

**WEST COVINA PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS - FIRST FLOOR
REGULAR MEETING**

**Tuesday April 23, 2019
7:00 PM**

AMERICANS WITH DISABILITIES ACT

The City complies with the Americans with Disabilities Act (ADA). If you will need special assistance at Planning Commission meetings, please call (626) 939-8422 (voice) or (626) 960-4422 (TTY) from Monday through Thursday. Do call at least one day prior to the meeting date to inform us of your particular needs and to determine if accommodation is possible. For sign language interpreter services at Planning Commission meetings, please request no less than four working days prior to the meeting.

PUBLIC COMMENTS/ADDRESSING THE COMMISSION

Any person wishing to address the Planning Commission on any matter listed on the agenda or on any other matter within their jurisdiction is asked to complete a speaker card that is provided on the speaker podium and submit the card to a Planning Department staff member.

Please identify on the speaker card whether you are speaking on an agenda item or non-agenda item. Requests to speak on non-agenda items will be heard during “Oral Communications” before the Public Hearing section of the agenda. Oral Communications are limited to thirty (30) minutes. Generally, comments are limited to five minutes per speaker unless further time is granted by the Chairperson. ***The Chairperson may also, at his or her discretion, further limit the time of each speaker in order to accommodate a large number of speakers and/or to ensure that the business of the Planning Commission is effectively conducted.***

Any testimony or comments regarding a matter set for a Public Hearing will be heard during the public hearing for that item.

Next Resolution No. 19-5985

PLEDGE OF ALLEGIANCE

MOMENT OF SILENT PRAYER/MEDITATION

ROLL CALL

APPROVAL OF MINUTES

1. Special meeting, City Council/Planning Commission, November 15, 2018
Regular meeting, April 9, 2019

CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the Planning Commission request specific items to be removed from the Consent Calendar for separate discussion or action.

2. **Second One-Year Extension of time for Precise Plan No. 14-01, and Conditional Use Permit No. 14-05.**
Construction of a 2,880-square foot permanent pre-fabricated modular classroom building.
1030 E. Merced Avenue

ORAL COMMUNICATIONS

This is the time when any member of the public may speak to the Commission on any matter within the scope of duties assigned to the Commission relating to non-agendized or consent calendar items. Other matters included on this agenda may be addressed when that item is under consideration. For all oral communications, the chairperson may impose reasonable limitations on public comments to assure an orderly and timely meeting. The Ralph M. Brown Act limits the Planning Commission and staff's ability to respond to public comments at this meeting. Thus, your comments may be agendized for a future meeting or referred to staff. The Commission may ask questions for clarification, if desired, at this time.

By policy of the Commission, Oral Communications at this time on the agenda is limited to a total of 15 minutes. Persons who are not afforded the opportunity to speak at this time may do so under "Continuation of Oral Communications" later on the agenda.

PUBLIC HEARINGS

3. **CONDITIONAL USE PERMIT NO. 19-03**
CATEGORICAL EXEMPTION
APPLICANT: International Theological Seminary
LOCATION: 540 E Vine Avenue
REQUEST: The applicant is requesting a Conditional Use Permit to allow the use of a theological school to train pastors and church leaders, International Theological Seminary, located within an existing 76,750-square foot lot on the corner of Vine Avenue and Walnut Avenue. No new construction or exterior modifications are proposed in conjunction with the proposed theological school.
 - a. Hear staff report
 - b. Public testimony
 - c. Close public testimony and Commission discussion
 - d. Staff to read Resolution numbers
 - e. Motion/second to adopt resolution approving/denying

This action is final unless appealed to the City Council within ten (10) days.

NON-HEARING ITEMS

4. **STUDY SESSION - CODE AMENDMENT NO. 18-04
ALCOHOL SALES AT SERVICE STATIONS**
5. **A RESOLUTION ADOPTING DESIGN GUIDELINES FOR SMALL WIRELESS
FACILITIES IN THE PUBLIC RIGHT-OF-WAY
GENERAL EXEMPTION**

CONTINUATION OF ORAL COMMUNICATIONS

COMMISSION REPORTS/COMMENTS AND MISCELLANEOUS ITEMS

This is the time when any member of the Commission may bring a matter to the attention of the full Commission that is within the scope of duties assigned to the Commission. Any item that was considered during the Agenda is not appropriate for discussion in this section of the agenda. NO COMMISSION DISCUSSION OR ACTION CAN BE CONSIDERED AT THIS TIME. If the Commission desires to discuss an issue raised by a speaker or take an action, the Commission may vote to agendize the matter for a future meeting.

6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
 - a. Forthcoming - April 23, 2019
 - b. Project Status Report - April, 2019

7. CITY COUNCIL ACTION:

This is an oral presentation of City Council matters and actions, which are in the Commission's area of interest

ADJOURNMENT

City of West Covina
A G E N D A

ITEM NO. 1.

DATE: April 23, 2019

TO: Planning Commission

FROM: Planning Division

SUBJECT: Special meeting, City Council/Planning Commission, November 15, 2018
Regular meeting, April 9, 2019

Attachments

4.9.19 Minutes

11.15.18 minutes

UNADOPTED MINUTES

A G E N D A

DATE: April 23, 2019

ITEM NO.: 1

MINUTES REGULAR MEETING OF THE PLANNING COMMISSION CITY OF WEST COVINA Tuesday, April 9, 2019

The regular meeting of the Planning Commission was called to order at 7:00 p.m. in the West Covina Council Chambers. Chairman Redholtz led the Pledge of Allegiance and the Commission observed a moment of silence.

ROLL CALL

Present: Heng, Holtz, Jaquez and Redholtz

Absent: Kennedy (excused)

City Staff Present: Anderson, Burns, Aguilar and de Zara

APPROVAL OF MINUTES:

1. Regular meeting, March 12, 2019

The minutes were approved as submitted.

OTHER MATTERS OR ORAL COMMUNICATIONS

Interim City Manager David Carmany introduced himself to the Planning Commission.

PUBLIC HEARINGS

2. **CONDITIONAL USE PERMIT NO. 19-02**
CATEGORICAL EXEMPTION: Pursuant to the California Environmental Quality Act (CEQA), the proposed project is considered to be categorically exempt (Class 1, Existing Facilities) in that the proposed use will occupy an existing tenant space.
APPLICANT: Marc Fresina
LOCATION: 420 N. Azusa Avenue
REQUEST: The applicant is requesting approval of a conditional use permit to allow for the operation of a 2,077-square foot recreational center (axe-throwing) within the Varney Center. No additional square footage is proposed to the existing building. The subject property is located in the "Neighborhood Commercial" (N-C) Zone.

Planning Assistant Rene Aguilar presented the staff report. During his presentation he spoke about the proposed use, the zoning of the property, the proximity to a residential neighborhood, and the proposed hours of operation. In addition, Mr. Aguilar informed the Commission that staff had received email from a resident in the adjacent neighborhood expressing concern about the potential noise from the business. He said mitigation measures were included in the conditions of approval, addressing possible noise issues.

There was a discussion by the Commission regarding participants wearing protective gear, and the proposed six-month review. The Commission also discussed Condition F in the resolution which addresses the number of employees allowed during the hours of operation, and if there was a minimum age under the law to participate in the activity of axe-throwing. Commissioner Holtz said he had attended an axe-throwing event and gave his input on the matter.

Chairman Redholtz opened the public hearing.

PROPONENT:

Marc Fresina, applicant, addressed the Commission regarding his request. He told the Commission that he had already spoken to an audio engineer regarding ways to mitigate the noise created by axes being thrown. He also said that participants would have to be over the age of 18, due to requirements from his insurance company. In addition, he told the Commission that there would not be any food or alcoholic beverages available on the premises and he would not allow anyone who was intoxicated or under the influence of drugs to participate in axe-throwing. Mr. Fresina asked that Condition No. F in the resolution be amended to read “minimum” number of employees, instead of “maximum number of employees”. There was also a discussion with the Commission regarding recycling of wood, the number of stalls available for participants, sound attenuation measures, the number of participants to be allowed in each stall and the applicant’s experience in axe-throwing. Chairman Redholtz also asked about spectators, tournaments and impact boards. Mr. Fresina told the Commission that he was aware of the adjacent neighborhood and did not want to disturb the residents so he was open to adding sound-proofing to make this use more comfortable for the residents.

OPPONENTS:

Kim Sutcliffe and Angie Gillingham spoke in opposition to this request. Ms. Sutcliffe said she had visited a similar facility in Upland and said there was a lot of noise created by the use. She also said she did not want to hear obscenities and did not want additional noise in her neighborhood. She also said she was opposed to the six-month review.

Ms. Gillingham asked about the number of people who would be present during the hours of operation. She added that alcoholic beverages were available in the shopping center and asked how the owner would monitor participants who might drink before entering his establishment.

REBUTTAL:

Mr. Fresina rebutted the testimony in opposition by saying that the maximum number of people inside the establishment would be about 30. He also said that he would make sure that there would be no activity taking place outside and he agreed to all the conditions in the resolution. There was a discussion regarding how long participants would be able to use the space and the cost.

Chairman Redholtz closed the public hearing.

There was a discussion by the Commission regarding whether the review of the business should take place sooner than six months. The Commission also discussed a review by the Community Development Director after six months, and a Planning Commission review 18 months after the business opens. During the discussion, Commissioner Heng suggested more sound-proofing materials be used. The Commission also amended the conditions of approval to require a minimum age of 18 to use the facility, no alcohol or marijuana use prior to using the facility, customers will be required to use axes provided by the facility, no furniture allowed in the alley, no food or drink allowed, doors to the rear of the facility must be closed at all times and speakers must be pointed toward the front of the building. In addition, the Commission amended Condition F to require a minimum of two employees. They also required a review six months after the business opens. Mr. Fresina agreed to all the conditions discussed by the Planning Commission.

Motion by Holtz, seconded by Jaquez, to waive further reading and adopt Resolution No. 19-5982, as amended, approving Conditional Use Permit No. 19-02. Motion carried 4-0 (Kennedy absent, excused.)

Chairman Redholtz said this action is final unless appealed to the City Council within ten (10) days.

3. ZONE CHANGE NO. 19-01
GENERAL EXEMPTION
APPLICANT: City of West Covina
LOCATION: 1904 W. Pacific Lane
REQUEST: Change the zoning designation of 1904 W. Pacific Lane from “Single-Family Residential” (R-1) to “Multiple Family Residential” (MF-20)

Planning Manager Jo-Anne Burns presented the staff report. During the presentation she discussed the subject property and explained how surrounding properties had been rezoned in the 1950s and 1970s to Multiple Family Residential. She told the Commission that the zone change would make this property consistent with surrounding properties in the area. Staff recommended that the Planning Commission recommend approval of this application to the City Council.

Chairman Redholtz opened the public hearing.

PROPONENT:

Peggy Hale, owner of the subject property, said she is in favor of the zone change.

OPPONENTS:

No one spoke in opposition to this application.

Chairman Redholtz closed the public hearing.

Motion by Holtz, seconded by Jaquez, to waive further reading and adopt Resolution No. 19-5983, recommending to the City Council, approval of Zone Change No. 19-01. Motion carried 4-0 (Kennedy absent, excused.)

Chairman Redholtz said final action on this matter will take place at a public hearing before the City Council on a date to be determined.

4. **CODE AMENDMENT NO. 19-01**
GENERAL EXEMPTION
APPLICANT: Brian Jackson for rePlanet
LOCATION: Citywide

Planning Manager Jo-Anne Burns presented the staff report. During her presentation, Ms. Burns explained the proposed changes to the Municipal Code. She told the Commission that the code amendment had been requested by rePlanet, and staff had been working with the City Attorney's office on the code amendment.

Chairman Redholtz opened the public hearing.

PROPONENT:

Paige Gosney, representing rePlanet, spoke in favor of the code amendment.

OPPONENTS:

No one spoke in opposition to this request.

Chairman Redholtz closed the public hearing.

There was a discussion by the Commission regarding the review and final action on this matter by the City Council.

Motion by Jaquez, seconded by Holtz, to waive further reading and adopt Resolution No. 19-5984, recommending to the City Council approval of Code Amendment No. 19-01. Motion carried 3-1 (Heng opposed, Kennedy absent, excused.)

Chairman Redholtz said final action on this matter will take place at a public hearing before the City Council on a date to be determined.

NON-HEARING ITEMS - None

CONTINUATION OF ORAL COMMUNICATIONS

None

COMMISSION REPORTS/COMMENTS AND MISCELLANEOUS ITEMS

None

5. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

a. Forthcoming – April 9, 2019

6. CITY COUNCIL ACTION:

None

ADJOURNMENT

Chairman Redholtz adjourned the meeting at 8:10 p.m.

Respectfully submitted:

Lydia de Zara
Senior Administrative Assistant

ADOPTED AS SUBMITTED ON:

ADOPTED AS AMENDED ON:



CITY OF WEST COVINA

CITY COUNCIL/PLANNING COMMISSION

THURSDAY NOVEMBER 15, 2018, 6:00 PM

SPECIAL MEETING – SCOPING MEETING/COMMUNITY WORKSHOP OF THE
ENVIRONMENTAL IMPACT REPORT FOR THE QUEEN OF THE VALLEY HOSPITAL
SPECIFIC PLAN PROJECT
QUEEN OF THE VALLEY HOSPITAL OAKWOOD ROOMS
1115 SOUTH SUNSET AVENUE
WEST COVINA, CALIFORNIA 91790

MINUTES

ROLL CALL

Council Members

Present: Councilman Corey Warshaw

Council Members

Absent: Mayor Lloyd Johnson, Mayor Pro Tem Tony Wu, Mike Spence, James Toma

PLANNING COMMISSION

Present: Commissioner Herb Redholtz

Absent: Jose Jimenez, Dario Castellanos, Sheena Heng, and Donald Holtz

Due to lack of quorum, no meeting was held. A Community Scoping meeting was conducted.

