



Maria Masis, AICP, Supervising Regional Planner

Report

Approved By:



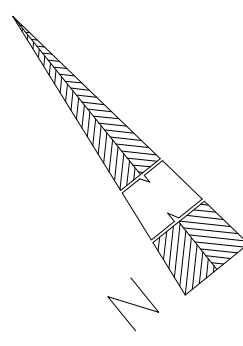
For

Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Public Correspondence
EXHIBIT K	Reference Documents
<ol style="list-style-type: none">1. "Effectiveness of Policies Restricting Hours of Alcohol Sales in Preventing Excessive Alcohol Consumption and Related Harms". US National Library of Medicine National Institutes of Health. 2010. https://www.ncbi.nlm.nih.gov/pubmed/210840802. "International alcohol control study: pricing data and hours of purchase predict heavier drinking". US National Library of Medicine National Institutes of Health. https://www.ncbi.nlm.nih.gov/pubmed/245888593. "How To Use Local and Land Use Powers to Prevent Underage Drinking". Pacific Institute for Research and Evaluation, August 2013 (https://www.ojp.gov/ncjrs/virtual-library/abstracts/how-use-local-regulatory-and-land-use-powers-prevent-underage)	

WHITTIER BLVD.



LEGEND

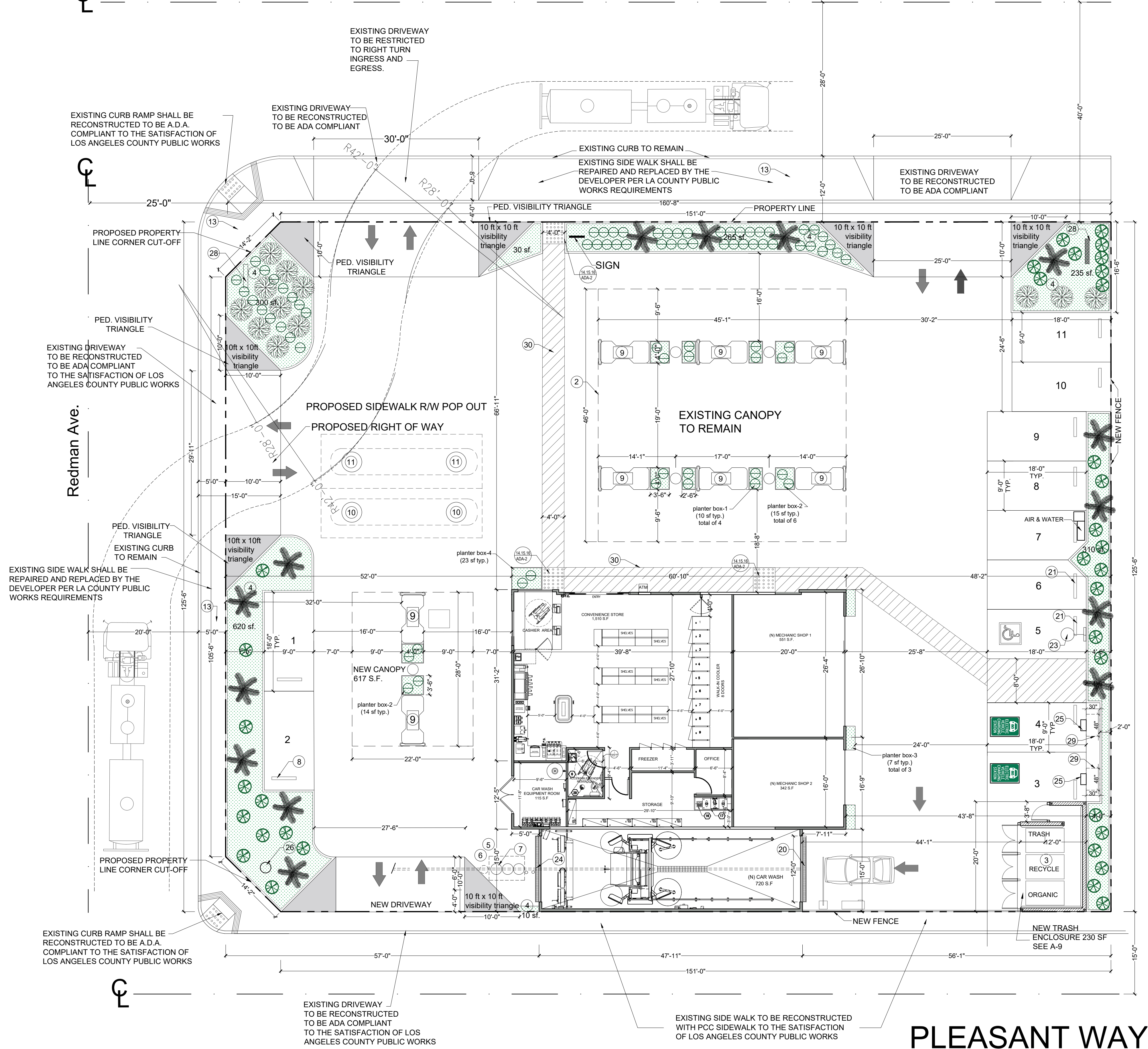
EXISTING WALL TO REMAIN

NEW WALL TO BE CONSTRUCTED

KEY PLAN

- 1. SIDEWALK TO STORE
- 2. (E) FUEL CANOPY
- 3. TRASH ENCLOSURE (SEE A-7)
- 4. LANDSCAPE
- 5. 1500 GALLON CLARIFIER TANK
- 6. SAMPLE BOX
- 7. 4" PIPE TO 1500 JENSEN CLARIFIER TANK
- 8. NEW CAR WASH VACUUM
- 9. EXISTING GAS DISPENSERS
- 10. EXISTING UNDERGROUND GAS REGULAR TANK TO REMAIN
- 11. EXISTING UNDERGROUND TANK PLUS GAS TO REMAIN
- 12. EXISTING UNDERGROUND TANK SUPREME FUEL TO REMAIN
- 13. EXISTING DRIVEWAYS TO BE RECONSTRUCTED (PER LA COUNTY PUBLIC WORKS)
- 14. EXISTING TRAFFIC SIGNAL LIGHT
- 15. CITY TRAFFIC LIGHT J-BOX
- 16. TRAFFIC CAMERA
- 17. GTB. BOX
- 18. EXISTING SIDEWALK
- 19. 24" X 24" CATCH BASIN
- 20. TRENCH DRAIN WITH TRAFFIC GRADE COVERS
- 21. CONCRETE WHEEL STOP
- 22. PARKING LIGHT
- 23. HANDICAP SIGN TO MEET ADA REQUIREMENT
- 24. Metal roll up door
- 25. ELECTRIC VEHICLE CHARGING
- 26. Digital Diesel Sign
- 27. Propane Tank
- 28. PRICE SIGN
- 29. CLEAR FLOOR SPACE
- 30. HANDICAP PATH OF TRAVEL TO MEET ADA REQUIREMENT

NOTE:
PATH OF TRAVEL SLOPE SHALL BE LESS THAN 2% IN BOTH DIRECTIONS



PLEASANT WAY

1 PROPOSED SITE PLAN

SCALE: 1/10"=1'-0"

ARCHITECT:
ATABAK YOUSSEFZADEH
1401 WESTWOOD BLVD. SUITE 320
LOS ANGELES, CA 90024
EMAIL: atabak80@gmail.com
TEL: (310)-503-7123

OWNER:
The Legend Oil, LLC
Arimiah Guirguis
PO BOX 1435, UPLAND,
CA 91785
jeremiahmorgan61@yahoo.com
Tel: (909) 767-9992



PROJECT:

WHITTIER GAS STATION
& CAR WASH ADDITION

10506 WHITTIER BLVD. WHITTIER, CA 90606

BULLETIN	REV.	DATE	ISSUED FOR
		05/07/2021	1ST SUBMITTAL
		03/02/2023	PCC
		08/11/2023	
		1/08/2023	

DATE: 03-11-24 SCALE: AS NOTED

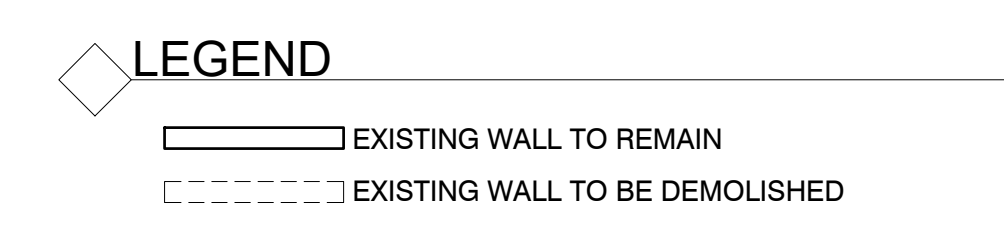
DRAWN BY: J.S.

SHEET TITLE:

PROPOSED SITE PLAN

SHEET NUMBER:

A2



OWNER:
The Legend Oil, LLC
Arimiah Guirguis
PO BOX 1435, UPLAND,
CA 91785
jeremiahmorgan61@yahoo.com
Tel: (909) 767-9992

WHITTIER GAS STATION
& CAR WASH ADDITION
10506 WHITTIER BLVD. WHITTIER, CA 90606

DATE: 03-11-24 SCALE: AS NOTED

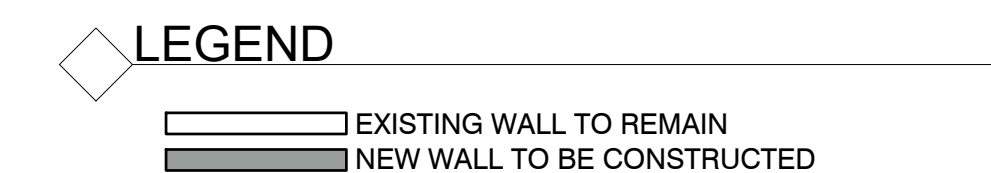
DRAWN BY: J.S.

SHEET TITLE:

EXISTING SITE PLAN

SHEET NUMBER: _____

A1



- 1 DOUBLE ALUMINUM ENTRANCE AND STOREFRONT SYSTEM
- 2 INSTALL 6"Ø PVC CHASE FOR FOUNTAIN SYRUP LINES.
- 3 FLOOR RECEPTACLES, REFER TO ELECTRICAL PLANS.
- 4 TOMACCO BACK BAR P.O.S SYSTEM
- 5 1" MINIMUM AIR GAP AT PREFABRICATED COOLER/FREEZER
- 6 DEPRESSED SLAB
- 7 LINE OF CANOPY ABOVE
- 8 2X4 SHELVES
- 9 THRESHOLD, REFER TO DOOR SCHEDULE ON SHEET A5.1
- 10 LINE OF SOFFIT ABOVE
- 11 CIGARETTE RACK
- 12 MEDICAL DISPLAY
- 13 ICE CREAM DRIP SINK
- 14 FOUR HEAD FOSTER MACHINE
- 15 PORTABLE FIRE EXTINGUISHER
- 16 FLOOR SINK
- 17 3 COMPARTMENT SINK
- 18 HAND SINK
- 19 SODA FOUNTAIN
- 20 CUP/ STRAW DISPENSER
- 21 CUP DISPENSER
- 22 ICE COFFEE DISPENSER
- 23 DUAL COFFEE WATER , COFFEE SERVER
- 24 DUAL COFFEE BREWER
- 25 TEA BREWER
- 26 4 FLAVOR CREAMER DISP
- 27 CAPPUCCINO MACHINE
- 28 FROSTERS MACHINE
- 29 EXHAUST FAN

OWNER:
The Legend Oil, LLC
Arimiah Guirguis
PO BOX 1435, UPLAND,
CA 91785
jeremiahmorgan61@yahoo.com
Tel: (909) 767-9992

WHITTIER GAS STATION
& CAR WASH ADDITION
10506 WHITTIER BLVD. WHITTIER, CA 90606

[illegible]

DATE: 03-11-24 SCALE: AS NOTED

DRAWN BY: JS

SHEET TITLE:

PROPOSED FLOOR PLAN

SHEET NUMBER:

A3

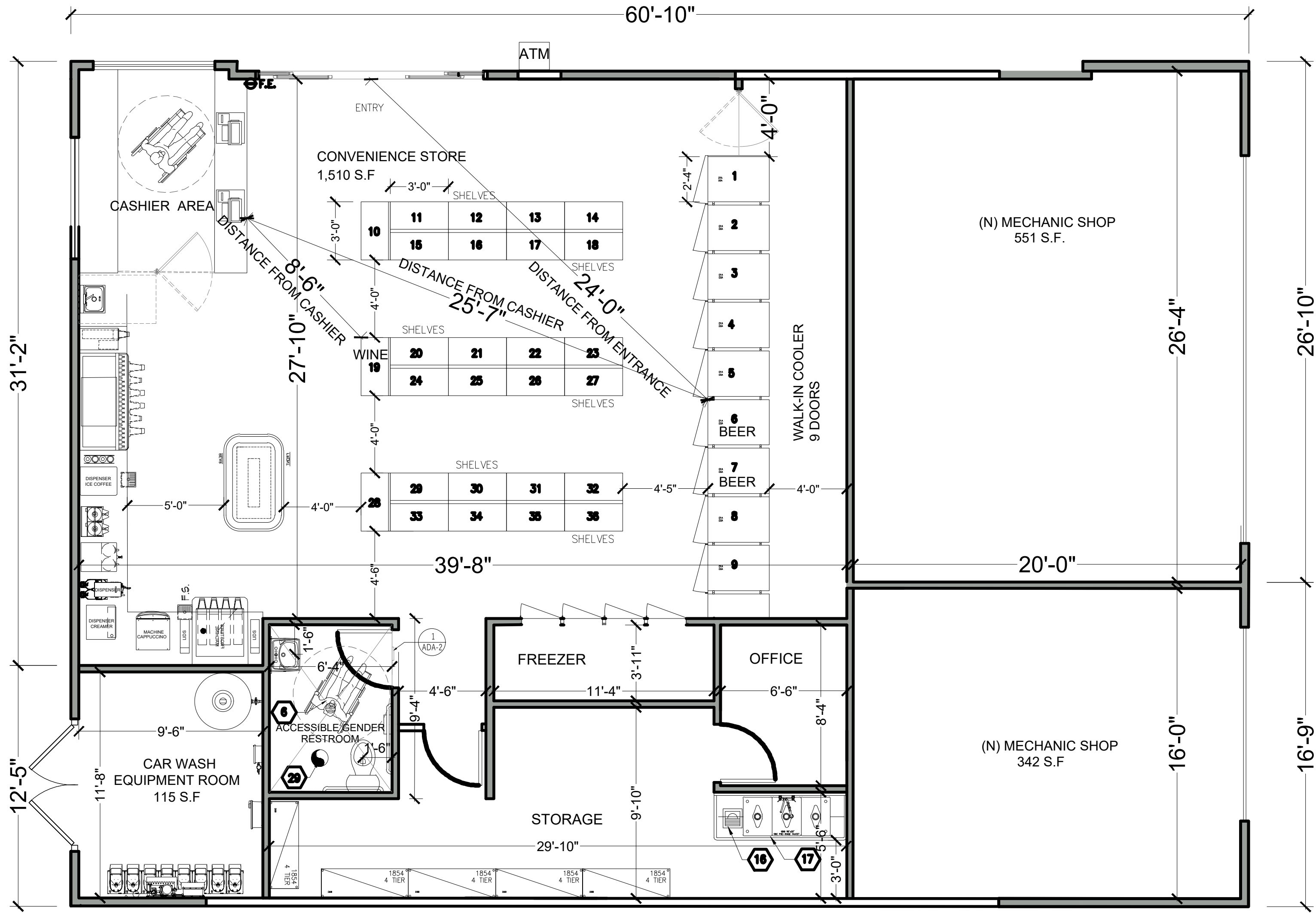
This detailed floor plan illustrates the layout of the first floor, which measures 60'-10" by 78'-0". The plan includes several key areas:

- CASHIER AREA**: Located at the top left, featuring a circular service area.
- CONVENIENCE STORE**: A large central area (1,510 S.F.) containing multiple shelving units and a walk-in cooler with 8 doors.
- (N) MECHANIC SHOP**: Two shops are shown on the right side, measuring 551 S.F. and 342 S.F., separated by a wall.
- FREEZER**: A storage area located between the convenience store and the mechanic shops.
- OFFICE**: A small office space adjacent to the freezer.
- STORAGE**: A large storage area (29'-10" wide) located below the freezer.
- CAR WASH EQUIPMENT ROOM**: Located at the bottom left, measuring 115 S.F., containing car wash equipment.
- ACCESSIBLE GENDER RESTROOM**: A restroom facility located near the car wash room.
- ENTRY**: The main entrance area at the top center.
- ATM**: An ATM machine located near the entry.
- Dimensions**: Various room dimensions are provided, such as 39'-8" for the convenience store's main aisle, 20'-0" for the mechanic shop aisles, and 11'-8" for the car wash room.
- Other Features**: The plan also shows a "CASHIER AREA" with a circular service area, a "WALK-IN COOLER 8 DOORS", and a "FREEZER" section.

1 PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

WHITTIER GAS STATION & CAR WASH ADDITION

10506 WHITTIER BLVD. WHITTIER, CA 90606



EACH SHELF AREA: 8 SF.
9x5 shlef x 7.5 sf. = 337.5 sf.

EACH SHELF AREA: 4.25 SF.
26x4 shlef x 4.5 sf. = 468 sf.

CALCULATION TABLE:

CABINET #	LENGTH (L) INCHES	TOTAL # OF SHELVES	TOTAL # OF SHELVES DEVOTED TO ALCOHOL BEVERAGES	TOTAL LINEAR INCH OF SHELVES	TOTAL LINEAR FEET OF SHELVES DEVOTED TO ALCOHOLIC BEVERAGES	PERCENTAGE OF SHELF SPACE DEVOTED TO ALCOHOLIC BEVERAGES
1	28	5	0	140	0	0.00%
2	28	5	0	140	0	0.00%
3	28	5	0	140	0	0.00%
4	28	5	0	140	0	0.00%
5	28	5	0	140	0	0.00%
6	28	5	3	140	84	1.67%
7	28	5	4	140	112	2.23%
8	28	5	0	140	0	0.00%
9	28	5	0	140	0	0.00%
10	36	4	0	144	0	0.00%
11	36	4	0	144	0	0.00%
12	36	4	0	144	0	0.00%
13	36	4	0	144	0	0.00%
14	36	4	0	144	0	0.00%
15	36	4	0	144	0	0.00%
16	36	4	0	144	0	0.00%
17	36	4	0	144	0	0.00%
18	36	4	0	144	0	0.00%
19	36	4	1	144	36	0.71%
20	36	4	0	144	0	0.00%
21	36	4	0	144	0	0.00%
22	36	4	0	144	0	0.00%
23	36	4	0	144	0	0.00%
24	36	4	0	144	0	0.00%
25	36	4	0	144	0	0.00%
26	36	4	0	144	0	0.00%
27	36	4	0	144	0	0.00%
28	36	4	0	144	0	0.00%
29	36	4	0	144	0	0.00%
30	36	4	0	144	0	0.00%
31	36	4	0	144	0	0.00%
32	36	4	0	144	0	0.00%
33	36	4	0	144	0	0.00%
34	36	4	0	144	0	0.00%
35	36	4	0	144	0	0.00%
36	36	4	0	144	0	0.00%
TOTAL	1,188	149	6	5,004	232	4.61%



PROJECT NUMBER **HEARING DATE**
PRJ2024-001016-(4) 12/3/2024
REQUESTED ENTITLEMENT(S)
Conditional Use Permit No. RPPL2024001493

PROJECT SUMMARY

OWNER / APPLICANT

Legend Oil LLC

MAP/EXHIBIT DATE

3/11/2024

PROJECT OVERVIEW

The applicant requests a CUP for the sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station. The applicant has not specified the hours of beer and wine sales that they are requesting for this Project. Staff recommends that the Hearing Officer can make the required finding of public convenience or necessity only if the sale of beer and wine is limited to 10 a.m. to 10 p.m., daily, which precludes beer and wine sales either too early or too late in the day. Accordingly, one of the recommended conditions of Project approval will limit the sale of beer and wine for off-site consumption from 10 a.m. to 10 p.m., daily.

LOCATION

10506 Whittier Blvd., Whittier, CA 90606

ACCESS

Whittier Blvd., Redman Ave., Pleasant Way

ASSESSORS PARCEL NUMBER(S)

8174-017-037

SITE AREA

0.44 Acres

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

Whittier Downs

PLANNING AREA

Gateway

LAND USE DESIGNATION

CG (General Commercial)

ZONE

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

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Chapter 22.140.030 (Alcoholic Beverage Sales)
 - Section 22.20.040 (Development Standards for Commercial Zones)
 - Section 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M)

CASE PLANNER:

Carl Nadela

PHONE NUMBER:

(213) 893-7010

E-MAIL ADDRESS:

cnadela@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-001016-(4)
CONDITIONAL USE PERMIT NO. RPPL2024001493

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2024001493** on December 3, 2024.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The permittee, The Legend Oil LLC ("Permittee"), requests the CUP to authorize the sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station (“Project”) on a property located at 10506 Whittier Boulevard in the unincorporated community of West Whittier Los Nietos ("Project Site") in the C-3-BE (General Commercial – Billboard Exclusion) zone pursuant to Los Angeles County Code ("County Code") Section 22.20.030 (Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R). The applicant has not specified the hours of beer and wine sales that they are requesting for this Project.
4. **PREVIOUS ENTITLEMENT(S).** Site Plan Review (“SPR”) RPPL2021010577 was approved on July 10, 2024, which authorized the expansion and remodeling of the existing convenience store as well as the addition of an express car wash at the subject gas station.
5. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the General Plan.
6. **ZONING.** The Project Site is located in the Whittier Downs Zoned District and is currently zoned C-3-BE. Pursuant to County Code Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R), a CUP is required for the sale of beer and wine for off-site consumption at the Project Site.
7. **SURROUNDING LAND USES AND ZONING**

LOCATION	COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	CG, City of Whittier	C-3-BE, City of Whittier	Convenience store, public park, Single-family residences (“SFRs”)

EAST	City of Whittier	City of Whittier	Strip mall with various commercial uses
SOUTH	H18 (Residential 18 – 0 to 18 dwelling units per acre)	R-2	SFRs, multi-family residences
WEST	CG, H18	C-3-BE, R-2	Strip mall with various commercial uses, SFRs, multi-family residences

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is an 0.44-acre lot that is developed with an existing gas station with an existing convenience store and a mechanic shop with two bays. The gas pumps and canopy are located at the northern portion of the property while the convenience store and mechanic shop are located at the southern portion. Nine parking spaces are located at the eastern portion. Site Plan Review (SPR) RPPL2021010577 was approved on July 10, 2024, which authorized the expansion and remodeling of the existing convenience store as well as the addition of an express car wash at the southernmost part of the property. The expansion and renovation has not yet started.

B. Site Access

The Project Site is accessible via Whittier Boulevard, a 80-to-100-foot-wide Major Highway as identified by the County Master Plan of Highways, to the north; Redman Avenue, a 50-foot-wide public street to the west; and Pleasant Way, a 30-foot-wide public street to the south. Primary access to the Project Site is via two ingress/egress driveways on Whittier Boulevard to the north and another ingress/egress driveway on Redman Avenue to the west. Secondary access is via an ingress/egress driveway on Pleasant Way to the south.

C. Site Plan

The Site Plan depicts the entire Project Site with the gas pumps and canopy located at the northern portion of the property and the convenience store and mechanic shop located at the southern portion. It also shows an expansion of the existing convenience store and the addition of a car wash at the southern portion of the Project Site. Two parking spaces are indicated at the western portion of the Project Site with nine more indicated at the eastern portion. Access to the Project Site is provided by two ingress/egress driveways on Whittier Boulevard to the north, an ingress/egress driveway on Redman Avenue to the west and another ingress/egress driveway on Pleasant Way to the south.

A separate Floor Plan shows the interior layout of the subject convenience store, and a shelf space summary table indicates that the shelf space for beer and wine is limited to 4.81 percent of the shelf space of the entire expanded and remodeled convenience store.

D. Parking

There are a total of 11 parking spaces located in the western and eastern portions of the subject property. A total of nine parking spaces are required for the Project Site, seven for the 1,510-square-foot convenience store and two for the 893-square-foot-mechanic shop. This was approved under SPR RPPL2021010577.

9. 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 is for the proposed accessory sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station. SPR RPPL2021010577 was ministerially approved on July 10, 2024, which authorized the expansion and remodeling of the existing convenience store as well as the addition of an express car wash at the subject gas station. This expansion and remodeling have not yet commenced. The Project Site is not a hazardous waste site nor a designated historic district. There are also no significant cumulative impacts nor unusual circumstances associated with the Project. Thus, there are no exceptions to the identified exemption.

10. PUBLIC COMMENTS.

Staff has not received any comments from the public.

11. AGENCY RECOMMENDATIONS.

A. County Sheriff's Department ("Sheriff"): Recommended approval with conditions in a letter received on November 12, 2024.

12. 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, and newspaper (Whittier Daily News), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On October 24, 2024, a total of 100 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 to those on the courtesy mailing list for the Whittier Downs Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

13. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Community Plan because the CG land use category is intended for convenience commercial, service and office uses, categories into which this Project falls.
14. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following goals and policies of the General Plan.

General Plan

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

A variety of commercial and office uses have been established along Whittier Boulevard, which is a heavily travelled transportation corridor. The existing convenience store and gas station as well as the proposed accessory sale of beer and wine for off-site consumption contribute to the variety and diversity of community-serving uses in the area. The Project Site will undergo a major renovation and update to make it even more aesthetically pleasing to the surrounding areas.

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

There are a number of various commercial uses in the vicinity of the Project Site and the existing convenience store with the proposed accessory beer and wine sales for off-site consumption complements these uses as well as the other surrounding commercial, office, and institutional uses. While most of the parcels along Whittier Boulevard have been developed with commercial and office uses, the neighborhoods to the south, east, west and further north of the Project Site are still predominantly single-, two- and multi-family residential. It is important to preserve this character and ensure that the commercial uses that locate around this area do not have significant adverse impact on the residential neighborhood. The existing convenience store and gas station are sufficiently buffered from the surrounding residential areas by concrete block walls, landscaping, existing structures, parking lots and the widths of Whittier Boulevard, Redman Avenue and Pleasant Way to the north, west, east and south of the Project Site. With the establishment of adequate operational controls such as hours of alcohol sales, placement of beer and wine display at the back of the store, and prohibition of on-site consumption of alcohol, the requested accessory sale of beer and

wine for off-site consumption at the existing convenience store associated with a gas station is not expected to result in any adverse impacts on these surrounding residential areas. The Project Site will undergo a major renovation and update to make it even more aesthetically pleasing to the surrounding areas.

ZONING CODE CONSISTENCY FINDINGS

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the C-3 zoning classification as the existing convenience store and gas station use is permitted by right and accessory beer and wine alcoholic beverage sales for off-site consumption is permitted when a CUP is obtained pursuant to County Code Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).
16. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.20.050 (Development Standards for Zone C-2). While the Project is a request for the sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station, there are no required yards for Zone C-3.
17. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.20.040 (Development Standards for Commercial Zones). While the Project is a request for the sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station, the existing commercial structure at the Project is only single-story, which is well below the maximum height of 13 times the buildable area in the C-3 zone. This was approved under SPR RPPL2021010577.
18. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). While the Project is a request for the sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station, there are a total of 11 parking spaces located at the western and eastern portions of the subject property. A total of nine parking spaces are required for the Project Site, seven for the 1,510-square-foot convenience store and two for the 893-square-foot-mechanic shop. This was approved under SPR RPPL2021010577.
19. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Chapter 22.114 (Signs). While the Project is a request for the sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station, an existing 23 feet by five feet business sign at the Project Site is in compliance with County Code Section 22.114.100 (Business Signs – In Commercial and Industrial Zones) for the 175 feet of frontage of the Project Site.
20. **ALCOHOLIC BEVERAGE SALES.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.140.030 (Alcoholic Beverage Sales). The operating regulations required by this Section have been incorporated into the CUP as Conditions of Approval. This includes limiting the shelf space for alcohol display to a maximum of five percent, requiring the offering of fresh

produce, and requiring the participation of employees in relevant training on alcohol sales, among others.

According to the California Department of Alcoholic Beverage Control (“ABC”), one license for alcohol sales for off-site consumption are allowed in the Census Tract where the Project Site is located (5010.01), while no such off-site licenses are currently active. This indicates that there is no overconcentration of alcohol sales in this Census Tract as defined and determined by ABC. ABC also indicates that the Project Site is located in a High Crime Reporting District (1575). However, the public convenience of allowing the patrons of the subject convenience store to purchase beer and wine together with their other purchases at the store outweighs this fact. On the other hand, this needs to be balanced with the adverse effects of the easy availability of alcoholic beverages either too early or too late in the day. Because of this, the required finding of public convenience or necessity can be made only if the sale of alcoholic beverages is limited to 10 a.m. to 10 p.m., daily, which precludes alcohol sales either too early or too late in the day. Accordingly, one of the recommended conditions of Project approval will limit the sale of alcoholic beverages for off-site consumption from 10 a.m. to 10 p.m., daily.