Submitted by:

A handwritten signature in blue ink that reads "Carrie Gallagher".

Carrie Gallagher, CMC
Assistant City Clerk

A handwritten signature in blue ink that reads "Lloyd Johnson".

Lloyd Johnson
Mayor

City of West Covina
Memorandum
A G E N D A

ITEM NO. 2.

DATE: April 23, 2019

TO: Planning Commission

FROM: Planning Division

**SUBJECT: Second One-Year Extension of time for Precise Plan No. 14-01, and
Conditional Use Permit No. 14-05.
Construction of a 2,880-square foot permanent pre-fabricated modular
classroom building.
1030 E. Merced Avenue**

BACKGROUND:

The applicant is requesting the third one-year extension of time for the above-referenced entitlement.

DISCUSSION:

At its meeting of December 8, 2015, the Planning Commission approved Precise Plan No. 14-01 for the addition of a 2,880 square-foot permanent pre-fabricated modular classroom building, and maintenance of an existing 2,065 square-foot re-locatable modular building as well as the approval of Conditional Use Permit No. 14-05 for the expansion of the day care center at an existing Montessori academy.

The above-referenced entitlements were valid for a one-year period from the approval date and was due to expire on December 8, 2016, unless an extension of time is granted.

On November 4, 2016, Ali Jeevanjee, representing the owner of the abovementioned property, submitted a letter requesting an extension of time for Precise Plan No. 14-01, and Conditional Use Permit No. 14-05 due to delays in obtaining the necessary funds to carry out the project. The Planning Commission granted the request on December 13, 2016 and extended the approval to December 8, 2017.

On January 2, 2018, Ali Jeevanjee, representing the owner of the abovementioned property, submitted a letter requesting an extension of time for Precise Plan No. 14-01, and Conditional Use Permit No. 14-05 due to delays in obtaining the necessary funds to carry out the project. The Planning Commission granted the request on January 23, 2018, for the approval to extend to December 8, 2018.

Since the last approval, the entitlement has been expired for a little over 4 months.

On April 4, 2019, Ali Jeevanjee, representing the owner, submitted a letter requesting an extension of time for Precise Plan No. 14-01, and Conditional Use Permit No. 14-05 due to delays in obtaining funds to carry out the project. The granting of this request will extend approval until December 8, 2019. This will be the last extension of the approvals allowed.

RECOMMENDATION:

Staff recommends that the Planning Commission approve a third one-year extension of time for Precise Plan No. 14-01 and Conditional Use Permit No. 14-05. Alternatively, the Planning Commission could deny the request, requiring the applicant to resubmit the Precise Plan and schedule a new public hearing.

Submitted by: Camillia Martinez, Planning Assistant

Attachments

Extension request 3.26.19

LOC

453 S Spring St. Suite 1126
Los Angeles, CA 90013
(213) 537 0480
www.loc-arch.com

M E M O R A N D U M

March 26, 2019

Planning Commission
City of West Covina
1444 West Garvey Ave.
West Covina, CA 91790

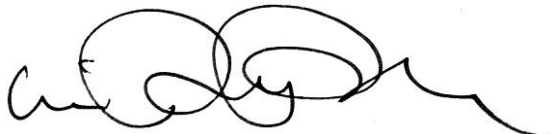
Re: CUP 14-05 & Precise Plan 14-01 Extensions

Dear Sir / Madam,

We are writing to request an extension to the aforementioned approval granted by the City of West Covina on December 15, 2015. The Owners have been experiencing delays in obtaining the necessary funds to carry out this project, but still intend to do so in the manner it was approved in the near future.

The granting of the extension of said approvals will enable the Montessori Academy of West Covina to proceed with their plan to better meet the great need for affordable child care services in your city.

Thank you,

A handwritten signature in black ink, appearing to read 'Ali Jeevanjee', with a stylized, flowing script.

Ali Jeevanjee

Principal, LOC, INC.

PLANNING DEPARTMENT STAFF REPORT

SUBJECT

CONDITIONAL USE PERMIT NO. 19-03

CATEGORICAL EXEMPTION

APPLICANT: International Theological Seminary

LOCATION: 540 E Vine Avenue

REQUEST: The applicant is requesting a Conditional Use Permit to allow the use of a theological school to train pastors and church leaders, International Theological Seminary, located within an existing 76,750-square foot lot on the corner of Vine Avenue and Walnut Avenue. No new construction or exterior modifications are proposed in conjunction with the proposed theological school.

- a. Hear staff report
- b. Public testimony
- c. Close public testimony and Commission discussion
- d. Staff to read Resolution numbers
- e. Motion/second to adopt resolution approving/denying

This action is final unless appealed to the City Council within ten (10) days.

BACKGROUND

ITEM	DESCRIPTION
ZONING AND GENERAL PLAN	"Residential Single Family" (R-1) and "Neighborhood - Low Density Residential"
SURROUNDING LAND USES AND ZONING	North: Neighborhood Commerical (N-C); retail South: Residential Single Family (R-1); residential single family East: Residential Single Family (R-1); school West: Neighborhood Commerical (N-C); retail
CURRENT DEVELOPMENT	Community Presbyterian Church
LEGAL NOTICE	Legal Notice was published in the San Gabriel Valley Tribune, and was mailed to 173 owners and occupants of the properties located within 300 feet of the subject site.

DISCUSSION

The applicant is requesting a Conditional Use Permit to allow the use of a theological school to train pastors and church leaders. The proposed International Theological Seminary would be located within an existing 76,750-square foot lot on the corner of Vine Avenue and Walnut Avenue. The site is adjacent to single-family homes on the south, adjacent to retail use on the west and north, and adjacent to a school on the east.

International Theological Seminary will be sharing the site with the Community Presbyterian Church. The Church only operates on Sundays from 9:30 am - 11:00 am (when class for the proposed school would not be in session). The applicant has indicated that the school will be open Monday - Friday from 8:00 a.m. to 5:00 p.m. with a count of five full time and seven part-time employees. The number of students will vary from day to day. On their most occupied day, there will be a maximum of 28 students (Attachment No. 3). The applicant indicated that there is an anticipated growth of students over the next few years. The conditions of approval will allow a maximum of 35 students on the site at one time. The school may wish to expand in the future which would necessitate a revision to the Conditional Use Permit.

The proposed business has been training community leaders and pastors for over 34 years. Their main campus is located in El Monte and has students from all over the world. The school is Accredited by the Commission on Accrediting of the Association of Theological Schools and offers the Masters Degree's in Arts (Theological Studies), Divinity, Theology, and a Doctorate of Ministry.

The school is proposing to use four of the thirteen classrooms on-site, as well as two facility offices, a library, and the main administration office. The school will be using the existing facilities of the church with no proposed additions.

Parking

The property provides 46 parking spaces on site. The Code requires Colleges, business schools, trade schools, and similar uses, one (1) parking space per two (2) employees plus one (1) parking space per two (2) students. Based on the employee count and the number of students present at any one time, the code requires 20 parking spaces, and therefore the site exceeds parking requirements with 46 parking spaces. Staff did not include the existing church use in the parking calculation because the proposed school would be closed when church services are being held.

REQUIRED FINDINGS

Before an application for a conditional use permit can be approved, the following finding shall be made:

1. That the proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general well-being of the neighborhood or community.

The proposed theological school will help contribute to the community by providing a practical use at a location that is mostly vacant. The current church use is only fully functional on Sundays, therefore, the rest of the week the property is unused. The proposed theological school is well suited to coincide with a church and the surrounding residential neighborhood. The proposed use is located on the southeast corner of Vine Avenue and Walnut Avenue. The site is located in the "Single Family Residential" (R-1) Zone. The proposed theological school complies with all the applicable requirements of the "Residential" land designation.

2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace or general welfare or persons residing or working in the vicinity or injurious to property or improvements in the vicinity.

The proposed theological school will not result in the expansion of the existing building and will utilize the existing facility. The theological school will be open Monday - Friday from 8:00 a.m. to 5:00 p.m. As mentioned, the proposed use will not be detrimental to the health, safety, peace, or general welfare of surrounding residents or business owners. Furthermore, the site will remain primarily unchanged from its present condition.

3. That the site for the proposed use is adequate in size and is so shaped as to accommodate said use, as well as, all yards, spaces, walls, fences, parking, loading, landscaping, and any other features necessary to adjust said use with the land and uses in the neighborhood and make it compatible thereto.

The existing building and site are adequate in size and design to accommodate the proposed theological school. Sufficient parking exists on the site to accommodate the theological school as well as the church. The proposed use is compatible with the other surrounding land uses.

4. That the site abuts streets and highways adequate in width and improvements to carry traffic generations typical of the proposed uses and the street patterns of such a nature exist as to guarantee that such generation will not be channeled through residential areas on local residential streets.

The proposed theological school will not generate a substantial amount of vehicular traffic nor alter present circulation patterns. The site is accessed via Vine Avenue and Walnut Avenue. The subject site's abutting streets are adequate in width and improvements to accommodate the proposed use. Existing conditions also provide efficient and safe public access and circulation.

5. That the granting of such conditional use permit will not adversely affect the General Plan of the City, or any other adopted plan of the City.

The granting of the conditional use permit to allow the operation of a theological school will not adversely affect the West Covina General Plan, since the proposed use does not conflict with the site's land use designation of "Residential". In the General Plan Part 2, Goal 2 "Our Prosperous Community" (Economic Development Element) it states "Our goal is to maintain and monitor West Covina's fiscal health, reinforce the West Covina's image as a great place to Live, Work and Play in the San Gabriel Valley, and nurture local businesses and attract non-retail jobs." As such, the proposed use is consistent with the City's General Plan.

GENERAL PLAN CONSISTENCY

The proposed project is consistent with the General Plan. The proposal is consistent with the following General Plan Policies and Actions:

- a. Policy 2.1: Maintain and enhance the City's current tax base.
- b. Policy 2.4: Build on and grow West Covina's regional appeal.
- c. Policy 2.7: Attract education institution

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA), the proposed project is considered to be categorically exempt (Class 1, Existing Facilities) in that the proposed use will occupy an existing building that has historically been used as a religious facility.

CONCLUSION

The applicant is requesting a Conditional Use Permit to allow the use of a theological school (to train pastors and church leaders), International Theological Seminary, located on the corner of Vine Avenue and Walnut Avenue. The proposed school would occupy a building that has been used as a church.

Parking is sufficient for the use. Conditions have been included limiting the hours of operation and the number of students.

STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission adopt a resolution approving Conditional Use Permit No. 19-03.

LARGE ATTACHMENTS

Plans (Available for review by the public at the West Covina Library, West Covina Police Department, and West Covina Planning Department)

Submitted by: Camillia Martinez, Planning Assistant

Attachments

Attachment No. 1 - Resolution

Attachment No. 2 - Business Operations Plan

Attachment No. 3 - Class Schedule

P L A N N I N G C O M M I S S I O N

R E S O L U T I O N N O .

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 19-03

CONDITIONAL USE PERMIT NO. 19-03

CATEGORICAL EXEMPTION

APPLICANT: International Theological Seminary

LOCATION: 540 E Vine Avenue

WHEREAS, there was filed with the City, a verified application on the forms prescribed in Chapter 26, Article VI of the West Covina Municipal Code, requesting approval of a conditional use permit to:

Allow for the operation of a Theological Seminary within the Community Presbyterian Church described as follows:

Assessor Parcel No. 8488-004-017 as shown on the latest rolls of the Los Angeles County Tax Assessor; and

WHEREAS, the Planning Commission, upon giving the required notice, did on the 23rd day of April, 2019, conduct a duly advertised public hearing as prescribed by law to consider said application; and

WHEREAS, studies and investigations made by this Commission and in its behalf reveal the following facts:

1. The applicant is requesting a Conditional Use Permit to allow the use of a theological school to train pastors and church leaders, International Theological Seminary, located on an existing 76,750-square foot lot on the corner of Vine Avenue and Walnut Avenue. No new construction or exterior modifications are proposed in conjunction with the proposed theological school. The site is located in the "Single Family Residential" (R-1) Zone.
2. The applicant has indicated that the school will be open Monday - Friday from 8:00 a.m. to 5:00 p.m. with a count of five full time and seven part-time employees. On their most occupied day, there will be a maximum of 28 students (Attachment No. 3).
3. Findings necessary for approval of a conditional use permit are as follows:

- a. *That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or community.*
 - b. *That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.*
 - c. *That the site for the proposed use is adequate in size and is so shaped as to accommodate said use, as well as all yards, spaces, walls, fences, parking, loading, landscaping, and any other features necessary to adjust said use to the land and uses in the neighborhood and make it compatible therewith.*
 - d. *That the site abuts streets and highways adequate in width and improvements to carry traffic generations typical of the proposed use and that street patterns of such a nature exist as to guarantee that such generations will not be channeled through residential areas on local residential streets.*
 - e. *That the granting of such conditional use permit will not adversely affect the general plan of the city, or any other adopted plan of the city.*
4. Pursuant to the California Environmental Quality Act (CEQA), the proposed project is considered to be categorically exempt (Class 1, Existing Facilities) in that the proposed use will occupy an existing tenant building that has historically been used as a religious facility.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of West Covina as follows:

1. On the basis of evidence presented, both oral and documentary, the Planning Commission makes the following findings for approval of a conditional use permit:
 - a. The proposed theological school will help contribute to the community by providing a practical use at a location that is mostly vacant. The current church use is only fully functional on Sundays, therefore, the rest of the week the property is unused. The proposed theological school is well suited to coincide with a church and the surrounding residential neighborhood. The proposed use is located on the southeast corner of Vine Avenue and Walnut Avenue. The site is located in the "Single Family Residential" (R-1) Zone. The proposed theological school complies with all the applicable requirements of the "Residential" land designation.
 - b. The proposed theological school will not result in the expansion of the existing building and will utilize the existing facility. The theological school will be open Monday - Friday from 8:00 a.m. to 5:00 p.m. As mentioned, the proposed use will not be detrimental to the health, safety, peace, or general welfare of surrounding

residents or business owners. Furthermore, the site will remain primarily unchanged from its present condition.