CONDITIONAL USE PERMIT FINDINGS

21. **The Hearing Officer finds that the proposed use at the existing 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 Project provides the convenience store customers with a convenient option to purchase beer and wine with their other purchases. This use is also consistent with the surrounding commercial and office uses and is sufficiently buffered from the residential neighborhoods to the south and west and further east and north. The incidental sale of beer and wine at the existing convenience store will not adversely affect these uses because the beer and wine will not be allowed to be consumed within the premises. Several conditions of approval, such as hours of alcohol sales and prohibition of on-site consumption, have been incorporated into the CUP to ensure that potential negative impacts to nearby sensitive uses and the surrounding residential areas are avoided. The Project Site will undergo a major renovation and update to make it even more aesthetically pleasing to the surrounding areas. This was approved under SPR RPPL2021010577.
22. **The Hearing Officer finds that the existing 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 (Planning and Zoning), or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is 0.44 acres in size and mostly rectangular in shape. It is adequate to accommodate the required development standards. Eleven (11) parking spaces are provided at the Project Site which complies with the nine parking spaces required for the Project Site, seven for the 1,510-square-foot convenience store and two for the 893-square-foot-mechanic shop. Approximately 11

percent of the total lot area will be landscaped, which is in compliance with the requirements of Title 22 (Planning and Zoning) of the County Code.

23. **The Hearing Officer finds that the existing 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.** Vehicular access is provided by Whittier Boulevard, a 80-to-100-foot-wide Major Highway as identified by the County Master Plan of Highways, to the north; Redman Avenue, a 50-foot-wide public street to the west; and Pleasant Way, a 30-foot-wide public street to the south. They are of sufficient width to provide public access to the Project Site and accommodate traffic generated by the Project. The Project is a request to provide incidental sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station and is not anticipated to generate additional traffic trips from the sale of these alcoholic beverages.
24. 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

25. **The Hearing Officer finds that the requested use at the existing 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 church and a park located to the east and northeast of the Project Site. These are sufficiently buffered from the Project Site by block walls, existing structures, parking lots and the width of Whittier Boulevard. With the establishment of adequate operational controls such as hours of alcohol sales, the placement of beer and wine display at the back of the store, and the prohibition of on-site consumption of alcohol, the requested accessory sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station is not expected to result in any adverse impacts on these sensitive uses.
26. **The Hearing Officer finds that the requested use at the existing location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** While most of the parcels along Whittier Boulevard have been developed with commercial and office uses, the neighborhoods to the south, east, west and further north of the Project Site are still predominantly single-, two- and multi-family residential. The existing convenience store and gas station are sufficiently buffered from the surrounding residential areas by concrete block walls, landscaping, existing structures, parking lots and the widths of Whittier Boulevard, Redman Avenue and Pleasant Way to the north, west, east and south of the Project Site. With the establishment of adequate operational controls such as hours of alcohol sales, the placement of beer and wine display at the back of the store, and the prohibition of on-site consumption of alcohol, the requested accessory sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station is not expected to result in any adverse impacts on these surrounding residential areas.

27. **The Hearing Officer finds that the requested use at the existing location will not adversely affect the economic welfare of the nearby community.** The existing convenience store and gas station has been in operation at the Project Site since the 1970's and is well integrated into the economic fabric of the community. The Project Site will undergo a major renovation and update to make it even more aesthetically pleasing to the surrounding areas. Allowing the sale of beer and wine for off-site consumption at the Project Site will allow the subject convenience store to continue to contribute to the vitality of the surrounding commercial and residential areas and will preserve the diverse mix of businesses in the vicinity. It will not adversely affect the economic welfare of the surrounding community.
28. **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 beer and wine for off-site consumption inside the existing convenience store will not change the exterior appearance of the commercial building at the Project Site. SPR RPPL2021010577, approved on July 10, 2024, authorized the expansion and remodeling of the existing convenience store, as well as the addition of an express car wash at the subject gas station. This will update and upgrade the Project Site to make it even more aesthetically pleasing to the surrounding areas. The sale of beer and wine at a convenience store associated with an existing gas station will not cause blight, deterioration, or substantially diminish or impair property values within the community.
29. **The Hearing Officer 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 the California Department of Alcoholic Beverage Control ("ABC"), one license for alcohol sales for offsite consumption is allowed in the Census Tract where the Project Site is located (5010.01), while no such off-site license is currently active. This indicates that there is no overconcentration of alcohol sales in this Census Tract as defined and determined by ABC. ABC also indicates that the Project Site is located in a High Crime Reporting District. The public convenience of allowing the patrons of the subject convenience store to continue to purchase beer and wine together with their other items at the store outweighs this fact. However, the required finding of public convenience or necessity can be made only if the sale of alcoholic beverages is limited to 10 a.m. to 10 p.m., daily, which precludes alcohol sales either too early or too late in the day. Accordingly, one of the recommended conditions of Project approval will limit the sale of alcoholic beverages for off-site consumption from 10 a.m. to 10 p.m., daily.

ENVIRONMENTAL FINDINGS

30. 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 Project will allow the accessory sale of beer and wine for off-site consumption at an existing convenience store at an existing gas station. The expansion and remodeling of the existing convenience store, as well as the addition of an express car wash at the subject gas station, was approved through a separate ministerial review. The Project Site is not a hazardous waste site, nor a designated historic district. There are also no significant cumulative impacts nor unusual circumstances associated with the Project. Therefore, there are no exceptions to the proposed exemption and thus, the exemption still applies to the Project.

ADMINISTRATIVE FINDINGS

31. **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 existing 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 existing site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The proposed use with the attached conditions at the site will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius.

- F. The proposed use with the attached conditions at the site is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.
- G. With the imposition of a number of conditions, the public convenience for the convenience store selling alcoholic beverages for off-site consumption outweighs the fact that it is located in a High Crime Reporting District as determined by ABC.
- H. The proposed use with the attached conditions at the site will not adversely affect the economic welfare of the surrounding community.
- I. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

THEREFORE, THE 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. RPPL2024001493**, subject to the attached conditions.

ACTION DATE: December 3, 2024

MM:CN

10/22/2024

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-001016-(4)
CONDITIONAL USE PERMIT NO. RPPL2024001493**

PROJECT DESCRIPTION

The project is a conditional use permit to authorize the sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("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 Conditions No. 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 (10) 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's Office"). 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 December 3, 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 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.
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. 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 **\$2,205.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County 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) biennial** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible

and shall reimburse 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 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 ("DPW") 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 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.
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 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 conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required because of instruction given at the public hearing, a modified Exhibit "A" shall be submitted to LA County Planning within 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 the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All

revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

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

18. Malt beverages (e.g. beer, ale, stout, and malt liquors) shall not be sold in a single bottle or container less than 16 ounces. The permittee shall post signs on the coolers and cashier station stating that the selling of single bottles or containers of malt beverages (e.g. beer, ale, stout, and malt liquors) less than 16 ounces is prohibited. Notwithstanding this condition, malt beverages (e.g. beer, ale, stout, and malt liquors) in single bottles or containers less than 16 ounces may be sold in manufacturer pre-packaged multi-unit quantities, such as a six-pack of 12-ounce bottles.
19. There shall be no wine, except for 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.
20. Alcoholic beverages shall not be displayed in an ice tub.
21. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the approved floor plan and shelf plan labeled Exhibit 'A'. No additional display of alcoholic beverages shall be provided elsewhere on the premises. The total shelf space devoted to alcoholic beverages shall be limited to no more than five percent of the total shelf space of the convenience store.
22. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises. The permittee shall instruct all employees regarding these restrictions. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
23. 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.
24. 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 State of California Department of Alcoholic Beverage Control, 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 LA County Planning 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.

25. Alcoholic beverages shall only be sold or served to patrons age 21 or older. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
26. 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.
27. 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.
28. Alcoholic beverage advertising shall not be displayed on motor fuel islands, and self-illuminated alcoholic beverage advertising shall not be located on buildings or windows.
29. 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.
30. The permittee shall post telephone numbers of local law enforcement agencies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by the general public.
31. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
32. The licensed premises shall have no coin operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, except for official State Lottery machines.
33. No publicly accessible telephones shall be maintained or permitted on the exterior of the premises.

PROJECT SITE-SPECIFIC CONDITIONS

34. This grant shall authorize the sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station.
35. This grant authorizes the sale of beer and wine from 10:00 a.m. to 10:00 a.m. daily.
36. Distilled spirits shall not be sold.
37. Beer and wine items shall not be displayed within 20 feet of the cash register or front door.

38. Beer and wine items shall be stored in lockable coolers, which shall be kept locked except for the hours when alcohol sales are approved by this CUP. Any non-refrigerated beer and wine items that are accessible to the public shall be locked in a display case except for the hours when alcohol sales are approved by this CUP.
39. Security cameras shall be maintained inside the convenience store and outside facing the parking lot. Video footage shall be retained for at least one month and shall be made available to law enforcement upon request.
40. Security alarms shall be maintained inside the store.
41. There shall be no outdoor sales, storage, or displays of merchandise.
42. Temporary window signs shall not exceed 25 percent of the area of any single window or of adjoining windows on the same frontage.
43. Outside storage of trash shall be within an approved trash enclosure.
44. The permittee shall offer a minimum of three (3) varieties of fresh produce free from spoilage and two (2) whole grain items for sale on a continuous basis. For purposes of the condition, "fresh produce" shall be defined as any edible portion of a fresh fruit or vegetable, whether offered for sale whole or pre-sliced, and "whole grain items" shall be defined as any food from either:
 - a. A single ingredient product of the seed or fruits of various food plants, such as brown rice, whole oats, quinoa, or barley; or
 - b. A pre-packaged grain product, such as whole wheat bread or whole wheat crackers, in which the word "whole" appears first in the ingredients list of the product.

These products shall be displayed in high-visibility areas meeting one or more of the following criteria, as depicted on the approved floor and shelf plans labeled Exhibit "A":

- a. Within ten (10) feet of the front door;
- b. Within five feet of a cash register;
- c. At eye-level on a shelf or within a cooler, refrigerator, or freezer case;
- d. On an end cap of an aisle; or
- e. Within a display area dedicated to produce that is easily accessible to customers.

CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1	The proposed use will be consistent with the adopted General Plan for the area.
B.2	<p>The requested use at the location proposed will not:</p> <ul style="list-style-type: none"> a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
B.3	The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

<p>B.4 The proposed site is adequately served:</p> <ul style="list-style-type: none"> a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and b. By other public or private service facilities as are required.

ALCOHOLIC BEVERAGE SALES STATEMENT OF FINDINGS

In addition to the Conditional Use Permit Findings required pursuant to County Code Section [22.158.050](#) (Findings and Decision), pursuant to County Code Section [22.140.030](#) (Alcoholic Beverage Sales), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

ABC License Type Requested(s).: _____ (e.g. Type 20, Type 41)

F.1.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-foot radius.

F.1.b. 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.

F.1.c. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.

F.1.d. 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.

Additional findings of public convenience or necessity.

Findings of public convenience or necessity, in accordance with County Code Section [22.140.030.F.2.a](#), shall be made when:

- i. The requested use is located in 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
- ii. A 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.

Findings of public convenience or necessity shall be based upon review and consideration of relevant factors, which shall include, in accordance with [Section 22.140.030.F.2.b](#), but not be limited to, the following, as applicable:

- i. The extent to which the requested use would duplicate services and, therefore, contribute to an over-concentration of similar uses.
- ii. The extent to which alcoholic beverage sales are related to the function of the requested use, and the possibility of the use operating in a viable manner without alcohol sales.
- iii. The extent to which the requested use will enhance the economic viability of the area.
- iv. The extent to which the requested use will enhance recreational or entertainment opportunities in the area.
- v. The extent to which the requested use compliments the established or proposed businesses within a specific area.
- vi. The ability of the requested use to serve a portion of the market not served by other uses in the area.
- vii. The convenience of purchasing alcoholic beverages at the requested use in conjunction with other specialty food sales or services.
- viii. The aesthetic character and ambiance of the requested use.
- ix. The extent to which the requested use, location, and/or operator has a history of law enforcement problems.

Additional findings for a modification request to the shelf space limitations.

For a request to modify the shelf space limitation pursuant to County Code [Section 22.140.030.E.1](#), the applicant shall address at least one of the findings, in accordance with County Code Section [22.140.030.F.3.b](#), below:

- i. The requested use is not located in a high crime reporting district, as described in the California Alcoholic Beverage Control Act and the regulations adopted under that Act;
- ii. The requested use is a specialty retailer with a unique product mix that requires a greater allocation of shelf space to alcoholic beverages than would be the case for a general purpose retailer; or
- iii. The requested use involves the relocation of a use that was not previously subject to the alcoholic beverage shelf space limitation provided in Section 22.140.030.E.1, above, and the new location will allocate less shelf space to alcoholic beverages than was the case at the previous location.

Additional findings for a modification request to requirement to carry a minimum of three varieties of fresh produce.

For a request to modify the requirement to carry a minimum of three varieties of fresh produce pursuant to County Code Section [22.140.030.E.2](#), the applicant shall address the findings, in accordance with County Code Section [22.140.030.F.3.b](#), below:

i. The requested use is not a general purpose retailer and is located in an area with sufficient access to fresh produce and whole grains.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: November 21, 2024
PROJECT NUMBER: PRJ2024-001016-(4)
PERMIT NUMBER(S): Conditional Use Permit RPPL2024001493
SUPERVISORIAL DISTRICT: 4
PROJECT LOCATION: 10506 Whittier Blvd., Whittier, CA 90606
OWNER: Legend Oil LLC
APPLICANT: Legend Oil LLC
CASE PLANNER: Carl Nadela, AICP, Principal Regional Planner
 cnadela@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 1 Categorical Exemption under State CEQA Guidelines Section 15301.

The Project involves the sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station. Site Plan Review RPPL2021010577 was ministerially approved on July 10, 2024, which authorized the expansion and remodeling of the existing convenience store as well as the addition of an express car wash at the subject gas station. This expansion and remodeling have not yet commenced.