- c. The existing building and site are adequate in size and design to accommodate the proposed theological school. Sufficient parking exists on the site to accommodate the theological school as well as the church. The proposed use is compatible with the other surrounding land uses.
 - d. The proposed theological school will not generate a substantial amount of vehicular traffic nor alter present circulation patterns. The site is accessed via Vine Avenue and Walnut Avenue. The subject site's abutting streets are adequate in width and improvements to accommodate the proposed use. Existing conditions also provide efficient and safe public access and circulation.
 - e. The granting of the conditional use permit to allow the operation of a theological school will not adversely affect the West Covina General Plan, since the proposed use does not conflict with the site's land use designation of "Residential". In the General Plan Part 2, Goal 2 "Our Prosperous Community" (Economic Development Element) it states "Our goal is to maintain and monitor West Covina's fiscal health, reinforce the West Covina's image as a great place to Live, Work and Play in the San Gabriel Valley, and nurture local businesses and attract non-retail jobs." As such, the proposed use is consistent with the City's General Plan.
2. That pursuant to all of the evidence presented, both oral and documentary, and further based on the findings above, Conditional Use Permit No. 19-03 is approved subject to the provisions of the West Covina Municipal Code provided that the physical development of the herein described property shall conform to said conditional use permit and the conditions set forth herein which, except as otherwise expressly indicated, shall be fully performed and completed or shall be secured by bank or cash deposit satisfactory to the Community Development Director before the use or occupancy of the property is commenced and before a certificate of occupancy is issued, and the violation of any of which shall be grounds for revocation of said conditional use permit by the Planning Commission or City Council.
 3. The conditional use permit shall not be effective for any purpose until the owner of the property involved (or his duly authorized representative) has filed at the office of the Planning Director his affidavit stating he is aware of, and accepts, all conditions of this conditional use permit as set forth below. Additionally, no permits shall be issued until the owner of the property involved (or a duly authorized representative) pays all costs associated with the processing of this application pursuant to City Council Resolution No 8690.
 4. The costs and expenses of any enforcement activities, including, but not limited to attorney's fees, caused by the applicant's violation of any condition imposed by this approval or any provision of the West Covina Municipal Code shall be paid by the applicant.
 5. That the approval of the conditional use permit is subject to the following conditions:

- a. Comply with the plans reviewed by the Planning Commission on April 23, 2019.
- b. Comply with all applicable sections of the West Covina Municipal Code.
- c. Comply with all requirements of the "Residential Single-Family" zone.
- d. The total approved Seminary floor area is 7,219 square feet. Any addition or modification of the use shall require the submittal of a new conditional use permit.
- e. The Theological Seminary is approved to operate Monday - Friday from 8:00 a.m. to 5:00 p.m.
- f. A maximum amount of students on-site at any one time shall be 35.
- g. The proposed Theological Seminary shall not provide day care services.
- h. The proposed business shall not constitute a public nuisance as defined under Section 15-200 of the West Covina Municipal Code.
- i. All training and activities related to the Theological Seminary shall be conducted inside the building.
- j. In the event that the availability of parking is negatively impacted, the Planning Commission shall review the conditional use permit for the use and may, at its discretion, modify or impose new conditions or suspend or revoke the conditional use permit pursuant to Section 26-253 of West Covina Municipal Code.
- k. The conditional use permit may be revoked, amended or suspended by the Planning Commission under the provisions of Section 26-253 of the West Covina Municipal Code.
- l. The applicant shall comply with maximum occupancy (total number of persons allowed to occupy the facility) requirements, pursuant to applicable Fire and Building Codes.
- m. The paved areas at the site shall be maintained clean and free of oil stains. All paved areas shall be pressure washed as needed to maintain the site in a clean and orderly manner.
- n. During construction, the delivery of materials and equipment, outdoor operations of equipment and construction activity shall be limited to the hours between 7:00 a.m. and 8:00 p.m.
- o. All construction equipment, stationary or mobile, shall be equipped with properly operating and maintained mufflers.

- p. That any proposed change to the approved site plan, floor plan, or elevations be reviewed by the Planning, Building, Fire, and Police Departments and the Community Development Commission, and that the written authorization of the Community Development Director shall be obtained prior to implementation.
- q. The operation of the facility shall comply with the West Covina Noise Ordinance.
- r. This approval does not include the approval of signs; a separate sign permit shall be obtained. All signs shall be required to comply with the City of West Covina Sign Code.
- s. Any sidewalk, hardscape or parking facility, with potholes, broken, raised or depressed sections, large cracks, mud and/or dust, accumulation of loose material, faded or illegible pavement striping or other deterioration shall be repaired.
- t. The conditional use permit may be revoked, amended and suspended by the Planning Commission under the provisions of Section 26-253 of the West Covina Municipal code.

BUILDING DIVISION

- a. All Conditions of Approval as approved by the Planning Commission shall appear as notes on the plans submitted for building plan check and permits.
- b. Building design shall comply with the 2016 California Building Code (CBC).
- c. Separate application(s), plan check(s), and permit(s) is/are required for:
 - a. Signs
 - b. Fire sprinkler/Alarm systems (see Fire Department Prevention Bureau for requirements)
 - c. Plumbing
 - d. Mechanical
 - e. Electrical
- d. Complete architectural plans prepared a by State licensed architect will be required. Submit design for review at formal plans review.
- e. Compliance to California Green Building Code will be required. Submit design for review at formal plans review.
- f. Separate plumbing, mechanical and electrical plan check will be required. Submit design for review at formal plans review.
- g. A complete code analysis is required. Address type of construction, occupancy, exiting, allowable areas, allowable heights, etc. Provide a summary on the drawing.

- h. Compliance with the State of California Accessibility regulations is required, including:
 - a. Building entrances shall be provided with an accessible path of travel connecting the building entrances from the public sidewalk, accessible parking, and other buildings or essential facilities located on the site.
 - b. Required exits shall accessible as required by the building code.
 - c. Accessible parking:
 - 1. Signage shall be provided for each stall with a 70sq in. reflectorized sign as well as a 12" painted "NO PARKING" in the stripped aisle.
 - 2. Shall be 9 feet wide by 18 feet deep and be provided with a loading and unloading passenger access aisle of 8 feet wide for Van space and 5 feet wide for regular accessible spaces.
- i. Total plumbing fixtures required shall be determined by California Plumbing Code (CPC).
- j. Upgrades for ADA shall be required to the extent of work being proposed per CBC 11B-202.

FIRE DIVISION

- k. NFPA 13D/13R/13 Fire Sprinkler System.
- l. NFPA 72 – Fire alarm/fire sprinkler monitoring system.
- m. NFPA 10 – Portable Fire Extinguishers.
- n. Required Fire Flow of 1,000 GPM @ 20 PSI for 2 hours
- o. Modifications to existing fire sprinkler and fire alarm systems require separate permit and approval from the Fire Department.

NOTE: **Additional Fire Department Requirements May be Set upon future review of a full set of architectural plans.*

I HEREBY CERTIFY, that the foregoing Resolution was adopted by the Planning Commission of the City of West Covina, at a special meeting held on the 23rd day of April, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

DATE: April 23, 2019

EXPIRATION DATE:

April 23, 2021 if not used

Herb Redholtz, Chairman
Planning Commission

Jeff Anderson, Secretary
Planning Commission



International Theological Seminary

3215-3225 N. Tyler Ave., El Monte, CA 91731

Tel (626) 448-0023, Fax (626) 350-6343

www.itsla.edu

Business and Operation Plan

I. Corporate Membership

ITS is an accredited graduate theological institution that accepts students of any race, color, national, and ethnic origin.



Approved by the **Bureau for Postsecondary Private Education (BPPE)** of the State of California to issue advanced theological degrees. The address of BPPE is 2535 Capitol Oaks Drive, Suite 400, Sacramento, CA 95833. BPPE's toll-free number is 888-370-7589.



Accredited by the Commission on Accrediting of the Association of Theological Schools in the United States and Canada (ATS) and the following degree programs are approved:

- Master of Arts (Theological Studies)
- Master of Divinity
- Master of Theology
- Doctor of Ministry

The Commission contact information is:

The Commission on Accrediting
of the Association of Theological Schools in the United States and Canada

10 Summit Park Drive

Pittsburgh, PA 15275

Telephone: 412-788-6505 Fax: 412-788-6510

Website: www.ats.edu



Accredited by Asia Theological Association. The Association's contact information is:

Asia Theological Association

54 Sct Madrinan St
Quezon City 1103 Philippines
Telephone: +632-410-0312
Website: www.ataasia.com

II. School Daily Operation

A. Enrollment & Growth

	2018-19	2019-20
# of total enrollment	70 (50 FTE) from 20 nations	85 (65 FTE) from 23 nations

B. Faculty and Staff

The Seminary has 5 full time and 7 part time faculty. It has 5 administrative staff.

C. Operation Hours

a. Library Hours

Monday-Friday 8:30 a.m.-6:00 p.m.

Closed during chapel time 11:50 a.m. –12:30 p.m. (Tuesday & Thursday)

Closed on Saturday and Sunday.

b. Office Hours

Monday-Friday 8:00 a.m.-4:00 p.m.

Closed on Saturday and Sunday.

D. Class Hours

Monday-Friday 8:00 a.m.-5:10 p.m.

No classes on Saturday and Sunday.

E. Maximum Parking Spaces Needed at current location at the City of El Monte

From the Enrollment in Winter and Spring 2019, according to the parking patio requirement, the maxim parking spaces need are less than 30. Please see attached.

III. West Covina Church Hours

Please see the attached program. The church may need 1-2 parking spaces on Tuesdays and Fridays.

Winter 2019 Student Enrollment by Day

Time	Monday	Tuesday	Wednesday	Thursday	Friday
Morning Class Hours: 8:00 -- 12:00	Class CH102 <i>2 students</i>	Class ST102 <i>9 students</i>	Class K <i>3 students</i>	Class ST102 <i>9 students</i>	Class OT102/ 502 <i>7 students</i>
	Class PM504 <i>3 students</i>	Class BG102 <i>7 students</i>		Class BG102 <i>7 students</i>	
	Class BH102 <i>5 students</i>	Class ME102 <i>5 students</i>		Class ME105/ 505 <i>5 students</i>	Class NT102 <i>8 students</i>
	Class CCH101 <i>14 students</i>	Class CBH102 <i>6 students</i>			
	Class KNT505 <i>4 students</i>	Class KST505 <i>4 students</i>			
	Total Classes: 5	Total Classes: 5	Total Classes: 1	Total Classes: 4	Total Classes: 2
	Total Students: 28	Total Students: 31	Total Students: 3	Total Students: 21	Total Students: 15
Afternoon Class Hour: 1:00 -- 5:00	Class PM509 <i>3 students</i>	Class COT107/ 506 <i>13 students</i>		Class PM102 <i>8 students</i>	Class NT506 <i>5 students</i>
	Class EM103 <i>6 students</i>		Class RM00 <i>4 students</i>	Class PR102 <i>5 students</i>	
	Class CEM101/ 501 <i>16 students</i>				
	Total Classes: 3	Total Classes: 1	Total Classes: 1	Total Classes: 2	Total Classes: 1
	Total Students: 25	Total Students: 13	Total Students: 4	Total Students: 13	Total Students: 5

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City of West Covina
Memorandum
A G E N D A

ITEM NO. 4.

DATE: April 23, 2019

TO: Planning Commission
FROM: Planning Division
SUBJECT: STUDY SESSION - CODE AMENDMENT NO. 18-04
ALCOHOL SALES AT SERVICE STATIONS

BACKGROUND:

On August 28, 2018, the Planning Commission adopted Resolution No. 18-5961 to initiate a Code Amendment to Section 26-664(c) of the West Covina Municipal Code (WCMC) pertaining to the prohibition of alcoholic beverage sales within gasoline service stations. The proposed Code Amendment is being considered due to a request received by the Planning Division on June 28, 2018 from Mohsen Karimi, owner of the Chevron Extra Mile Service Station at 246 N. Citrus Avenue.

The Planning Commission held a study session on February 26, 2019. During the study session staff presented the Planning Commission with a list of gasoline service stations within the City (with business licenses) and a list of businesses within the City with active off-sale alcohol licenses. In addition, staff provided the Planning Commission with the list of potential standards discussed by the Planning Commission in 2010 when a similar code amendment was being considered (Code Amendment No. 10-03 was later rescinded).

DISCUSSION:

During the February 26, 2019 Study Session, the Planning Commission directed staff to reach out to the Police and Fire Departments for their input on the issue, bring back information on surrounding cities' standards regarding alcohol sales in service stations, and prepare a map identifying all the service stations and stores with off-sale alcohol licenses within the City. In addition to letters/emails received by staff prior to the meeting, 11 members of the public spoke with concerns regarding public safety and the over-concentration of retailers selling alcohol (off-sale) within the City. Four members of the public (including Mr. Mohsen Karimi) spoke in support of the Code Amendment citing customer convenience and the need to stay competitive with gasoline service stations in surrounding cities.

The Police and Fire Departments provided staff memorandums (Attachment Nos. 1 and 2, respectively) pertaining to the proposed Code Amendment. The Police Department conducted research on off-sale licenses within surrounding cities and the number of gas stations that sell alcohol within each City, this information is indicated in the chart below:

City	Total Number of Off-Sale Licenses	Gasoline Stations Allowed to Sell Alcohol?	Number of Gas Stations with Alcohol Licenses	City Square Mileage
Azusa	46	Yes	6	9.7
Baldwin Park	48	Yes	2	6.8
Covina	50	Yes	6	7
El Monte	75	Yes	2	9.7
Glendora	27	Yes	1	19.7
La Verne	21	Yes	3	8.6
Walnut	13	Yes	2	9
West Covina	55	No	0	16.1

Staff has also prepared a map identifying all the service stations and stores with off-sale alcohol licenses within the City; the map is included in this report as Attachment No. 3.

The list below are the potential standards that could be included in a code amendment:

1. Sale of alcoholic beverages at service stations requires a conditional use permit. The property owner and/or operator engaged in the concurrent sale of Alcoholic Beverages and motor vehicle fuel shall abide by Section 23790.5 of the California Business and Professions Code, as may be amended.
2. The advertisement of beer and wine shall not be permitted at motor fuel islands.
3. Single container sales of multiple-pack alcoholic beverages are prohibited.
4. Identification card reader is required to determine to the authenticity of the identification that displays the age of the individual.
5. Installation of a comprehensive imaging system, which views and records the entirety of the premise and property.
6. No pay phone shall be permitted on the exterior of the premises.
7. No beer and wine shall be displayed within five feet of the cash register or front door.
8. No beer and wine shall be sold from or displayed in an ice tub.
9. Signage in both English and Spanish shall be posted in the parking lot and on the exterior of the building notifying persons that alcohol shall not be consumed on the premises.
10. No coin operated video games or video entertainment machines shall be permitted on the premises.
11. Signs shall be prominently posted in English and Spanish, stating that California State Law prohibits the sale of beer and wine to persons under the age of 21 years.
12. A convenience store shall be a minimum of 2,500 square feet in gross floor area.
13. A maximum of ten (10) percent of the retail area shall be allowed for the display and sale of alcohol.
14. The floor area devoted to off-sale and display of alcohol shall be limited to ten (10) percent of the retail area, including refrigerated (coolers) section.
15. Limit the percentage sales of beer and wine, in association with the convenience market portion of a gasoline service station.
16. The site shall comply with all current development standards for service stations at set forth in the

West Covina Municipal Code including, but not limited to, the minimum number of parking spaces prior to the approval of a conditional use permit to allow off-sale of alcohol.

The purpose of the study session is to provide the Planning Commission with the information requested at the previous study session, and to receive direction of moving forward with the code amendment, and if moving forward to receive direction on what standards should be included in a draft ordinance. After discussion on the issues, the Commission may ask for additional information to be provided which may necessitate another study session.

Once the Planning Commission agrees on the standards to be implemented, the next step will be to schedule a public hearing before the Planning Commission. Subsequent to Planning Commission review, a public hearing will be scheduled for the City Council to determine if changes to the code are appropriate.

RECOMMENDATION:

Staff recommends that the Planning Commission review the information in the staff report and attachments and provide appropriate direction to staff regarding the code amendment.

Submitted by: Jo-Anne Burns, Planning Manager

Attachments

Attachment No. 1 - Police Department Memorandum
Attachment No. 2 - Fire Department Memorandum
Attachment No. 3 - Gas Station and Off-sale License Locations Map
Attachment No. 4 - February 26, 2019 Study Session Staff Report
Attachment No. 5 - Letter of Request

**CITY OF WEST COVINA – Memorandum
Police Department**

TO : JO-ANNE BURNS, PLANNING MANAGER
JEFF ANDERSON, COMMUNITY DEVELOPMENT DIRECTOR

FROM : MARC TAYLOR, CHIEF OF POLICE

DATE : MARCH 22, 2019

SUBJECT : **RESPONSE TO POTENTIAL ALCOHOL SALES AT GAS STATIONS**

There is little data to show the correlation of DUI drivers/accidents to the sales of alcohol at gas stations. I am attaching the list of cities that are currently under moratorium by the Department of Alcohol Beverage Control as of 2016. Previously in 1998, section 23817.5 was amended to permanently establish a moratorium on the issuance of off-sale beer and wine licenses (Type 20) in cities and counties where the ratio of Type 20 licenses exceed one for each 2,500 inhabitants. As you can see by the attachment, West Covina is no longer under the moratorium.

While alcohol is not sold in gas stations, West Covina currently allows alcohol to be sold at three drive-thru dairies. I have put together the below chart to show the number of off-sale licenses in other surrounding cities, along with the city's square mileage, and number of gas stations that sell alcohol. This information is from the ABC website as of 3-14-19. The number of gas stations listed is the best representation based on the business name. I have also attached each city's printout from the ABC website.

City	Total Number of Off-Sale Licenses	Gas Station Licenses	City Square Mileage
Azusa	46	6	9.7
Baldwin Park	48	2	6.8
Covina	50	6	7
El Monte	75	2	9.7
Glendora	27	1	19.7
La Verne	21	3	8.6
Walnut	13	2	9
West Covina	55	0	16.1

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL

3927 Lennane Drive, Suite, 100
Sacramento, CA 95834
(916) 419-2500



2016 Moratorium Counties/Cities

2016 Moratorium Figures – Section 23817.5 B & P Code

On January 1, 1998, Section 23817.5 was amended to permanently establish a moratorium on the issuance of off-sale beer and wine licenses (Type 20) in cities and counties where the ratio of Type 20 licenses exceed one for each 2,500 inhabitants.

In the city and county of San Francisco, the ratio has been established as one for each 1,250 inhabitants. The San Francisco computation combines off-sale beer and wine licenses with off-sale general licenses for the purpose of establishing the ratio.

Enclosed are the following lists and a map showing the new Type 20 license limitation data:

- List of Counties with their moratorium status.
- List of Cities in Counties with partial moratorium status.
- Summary of Changes to Moratorium Counties/Cities.

Please review the list carefully as some of the previous non-moratorium cities/counties are moratorium and some previously moratorium cities/counties are no longer under moratorium.

The new moratorium lists are effective as of December 15, 2016 and will be in effect until recalculated in approximately five years, in accordance with Section 23817.9.

The enclosed lists and map may be distributed to all interested parties.

If you have any questions or need additional information, please contact Debbie Holden.

Email: Debra.Holden@abc.ca.gov

Phone: (916) 419-2535

MORATORIUM - COUNTIES - SECTION 23817.5 B.P. CODE

December 16, 2016 (Revised on January 30, 2017)

<u>COUNTY</u>	<u>MORATORIUM</u>	<u>COUNTY</u>	<u>MORATORIUM</u>
ALAMEDA	NO	ORANGE	NO
ALPINE	YES	PLACER	NO
AMADOR	YES	PLUMAS	YES
BUTTE	YES	RIVERSIDE	NO
CALAVERAS	YES	SACRAMENTO	NO
COLUSA	YES	SAN BENITO	NO
CONTRA COSTA	NO	SAN BERNARDINO	NO
DEL NORTE	YES	SAN DIEGO	NO
EL DORADO	YES	SAN FRANCISCO	YES
FRESNO	YES	SAN JOAQUIN	NO
GLENN	YES	SAN LUIS OBISPO	YES
HUMBOLDT	YES	SAN MATEO	NO
IMPERIAL	YES	SANTA BARBARA	NO
INYO	YES	SANTA CLARA	NO
KERN	YES	SANTA CRUZ	YES
KINGS	YES	SHASTA	YES
LAKE	YES	SIERRA	YES
LASSEN	YES	SISKIYOU	YES
LOS ANGELES	NO	SOLANO	NO
MADERA	YES	SONOMA	YES
MARIN	NO	STANISLAUS	YES
MARIPOSA	YES	SUTTER	YES
MENDOCINO	YES	TEHAMA	YES
MERCED	YES	TRINITY	YES
MODOC	YES	TULARE	YES
MONO	YES	TUOLUMNE	YES
MONTEREY	YES	VENTURA	NO
NAPA	YES	YOLO	NO
NEVADA	YES	YUBA	YES

MORATORIUM CITIES - SECTION 23817.5 B.P. CODE

Effective December 16, 2016 (Revised on January 30, 2017)

ALAMEDA COUNTY

CITY	MORATORIUM	CITY	MORATORIUM
ALAMEDA	NO	LIVERMORE	NO
ALBANY	YES	NEWARK	NO
BERKELEY	NO	OAKLAND	NO
DUBLIN	NO	PIEDMONT	NO
EMERYVILLE	YES	PLEASANTON	NO
FREMONT	NO	SAN LEANDRO	NO
HAYWARD	NO	UNION CITY	NO

CONTRA COSTA COUNTY

CITY	MORATORIUM	CITY	MORATORIUM
ANTIOCH	NO	OAKLEY	NO
BRENTWOOD	NO	ORINDA	NO
CLAYTON	NO	PINOLE	NO
CONCORD	NO	PITTSBURG	NO
DANVILLE	NO	PLEASANT HILL	YES
EL CERRITO	NO	RICHMOND	NO
HERCULES	NO	SAN PABLO	YES
LAFAYETTE	NO	SAN RAMON	NO
MARTINEZ	NO	WALNUT CREEK	NO
MORAGA	NO		

LOS ANGELES COUNTY

CITY	MORATORIUM	CITY	MORATORIUM
AGOURA HILLS	NO	LANCASTER	NO
ALHAMBRA	NO	LAWNDALE	YES
ARCADIA	NO	LOMITA	NO
ARTESIA	YES	LONG BEACH	NO
AVALON	YES	LOS ANGELES	NO
AZUSA	YES	LYNWOOD	NO
BALDWIN PARK	NO	MALIBU	YES
BELL	NO	MANHATTAN BEACH	NO
BELL GARDENS	YES	MAYWOOD	YES
BELLFLOWER	NO	MONROVIA	NO
BEVERLY HILLS	NO	MONTEBELLO	NO
BRADBURY	YES	MONTEREY PARK	NO
BURBANK	NO	NORWALK	NO
CALABASAS	NO	PALMDALE	NO
CARSON	NO	PALOS VERDES ESTATES	NO

MORATORIUM CITIES - SECTION 23817.5 B.P. CODE

Effective December 16, 2016 (Revised on January 30, 2017)

LOS ANGELES COUNTY (Continued)

CITY	MORATORIUM	CITY	MORATORIUM
CERRITOS	NO	PARAMOUNT	NO
CITY OF INDUSTRY	YES	PASADENA	NO
CLAREMONT	NO	PICO RIVERA	YES
COMMERCE	YES	POMONA	NO
COMPTON	NO	RANCHO PALOS VERDES	NO
COVINA	YES	REDONDO BEACH	NO
CUDAHY	NO	ROLLING HILLS	NO
CULVER CITY	YES	ROLLING HILLS ESTATES	NO
DIAMOND BAR	NO	ROSEMEAD	NO
DOWNEY	NO	SAN DIMAS	NO
DUARTE	YES	SAN FERNANDO	YES
EL MONTE	NO	SAN GABRIEL	NO
EL SEGUNDO	YES	SAN MARINO	NO
GARDENA	YES	SANTA CLARITA	NO
GLENDALE	NO	SANTA FE SPRINGS	YES
GLENDORA	NO	SANTA MONICA	NO
HAWAIIAN GARDENS	NO	SIERRA MADRE	NO
HAWTHORNE	NO	SIGNAL HILL	YES
HERMOSA BEACH	NO	SOUTH EL MONTE	YES
HIDDEN HILLS	NO	SOUTH GATE	YES
HUNTINGTON PARK	YES	SOUTH PASADENA	NO
INGLEWOOD	NO	TEMPLE CITY	NO
IRWINDALE	YES	TORRANCE	NO
LA CANADA FLINTRIDGE	NO	VERNON	YES
LA HABRA HEIGHTS	NO	WALNUT	NO
LA MIRADA	NO	WEST COVINA	NO
LA PUENTE	YES	WEST HOLLYWOOD	NO
LA VERNE	NO	WESTLAKE VILLAGE	NO
LAKEWOOD	NO	WHITTIER	YES

MARIN COUNTY

CITY	MORATORIUM	CITY	MORATORIUM
BELVEDERE	NO	PETALUMA	YES
CORTE MADERA	NO	ROSS	NO
FAIRFAX	YES	SAN ANSELMO	NO
LARKSPUR	NO	SAN RAFAEL	NO
MILL VALLEY	YES	SAUSALITO	YES
NOVATO	NO	TIBURON	NO