No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to "unusual circumstances" and no cumulative impacts are anticipated. Therefore, there are no exceptions to the exemption identified above.

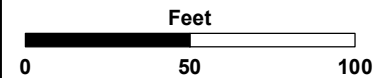


AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-001016
ALCOHOL CUP RPPL2024001493

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2024



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



HALF-MILE RADIUS

LOCATOR MAP

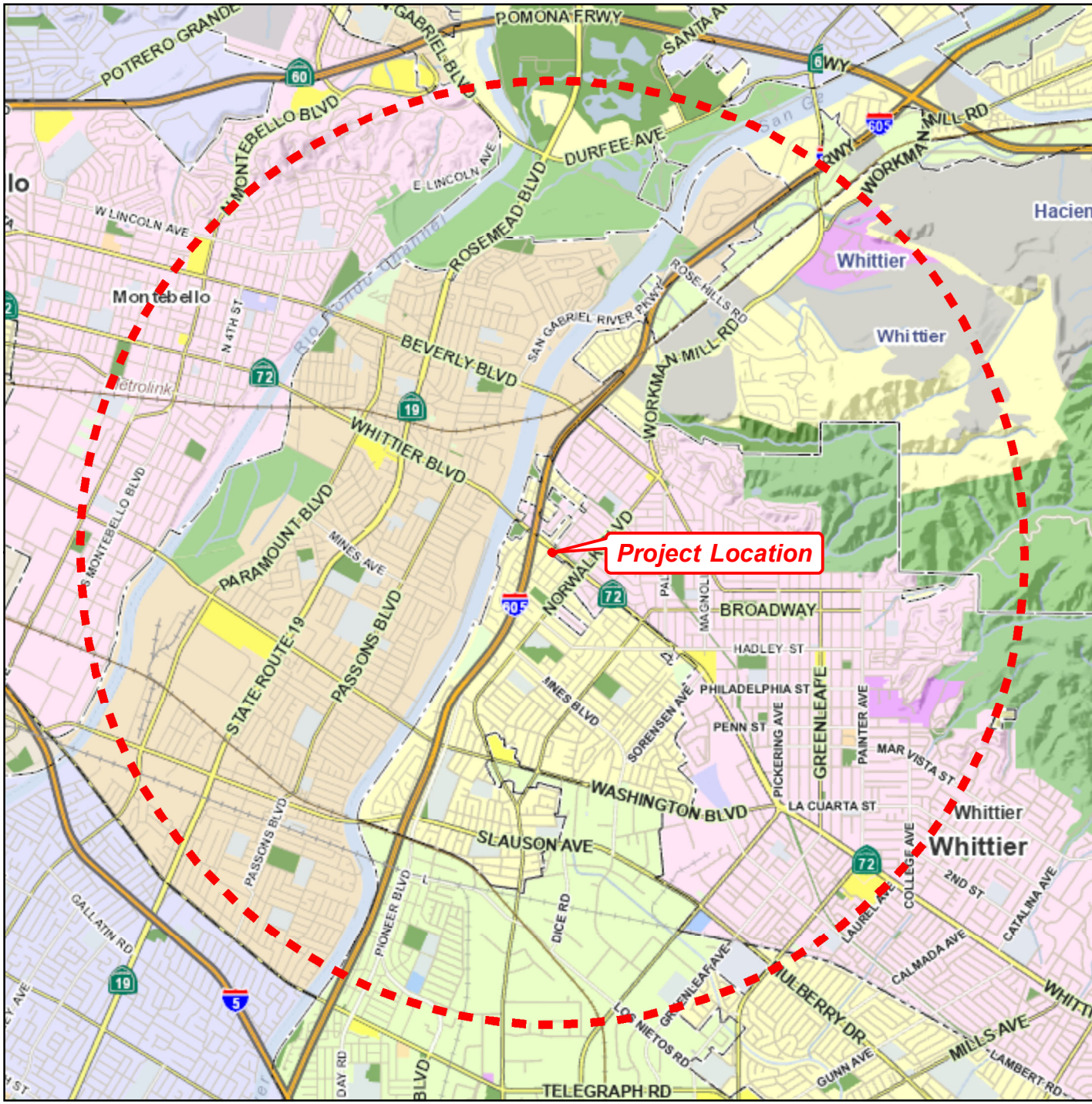
PROJECT NO. PRJ2024-001016
ALCOHOL CUP RPPL2024001493



Feet
0 600 1,200

LA COUNTY
PLANNING

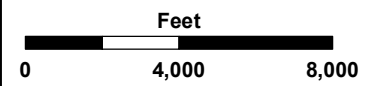
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



3-MILE RADIUS

LOCATOR MAP

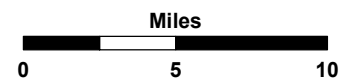
PROJECT NO. PRJ2024-001016
ALCOHOL CUP RPPL2024001493



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

ALCOHOL CUP RPPL2024001493

LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012









Food N

Auto Care

SMOC

TEST ONLY CENTER

ATM

106

Warning:
It Is A Crime
(Misdemeanor) To
Consume Liquor
Or Beer On These
Premises

Push

Coca-Cola

NIKE AIR



Chevron

5

No Smoking
Turn Off Engine

1

No Smoking
Turn Off Engine

Self

IRON

5th

ANNIVERSARY

TECHRON

PAY AT PUMP
AVAILABLE
24 HRS

KIA

7SHV020

Food Mart





on



Chevron

Auto Care

INTERSTATE
605
SMOG
CHECK
★STAR
Certified
562 398-3339

24 HOUR
ATM
Available
www.chevron.com





AUTO REPAIR & TIRES

STAR Certified
SMOG CHECK STATION

State of California
Licensed
STAR Certified
SMOG
CHECK
STATION

Auto Care

State of California
Licensed

STAR Certified
SMOG
CHECK
STATION

State of California
LICENSED

SMOG
CHECK

SMOG
TEST ONLY CENTER



Food Mart



TIRES

Auto Care

SMOG

Food Mart

TECHRON
25th
ANNIVERSARY

ER & WINE
DENTIST

SAVE
20%

RES

Auto Care

State of California
Licensed
STAR Certified
SMOG
CHECK
STATION

State of California
LICENSED
SMOG
CHECK

SMOG
TEST ONLY CENTER

Food Mart



Chevron

Food Mart

TECHRON
25th
ANNIVERSARY

TECHRON
25th
ANNIVERSARY



TIRES

QUICK LUBE

get milk?

6TGR154



10530



State of California
Licensed
CAR Certified
SMOG
CHECK
STATION

AUTOMOTIVE
SERVICES
• WATER PUMP
• CLUTCH
• AXLES
• TYRES
• BELT
• OIL CHANGE
• TUNEUP
• BRAKES
• FORDS
• STEERING
• TRANSMISSION
AND MORE
562 853 7383

AUTO REPAIR & TIRES

Chevron

SMOG CENTER

State of California
LICENSED
**SMOG
CHECK**
TEST ONLY

 **STAR Certified
SMOG CHECK STATION**

STAR Certified
SMOG
CHECK
STATION

REPAIRS
BATTERIES
WATER PUMP
CLUTCH
BRAKE
FLOOR
HALL
OIL CHANGE
TUNEUP
WAXES
WAXES
TIRE ROTATION
AND MORE
CALL 800-333-3333

AUTO REPAIR & TIRES





SMOG CENTER

State of California
LICENSED
SMOG CHECK
TEST ONLY

STAR Certified
SMOG CHECK STATION

State of California
LICENSED
STAR Certified
SMOG CHECK STATION

YUM!

SMOG CENTER

AUTO REPAIR & TIRES

State of California
LICENSED
**SMOG
CHECK**
TEST ONLY

**★ STAR Certified
SMOG CHECK STATION**

State of California
LICENSED
**STAR Certified
SMOG
CHECK
STATION**

**REPAIRING
SERVICES**
• WATER PUMP
• CLUTCH
• BRAKES
• TUNE-UP
• OIL CHANGES
• TRANSMISSION
• BELT
• POWER
• STEERING
• EXHAUST
• WHEELS
• TIRE ROTATION
• WAX
• 916-452-7888



INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

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

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

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

10505 Whittier Blvd, Whittier (CA) 90605-1337

3. LICENSE TYPE

20

4. TYPE OF BUSINESS

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

5. COUNTY POPULATION

N/A

6. TOTAL NUMBER OF LICENSES IN COUNTY

N/A

7. RATIO OF LICENSES TO POPULATION IN COUNTY

On-Sale Off-Sale 1:1505 On-Sale ☒ Off-Sale

8. CENSUS TRACT NUMBER

5010.01

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

1

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

On-Sale ☒ Off-Sale ☒ On-Sale ☒ Off-Sale

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

- ☐ Yes, the number of existing licenses exceeds the number allowed
- ☒ No, the number of existing licenses is lower than the number allowed

676-J4

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

- ☒ Yes (Go to Item #13)
- ☐ No (Go to Item #20)

PICO RIVERA SS

13. CRIME REPORTING DISTRICT NUMBER

1575

14. TOTAL NUMBER OF REPORTING DISTRICTS

572

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

43,839

16. AVERAGE NO. OF OFFENSES PER DISTRICT

76.6

17. 120% OF AVERAGE NUMBER OF OFFENSES

91.9

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

738

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

- ☒ Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
- ☐ No, the total number of offenses in the reporting district is lower than the total number in item #17

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

- ☐ a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- ☐ b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- ☒ c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, an on-sale general (public premises) license, or an on-sale general music venue license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

09/30/24



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



Subject: Conditional Use Permit (CUP) Consultation for Sale of Alcohol
Project No.: PRJ2024-001016-(4)
Permit No.: Conditional Use Permit (CUP) No. RPPL2024001493
Establishment: E Gas Food Mart
Location: 10506 Whittier Blvd., Whittier, CA 90606
Description: CUP for the sale of beer and wine at an existing convenience store at a gas station

(1) Summary of service calls and crime history for the project site over the last five years:

There has been a total of 117 calls for service at the location. Of the 117 calls for service, five were for violent crimes and five were for property crimes. The remainder of the calls were routine calls for service and alarm activations.

(2) Comments/recommended conditions:

The location is situated on a busy roadway with heavy pedestrian traffic during peak hours. This area does have gang activity, as well as nearby motels known for suspicious activities. We recommend the location have security cameras installed inside and outside covering every aspect of the exterior property. The exterior of the property should be well-lit and clean from trash, debris, and graffiti. We also recommend non-refrigerated alcohol, accessible to the public, be locked in a display case and locks to be installed on the display doors of the alcohol/beverage refrigerator (should be secured/locked during non-selling hours).

(3) Overall recommendation:

☒ Sheriff recommends approval of this CUP.

☐ Sheriff does **NOT** recommend approval of this CUP.

Sincerely,

ROBERT G. LUNA, SHERIFF

JODI L. HUTAK, CAPTAIN
PICO RIVERA SHERIFF'S STATION

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

CC04122012

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 02/23/19						
C	B	P	10506 WHITTIER BL, WHI STATION"	116	5 M/A ARGUING WITH 1 M/A IN ALLY BEHIND GAS STATION.FIGHT PENDING.	
C	B	P	10506 WHITTIER BL, WHI STATION"	116	5 M/A ARGUING WITH 1 M/A IN ALLY BEHIND GAS STATION.FIGHT PENDING.	X-152D AS NEEDED
C	B	P	10506 WHITTIER BL, WHI STATION"	116	5 M/A ARGUING WITH 1 M/A IN ALLY BEHIND GAS STATION.FIGHT PENDING.	X-152D AS NEEDED
C	B	P	10506 WHITTIER BL, WHI STATION"	116	5 M/A ARGUING WITH 1 M/A IN ALLY BEHIND GAS STATION.FIGHT PENDING.	X-152D AS NEEDED
C	B	P	10506 WHITTIER BL, WHI STATION"	116	5 M/A ARGUING WITH 1 M/A IN ALLY BEHIND GAS STATION.FIGHT PENDING.	CHECKED AREA NO EV OF CRIME DP GPA UTL
Incident Date: 03/01/19						
O	D	R	10506 WHITTIER BL, WHI	152	RIVAS EDWARD [REDACTED] C4 D1	CITED RIVAS EDWARD [REDACTED] RE WARRANT
Incident Date: 03/06/19						
O	D	R	10506 WHITTIER BL, WHI	4		C/LOPEZ, CHRISTOPHER MH/[REDACTED] RE 21201D1 CVC VIOLTN, W/A DRIVER RE VIOLTN, DRIVER WILCO AND PUT LIGHT ON BIKE
Incident Date: 03/11/19						
O	D	R	10506 WHITTIER BL, WHI	109	BACK UP REQUEST 155F	BACK UP REQUEST 155F
O	D	R	10506 WHITTIER BL, PRV	123	D-4 C4	SEE REPORT
Incident Date: 04/16/19						
O	D	R	10506 WHITTIER BL, WHI	2	C4 D1	C/WILLIAMS, ANDRE [REDACTED], CLEAR OF WANTS/WARRANTS, COOP, ADV TO LEAVE LOC AND NOT TO SMOKE AT GAS STATION
Incident Date: 04/17/19						
O	D	R	10506 WHITTIER BL, WHI	3		C/GONZALEZ, JULIO MH/[REDACTED] RE 5200 CVC VIOLTN, W/A DRIVER AND WILCO
Incident Date: 04/18/19						
C	D	R	10506 WHITTIER BL, WHI GAS"	82	5 MALES SMOKING DOPE BEING LOUD SCARING CUSTOMERS D/P'S JUST WEST OF 76 TELLER BOOTH	927C LOC, DP GPA UTL, INF STATED DP'S LEFT LOC, ADDED HE DOESN'T MIND ONE OR TWO, BUT NOT FIVE

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 05/08/19						
C	D	R	10506 WHITTIER BL, WHI STATION"	"76 GAS 129	C/REAR DOOR, NME, NV [REDACTED]	C/RODRIGUEZ, LEOPOLLO [REDACTED]. CHECK LOC.NO EV OF 459
Incident Date: 05/10/19						
C	D	R	10506 WHITTIER BL, WHI STATION"	"76 GAS 59	C/REAR DOOR N/M N/V	927C LOC, EMPLOYEE LEONARDO RODRIGUEZ ADV ACCIDENTAL ACTIVATION
Incident Date: 05/20/19						
C	B	R	10506 WHITTIER BL, WHI GAS"	"76 124	MB/A WRNG GRY SHIRT/SHORTS SMOKING NARCO, POSS 390 HANGING OUT IN FRONT OF THE LOC REFUSING TO LEAVE, ONGOING PROBLEM, UNK IF WEAPONS.	X-151K2 AS NEEDED
C	B	R	10506 WHITTIER BL, WHI GAS"	"76 124	MB/A WRNG GRY SHIRT/SHORTS SMOKING NARCO, POSS 390 HANGING OUT IN FRONT OF THE LOC REFUSING TO LEAVE, ONGOING PROBLEM, UNK IF WEAPONS.	C/INF ASAPH GUIRGUIS RE DP ANDRE WILLIAMS MB/[REDACTED]. W/A DP RE 602PC. DP WILCO LEFT LOC
Incident Date: 05/22/19						
O	D	R	10506 WHITTIER BL, WHI	"76 7	C/RESENDEZ, ENRIQUE MH/[REDACTED] RE P415, NNO 415 W/A DP TO LEAVE LOC, DP WILCO AD LEFT LOC	
Incident Date: 05/24/19						
O	D	R	10506 WHITTIER BL, WHI	125	W/A RE CVC VIO	
Incident Date: 05/27/19						
C	B	P	10506 WHITTIER BL, WHI "CHEVRON"	60	MH/A BLK SHRT, GRY PNTS, FH/A BLK SHRT NFD, STOLE BOX OF LIGHTERS FROM LOC, D/P'S LAST SEEN WALKING E/B WHITTIER TWD CARLS JR, INF NO LONGER HAS VISUAL, NO WPNS SEEN	
C	B	P	10506 WHITTIER BL, WHI "CHEVRON"	60	MH/A BLK SHRT, GRY PNTS, FH/A BLK SHRT NFD, STOLE BOX OF LIGHTERS FROM LOC, D/P'S LAST SEEN WALKING E/B WHITTIER TWD CARLS JR, INF NO LONGER HAS VISUAL, NO WPNS SEEN	DP'R GPA, UTL.. INF/ATIK KAHN M/O 010158 NON-DESIROUS OF RPT

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 06/19/19						
O	D	R	10506 WHITTIER BL, WHI	151		ARRESTED JEANETTE CONTRERAS FH/33 RE:50K WRNT
Incident Date: 06/21/19						
O	D	R	10506 WHITTIER BL, WHI	77		WARNED DP RE 15.76.080
Incident Date: 07/06/19						
C	D	R	10506 WHITTIER BL, WHI "76 GAS STATION"	13	C/Front DR, N/M, N/V, [REDACTED]	AREA CHECKED AND SECURED. NO EV OF 459 AT LOC. APPEARS TO BE ACCIDENTAL ACTIVATION ONLY
Incident Date: 07/09/19						
O	D	R	10506 WHITTIER BL, WHI	162	C4 D1	SEE RPT 04738
Incident Date: 07/23/19						
C	B	R	10506 WHITTIER BL, WHI "76 GAS"	56	F/A WRG BLK CAP RED SHT SHRTS ARGUING W/ INF, DP IS UPSET W/ INF BECAUSE HE ASKED HER FOR HER ID, DP HIT INF W/ A ROCK, 902R REF, DP L/S WALKING TWDS "7-11"	X/152A W/927C FOR DP, UTL
C	B	R	10506 WHITTIER BL, WHI "76 GAS"	56	F/A WRG BLK CAP RED SHT SHRTS ARGUING W/ INF, DP IS UPSET W/ INF BECAUSE HE ASKED HER FOR HER ID, DP HIT INF W/ A ROCK, 902R REF, DP L/S WALKING TWDS "7-11"	X 152A AS NEEDED
C	B	R	10506 WHITTIER BL, WHI "76 GAS"	56	F/A WRG BLK CAP RED SHT SHRTS ARGUING W/ INF, DP IS UPSET W/ INF BECAUSE HE ASKED HER FOR HER ID, DP HIT INF W/ A ROCK, 902R REF, DP L/S WALKING TWDS "7-11"	C/ ATIQ KHAN MO/ [REDACTED] INF NON DESIROUS, JUST WANTED DEPUTIES TO MAKE SURE D/P LEFT, D/P LEFT LOC PTA, AREA NEAR LOC CHKD CLR OF D/P
Incident Date: 09/25/19						
O	D	R	10506 WHITTIER BL, WHI	190	C4 DET 1	SEE REPORT FOR FURTHER 919-06868-1575-183
Incident Date: 09/29/19						
C	D	R	10506 WHITTIER BL, WHI "CHEVRON GAS"	131	GEO: INF STATED CASHIER OVER CHARGED HIM, INF ADV IT IS A CIVIL ISSUE, INF RQST TO SPEAK W/ DEPS//CONT INF IN GRY KIA OPTIMA BY PUMP 5	X-152E AS NEEDED

Report RAPS 300
Regional Allocation of Police Services
Location Inquiry from 01/01/19 To 11/06/24

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 09/29/19						
C	D	R	10506 WHITTIER BL, WHI 'CHEVRON GAS"	131	GEO: INF STATED CASHIER OVER CHARGED HIM, INF ADV IT IS A CIVIL ISSUE, INF RQST TO SPEAK W/ DEPS//CONT INF IN GRY KIA OPTIMA BY PUMP 5	C/TYRONE BANKS MB/A. ADVISED CIVIL MATTER ONLY. NO EV OF CRIME AT LOC
Incident Date: 10/08/19						
O	D	R	10506 WHITTIER BL, WHI	204	C4 D2	CITED LOPEZ, FRANK RE 11550 WARRANT CITED HEDDINS NEIL RE OUT OF COUNTY WARRANTS 11364
Incident Date: 10/10/19						
O	D	R	10506 WHITTIER BL, WHI	117	C4 D1	ARRESTED RUDY GUTIERREZ MH/ARE MISC WARRANT
Incident Date: 10/13/19						
O	D	R	10506 WHITTIER BL, WHI	74		W/A CASARES DESI MH [REDACTED] RE MINOR WARRENT
Incident Date: 10/14/19						
C	D	R	10506 WHITTIER BL, WHI "CHEVRON"	120	GEO: MULTIPLE GRAFFITTI TO BUSINESS WALL, NO SUSP INFO, POSS SURV AT LOC.	C/ELKURDI, AHMED MW/[REDACTED] RE TAGGING TO WALL, REQ EXTRA PATROL CHK TO THE REAR OF THE LOCATION RE PEOPLE HANGING OUT. DELAYED RE BOX IN THE RED AND TAG 135
Incident Date: 10/15/19						
O	D	R	10506 WHITTIER BL, WHI	225	C4 D1	WARNING GIVEN RE CVC VIO
Incident Date: 11/21/19						
O	D	R	10506 WHITTIER BL, WHI	165	C-4, D-3	FIELD CITE RELEASE JOSE MACHADO RE IN COUNTY WARRANT, SEE REPORT FOR FURTHER
Incident Date: 12/15/19						
O	D	R	10506 WHITTIER BL, WHI	97		C/REZA EZEKIEL MH/[REDACTED] AND PEREZ JAYLYNN FH/081401 RE: LITTERING 15.76.190, SEE RPT 919-08848-1575-399
Incident Date: 12/17/19						
C	B	R	10506 WHITTIER BL, WHI "CHEVRON"	197	EMPLOYEE AND CUSTOMER ARGUING OVER B/O GAS PUMP	X-152E AS NEEDED
C	B	R	10506 WHITTIER BL, WHI "CHEVRON"	197	EMPLOYEE AND CUSTOMER ARGUING OVER B/O GAS PUMP	C/GALLEGOS, JESUS [REDACTED] / C/BHUIYAN, MOHAMMAD [REDACTED] NO EV OF CRIME AT LOC
C	B	R	10506 WHITTIER BL, WHI "CHEVRON"	197	EMPLOYEE AND CUSTOMER ARGUING OVER B/O GAS PUMP	X152E AS NEEDED
Incident Date: 12/22/19						
O	D	R	10506 WHITTIER BL, WHI	7	C4 DET 1	

Report RAPS 300
Regional Allocation of Police Services
Location Inquiry from 01/01/19 To 11/06/24

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 01/06/20						
O	D	R	10506 WHITTIER BL, WHI	158	C-4 DET 2	SEE RPT 20-00106-15
Incident Date: 01/17/20						
O	D	R	10506 WHITTIER BL, WHI	6	C4 DET 2 RE 10-29V	FOR FURTHER SEE REPORT UNDERFILE NUMBER 920-00766-1332-091
Incident Date: 02/11/20						
O	D	R	10506 WHITTIER BL, WHI	244	CHRISTOPHER LOPEZ C4 D1	CITED AND RELEASED MH CHRISTOPHER LOPEZ FOR LA CO WARR
Incident Date: 02/19/20						
O	D	R	10506 WHITTIER BL, WHI	64	C4 D1	CITED AND RELEASED IN THE FIELD FH/GRISELDA SEGOVIA RE WARRANT
Incident Date: 03/11/20						
O	D	R	10506 WHITTIER BL, WHI	48		SEE RPT 01780
Incident Date: 03/18/20						
O	D	R	10506 WHITTIER BL, WHI	2	C4 DET 1	C/WILLIAMS ANDRE MB/ RE JAYWALKING. WARN/ADV WILCO C4
Incident Date: 04/02/20						
O	D	R	10506 WHITTIER BL, WHI	168	C4 DET 1, FIERRO, JOSEPH MH/	SEE URN FOR FURTHER 920-02226-1575-198
Incident Date: 04/12/20						
C	B	R	10506 WHITTIER BL, WHI "CHEVRON"	51	M/A TRANSIENT WRG BLK JACKET BLK PNTS IS KICKING THE FRNT DOOR**NO WPNS BUT IS CARRYING A CAN OF BEER	X-152K AS NEEDED
C	B	R	10506 WHITTIER BL, WHI "CHEVRON"	51	M/A TRANSIENT WRG BLK JACKET BLK PNTS IS KICKING THE FRNT DOOR**NO WPNS BUT IS CARRYING A CAN OF BEER	X 152K AS NEEDED
C	B	R	10506 WHITTIER BL, WHI "CHEVRON"	51	M/A TRANSIENT WRG BLK JACKET BLK PNTS IS KICKING THE FRNT DOOR**NO WPNS BUT IS CARRYING A CAN OF BEER	
C	B	R	10506 WHITTIER BL, WHI "CHEVRON"	51	M/A TRANSIENT WRG BLK JACKET BLK PNTS IS KICKING THE FRNT DOOR**NO WPNS BUT IS CARRYING A CAN OF BEER	

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 04/12/20						
C	B	R	10506 WHITTIER BL, WHI "CHEVRON"	51	M/A TRANSIENT WRG BLK JACKET BLK PNTS IS KICKING THE FRNT DOOR**NO WPNS BUT IS CARRYING A CAN OF BEER	C/T DP JOE FLORES. W/A TO LEAVE LOC NO EV OF CRM DP WILCO LFT LOC
Incident Date: 04/14/20						
C	D	R	10506 WHITTIER BL, WHI "CHEVRON"	229	MALE ADULT HAS FOOD SET UP NEAR PROPANE TANKS REFUSING TO LEAVE. (COVID-UNK)	X/152D AS NEEDED
C	D	R	10506 WHITTIER BL, WHI "CHEVRON"	229	MALE ADULT HAS FOOD SET UP NEAR PROPANE TANKS REFUSING TO LEAVE. (COVID-UNK)	X 152D AS NEEDED
C	D	R	10506 WHITTIER BL, WHI "CHEVRON"	229	MALE ADULT HAS FOOD SET UP NEAR PROPANE TANKS REFUSING TO LEAVE. (COVID-UNK)	C/I GUIRGUIS, ASAPH MA/ [REDACTED] RE: 415B.DP NO LONGER PAID 1K TO USE PLOT SO DP LEGALLY PARKED ON STREET. ADVISED INF DP WAS LEGAL, CIVIL MATTER. INF IRATE
C	D	R	10506 WHITTIER BL, WHI "CHEVRON"	229	MALE ADULT HAS FOOD SET UP NEAR PROPANE TANKS REFUSING TO LEAVE. (COVID-UNK)	X/152D AS NEEDED
Incident Date: 04/20/20						
O	D	R	10506 WHITTIER BL, WHI	129	C4 DET 1, FIERRO, JOSEPH MH/ [REDACTED]	SEE REPORT FOR FURTHER 920-02496-1575-198
Incident Date: 05/05/20						
O	D	R	10506 WHITTIER BL, WHI	197		C/CHRISTOPHER LOPEZ MH/ [REDACTED] AND JONATHAN ROMERO MH/ [REDACTED] RE WARRANT AND FOR FURTHER SEE RPT UNDER FILE 920-02809-1575-399
Incident Date: 05/18/20						
O	D	R	10506 WHITTIER BL, WHI	15	C4 D1	CONSENT C/, ARRESTED FOR NO BAIL WARR REV40PH0282001
Incident Date: 05/27/20						
O	D	R	10506 WHITTIER BL, WHI	210	C-4 DET 1, BSD GARCIA LOUIS MHA [REDACTED]	ARRESTED GARCIA LOUISS RE WARRANT
Incident Date: 07/15/20						
O	D	R	10506 WHITTIER BL, WHI	55	C4 D2	WARRANT CITE OUT, MH/ [REDACTED] ROMERO, JONATHAN
Incident Date: 07/18/20						
C	D	R	10506 WHITTIER BL, WHI "CHEVRON"	110	M/A IN RED FORD FUSION ARGUING W/CASHIER ABOUT CASH PAID FOR GAS,, IAD	X-152B AS NEEDED