California Department of Alcoholic Beverage Control

Save As CSV

Active Off-Sale Retail Licenses

For the Cities of AZUSA

Report as of: 03/14/2019

Rows Per Page: 25

Reload

Total Licenses: 46

Page 1 of 2

Click on column header to sort

	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Geo Code
1	<u>56612</u>	ACTIVE	21	01/01/1994	06/30/2019	THRIFTY PAYLESS, INC.	RITE AID STORE 5576	153 E GLADSTONE ST AZUSA, CA 91702 Census Tract: 4043.02	1904
2	<u>112905</u>	ACTIVE	21	11/10/1981	05/31/2019	STATER BROS MARKETS	STATER BROS MARKETS 57	1145 E ALOSTA AVE AZUSA, CA 91702 Census Tract: 4008.00	1904
3	<u>260873</u>	ACTIVE	21	05/21/1991	03/31/2019	FUDIL, GHAZWAN	BEVERAGE SHOP THE	251 E GLADSTONE ST AZUSA, CA 91702 Census Tract: 4043.02	1904
4	<u>319086</u>	ACTIVE	21	06/18/1996	05/31/2019	SAMAAN, ZAHER	CITRUS LIQUOR	484 S CITRUS AVE AZUSA, CA 91702 Census Tract: 4040.00	1904
5	<u>323651</u>	ACTIVE	20	04/10/1997	03/31/2019	FARAH, MILAD	MILADS CHEVRON	101 N AZUSA AVE AZUSA, CA 91702 Census Tract: 4043.01	1904
6	<u>332275</u>	ACTIVE	20	07/31/1997	06/30/2019	7 ELEVEN INC	7 ELEVEN STORE 2175 17448	455 E FOOTHILL BLVD AZUSA, CA 91702-2518 Census Tract: 4006.02	1904
7	<u>348335</u>	ACTIVE	20	12/28/1998	06/30/2019	7 ELEVEN INC	7 ELEVEN STORE 2175 17314	504 S CITRUS AVE AZUSA, CA 91702 Census Tract: 4040.00	1904
8	<u>360559</u>	ACTIVE	21	01/14/2000	12/31/2019	DAHI, GHAZI	CAROUSEL JR MARKET & LIQUOR	801 W GLADSTONE ST AZUSA, CA 91702-4201 Census Tract: 4044.02	1904
9	<u>366863</u>	ACTIVE	20	07/20/2000	06/30/2019	ZUBATOFF, GERRY MORRIS	SPECIAL TIMES GIFTS	760 N MCKEEVER AVE AZUSA, CA 91702 Census Tract: 4006.02	1904
10	<u>380792</u>	ACTIVE	21	12/06/2001	06/30/2019	COSTCO WHOLESALE CORPORATION	COSTCO WHOLESALE 412	1220 W FOOTHILL BLVD AZUSA, CA 91702 Census Tract: 4044.01	1904
11	<u>390167</u>	ACTIVE	20	07/24/2002	10/31/2019	SINGH, JHALMAN	CERTIFIED MARKET	777 W 1ST ST AZUSA, CA 91702 Census Tract: 4044.02	1904
12	<u>405671</u>	ACTIVE	21	11/19/2003	10/31/2019	BEDROS, IBRAHIM GEORGE	SUPER LIQUOR	310 N CITRUS AVE, STE N AZUSA, CA 91702 Census Tract: 4042.02	1904
13	<u>412807</u>	ACTIVE	21	07/28/2004	06/30/2019	XIAO, RAYMOND JIANRONG	SHOP & GO MINI MART	166 W SIERRA MADRE AVE AZUSA, CA 91702-2060 Census Tract: 4006.02	1904
14	<u>424521</u>	ACTIVE	20	08/10/2005	07/31/2019	KALI MATHA PETROLEUM INC	AZUSA MOBIL	145 N AZUSA AVE AZUSA, CA 91702-3547 Census Tract: 4043.01	1904
15	<u>428167</u>	ACTIVE	20	02/10/2006	01/31/2020	US HENDY OIL INC	US HENDY OIL INC	100 N AZUSA AVE AZUSA, CA 91702 Census Tract: 4043.01	1904
16	<u>428457</u>	ACTIVE	21	08/26/2005	07/31/2019	AZ LIQUOR INC	LIQUORLAND 7	944 N AZUSA AVE AZUSA, CA 91702 Census Tract: 4006.02	1904
17	<u>447526</u>	ACTIVE	20	03/12/2007	02/29/2020	ANABI OIL CORPORATION	EVAS SHELL	1195 W FOOTHILL BLVD AZUSA, CA 91702-2845 Census Tract: 4006.03	1904
18	<u>449858</u>	ACTIVE	21	01/24/2007	02/29/2020	DAHI, GHAZI	DONS LIQUOR & DELI	5215 N CLYDEBANK AVE AZUSA, CA 91702-5143 Census Tract: 4045.01	1900
19	<u>456967</u>	ACTIVE	20	11/05/2007	10/31/2019	GUZMAN, ESTHER	VALLEYDALE MARKET	5210 N CLYDEBANK AVE AZUSA, CA 91702-5105	1900

								Census Tract: 4045.01	
20	<u>479287</u>	ACTIVE	21	09/01/2009	08/31/2019	GARFIELD BEACH CVS LLC	CVS PHARMACY 9637	367 N CITRUS AVE AZUSA, CA 91702-3909	1904
								Census Tract: 4042.01	
21	<u>479307</u>	ACTIVE	21	09/01/2009	08/31/2019	GARFIELD BEACH CVS LLC	CVS PHARMACY 5945	915 E ARROW HWY AZUSA, CA 91702-5800	1904
								Census Tract: 4040.00	
22	<u>479341</u>	ACTIVE	21	09/01/2009	08/31/2019	GARFIELD BEACH CVS LLC	CVS PHARMACY 9780	101 W FOOTHILL BLVD AZUSA, CA 91702-2531	1904
								Census Tract: 4006.02	
23	<u>480388</u>	ACTIVE	21	08/17/2009	07/31/2019	CANYON CITY LIQUOR INC	CANYON CITY LIQUOR	424 W FOOTHILL BLVD AZUSA, CA 91702-2306	1904
								Census Tract: 4044.01	
24	<u>481078</u>	ACTIVE	20	11/17/2009	06/30/2019	7 ELEVEN INC	7 ELEVEN STORE 2175 33554	803 W ARROW HWY AZUSA, CA 91702-5411	1904
								Census Tract: 4045.01	
25	<u>487230</u>	ACTIVE	20	04/26/2010	03/31/2019	HAIFA, IBRAHIM MOHAMMAD	MERCADO LA CACHANILLA 2	246 N AZUSA AVE, REAR AZUSA, CA 91702-3527	1904
								Census Tract: 4043.01	



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Active Off-Sale Retail Licenses

For the Cities of AZUSA

Report as of: 03/21/2019

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Page 2 of 2

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	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Geo Code
26	501155	ACTIVE	21	10/21/2010	09/30/2019	TARGET CORPORATION	TARGET T2627	809 N AZUSA AVE AZUSA, CA 91702-2510 Census Tract: 4006.02	1904
27	511485	ACTIVE	20	07/14/2011	06/30/2019	HAIFA, HAIFA ABDEL	MERCADO LA CACHANILLA # 3	345 N AZUSA AVE AZUSA, CA 91702-3440 Census Tract: 4043.01	1904
28	514572	ACTIVE	21	12/21/2011	11/30/2019	SOLO KING, INC.	CLUB HOUSE LIQUOR	1143 E ALOSTA AVE AZUSA, CA 91702-2740 Census Tract: 4008.00	1904
29	525940	ACTIVE	21	11/16/2012	10/31/2019	NEMEH, ELIAS	LOUIES LIQUOR	596 E FOOTHILL BLVD AZUSA, CA 91702-2542 Census Tract: 4043.01	1904
30	526932	ACTIVE	21	01/10/2013	12/31/2019	SINGH, KARNAIL	BENNYS MARKET & LIQUOR	208 N AZUSA AVE AZUSA, CA 91702-3524 Census Tract: 4043.01	1904
31	558411	ACTIVE	21	01/08/2016	06/30/2019	GROCERY OUTLET INC	GROCERY OUTLET	355 N CITRUS AVE AZUSA, CA 91702 Census Tract: 4042.01	1904
32	561406	ACTIVE	21	09/18/2015	02/29/2020	WATFA, MOUSSA	FRONTIER LIQUOR	655 E ARROW HWY AZUSA, CA 91702-5802 Census Tract: 4041.00	1904
33	563198	ACTIVE	21	12/22/2015	11/30/2019	LIM, HONG THUONG	DIANA LIQUOR & MARKET	200 W FOOTHILL BLVD, STE 1 AZUSA, CA 91702-2300 Census Tract: 4044.01	1904
34	564268	ACTIVE	20	01/28/2016	06/30/2019	7 ELEVEN INC	7-ELEVEN STORE 22055E	5575 N AZUSA AVE AZUSA, CA 91702-5544 Census Tract: 4045.03	1900
35	570904	ACTIVE	20	11/28/2016	10/31/2019	ATTIYAH, JEHAD	LA ESQUINA MARKET	458 N VIRGINIA AVE AZUSA, CA 91702-3338 Census Tract: 4044.01	1904
36	574827	ACTIVE	21	05/01/2017	04/30/2019	DANDOUCHE, IYAD SAMAAAN	AZUSA LIQUOR	861 S LARK ELLEN AVE AZUSA, CA 91702-5415 Census Tract: 4045.01	1904
37	577363	ACTIVE	20	02/23/2017	01/31/2020	FAHIM, REMON SAMIR	TOP MARKET N	503 N AZUSA AVE AZUSA, CA 91702-2936 Census Tract: 4043.01	1904
38	580349	ACTIVE	21	10/24/2017	06/30/2019	SMART & FINAL STORES LLC	SMART & FINAL #794	303 E FOOTHILL BLVD AZUSA, CA 91702-2516 Census Tract: 4006.02	1904
39	583082	ACTIVE	20	07/12/2017	05/31/2019	GUTIERREZ, IRENE		211 E NEWBURGH ST AZUSA, CA 91702-5540 Census Tract: 4045.04	1904
40	584646	ACTIVE	21	09/28/2017	08/31/2019	GOODLIFE SOLUTIONS, LLC	BOLAVARD	469 E ARROW HWY, A1 & B2 AZUSA, CA 91702-5662 Census Tract: 4045.04	1904
41	588569	ACTIVE	20	03/19/2018	02/29/2020	WESTERN REFINING RETAIL, LLC	WESTERN REFINING RETAIL #68506	106 S AZUSA AVE AZUSA, CA 91702 Census Tract: 4043.02	1904
42	588916	ACTIVE	20	02/28/2018	01/31/2020	AYALA BARRAGAN, AGUSTIN	CARNICERIA DEL VALLE #7	632 E FOOTHILL BLVD AZUSA, CA 91702-2628 Census Tract: 4042.01	1904
43	596419	ACTIVE	20	09/26/2018	08/31/2019	SA MART LLC	SA MART	530 S CITRUS AVE , STE 9-10 AZUSA, CA 91702-5933 Census Tract: 4040.00	1904
44	599757	ACTIVE	20	12/10/2018	11/30/2019	DJ FOOD INC	CITRUS GAS	901 E GLADSTONE ST AZUSA, CA 91702-4748	1904

								Census Tract: 4040.00	
45	<u>600788</u>	ACTIVE	20	02/11/2019	01/31/2020	AMAZING INVESTMENT LLC	HOME2 SUITES BY HILTON AZUSA	229 S AZUSA AVE AZUSA, CA 91702-4554 Census Tract: 4044.02	1904
46	<u>600966</u>	ACTIVE	20	01/10/2019	06/30/2019	7 ELEVEN INC	7-ELEVEN STORE 13994B	705 E 5TH ST AZUSA, CA 91702-3858 Census Tract: 4042.01	1904



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Active Off-Sale Retail Licenses

For the Cities of BALDWIN PARK

Report as of: 03/21/2019

Rows Per Page: 25

Reload

Total Licenses: 48

Page 1 of 2

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	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Geo Code
1	214706	ACTIVE	20	07/06/1988	06/30/2019	7 ELEVEN INC	7 ELEVEN 2175 19329	3705 PUENTE AVE BALDWIN PARK, CA 91706 Census Tract: 4052.01	1905
2	327014	ACTIVE	21	06/11/1997	06/30/2019	FOOD 4 LESS OF CALIFORNIA INC	FOOD 4 LESS 396	3000 BALDWIN PARK BLVD BALDWIN PARK, CA 91706 Census Tract: 4047.02	1905
3	342968	ACTIVE	21	05/29/1998	11/30/2019	ABDULNOUR, RAYED	M & I LIQUOR	14511 PACIFIC AVE BALDWIN PARK, CA 91706 Census Tract: 4052.01	1905
4	357498	ACTIVE	21	09/14/1999	04/30/2019	SUN YONG LEE CORPORATION	JAYS LIQUOR MARKET	13414 RAMONA BLVD, STE G BALDWIN PARK, CA 91706-3902 Census Tract: 4048.01	1905
5	362075	ACTIVE	21	03/20/2000	02/29/2020	ZIXTA ENTERPRISES INC	SUPERMERCADO VALLARTA 15	13940 RAMONA BLVD BALDWIN PARK, CA 91706 Census Tract: 4048.01	1905
6	374801	ACTIVE	20	04/18/2001	03/31/2019	YI, SUN HO	EL MERCADO DEL PUEBLO	12760 RAMONA BLVD BALDWIN PARK, CA 91706 Census Tract: 4047.01	1905
7	407703	ACTIVE	20	02/02/2004	01/31/2020	FRANKS MINI MARKET INC	FRANKS MARKET	5026 MAINE AVE BALDWIN PARK, CA 91706-1639 Census Tract: 4050.01	1905
8	407972	ACTIVE	21	06/18/2004	12/31/2019	TARGET CORPORATION	TARGET T1033	3100 BALDWIN PARK BLVD BALDWIN PARK, CA 91706-4703 Census Tract: 4047.02	1905
9	410416	ACTIVE	21	04/28/2004	06/30/2019	WALMART INC.	WAL MART STORE 3522	3250 BIG DALTON AVE BALDWIN PARK, CA 91706-5107 Census Tract: 4048.02	1905
10	424940	ACTIVE	21	05/27/2005	04/30/2019	RAMONA LIQUOR INC	RAMONA LIQUOR DELI MARKET	13750 RAMONA BLVD BALDWIN PARK, CA 91706-4021 Census Tract: 4048.01	1905
11	433478	ACTIVE	21	12/09/2005	04/30/2019	PUNIT INVESTMENTS INC	K & C ALTA DENA DAIRY	14042 RAMONA BLVD BALDWIN PARK, CA 91706-4130 Census Tract: 4052.02	1905
12	436853	ACTIVE	20	05/03/2006	04/30/2019	LEANG, KHENG HOUR	E Z MINI MART	3648 BALDWIN PARK BLVD BALDWIN PARK, CA 91706 Census Tract: 4048.02	1905
13	441577	ACTIVE	21	07/18/2006	06/30/2019	SUPER CENTER CONCEPTS INC	SUPERIOR GROCERS	14433 RAMONA BLVD BALDWIN PARK, CA 91706-3320 Census Tract: 4052.01	1905
14	441594	ACTIVE	21	08/26/2006	08/31/2019	MUSHAMMEL, FADY FADEL	WALTS LIQUOR	13834 LOS ANGELES ST BALDWIN PARK, CA 91706 Census Tract: 4049.03	1905
15	449297	ACTIVE	20	04/06/2007	03/31/2019	ABDULNOUR, RAYED	JENSENS MARKET	4722-24 N MAINE AVE BALDWIN PARK, CA 91706-2557 Census Tract: 4051.01	1905
16	449853	ACTIVE	21	01/26/2007	01/31/2020	DIAB, ZIAD ISSA	VANCES LIQUOR	4741 MAINE AVE BALDWIN PARK, CA 91706-2558 Census Tract: 4051.01	1905
17	456520	ACTIVE	21	05/20/2008	06/30/2019	SMART & FINAL STORES LLC	SMART & FINAL 481	3123 BALDWIN PARK BLVD BALDWIN PARK, CA 91706-4783 Census Tract: 4047.02	1905
18	474415	ACTIVE	20	12/17/2008	11/30/2019	LOO, GRACE CHAN YUKKING	T G L MARKET	13001 FRANCISQUITO AVE BALDWIN PARK, CA 91706-3704 Census Tract: 4048.01	1905
19	479318	ACTIVE	21	09/09/2009	08/31/2019	GARFIELD BEACH CVS LLC	CVS PHARMACY 5775	3151 BALDWIN PARK BLVD BALDWIN PARK, CA 91706-4783	1905

								Census Tract: 4047.02	
20	<u>479330</u>	ACTIVE	21	09/01/2009	08/31/2019	GARFIELD BEACH CVS LLC	CVS PHARMACY 9673	1550 PUENTE AVE BALDWIN PARK, CA 91706-5923	1905
								Census Tract: 4048.03	
21	<u>479364</u>	ACTIVE	21	09/01/2009	08/31/2019	GARFIELD BEACH CVS LLC	CVS PHARMACY 9672	14503 RAMONA BLVD, # E1 & E2 BALDWIN PARK, CA 91706-3322	1905
								Census Tract: 4052.01	
22	<u>484867</u>	ACTIVE	21	01/04/2010	07/31/2019	J & D LIQUOR INC	J & D LIQUOR	4503 MAINE AVE BALDWIN PARK, CA 91706-2672	1905
								Census Tract: 4051.01	
23	<u>486889</u>	ACTIVE	21	04/04/2011	03/31/2019	HI HO LIQUOR INC	HI HO LIQUOR	14914 PACIFIC AVE BALDWIN PARK, CA 91706-5666	1905
								Census Tract: 4052.03	
24	<u>505562</u>	SUREND	20	03/15/2011	02/28/2019	OLIVE SQUARE MARKET INC	OLIVE SQUARE MARKET INC	4755 MAINE AVE BALDWIN PARK, CA 91706-2558	1905
								Census Tract: 4051.01	
25	<u>514316</u>	ACTIVE	20	11/02/2011	10/31/2019	K & A FUELS INC	VALERO	1870 PUENTE AVE BALDWIN PARK, CA 91706-6021	1905
								Census Tract: 4048.03	



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Active Off-Sale Retail Licenses

For the Cities of BALDWIN PARK

Report as of: 03/14/2019

Rows Per Page: 25

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Page 2 of 2

Click on column header to sort

	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Geo Code
26	<u>519245</u>	ACTIVE	20	03/30/2012	06/30/2019	7 ELEVEN INC	7 ELEVEN STORE 39347B	4400 MAINE AVE BALDWIN PARK, CA 91706-2668 Census Tract: 4051.01	1905
27	<u>525050</u>	ACTIVE	21	12/20/2012	11/30/2019	BODEGA LATINA CORPORATION	EL SUPER	14103 RAMONA BLVD BALDWIN PARK, CA 91706-3146 Census Tract: 4052.02	1905
28	<u>527637</u>	ACTIVE	21	01/04/2013	12/31/2019	SALHAB, BASEL GOZEPH	J N J LIQUOR & MARKET	3216 BALDWIN PARK BLVD BALDWIN PARK, CA 91706-4898 Census Tract: 4048.02	1905
29	<u>530426</u>	ACTIVE	20	05/02/2013	04/30/2019	AMERICAN UNITED MARKET, INC.	LOS COMPADRES RANCH MARKET	4801-03 MAINE AVE BALDWIN PARK, CA 91706-1632 Census Tract:	1905
30	<u>532294</u>	ACTIVE	20	05/10/2013	06/30/2019	7 ELEVEN INC	7 ELEVEN 14024G	12954 BESS AVE BALDWIN PARK, CA 91706-4507 Census Tract: 4047.02	1905
31	<u>534237</u>	ACTIVE	21	07/31/2013	06/30/2019	B & G KHINDA, INC.	COUNTRY LIQUOR	12744 RAMONA BLVD BALDWIN PARK, CA 91706-3627 Census Tract: 4047.01	1905
32	<u>536984</u>	ACTIVE	20	01/22/2015	12/31/2019	CEBALLOS, MAYRA LIVIER	SAN GABRIEL MARKET	13126-30 RAMONA BLVD BALDWIN PARK, CA 91706-3805 Census Tract:	1905
33	<u>537886</u>	ACTIVE	21	11/05/2013	10/31/2019	SALHAB, BASEL GOZEPH	VILLAGE LIQUOR	1848 PUENTE AVE BALDWIN PARK, CA 91706-6021 Census Tract: 4048.03	1905
34	<u>544719</u>	ACTIVE	21	07/23/2014	06/30/2019	GOLDEN LIQUOR, INC.	GOLDEN LIQUOR	4811 AZUSA CANYON RD BALDWIN PARK, CA 91706-1939 Census Tract: 4050.02	1905
35	<u>544910</u>	ACTIVE	20	06/17/2015	06/30/2019	CHEVRON STATIONS INC	<u>CHEVRON GAS</u>	3160 BALDWIN PARK BLVD BALDWIN PARK, CA 91706-4703 Census Tract: 4047.02	1905
36	<u>546986</u>	ACTIVE	20	11/25/2014	10/31/2019	MARIN, JOSE	LA PRIMERA MEAT MARKET	5004 CALMVIEW AVE BALDWIN PARK, CA 91706-1801 Census Tract: 4050.02	1905
37	<u>547091</u>	ACTIVE	21	10/28/2014	09/30/2019	PLAZA SB, INC.	PLAZA MARKET	13902 FRANCISQUITO AVE, STE B BALDWIN PARK, CA 91706-5964 Census Tract: 4047.03	1905
38	<u>555420</u>	ACTIVE	20	06/02/2015	05/31/2019	MANJARREZ BRISENO, GUSTAVO	DAVIDS MARKET	14135 FRANCISQUITO AVE, STE. 100 BALDWIN PARK, CA 91706-6105 Census Tract: 4048.03	1905
39	<u>561418</u>	ACTIVE	20	09/18/2015	02/29/2020	DORGHALLI, RAMI MICHAEL	EL MAMBI MARKET	13030 FRANCISQUITO AVE BALDWIN PARK, CA 91706-3703 Census Tract: 4047.01	1905
40	<u>562763</u>	ACTIVE	20	06/28/2016	06/30/2019	GROCERY OUTLET INC	GROCERY OUTLET	4249 MAINE AVE BALDWIN PARK, CA 91706-3312 Census Tract: 4051.02	1905
41	<u>565440</u>	ACTIVE	20	04/19/2016	03/31/2019	SHRINATHJI INVESTMENTS, LLC	LA BLANQUITA MEAT MARKET	13810 LOS ANGELES ST BALDWIN PARK, CA 91706-3040 Census Tract: 4049.03	1905
42	<u>566025</u>	ACTIVE	20	08/29/2016	07/31/2019	CARNICERIA URUAPAN, INC.	CARNICERIA URUAPAN	3723 BALDWIN PARK BLVD BALDWIN PARK, CA 91706-4103 Census Tract: 4048.01	1905
43	<u>566429</u>	ACTIVE	20	05/02/2016	04/30/2019	HEREDIA, JUAN	EL PILON MEAT MARKET # 2	14503 PACIFIC AVE BALDWIN PARK, CA 91706-5331 Census Tract: 4052.01	1905
44	<u>588570</u>	ACTIVE	20	03/19/2018	02/29/2020	WESTERN REFINING RETAIL, LLC	WESTERN REFINING	3665 PUENTE AVE	1905

							RETAIL #68106	BALDWIN PARK, CA 91706-5559 Census Tract: 4052.03	
45	<u>593064</u>	ACTIVE	20	07/25/2018	06/30/2019	PATEL, HITENDRA NATUBHAI		4390 MAINE AVE BALDWIN PARK, CA 91706-3314 Census Tract: 4051.02	1905
46	<u>596334</u>	ACTIVE	21	10/26/2018	09/30/2019	ABDALLA, OSAMA AZMY NAKHLA	ESTRELLA MARKET & LIQUOR	13100 RAMONA BLVD BALDWIN PARK, CA 91706-3805 Census Tract: 4048.01	1905
47	<u>600299</u>	ACTIVE	20	03/04/2019	02/29/2020	NG-27 PATAN, INC	NG 2701 CIRCLE K- BALDWIN PARK	13752 LOS ANGELES ST BALDWIN PARK, CA 91706-2352 Census Tract: 4049.03	1905
48	<u>600745</u>	ACTIVE	20	12/31/2018	06/30/2019	7 ELEVEN INC	7-ELEVEN STORE 38238A	14101 FRANCISQUITO AVE, STE 200 BALDWIN PARK, CA 91706-6100 Census Tract: 4048.03	1905



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Active Off-Sale Retail Licenses

For the Cities of COVINA

Report as of: 03/14/2019

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Page 1 of 2

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	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Geo Code
1	<u>40772</u>	ACTIVE	21	08/01/1977	06/30/2019	VONS COMPANIES INC THE	VONS 2056	932 E BADILLO ST COVINA, CA 91724 Census Tract: 4037.22	1913
2	<u>50891</u>	ACTIVE	21	01/01/1994	06/30/2019	THRIFTY PAYLESS, INC.	RITE AID STORE 5585	139 N GRAND AVE COVINA, CA 91724 Census Tract: 4037.22	1913
3	<u>169841</u>	ACTIVE	20	03/29/1985	01/31/2020	WORLD OIL MARKETING COMPANY		478 W ARROW HWY COVINA, CA 91722 Census Tract: 4058.00	1913
4	<u>200422</u>	ACTIVE	21	07/29/1987	02/28/2019	PARS SPIRITS UNLIMITED INC	JOHNNYS LIQUOR & DELI	1665 W SAN BERNARDINO RD COVINA, CA 91722-3409 Census Tract: 4057.01	1913
5	<u>218072</u>	ACTIVE	20	07/07/1988	06/30/2019	7 ELEVEN INC	7 ELEVEN 2175 18840	1085 N CITRUS AVE COVINA, CA 91722 Census Tract: 4060.00	1913
6	<u>266203</u>	ACTIVE	21	11/25/1991	03/31/2019	L T C VENTURES INC	A & J WINE & SPIRITS	471-73 E SAN BERNARDINO RD COVINA, CA 91723 Census Tract: 4061.01	1913
7	<u>272207</u>	ACTIVE	20	06/08/1992	07/31/2019	ABOULHOSN, NABIL	SUN SET FUEL & FOOD MARKET	107 N AZUSA AVE COVINA, CA 91722-3603 Census Tract: 4057.02	1913
8	<u>311546</u>	ACTIVE	20	09/28/1995	08/31/2019	BOUTROS, MAROUN	AZUSA SHELL	871 W SAN BERNARDINO RD COVINA, CA 91722 Census Tract: 4060.00	1913
9	<u>328853</u>	ACTIVE	21	04/03/1997	10/31/2019	ATTIYAH, JEHAD	LIQUORLAND	928 E COVINA BLVD COVINA, CA 91724-1521 Census Tract: 4037.21	1913
10	<u>361248</u>	ACTIVE	20	04/18/2000	03/31/2019	CHIRINOS, DIANA EDITH	LARIOS MEAT MARKET	19004 E ARROW HWY COVINA, CA 91722-2111 Census Tract: 4059.00	1900
11	<u>371765</u>	ACTIVE	21	11/16/2000	04/30/2019	ALHUSRY, GHASSAN	G & H LIQUOR	606 E SAN BERNARDINO RD COVINA, CA 91723 Census Tract: 4037.22	1913
12	<u>385566</u>	ACTIVE	21	04/02/2002	03/31/2019	SUPER CENTER CONCEPTS INC	SUPERIOR GROCERS	1375 N CITRUS AVE COVINA, CA 91722 Census Tract: 4059.00	1913
13	<u>394421</u>	ACTIVE	21	12/09/2002	11/30/2019	VARDAYANI CORPORATION INC	STONEWALL LIQUOR	4550 N GRAND AVE COVINA, CA 91724 Census Tract: 4037.21	1900
14	<u>427786</u>	ACTIVE	21	08/16/2005	07/31/2019	COVINA LIQUOR MART INC	LIQUORLAND NO 6	827 W COVINA BLVD COVINA, CA 91722 Census Tract: 4060.00	1913
15	<u>437858</u>	ACTIVE	21	05/31/2006	04/30/2019	HIAM INC	PICK WICK WINES & SPIRITS	454 E ROWLAND ST COVINA, CA 91723-2743 Census Tract: 4061.02	1913
16	<u>441595</u>	ACTIVE	20	05/01/2007	03/31/2019	CLAROS ITALIAN MARKETS INC	CLAROS ITALIAN MARKETS INC	159 E COLLEGE ST COVINA, CA 91723 Census Tract: 4061.01	1913
17	<u>454895</u>	ACTIVE	21	09/28/2007	08/31/2019	KIM, JUNG HEUI	FIRE BIRD LIQUOR	810 N GLENDORA AVE COVINA, CA 91724-2528 Census Tract: 4037.02	1913
18	<u>456503</u>	ACTIVE	21	05/20/2008	06/30/2019	SMART & FINAL STORES LLC	SMART & FINAL 367	114 N AZUSA AVE COVINA, CA 91722-3604 Census Tract: 4060.00	1913
19	<u>464135</u>	ACTIVE	20	04/16/2008	06/30/2019	7 ELEVEN INC	7 ELEVEN STORE 2175 22548D	105 N VINCENT AVE COVINA, CA 91722-3902	1913