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 07/18/20						
C	D	R	10506 WHITTIER BL, WHI "CHEVRON"	110	M/A IN RED FORD FUSION ARGUING W/CASHIER ABOUT CASH PAID FOR GAS,, IAD	C/MAYLOCK PATRICK FB/ [REDACTED] RE 415B WITH CHEVRON EMPLOYEE. NO CRIME MISS UNDERSTANDING, ISSUE RESOLVED
Incident Date: 07/27/20						
O	D	R	10506 WHITTIER BL, WHI	99	C4 D1	SEE REPORT FOR FURTHER
Incident Date: 07/28/20						
O	D	R	10506 WHITTIER BL, WHI	45	C4 DET-1 ROMERO, JONATHAN [REDACTED]	SEE REPORT FOR FURTHER 1575-399 URN 920-04729-
Incident Date: 07/29/20						
O	D	R	10506 WHITTIER BL, WHI	102	C4 D1	SEE REPORT FOR FURTHER
Incident Date: 08/04/20						
O	D	R	10506 WHITTIER BL, WHI	107	C4 DET 1, GOMEZ, YAMINA FH/[REDACTED]	SEE REPORT FOR FURTHER 1575-399 URN 920-04924-
Incident Date: 08/07/20						
O	D	R	10506 WHITTIER BL, WHI	80	C4 DET-1 FIERRO, JOSEPH [REDACTED]	SEE URN FOR FURTHER 920-05020-1575-198
Incident Date: 08/13/20						
O	D	R	10506 WHITTIER BL, WHI	143	C4 DET 2 QUEZADALOERA, JESSE 063000 AND ROMERO, JONATHAN 062097	CITED ROMERO, JONATHAN [REDACTED] FOR 500 DOLLAR WARRANT FOR 11364 OUT OF DOWNEY, CITED QUEZADALOERA, JESSE [REDACTED]
Incident Date: 08/17/20						
C	D	R	10506 WHITTIER BL, WHI "CHEVRON"	91	GEO:M/A BALD BLK GLASSES BLU SHRT BLU SHORTS STOLE INF CELL PHONE, DP LEFT IN WHI CHRYSLER 300 CA/[REDACTED], INC OCCR'D AT 1140HRS, VIDEO AVAILABLE (SYM/N)	FOR FURTHER SEE RPT UNDER FILE 920-05217- 1575-387. DELAY RE TAG 83, TAG 95
Incident Date: 08/20/20						
O	D	R	10506 WHITTIER BL, WHI	108	C4 DET 2, PENALOZA, GILBERTO MH/[REDACTED] AND FIERRO, JOSEPH [REDACTED]	SEE REPORT FOR FURTHER 1575-198 URN 920-05300-
Incident Date: 09/01/20						
O	D	R	10506 WHITTIER BL, WHI	8	PONCE, ROBERT ANTHONY MH/[REDACTED]	VERBAL WARNING GIVEN FOR VIOLATION 4000 (A) CVC
O	D	R	10506 WHITTIER BL, WHI	160	C4 DET 1, ORELLANA, CHRISTOPHER MH/[REDACTED]	CITED AND RELEASED DP IN THE FIELD RE WARRANT OUT OF DOWNEY COURT. DP ISSUED A NEW PROISE TO APPEAR. DP WILCO

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 10/01/20						
C	B	P	10506 WHITTIER BL, WHI	82	MH JUMPED IN INF'S VEH AND DROVE AWAY. SILVER INFI.SUV UNK PLATE INF.L/S N/B LOCKHEED SUSP W/WHI BANDANA ,VEH WAS LEFTTURNED ON.PLAIN STOCK RIMS PAINTED BLK (SYM/N)	X-152 AS NEEDED
C	B	P	10506 WHITTIER BL, WHI	82	MH JUMPED IN INF'S VEH AND DROVE AWAY. SILVER INFI.SUV UNK PLATE INF.L/S N/B LOCKHEED SUSP W/WHI BANDANA ,VEH WAS LEFTTURNED ON.PLAIN STOCK RIMS PAINTED BLK (SYM/N)	
C	B	P	10506 WHITTIER BL, WHI	82	MH JUMPED IN INF'S VEH AND DROVE AWAY. SILVER INFI.SUV UNK PLATE INF.L/S N/B LOCKHEED SUSP W/WHI BANDANA ,VEH WAS LEFTTURNED ON.PLAIN STOCK RIMS PAINTED BLK (SYM/N)	ARRESTED 1 JESSE QUEZADA MH DOB [REDACTED] RE 487PC 476 PC SEE REPORT
C	B	P	10506 WHITTIER BL, WHI	82	MH JUMPED IN INF'S VEH AND DROVE AWAY. SILVER INFI.SUV UNK PLATE INF.L/S N/B LOCKHEED SUSP W/WHI BANDANA ,VEH WAS LEFTTURNED ON.PLAIN STOCK RIMS PAINTED BLK (SYM/N)	X-152 AS NEEDED
C	B	P	10506 WHITTIER BL, WHI	82	MH JUMPED IN INF'S VEH AND DROVE AWAY. SILVER INFI.SUV UNK PLATE INF.L/S N/B LOCKHEED SUSP W/WHI BANDANA ,VEH WAS LEFTTURNED ON.PLAIN STOCK RIMS PAINTED BLK (SYM/N)	X-152 AS NEEDED, 927C UTL
C	B	P	10506 WHITTIER BL, WHI	82	MH JUMPED IN INF'S VEH AND DROVE AWAY. SILVER INFI.SUV UNK PLATE INF.L/S N/B LOCKHEED SUSP W/WHI BANDANA ,VEH WAS LEFTTURNED ON.PLAIN STOCK RIMS PAINTED BLK (SYM/N)	X-152 AS NEEDED

Report RAPS 300
Regional Allocation of Police Services
Location Inquiry from 01/01/19 To 11/06/24

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 10/02/20						
O	D	R	10506 WHITTIER BL, WHI	124	DELAYED OBS	SEE REPORT
Incident Date: 10/29/20						
C	B	P	10506 WHITTIER BL, WHI "CHEVRON"	157	MH/56 ORG SHT BLU JNS IN WHI TRACTOR TRAILER THREATENING TO BEAT UP INF VIA PHONE//D/P STATED HIS FRIENDS WERE COMING OVER TO HELP HIM BEAT HIM AND EMPLOYEE,, NO WPNS SEEN	X 152D AS NEEDED
C	B	P	10506 WHITTIER BL, WHI "CHEVRON"	157	MH/56 ORG SHT BLU JNS IN WHI TRACTOR TRAILER THREATENING TO BEAT UP INF VIA PHONE//D/P STATED HIS FRIENDS WERE COMING OVER TO HELP HIM BEAT HIM AND EMPLOYEE,, NO WPNS SEEN	C/I GUIRGUIS, ARIMIAH MA/RE:415. VERBAL ONLY, DID OT MEET 422 CRITERIA. INF REQ EXTR PATROL CHECKS
C	B	P	10506 WHITTIER BL, WHI "CHEVRON"	157	MH/56 ORG SHT BLU JNS IN WHI TRACTOR TRAILER THREATENING TO BEAT UP INF VIA PHONE//D/P STATED HIS FRIENDS WERE COMING OVER TO HELP HIM BEAT HIM AND EMPLOYEE,, NO WPNS SEEN	HANDLED BY 152B PTA, SEE HIS CLEARANCE FOR FURTHER. DEL RE TAG 150
C	B	P	10506 WHITTIER BL, WHI "CHEVRON"	157	MH/56 ORG SHT BLU JNS IN WHI TRACTOR TRAILER THREATENING TO BEAT UP INF VIA PHONE//D/P STATED HIS FRIENDS WERE COMING OVER TO HELP HIM BEAT HIM AND EMPLOYEE,, NO WPNS SEEN	X/152D AS NEEDED
Incident Date: 11/23/20						
C	D	R	10506 WHITTIER BL, WHI	3	FOUR MH/30'S WEARING DRK CLOTHING DRINKING BEER AND BREAKING BOTTLES AT THE REAR OF LOC. UNKN WEAPONS (SYM UNKN)	
C	D	R	10506 WHITTIER BL, WHI	3	FOUR MH/30'S WEARING DRK CLOTHING DRINKING BEER AND BREAKING BOTTLES AT THE REAR OF LOC. UNKN WEAPONS (SYM UNKN)	DP GPA UTL
Incident Date: 12/02/20						
O	D	R	10506 WHITTIER BL, WHI	76	C4 DET 1, FIERRO, JOSEPH MH/	SE URN FOR FURTHER 920-07388-1575-198

Report RAPS 300
Regional Allocation of Police Services
Location Inquiry from 01/01/19 To 11/06/24

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
Incident Date: 12/10/20						
O	D	R	10506 WHITTIER BL, WHI	89	PATROL CHECK	AREA CHECK CLR
Incident Date: 12/16/20						
O	D	R	10506 WHITTIER BL, WHI	52	PATROL CHECK	PATROL CHECK//AREA CHECK CLR
Incident Date: 01/21/21						
C	D	R	10506 WHITTIER BL, WHI "CHEVRON"	63	RE LANDLORD LOCKED INF OUT OF BUSN, LANDLORD IS NOT @ LOC (SYM/N)	X-152K AS NEEDED, CALL HANDLED PRIOR TO MY ARRIVAL
C	D	R	10506 WHITTIER BL, WHI "CHEVRON"	63	RE LANDLORD LOCKED INF OUT OF BUSN, LANDLORD IS NOT @ LOC (SYM/N)	C/T BOTH PARTIES COUNSLD RE CIVIL MATTER. BOTH PARTIES WILCO LFT TO COURT
C	B	P	10506 WHITTIER BL, WHI "CHEVRON STA"	86	GEO: MALE DRIVER OF A WHI VEH BLOCKING DOOR OF BUSINESS. IMPROPER PARKING IN PREVENTING CUSTOMERS FROM MOVING IN AND OUT OF THE STORE.	X-152
C	B	P	10506 WHITTIER BL, WHI "CHEVRON STA"	86	GEO: MALE DRIVER OF A WHI VEH BLOCKING DOOR OF BUSINESS. IMPROPER PARKING IN PREVENTING CUSTOMERS FROM MOVING IN AND OUT OF THE STORE.	X 152K SECURE LOC
C	B	P	10506 WHITTIER BL, WHI "CHEVRON STA"	86	GEO: MALE DRIVER OF A WHI VEH BLOCKING DOOR OF BUSINESS. IMPROPER PARKING IN PREVENTING CUSTOMERS FROM MOVING IN AND OUT OF THE STORE.	DELAYED RE TAG 88, 481JO, TAG 97 902A
C	B	P	10506 WHITTIER BL, WHI "CHEVRON STA"	86	GEO: MALE DRIVER OF A WHI VEH BLOCKING DOOR OF BUSINESS. IMPROPER PARKING IN PREVENTING CUSTOMERS FROM MOVING IN AND OUT OF THE STORE.	NO CRIME AT LOC. 415LT DISPUTE. CIVIL MATTER. C4
C	B	P	10506 WHITTIER BL, WHI "CHEVRON STA"	86	GEO: MALE DRIVER OF A WHI VEH BLOCKING DOOR OF BUSINESS. IMPROPER PARKING IN PREVENTING CUSTOMERS FROM MOVING IN AND OUT OF THE STORE.	X-152 AS NEEDED

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 01/21/21						
C	B	P	10506 WHITTIER BL, WHI "CHEVRON STA"	86	GEO: MALE DRIVER OF A WHI VEH BLOCKING DOOR OF BUSINESS. IMPROPER PARKING IN PREVENTING CUSTOMERS FROM MOVING IN AND OUT OF THE STORE.	
C	B	P	10506 WHITTIER BL, WHI	89	M/MIDDLE EASTERN WRNG GRAY TRYING TO BREAK INTO BUSN SUSP VEH, WHI TOYOTA SUV. INF BU	REL TO T-86. SEE CLEARANCE
C	B	P	10506 WHITTIER BL, WHI	89	M/MIDDLE EASTERN WRNG GRAY TRYING TO BREAK INTO BUSN SUSP VEH, WHI TOYOTA SUV. INF BU	C/T BOTH PRT AND AGAIN ADV RE CIVIL PROC NEEDED FOR EVIC. BOTH PRTS EXTREMELY UNCOOP AND AGRSSIVE, NOT WEARING MASKS AND ATTMPT TO GET IN OUR FACE. NO CRM
C	B	P	10506 WHITTIER BL, WHI "CHEVRON"	124	3-4 M/A WELDING EXIT DOOR AND ACCESS DOOR TO ELECTRIC PANEL. INF CLAIMS DP'S WERE HIRED BY TENANT. (SYM/UNK) //U/D ALL PTYS ARGUING,, INF UNCOOP W/DESK//LANG BARRIER,, SEE T- 86, 89, 60	
C	B	P	10506 WHITTIER BL, WHI "CHEVRON"	124	3-4 M/A WELDING EXIT DOOR AND ACCESS DOOR TO ELECTRIC PANEL. INF CLAIMS DP'S WERE HIRED BY TENANT. (SYM/UNK) //U/D ALL PTYS ARGUING,, INF UNCOOP W/DESK//LANG BARRIER,, SEE T- 86, 89, 60	X-152K AM SHIFT AS NEEDED
C	B	P	10506 WHITTIER BL, WHI "CHEVRON"	124	3-4 M/A WELDING EXIT DOOR AND ACCESS DOOR TO ELECTRIC PANEL. INF CLAIMS DP'S WERE HIRED BY TENANT. (SYM/UNK) //U/D ALL PTYS ARGUING,, INF UNCOOP W/DESK//LANG BARRIER,, SEE T- 86, 89, 60	

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 01/21/21						
C	B	P	10506 WHITTIER BL, WHI "CHEVRON"	124	3-4 M/A WELDING EXIT DOOR AND ACCESS DOOR TO ELECTRIC PANEL. INF CLAIMS DP'S WERE HIRED BY TENANT. (SYM/UNK) //U/D ALL PTYS ARGUING,, INF UNCOOP W/DESK//LANG BARRIER,, SEE T- 86, 89, 60	X-152 AS NEEDED
C	B	P	10506 WHITTIER BL, WHI "CHEVRON"	124	3-4 M/A WELDING EXIT DOOR AND ACCESS DOOR TO ELECTRIC PANEL. INF CLAIMS DP'S WERE HIRED BY TENANT. (SYM/UNK) //U/D ALL PTYS ARGUING,, INF UNCOOP W/DESK//LANG BARRIER,, SEE T- 86, 89, 60	X152K AS NEEDED
C	B	P	10506 WHITTIER BL, WHI "CHEVRON"	124	3-4 M/A WELDING EXIT DOOR AND ACCESS DOOR TO ELECTRIC PANEL. INF CLAIMS DP'S WERE HIRED BY TENANT. (SYM/UNK) //U/D ALL PTYS ARGUING,, INF UNCOOP W/DESK//LANG BARRIER,, SEE T- 86, 89, 60	
C	B	P	10506 WHITTIER BL, WHI "CHEVRON"	124	3-4 M/A WELDING EXIT DOOR AND ACCESS DOOR TO ELECTRIC PANEL. INF CLAIMS DP'S WERE HIRED BY TENANT. (SYM/UNK) //U/D ALL PTYS ARGUING,, INF UNCOOP W/DESK//LANG BARRIER,, SEE T- 86, 89, 60	X-152K AS NEEDED,
C	B	P	10506 WHITTIER BL, WHI "CHEVRON"	124	3-4 M/A WELDING EXIT DOOR AND ACCESS DOOR TO ELECTRIC PANEL. INF CLAIMS DP'S WERE HIRED BY TENANT. (SYM/UNK) //U/D ALL PTYS ARGUING,, INF UNCOOP W/DESK//LANG BARRIER,, SEE T- 86, 89, 60	ONGOING CIVIL DISPUTE AT LOC. NO EV OF ANY CRIME
C	B	P	10506 WHITTIER BL, WHI "CHEVRON"	124	3-4 M/A WELDING EXIT DOOR AND ACCESS DOOR TO ELECTRIC PANEL. INF CLAIMS DP'S WERE HIRED BY TENANT. (SYM/UNK) //U/D ALL PTYS ARGUING,, INF UNCOOP W/DESK//LANG BARRIER,, SEE T- 86, 89, 60	X-152K AS NEEDED