								Census Tract: 4054.00	
20	<u>468361</u>	ACTIVE	20	08/11/2008	06/30/2019	7 ELEVEN INC	7 ELEVEN STORE 2175 33500B	1075 N GRAND AVE COVINA, CA 91724-2048	1913
								Census Tract: 4037.21	
21	<u>470171</u>	ACTIVE	21	10/31/2008	09/30/2019	BODEGA LATINA CORPORATION	EL SUPER	960 W ARROW HWY COVINA, CA 91722-1252	1913
								Census Tract: 4058.00	
22	<u>475801</u>	ACTIVE	20	03/19/2009	06/30/2019	7 ELEVEN INC	7 ELEVEN STORE 2175 19251E	1275 W SAN BERNARDINO RD COVINA, CA 91722-3509	1913
								Census Tract: 4057.02	
23	<u>476456</u>	ACTIVE	21	11/16/2009	03/31/2019	E & T FOODS INC	BAJA RANCH SUPERMARKETS	425 S CITRUS AVE COVINA, CA 91723-2928	1913
								Census Tract: 4061.02	
24	<u>479342</u>	ACTIVE	21	09/01/2009	08/31/2019	GARFIELD BEACH CVS LLC	CVS PHARMACY 9641	206 N AZUSA AVE COVINA, CA 91722-3606	1913
								Census Tract: 4060.00	
25	<u>486461</u>	ACTIVE	20	09/28/2010	06/30/2019	WALGREEN CO	WALGREENS 05798	401 N AZUSA AVE COVINA, CA 91722-3609	1913
								Census Tract: 4057.02	



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Active Off-Sale Retail Licenses

For the Cities of COVINA

Report as of: 03/21/2019

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Total Licenses: 50

Page 2 of 2

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	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Geo Code
26	486489	ACTIVE	20	08/25/2010	06/30/2019	WALGREEN CO	WALGREENS 06972	150 S GRAND AVE COVINA, CA 91724-3236 Census Tract: 4037.22	1913
27	487382	ACTIVE	21	04/05/2010	03/31/2019	YOUNAN, NOHA MTANOUS	RED CARPET LIQUOR	225 E ROWLAND ST COVINA, CA 91723-3147 Census Tract: 4061.02	1913
28	488428	ACTIVE	21	05/09/2011	05/31/2019	GARFIELD BEACH CVS LLC	CVS PHARMACY 9146	575 S CITRUS AVE COVINA, CA 91723 Census Tract: 4061.02	1913
29	500948	ACTIVE	20	08/24/2010	07/31/2019	GEORGES INVESTMENTS, INC.	ARROW SHELL	110 W ARROW HWY COVINA, CA 91722 Census Tract: 4038.01	1913
30	503182	ACTIVE	21	09/22/2010	04/30/2019	MORGAN, SAMI ESHAK	GRAND LIQUOR MARKET	904 E ARROW HWY COVINA, CA 91724-1019 Census Tract: 4038.02	1913
31	506689	ACTIVE	21	05/05/2011	06/30/2019	WALMART INC.	WAL MART STORE 2292	1275 N AZUSA AVE COVINA, CA 91722-1246 Census Tract: 4058.00	1913
32	514797	ACTIVE	20	03/12/2013	02/28/2019	4JR ENTERPRISES INC	JR OIL	607 S BARRANCA AVE COVINA, CA 91723-3602 Census Tract: 4061.02	1913
33	519717	ACTIVE	20	03/29/2012	06/30/2019	7 ELEVEN INC	7 ELEVEN STORE 2175 19959F	20006 E ARROW HWY COVINA, CA 91724-1101 Census Tract: 4038.01	1900
34	520258	ACTIVE	20	04/19/2012	06/30/2019	7 ELEVEN INC	7-ELEVEN STORE #2175-14007C	452 E ROWLAND ST COVINA, CA 91723-2743 Census Tract: 4061.02	1913
35	521904	ACTIVE	20	09/26/2012	08/31/2019	SIERRA FOODS, INC.	CHEVRON GAS 63017	1108 N GRAND AVE COVINA, CA 91724-1532 Census Tract: 4038.01	1913
36	522891	ACTIVE	20	12/10/2012	11/30/2019	NATIONAL PACIFIC PETROLEUM INC.	BARRANCA MOBIL	504 N BARRANCA AVE COVINA, CA 91723-1227 Census Tract: 4037.22	1913
37	526632	ACTIVE	21	01/03/2013	12/31/2019	RADA INVESTMENT INC		909 N CITRUS AVE COVINA, CA 91722-2736 Census Tract: 4060.00	1913
38	528468	ACTIVE	21	01/31/2013	12/31/2019	GHANEM, SAMIR ELIAS	CHARTER OAK LIQUOR	20040-44 E ARROW HWY COVINA, CA 91724-1101 Census Tract: 4038.01	1900
39	539719	ACTIVE	20	01/03/2014	06/30/2019	7 ELEVEN INC	7-ELEVEN STORE 36703A	15942 E SAN BERNARDINO RD COVINA, CA 91722-3939 Census Tract: 4054.00	1900
40	539721	ACTIVE	21	07/17/2014	07/31/2019	FRESH & EASY LLC	FRESH & EASY #1144	205 N GRAND AVE COVINA, CA 91724-2959 Census Tract: 4037.22	1913
41	543098	ACTIVE	20	05/01/2015	04/30/2019	AXAR INC.		15955 E SAN BERNARDINO RD COVINA, CA 91722-3950 Census Tract: 4054.00	1900
42	543504	ACTIVE	21	06/23/2014	05/31/2019	SAM EXPRESS INC.	MICHAEL LIQUOR	333 N VINCENT AVE COVINA, CA 91722-3905 Census Tract: 4054.00	1913
43	548287	ACTIVE	21	11/13/2014	10/31/2019	STATER BROS MARKETS	STATER BROS STORE 194	1023 N GRAND AVE COVINA, CA 91724-2048 Census Tract: 4037.21	1913
44	555846	ACTIVE	20	07/22/2015	06/30/2019	SIERRA FOODS, INC.	ARROW HWY USA GAS	20354 E ARROW HWY COVINA, CA 91724-1204	1900

								Census Tract: 4038.01	
45	<u>563588</u>	ACTIVE	20	02/10/2016	01/31/2020	AI CALIFORNIA LLC	ALDI	1400 N AZUSA AVE COVINA, CA 91722-1251 Census Tract: 4058.00	1913
46	<u>566598</u>	ACTIVE	21	06/20/2016	08/31/2019	COUNTRY LIQUOR MARKET 2, INC.	COUNTRY LIQUOR 2	124 E ARROW HWY COVINA, CA 91722-1819 Census Tract: 4038.01	1913
47	<u>582776</u>	ACTIVE	20	08/04/2017	06/30/2019	7 ELEVEN INC	7-ELEVEN STORE 13990F	17020 E CYPRESS ST COVINA, CA 91722-3102 Census Tract: 4057.02	1900
48	<u>584602</u>	ACTIVE	20	11/02/2017	10/31/2019	PATEL, AJAY THAKORLAL	ALTADENA DAIRY	456 E SAN BERNARDINO RD COVINA, CA 91723-1706 Census Tract: 4037.22	1913
49	<u>594260</u>	ACTIVE	20	07/31/2018	06/30/2019	KONG, VIRAK	SEVEN STAR MINI MARKET 	1459 N HOLLENBECK AVE COVINA, CA 91722-1543 Census Tract: 4058.00	1913
50	<u>595894</u>	ACTIVE	21	08/02/2018	09/30/2019	JAN GAN MAN, INC.	STARLITE LIQUOR	1029 N AZUSA AVE COVINA, CA 91722-2645 Census Tract: 4057.02	1913



California Department of Alcoholic Beverage Control

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Active Off-Sale Retail Licenses

For the Cities of EL MONTE

Report as of: 03/14/2019

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Rows Per Page: 25

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Total Licenses: 75

Page 1 of 3

Click on column header to sort

	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Geo Code
1	<u>127558</u>	ACTIVE	21	08/24/1982	06/30/2019	ALPHA BETA COMPANY	FOOD 4 LESS 338	11950 GARVEY AVE EL MONTE, CA 91732 Census Tract: 4339.01	1918
2	<u>146057</u>	ACTIVE	20	10/31/1983	07/31/2019	LIU, JIN LIEN HO	21 GROCERY	10905-09 E GARVEY AVE EL MONTE, CA 91733 Census Tract: 4332.00	1918
3	<u>200770</u>	ACTIVE	20	05/13/1987	10/31/2019	KIM, JAUNG KUN		9869 GARVEY AVE EL MONTE, CA 91733 Census Tract: 4331.02	1918
4	<u>228100</u>	SUREND	21	02/27/1989	06/30/2019	THRIFTY PAYLESS, INC.	RITE AID STORE 5588	3570 SANTA ANITA AVE EL MONTE, CA 91731 Census Tract: 4327.00	1918
5	<u>239496</u>	ACTIVE	20	02/22/1990	06/30/2019	MION, ANGELA R	TITOS MARKET	9814 GARVEY AVE, STE 15 EL MONTE, CA 91733 Census Tract: 4335.04	1918
6	<u>247467</u>	ACTIVE	21	05/14/1991	07/31/2019	KWON, BYUNG SOON	ARMANDS LIQUOR	10029 VALLEY BLVD EL MONTE, CA 91731 Census Tract: 4328.02	1918
7	<u>254989</u>	ACTIVE	21	01/14/1991	09/30/2019	PARK, JUNG MI	BOTTLE N CORK LIQUOR	12086 VALLEY BLVD EL MONTE, CA 91732-3137 Census Tract: 4339.01	1918
8	<u>277224</u>	ACTIVE	20	10/01/1992	04/30/2019	YOON, HONG SUK	MARKET PLACE THE	3403 COGSWELL RD EL MONTE, CA 91732 Census Tract: 4333.04	1918
9	<u>284741</u>	ACTIVE	21	06/23/1993	06/30/2019	CIRCLE K STORES INC	CIRCLE K 3066	5202 PECK RD EL MONTE, CA 91732-1123 Census Tract: 4325.00	1918
10	<u>296145</u>	ACTIVE	20	05/09/1995	04/30/2019	LOS TOROS MARKET CORP	LOS TOROS MARKET CORPORATION	5225 PECK RD EL MONTE, CA 91732-1122 Census Tract: 4325.00	1918
11	<u>306745</u>	ACTIVE	20	05/31/1995	06/30/2019	7 ELEVEN INC	7 ELEVEN STORE 2175 25051	12170 RAMONA BLVD EL MONTE, CA 91732 Census Tract: 4333.05	1918
12	<u>333530</u>	ACTIVE	20	09/09/1997	08/31/2019	BANG, HO IL	T & M MARKET	2601-07 N MEEKER AVE EL MONTE, CA 91732 Census Tract: 4334.03	1918
13	<u>344093</u>	ACTIVE	20	08/20/1998	07/31/2019	LIM, HOUR SEAV	TEDS QUALITY MARKET	2514 DURFEE AVE EL MONTE, CA 91732 Census Tract: 4340.03	1918
14	<u>345135</u>	ACTIVE	20	09/01/1998	08/31/2019	KIM, STEPHANUS POMKYU	RAINBOW MARKET	2403 TYLER AVE EL MONTE, CA 91733 Census Tract: 4334.02	1918
15	<u>355187</u>	ACTIVE	20	08/02/1999	07/31/2019	HUERTA, AMADOR GARCIA	LA TIENDITA	3800 CLARK AVE EL MONTE, CA 91731-2002 Census Tract: 4327.00	1918
16	<u>355416</u>	ACTIVE	20	12/15/1999	11/30/2019	CHEVRON STATIONS INC	CHEVRON STATIONS INC	11453 VALLEY BLVD EL MONTE, CA 91731-3229 Census Tract: 4332.00	1918
17	<u>388796</u>	ACTIVE	21	09/05/2002	08/31/2019	P V MART INC	BUY LOW MARKET 2	9900 GARVEY AVE EL MONTE, CA 91733-1230 Census Tract: 4335.04	1918
18	<u>397737</u>	ACTIVE	21	05/27/2003	06/30/2019	7 ELEVEN INC	7 ELEVEN STORE 2175 25625B	10008 VALLEY BLVD EL MONTE, CA 91731 Census Tract: 4328.02	1918
19	<u>399628</u>	SUREND	20	06/17/2003	05/31/2019	FLORES, ARTURO	DAISYS MARKET	11532 MEDINA CT EL MONTE, CA 91731-2114	1918