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 01/21/21						
C	B	P	10506 WHITTIER BL, WHI "CHEVRON"	124	3-4 M/A WELDING EXIT DOOR AND ACCESS DOOR TO ELECTRIC PANEL. INF CLAIMS DP'S WERE HIRED BY TENANT. (SYM/UNK) // U/D ALL PTYS ARGUING,, INF UNCOOP W/DESK//LANG BARRIER,, SEE T-86, 89, 60	X-152K AS NEEDED
C	D	R	10506 WHITTIER BL, WHI "CHEVRON"	133	INF REQ DEP'S REGARDING LANDLORD/TENANT ISSUES. LANDLORD (ARMIA) IS SITTING IN WHT SEDAN DODGE. RELATED TO SEVERAL EARLIER CALLS T-86, 89, 124. (SYM/UNK)	HANDLED BY 152K2 PTA
C	D	R	10506 WHITTIER BL, WHI "CHEVRON"	133	INF REQ DEP'S REGARDING LANDLORD/TENANT ISSUES. LANDLORD (ARMIA) IS SITTING IN WHT SEDAN DODGE. RELATED TO SEVERAL EARLIER CALLS T-86, 89, 124. (SYM/UNK)	C/AHAMAD, ELKURDI MO, NO EV OF CRIME AT LOC. INF WILL CONTACT COURT FOR EVICTION NOTICE
Incident Date: 03/01/21						
C	B	P	10506 WHITTIER BL, WHI "CHEVRON GAS"	74	2 MH/A FIST FIGHTING*UD* ONE ARRIVED IN A WHI P/UP WORK TRUCK,*UD* UNK WPNS, INF LEFT HE LOC, INF WAS A PASSERBY	X/152K AS NEEDED
C	B	P	10506 WHITTIER BL, WHI "CHEVRON GAS"	74	2 MH/A FIST FIGHTING*UD* ONE ARRIVED IN A WHI P/UP WORK TRUCK,*UD* UNK WPNS, INF LEFT HE LOC, INF WAS A PASSERBY	
C	B	P	10506 WHITTIER BL, WHI "CHEVRON GAS"	74	2 MH/A FIST FIGHTING*UD* ONE ARRIVED IN A WHI P/UP WORK TRUCK,*UD* UNK WPNS, INF LEFT HE LOC, INF WAS A PASSERBY	927C AREA DP GPA UTL
Incident Date: 04/17/21						
C	D	R	10506 WHITTIER BL, WHI	100	INF VISITING ELDER FATHER, BROTHER (JOHN PADILLA) IS AT HOMERECORDING FAMILY WITH CELLULAR PHONE AGAINST FAMILY CONSENT, BOTHDP AND FATHER RESIDE AT LOCATIONNO WEAPONS	UTL THE ADDRESS 150D UNABLE TO RECONTACT INF

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
Incident Date: 04/17/21						
C	D	R	10506 WHITTIER BL,WHI	100	INF VISITING ELDER FATHER, BROTHER (JOHN PADILLA) IS AT HOMERECORDING FAMILY WITH CELLULAR PHONE AGAINST FAMILY CONSENT,BOTHDP AND FATHER RESIDE AT LOCATIONNO WEAPONS	X 152F AS NEEDED
Incident Date: 07/20/21						
O	D	R	10506 WHITTIER BL,WHI	132	C4 D1	C/DLGUZZI,CHERII FW/RE 374A PC.W/A.WILCO
Incident Date: 09/26/21						
C	B	P	10506 WHITTIER BL,WHI "CHEVRON GAS STATION"	124	INF VEH WAS KEYED, SUSP MH/A LS IN A WHI MAXIMA LIC# LS EB WHITTIER, 5AGO, IWMSK BY A GRY CIVIC	X 152E AS NEEDED
C	B	P	10506 WHITTIER BL,WHI "CHEVRON GAS STATION"	124	INF VEH WAS KEYED, SUSP MH/A LS IN A WHI MAXIMA LIC# LS EB WHITTIER, 5AGO, IWMSK BY A GRY CIVIC	SEE URN:21-05488-15
C	B	P	10506 WHITTIER BL,WHI "CHEVRON GAS STATION"	124	INF VEH WAS KEYED, SUSP MH/A LS IN A WHI MAXIMA LIC# LS EB WHITTIER, 5AGO, IWMSK BY A GRY CIVIC	X-152E AS NEEDED
Incident Date: 10/22/21						
C	D	R	10506 WHITTIER BL,WHI MORGAN GASOLINE	11	C/GLASSBREAK,NM	X-151K3 AS NEEDED
C	D	R	10506 WHITTIER BL,WHI MORGAN GASOLINE	11	C/GLASSBREAK,NM	LOC CHKS CLR, NO GLASS BREAK, NO E V OF 459
C	D	R	10506 WHITTIER BL,WHI MORGAN GASOLINE	11	C/GLASSBREAK,NM	X 151K3 AS NEEDED
Incident Date: 11/16/21						
C	B	E	10506 WHITTIER BL,WHI "CHEVRON"	155	TOOK MONEY**NO WPNS SEEN** (LANGUAGE BARRIER), L/S ON FOOT WRG BLU HOODIE JEANS**TWDS THE FWY**DP WRG BLU MASK	SEE 152 CLR FOR FURTHER

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
Incident Date: 11/16/21						
C	B	E	10506 WHITTIER BL, WHI "CHEVRON"	155	TOOK MONEY**NO WPNS SEEN** (LANGUAGE BARRIER), L/S ON FOOT WRG BLU HOODIE JEANS**TWDS THE FWY**DP WRG BLU MASK	X-152 AS NEEDED
C	B	E	10506 WHITTIER BL, WHI "CHEVRON"	155	TOOK MONEY**NO WPNS SEEN** (LANGUAGE BARRIER), L/S ON FOOT WRG BLU HOODIE JEANS**TWDS THE FWY**DP WRG BLU MASK	
C	B	E	10506 WHITTIER BL, WHI "CHEVRON"	155	TOOK MONEY**NO WPNS SEEN** (LANGUAGE BARRIER), L/S ON FOOT WRG BLU HOODIE JEANS**TWDS THE FWY**DP WRG BLU MASK	
C	B	E	10506 WHITTIER BL, WHI "CHEVRON"	155	TOOK MONEY**NO WPNS SEEN** (LANGUAGE BARRIER), L/S ON FOOT WRG BLU HOODIE JEANS**TWDS THE FWY**DP WRG BLU MASK	ASST AS NEEDED,,,C4 PTIOR TO ARRIVAL
C	B	E	10506 WHITTIER BL, WHI "CHEVRON"	155	TOOK MONEY**NO WPNS SEEN** (LANGUAGE BARRIER), L/S ON FOOT WRG BLU HOODIE JEANS**TWDS THE FWY**DP WRG BLU MASK	C/BHUIYAN, MOHAMMAD RE 211 SEE RPT 921- 06611-1575-043
C	B	E	10506 WHITTIER BL, WHI "CHEVRON"	155	TOOK MONEY**NO WPNS SEEN** (LANGUAGE BARRIER), L/S ON FOOT WRG BLU HOODIE JEANS**TWDS THE FWY**DP WRG BLU MASK	X 152 AS NEEDED
C	B	E	10506 WHITTIER BL, WHI "CHEVRON"	155	TOOK MONEY**NO WPNS SEEN** (LANGUAGE BARRIER), L/S ON FOOT WRG BLU HOODIE JEANS**TWDS THE FWY**DP WRG BLU MASK	X-152 AS NEEDED
Incident Date: 12/09/21						
O	D	R	10506 WHITTIER BL, WHI	16	MURO, RICHARD GONZALEZ, OSWALDO MATILLA, JOSHUA SEARCH Y, NS	DTAINED RE POSS 1029V INVES

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 01/31/22						
C	D	R	10506 WHITTIER BL, PRV "CHEVRON" =	133	INF STATES SHE WAS VICTIM OF BATTERY BY UNK MH/A OCCURED ONE HOUR AGO. VICT WEARING BLK JACKET AND RED SCARF WITH BLU MASK, STANDING NEAR FRONT ENTRANCE.	CHECK LOC CLR.UNABLE TO CONTACT INFORMANT OR VICTIM.NO EV OF CRIME
Incident Date: 02/28/22						
C	D	R	10506 WHITTIER BL, WHI MORGAN GASOLINE	3	C/GLASSBREAK, NM ()	CHECKED LOC ALL WINDOWS AND DOORS WERE SECURED NO EV OF 459
Incident Date: 03/03/22						
C	D	R	10506 WHITTIER BL, WHI "MORGAN GASOLINE"	8	C/FRONT GLASS BREAK, NM, NV ()	X-152E AS NEEDED
C	D	R	10506 WHITTIER BL, WHI "MORGAN GASOLINE"	8	C/FRONT GLASS BREAK, NM, NV ()	X-152E AS NEEDED
C	D	R	10506 WHITTIER BL, WHI "MORGAN GASOLINE"	8	C/FRONT GLASS BREAK, NM, NV ()	CHECKED LOC, ALL SECURE. NO EV OF CRIME
C	D	R	10506 WHITTIER BL, WHI "MORGAN GASOLINE INC"	166	C/GLASSBREAK, NME NV ()	X-152E AS NEEDED
C	D	R	10506 WHITTIER BL, WHI "MORGAN GASOLINE INC"	166	C/GLASSBREAK, NME NV ()	X 152E AS NEEDED
C	D	R	10506 WHITTIER BL, WHI "MORGAN GASOLINE INC"	166	C/GLASSBREAK, NME NV ()	X-152E AS NEEDED
C	D	R	10506 WHITTIER BL, WHI "MORGAN GASOLINE INC"	166	C/GLASSBREAK, NME NV ()	CHECKED LOC ALL SECURE NO EV OF CRIME
Incident Date: 03/12/22						
C	D	R	10506 WHITTIER BL, WHI MORGAN GASOLINE	6	C/GLASSBREAK, NM ()	NO EV OF ANY 459 AT LOC. C4
C	D	R	10506 WHITTIER BL, WHI MORGAN GASOLINE	6	C/GLASSBREAK, NM ()	X151K3 AS NEEDED
Incident Date: 03/18/22						
C	D	R	10506 WHITTIER BL, WHI MORGAN GASOLINE	12	C/GLASS BREAK, NM, ()	NO EV OF GLASS BREAK AT LOC, LOC CHKS CLR
Incident Date: 03/19/22						
C	D	R	10506 WHITTIER BL, WHI	15	"MORGAN GASOLINE" C/GLASS BREAK, NM NV ()	LOC CHECKED CLR, NO EV OF 459, C4
C	D	R	10506 WHITTIER BL, WHI	15	"MORGAN GASOLINE" C/GLASS BREAK, NM NV ()	DNR HANDLED BY 151 SEE REPORTFORFURTHER

Report RAPS 300
Regional Allocation of Police Services
Location Inquiry from 01/01/19 To 11/06/24

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 03/25/22						
C	D	R	10506 WHITTIER BL, WHI GASOLINE"	"MORGAN 7	C/GLASSBREAK SENSOR, NM, NV	CALL HANDLED PRIOR TO ARRIVAL. NO BWC ACTIVATION
C	D	R	10506 WHITTIER BL, WHI GASOLINE"	"MORGAN 7	C/GLASSBREAK SENSOR, NM, NV	CHECED LOC. ALL SECURE NO EV OF CRIME
C	D	R	10506 WHITTIER BL, WHI GASOLINE"	"MORGAN 7	C/GLASSBREAK SENSOR, NM, NV	X-152E AS NEEDED. DELAYED RE TAG 0005
Incident Date: 04/02/22						
C	D	R	10506 WHITTIER BL, WHI	117	INF RCVED AN EMERGENCY ALERT FRM BMW AT LOC NOTHING SAID OR HEARD CHK THE WELFARE	ASSIDENTAL ACTIVATION BMW OUT OF GAS NO EV OF CRME AT LOC. CALLED AAA RE ASSISTANCE. LIZARATH LIZ FH/A
C	D	R	10506 WHITTIER BL, WHI	117	INF RCVED AN EMERGENCY ALERT FRM BMW AT LOC NOTHING SAID OR HEARD CHK THE WELFARE	X 151T3 AS NEEDED
Incident Date: 04/19/22						
C	D	R	10506 WHITTIER BL, WHI GASOLINE	"MORGAN 141	C/GLASS BREAK, NM NV	HECKED LOC A SECURE NO EV F CRIME
Incident Date: 04/21/22						
C	D	R	10506 WHITTIER BL, WHI GASOLINE INC	"MORGAN 1	C/GLASS BREAK,,NM,,NO VIDEO(CB	X 152F AS NEEDED
C	D	R	10506 WHITTIER BL, WHI GASOLINE INC	"MORGAN 1	C/GLASS BREAK,,NM,,NO VIDEO(CB	CHECKED LOC, ALL DOORS AND WINDOWS WERE SECURED
Incident Date: 04/22/22						
C	D	R	10506 WHITTIER BL, WHI GASOLINE INC	"MORGAN 16	C/GLASS BREAK,,NM,,NO VIDEO(CB	CHECKED LOC, NO EV OF 459, ALL WINDOWS AND DOORS WERE SECURED
Incident Date: 04/23/22						
C	D	R	10506 WHITTIER BL, WHI	3	"MORGAN GASOLINE" C/GLASS BREAK, NM NV	
C	D	R	10506 WHITTIER BL, WHI	3	"MORGAN GASOLINE" C/GLASS BREAK, NM NV	LOC CKD SECURE, NO EV OF 459
Incident Date: 04/28/22						
C	D	R	10506 WHITTIER BL, WHI GASOLINE	"MORGAN 2	C/GLASS BREAK,,NM,,NO VIDEO(CB	CHECKED LOC, ALL DOORS AND WNDOWS WERE SECURED, NO EV OF 459
Incident Date: 05/08/22						
C	D	R	10506 WHITTIER BL, WHI RESD "MORGAN GASOLINE"	11	C/GENERAL GLASSBREAK, N/M	ALL WINDOWS AND DOORS TO LOC APPEAR SECURED,, DELAYED RE MULTIPLE PRIORITIES

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 05/24/22						
O	D	R	10506 WHITTIER BL, WHI	108	C4 DET-2	DET 2 RE 13.08.010 LACC
Incident Date: 05/29/22						
C	D	R	10506 WHITTIER BL, WHI MORGAN GAS INC	1	C/GLASS BREAK,, NM,, NO VIDEO (CB [REDACTED])	
C	D	R	10506 WHITTIER BL, WHI MORGAN GAS INC	1	C/GLASS BREAK,, NM,, NO VIDEO (CB [REDACTED])	C4. NO EV OF 459
C	D	R	10506 WHITTIER BL, WHI MORGAN GAS INC	1	C/GLASS BREAK,, NM,, NO VIDEO (CB [REDACTED])	X-152E AS NEEDED
Incident Date: 06/23/22						
O	D	R	10506 WHITTIER BL, WHI	79	C4 D1 FOWLE ANDREW [REDACTED]	SEE REPORT FOR FURTHER
Incident Date: 06/29/22						
O	D	R	10506 WHITTIER B; PRV	5	EMERY JOEL ANDERSON [REDACTED] C4 DET1	W/A HEADLAMPS TO BE ON AT NIGT
Incident Date: 07/23/22						
C	D	R	10506 WHITTIER BL, WHI "WORKMAS GAS CO"	9	C/GLASSBREAK, NME, NV, [REDACTED]	ALL DOORS AND WINDOWS TO LOC APPEAR SECURE,, NO EV OF 459
C	D	R	10506 WHITTIER BL, WHI	122	"MORGAN GASOLINE INC." C/ GLASSBREAK, NM NV [REDACTED]	LOC CHK CLR/NO EV OF CRIME/ NO EV OF BROKEN GLASS OR FORCE ENTRY
Incident Date: 07/28/22						
O	D	R	10506 WHITTIER BL, WHI	113	C4 DET-1 MARQUEZJIMENEZ, OLGA [REDACTED]	D/MARQUEZJIMENEZ, OLGA FH/A RE 4000A1CVC, VEH PAPER FROM DMV VALID UNTIL 08/22, COULD NOT SEE DMV PAPER
Incident Date: 07/31/22						
C	D	R	10506 WHITTIER BL, WHI "CHEVRON"	28	C/GLASSBREAK, NME, NV (NO CB PER ALARM CO)	DELAYED RE TAGS 27, 25, 24, 18X-152K AS NEEDED
C	D	R	10506 WHITTIER BL, WHI "CHEVRON"	28	C/GLASSBREAK, NME, NV (NO CB PER ALARM CO)	PHYSICALLY CHKD LOC RE: 459 LOCKED AND SECURE
Incident Date: 08/05/22						
C	D	R	10506 WHITTIER BL, WHI "MORGAN GAS"	10	C/GLASS BREAK, NME, NO VID [REDACTED]	X 152E AS NEEDED,, CALL HANDLED BY 152E PTA
C	D	R	10506 WHITTIER BL, WHI "MORGAN GAS"	10	C/GLASS BREAK, NME, NO VID [REDACTED]	C4 NO EV OF BROKEN GLASS
Incident Date: 08/10/22						
C	D	R	10506 WHITTIER BL, WHI MORGAN GASOLINE	7	[REDACTED] C/GLASSBREAK, N/M	927C LOC NO EV OF CR OR 459, C4

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 08/11/22						
O	D	R	10506 WHITTIER BL, WHI GASOLINE"	138	C4 DET 1	C/MUNIZ, RICHARD ME [REDACTED] INF STATED ON PROB/10-29P/NO EV OF CRIME/INF COOPC, ADVS TO LEAVE LOC
Incident Date: 08/13/22						
C	D	R	10506 WHITTIER BL, WHI "MORGAN 8 GASOLINE"		C/GLASSBREAK, NME, NV [REDACTED] [REDACTED] MALE ONSITE ANSWERED, THEN HUNG UP	
C	D	R	10506 WHITTIER BL, WHI "MORGAN 8 GASOLINE"		C/GLASSBREAK, NME, NV [REDACTED] [REDACTED] MALE ONSITE ANSWERED, THEN HUNG UP	NO 459, C4
Incident Date: 08/16/22						
C	D	R	10506 WHITTIER BL, WHI "MORGAN 8 GASOLINE"		C/GLASSBREAK, NME, NV, [REDACTED] [REDACTED]	CHKD LOC RE: 459A. NO EV OF BREAK IN
Incident Date: 08/17/22						
O	D	R	10506 WHITTIER BL, WHI	165	JIMINEZ MICHAEL [REDACTED]	PAROLE SEARCH
Incident Date: 08/22/22						
C	D	R	10506 WHITTIER BL, WHI "MORGAN 171 GASOLINE"		C/GLASS BREAK, NME [REDACTED]	927C THE AREA, CHECKED THE LOC, LOCKED AND SECURE NO EV OF CRIME
Incident Date: 10/07/22						
C	D	R	10506 WHITTIER BL, WHI MORGAN 13 GASOLINE		C/FRONT DOOR, NM [REDACTED]	
C	D	R	10506 WHITTIER BL, WHI MORGAN 13 GASOLINE		C/FRONT DOOR, NM [REDACTED]	CHECKED LOC, UNBLE TO GIAN ENTRY DUE TO FULL SITE CONSTRUCTION AT LOC, APRD TO BE SECURED, NO EV OF 459
Incident Date: 01/15/23						
C	D	R	10506 WHITTIER BL, WHI "MORGAN 72 GAS"		[REDACTED] C/ GLASSBREAK, N/M, N/W [REDACTED]	ALL GATES LOCKED AND SECURE VISUAL SHOWED NO EV OF 459
Incident Date: 06/09/23						
C	B	P	10506 WHITTIER BL, WHI "GAS STA"	59	M/W TALL MED BLD BLK HAT BLK/WHI TANK TOP W/417A TOOK SEVERAL ITEMS FROM LOC DP L/S OUTSIDE INF NO LONGER HAS VISUAL IWMSK INSIDE STORE OCCURD 10 AGO	X-152 AS NEEDED

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 06/09/23						
C	B	P	10506 WHITTIER BL, WHI "GAS STA"	59	M/W TALL MED BLD BLK HAT BLK/WHI TANK TOP W/417A TOOK SEVERAL ITEMS FROM LOC DP L/S OUTSIDE INF NO LONGER HAS VISUAL IWMSK INSIDE STORE OCCURD 10 AGO	X-152 AS NEEDED, NOBWC
C	B	P	10506 WHITTIER BL, WHI "GAS STA"	59	M/W TALL MED BLD BLK HAT BLK/WHI TANK TOP W/417A TOOK SEVERAL ITEMS FROM LOC DP L/S OUTSIDE INF NO LONGER HAS VISUAL IWMSK INSIDE STORE OCCURD 10 AGO	SEE RPT FOR FURTHER
C	B	P	10506 WHITTIER BL, WHI "GAS STA"	59	M/W TALL MED BLD BLK HAT BLK/WHI TANK TOP W/417A TOOK SEVERAL ITEMS FROM LOC DP L/S OUTSIDE INF NO LONGER HAS VISUAL IWMSK INSIDE STORE OCCURD 10 AGO	ASST AS NEEDED
Incident Date: 07/11/23						
C	D	R	10506 WHITTIER BL, WHI "E-GAS"	27	MERZ 4DR BLOCKING DRIVEWAY FOR SEVERAL HRS LIC [REDACTED] // 10-22 CHP 97 AND TOWING VEH	VEH IS ON PRIVATE PROPERTY, CHP ON SITE AND WILL HANDLE CALL ,NAME CYRIL
Incident Date: 07/19/23						
C	D	R	10506 WHITTIER BL, WHI "CHEVRON"	77	M/A CAUGHT ON SURV TORCHING GAS PUMP LAST NT	
C	D	R	10506 WHITTIER BL, WHI "CHEVRON"	77	M/A CAUGHT ON SURV TORCHING GAS PUMP LAST NT	NOBWC HANDLED BY 154A
C	D	R	10506 WHITTIER BL, WHI "CHEVRON"	77	M/A CAUGHT ON SURV TORCHING GAS PUMP LAST NT	REPORT TAKEN
Incident Date: 08/31/23						
O	D	R	10506 WHITTIER BL, WHI	95	C4 DET-1 GUZMAN, DAMIAN [REDACTED]	D/GUZMAN, DAMIAN MH/A RE OUTSTNDING WARRANT/CITED AND RLSD IN FIELD RE 50K WARRANT OUT OF DOWNEY CRT
Incident Date: 09/14/23						
O	D	R	10506 WHITTIER BL, PRV	108		C/ AGUSTIN CORTES [REDACTED] RE 26708CVC,,,W/A WILCO

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 12/12/23						
O	D	R	10506 WHITTIER BL, WHI	73	C/RUSHING, ARMANI MB/RE PASSING SCHOOL BUS FLASHING RED AND STOP SIGN	C/RUSHING, ARMANI MB/RE DRIVING PAST SCHOOL BUS WITH FLASHING LIGHTS AND STOP SIGN OUT CITED FOR 22454A CVC
Incident Date: 12/31/23						
C	D	R	10506 WHITTIER BL, WHI "E GAS STATION"	29	MALE TRANSIENT WRG ORANGE/RUST COLOR RAIN PARKA GRAY PANTS INTIMIDATING ELDERLY PEOPLE, LOOKING INTO PEOPLE'S CARS & TRYING TO OPEN CAR DOORS, INF PASSERBY NFD.	CALL HDL BY 152A PTA. DP GPA UTL. NO SACR NO BWC
C	D	R	10506 WHITTIER BL, WHI "E GAS STATION"	29	MALE TRANSIENT WRG ORANGE/RUST COLOR RAIN PARKA GRAY PANTS INTIMIDATING ELDERLY PEOPLE, LOOKING INTO PEOPLE'S CARS & TRYING TO OPEN CAR DOORS, INF PASSERBY NFD.	DDP GPA UTL, NO EV OF CRIME, AREA CHK CLR
Incident Date: 04/20/24						
C	B	P	10506 WHITTIER BL, WHI X REDMAN "E GAS"	76	SILV BMW CA/ PARKED ON SIDEWALK OF GAS STA,, ENGINE IDLING,, PER INF DRIVER M/A P/390 HEAD BOBBING REWVING ENGINE,, 1 CALL RCVD	DESC OF THHE VEH WAS UTL,, WENT TO TAG 77
C	B	P	10506 WHITTIER BL, WHI X REDMAN "E GAS"	76	SILV BMW CA/ PARKED ON SIDEWALK OF GAS STA,, ENGINE IDLING,, PER INF DRIVER M/A P/390 HEAD BOBBING REWVING ENGINE,, 1 CALL RCVD	C/LOKHORST, ERNO MW/A, DRIVER WAS SLEEPING ONLY, W/A ON NOT SLEEPING ON STALLS
Incident Date: 05/12/24						
O	D	R	10506 WHITTIER BL, WHI	15	C/GONZALEZ, GILBERT RE NO LIGHTS ON BIKE	C/GONZALEZ, GILBERT RE 21021D1 CVC. WARNING ONLY
Incident Date: 06/17/24						
C	B	P	10506 WHITTIER BL, WHI "E GAS"	58	MW/A W/TAN HOODIE AND BRN SHORTS,, WALKING IN AND OUT OF TRAFFIC,, THROWING OBJECTS AT PASSING CARS AND YELLING,, L/S GOING ACROSS WHITTIER BL TWDS CARLS JR,, UKN WPNS	927C, UTL DP. NOBWC

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 06/17/24						
C	B	P	10506 WHITTIER BL, WHI "E GAS"	58	MW/A W/TAN HOODIE AND BRN SHORTS,, WALKING IN AND OUT OF TRAFFIC,, THROWING OBJECTS AT PASSING CARS AND YELLING,, L/S GOING ACROSS WHITTIER BL TWDS CARLS JR,, UKN WPNS	X AS NEEDED
C	B	P	10506 WHITTIER BL, WHI "E GAS"	58	MW/A W/TAN HOODIE AND BRN SHORTS,, WALKING IN AND OUT OF TRAFFIC,, THROWING OBJECTS AT PASSING CARS AND YELLING,, L/S GOING ACROSS WHITTIER BL TWDS CARLS JR,, UKN WPNS	DID NOT RESPOND C4 PER 152.DELYAED RE TAG 59
Incident Date: 06/26/24						
C	D	R	10506 WHITTIER BL, WHI "EGAS"	86	MW/A WRG DRK CLOTHING LONG BEARD ASKING FOR MONEY FRM PATRONS, REFUSING TO LEAVE	927C AREA/DP GPA UTL
Incident Date: 07/30/24						
C	B	R	10506 WHITTIER BL, WHI "E GAS"	32	GEO:MH/A 415G TYPE, GRY TANK TOP, GRY SHORTS MULT TATTOOS ON ARMS INTIMIDATING INF	DNR NO BWC
C	B	R	10506 WHITTIER BL, WHI "E GAS"	32	GEO:MH/A 415G TYPE, GRY TANK TOP, GRY SHORTS MULT TATTOOS ON ARMS INTIMIDATING INF	C/STORE EMPLOYEE AT LOC WHO ADV THERE WAS A DISTURBANCE BUT BOTH PARTIES LEFT
Incident Date: 08/01/24						
C	D	R	10506 WHITTIER BL, WHI	127	BLK ACURA LIC PLATE [REDACTED] HIT INF BLK HONDA..D/P L/S HEADING E/B ON WHITTIER BL..IWMSK IN THE EGAS GAS STATION PRKN LOT.	10-22,, INC OCCURED IN MONTEBELLO RD
Incident Date: 08/12/24						
C	D	R	10506 WHITTIER BL, WHI "EGAS"	117	CONT INF AT LOC RE CUSTOMER BREAKING/TAMPERING W/PUMP,, INF HAS INFO ON CAR OF DP,, INF IS ARABIC SPEAKING	INF WAS NON-DESIROUS///NO EV OF CRIME
Incident Date: 10/26/24						
C	D	R	10506 WHITTIER BL, WHI "EGAS"	38	2 VEH TC, BLK GMC SIERRA VS TOYT RAD4*UD*PARTIES ARE IN THE P/LOT**UD**10-22 CHP HDL .	FWD TO CHP