								Census Tract: 4327.00	
20	<u>402447</u>	ACTIVE	21	09/17/2003	08/31/2019	KHAZAAL, AMER	VICS	3714 PECK RD EL MONTE, CA 91731	1918
								Census Tract: 4333.04	
21	<u>410925</u>	ACTIVE	20	05/17/2004	01/31/2020	EL GALLITO MARKET INC	EL GALLITO MARKET	12242 VALLEY BLVD EL MONTE, CA 91732	1918
								Census Tract: 4339.01	
22	<u>422743</u>	ACTIVE	21	03/21/2005	02/29/2020	CHEN, LILI	PLAZA LIQUOR	10530 GARVEY AVE EL MONTE, CA 91733	1918
								Census Tract: 4334.01	
23	<u>428793</u>	ACTIVE	21	08/22/2005	07/31/2019	HI WAY LIQUOR MARKET INC	HI WAY LIQUOR MARKET INC	11312 GARVEY AVE EL MONTE, CA 91732-3302	1918
								Census Tract: 4334.03	
24	<u>429085</u>	ACTIVE	20	09/13/2005	08/31/2019	KHAZAAL, AMER	CORTADA MARKET	9701 CORTADA ST EL MONTE, CA 91733	1918
								Census Tract: 4331.02	
25	<u>433781</u>	ACTIVE	20	01/04/2006	06/30/2019	7 ELEVEN INC	7 ELEVEN STORE 2175 33403A	10707 LOWER AZUSA RD EL MONTE, CA 91731	1918
								Census Tract: 4315.01	



California Department of Alcoholic Beverage Control

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Active Off-Sale Retail Licenses

For the Cities of EL MONTE

Report as of: 03/21/2019

Rows Per Page: 25

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Page 2 of 3

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	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Geo Code
26	437164	ACTIVE	21	04/10/2006	03/31/2019	JALCO LIQUOR MARKET INC	JALCO LIQUOR	2556 DURFEE AVE EL MONTE, CA 91732-3709 Census Tract: 4340.03	1918
27	442248	ACTIVE	21	09/07/2006	08/31/2019	LIM, HOUR SEAV	JUHN LIQUOR MARKET	2706 PECK RD EL MONTE, CA 91733 Census Tract: 4334.03	1918
28	448828	ACTIVE	21	01/24/2007	03/31/2019	CORNER LIQUOR INC	CORNER LIQUOR	10336 LOWER AZUSA RD EL MONTE, CA 91731-1207 Census Tract: 4323.00	1918
29	448984	ACTIVE	20	01/29/2007	12/31/2019	YG & HK CORPORATION	FINEVIEW MARKET	12349 FINEVIEW ST EL MONTE, CA 91732-3948 Census Tract: 4340.03	1918
30	451566	ACTIVE	21	08/02/2007	07/31/2019	NORTHGATE GONZALEZ LLC	NORTHGATE MARKET 20	3828 PECK RD EL MONTE, CA 91732-2241 Census Tract: 4326.01	1918
31	456534	ACTIVE	21	05/20/2008	06/30/2019	SMART & FINAL STORES LLC	SMART & FINAL 373	11110 RAMONA BLVD EL MONTE, CA 91731-3139 Census Tract: 4332.00	1918
32	464974	ACTIVE	21	04/22/2008	03/31/2019	HYS GHOTRA INC	HYS LIQUOR	10693 LOWER AZUSA RD EL MONTE, CA 91731 Census Tract: 4321.01	1918
33	468497	ACTIVE	21	08/19/2008	07/31/2019	DO, KINH VAN	EL MONTE VILLAGE MARKET	3933 BALDWIN AVE EL MONTE, CA 91731-1703 Census Tract: 4328.02	1918
34	476946	ACTIVE	21	04/30/2009	06/30/2019	SAMS WEST INC	SAMS CLUB 6614	4901 SANTA ANITA AVE EL MONTE, CA 91731-1415 Census Tract: 4315.01	1918
35	477125	SUREND	21	05/05/2009	06/30/2019	LEE, SAMUEL D	GOLD KEY LIQUOR & MARKET	10302 GARVEY AVE EL MONTE, CA 91733-2136 Census Tract: 4334.01	1918
36	479290	ACTIVE	21	09/01/2009	08/31/2019	GARFIELD BEACH CVS LLC	CVS PHARMACY 9639	11940 GARVEY AVE EL MONTE, CA 91732-3514 Census Tract: 4339.01	1918
37	479317	ACTIVE	21	09/01/2009	08/31/2019	GARFIELD BEACH CVS LLC	CVS PHARMACY 9609	9920 E GARVEY AVE EL MONTE, CA 91733-1230 Census Tract: 4335.04	1918
38	480681	ACTIVE	20	09/29/2009	08/31/2019	LA BLANQUITA TORTILLERIA INC	LA BLANQUITA TORTILLERIA	11859 VALLEY BLVD EL MONTE, CA 91732-3039 Census Tract: 4333.02	1918
39	486514	ACTIVE	20	11/17/2010	06/30/2019	WALGREEN CO	WALGREENS 07575	3643 PECK RD EL MONTE, CA 91731-3530 Census Tract: 4332.00	1918
40	487897	ACTIVE	21	06/03/2010	06/30/2019	7 ELEVEN INC	7 ELEVEN STORE 2175 16020	3243 SANTA ANITA AVE EL MONTE, CA 91733-1372 Census Tract: 4332.00	1918
41	506980	ACTIVE	20	02/03/2011	01/31/2020	GARFIELD BEACH CVS LLC	CVS PHARMACY #5834	11574 LOWER AZUSA RD EL MONTE, CA 91732-1333 Census Tract: 4324.01	1918
42	509400	ACTIVE	20	05/12/2011	04/30/2019	POTRERO MARKET INC	HI WAY MARKET	2561 POTRERO AVE EL MONTE, CA 91733-1813 Census Tract: 4335.04	1918
43	512660	ACTIVE	21	10/06/2011	09/30/2019	MJE CARLTON'S MARKET, INC.	CARLTONS MARKET	11944 RAMONA BLVD EL MONTE, CA 91732-2314 Census Tract: 4333.04	1918
44	515924	ACTIVE	21	11/18/2011	10/31/2019	HANNA, BRIAN	FAMOUS EDS MARKET & LIQUOR	4203 TYLER AVE EL MONTE, CA 91731-1629	1918

45	<u>525805</u>	ACTIVE	20	10/16/2012	08/31/2019	SAINI, JYOTI	HAPPYS MARKET	Census Tract: 4324.02 3155 SANTA ANITA AVE EL MONTE, CA 91733-1357 Census Tract: 4332.00	1918
46	<u>534389</u>	ACTIVE	21	01/03/2014	12/31/2019	NEWHOPE CORPORATION	GREEN FARM MARKET EL MONTE	4840 PECK RD EL MONTE, CA 91732-1302 Census Tract: 4325.00	1918
47	<u>535612</u>	SUREND	20	09/24/2013	08/31/2019	SORIA, CRISTINA	LOS FRANK'S DAIRY	9850 LOWER AZUSA RD EL MONTE, CA 91731-1025 Census Tract: 4323.00	1918
48	<u>537446</u>	ACTIVE	20	11/25/2013	10/31/2019	SINGH, INDERPAL	ARDEN MARKET	4266 ARDEN DR EL MONTE, CA 91731-1953 Census Tract: 4323.00	1918
49	<u>540254</u>	ACTIVE	20	01/22/2014	12/31/2019	KING OF CRAFT BEER, INC.	PLAZA MARKET	2400 PECK RD EL MONTE, CA 91733-2812 Census Tract: 4334.03	1918
50	<u>543019</u>	SUREND	20	06/18/2015	05/31/2019	BESTCO FOOD WHOLESALE, INC		10775 LOWER AZUSA RD EL MONTE, CA 91731-1351 Census Tract: 4315.01	1918



California Department of Alcoholic Beverage Control

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Active Off-Sale Retail Licenses

For the Cities of EL MONTE

Report as of: 03/21/2019

Rows Per Page: 25

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Total Licenses: 75

Page 3 of 3

Click on column header to sort

	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Geo Code
51	544060	ACTIVE	21	05/22/2014	04/30/2019	FANG, HAI YONG	DICK'S LIQUOR	2530 TYLER AVE EL MONTE, CA 91733-2716 Census Tract: 4334.02	1918
52	545271	ACTIVE	21	08/14/2014	07/31/2019	KAUR, HERMINDER	STAR LIQUOR	10801 GARVEY AVE EL MONTE, CA 91733-2301 Census Tract: 4332.00	1918
53	546663	ACTIVE	20	11/17/2014	10/31/2019	APRO LLC	UNITED OIL #147	10243 VALLEY BLVD EL MONTE, CA 91731-4513 Census Tract: 4328.01	1918
54	547306	ACTIVE	20	12/02/2014	11/30/2019	SORIA, CRISTINA	DOS FRANK	10960 RANCHITO ST EL MONTE, CA 91731-1330 Census Tract: 4324.02	1918
55	548247	ACTIVE	21	10/24/2014	09/30/2019	SINGH, AMARJIT	EL CARIBE MARKET	10201 VALLEY BLVD EL MONTE, CA 91731-2331 Census Tract: 4328.01	1918
56	551036	ACTIVE	21	12/17/2014	11/30/2019	JOYT, INC.	DON RAMIREZ LIQUOR	2401 DUFFEE AVE EL MONTE, CA 91732-3707 Census Tract: 4339.02	1918
57	552722	ACTIVE	20	04/20/2016	06/30/2019	99 CENTS ONLY STORES LLC	99¢ ONLY STORE #52	11114 RAMONA BLVD EL MONTE, CA 91731-3139 Census Tract: 4332.00	1918
58	557033	ACTIVE	21	10/20/2015	11/30/2019	SUPER CENTER CONCEPTS INC	SUPERIOR GROCERS	10683 VALLEY BLVD EL MONTE, CA 91731-2404 Census Tract: 4327.00	1918
59	562034	ACTIVE	21	08/12/2016	05/31/2019	P & L LIQUOR, INC.	P & L LIQUOR	4301 PECK RD EL MONTE, CA 91732-1905 Census Tract: 4324.02	1918
60	564276	ACTIVE	20	12/15/2015	06/30/2019	7 ELEVEN INC	7-ELEVEN STORE 16417A	4041 PECK RD EL MONTE, CA 91732-2246 Census Tract: 4327.00	1918
61	568056	ACTIVE	21	06/17/2016	05/31/2019	SHIN, OK JA	LITTLE FIVE POINT LIQUOR	2602 MOUNTAIN VIEW RD EL MONTE, CA 91732-3426 Census Tract: 4339.01	1918
62	569039	SUREND	20	06/20/2016	05/31/2019	BARRERA, SILVIA JASMIN	COLIMA TORTILLERIA MEAT MARKET	4711 & 4713 PECK RD EL MONTE, CA 91732-1309 Census Tract: 4324.01	1918
63	577465	ACTIVE	21	02/16/2017	01/31/2020	A&B LIQUOR STORE INC.	A&B LIQUOR STORE	2406 MOUNTAIN VIEW RD EL MONTE, CA 91733-2808 Census Tract: 4339.02	1918
64	579584	ACTIVE	20	06/02/2017	05/31/2019	HARRY'S MARKET	HARRY'S MARKET	11243 ELLIOTT AVE EL MONTE, CA 91733-2421 Census Tract: 4334.02	1918
65	580347	ACTIVE	20	06/28/2017	05/31/2019	SAMVAH GROUP INC.		9824 FLAIR DR EL MONTE, CA 91731-2238 Census Tract: 4331.01	1918
66	580708	ACTIVE	21	06/22/2017	05/31/2019	KAUR, PARAMJIT	EL MONTE LIQUOR & DELI	10616 VALLEY MALL EL MONTE, CA 91731-2417 Census Tract: 4327.00	1918
67	582650	ACTIVE	20	08/23/2017	07/31/2019	DADHANIA, MANSUKH BAVANJI	JOY'S MARKET PLACE	12256 RAMONA BLVD EL MONTE, CA 91732-2538 Census Tract: 4333.06	1918
68	587112	ACTIVE	20	12/04/2017	11/30/2019	JS TRADING ENTERPRISE, INC.	HONG'S MARKET	2319 MOUNTAIN VIEW RD EL MONTE, CA 91733-3531 Census Tract: 4338.01	1918
69	589094	ACTIVE	20	12/15/2017	01/31/2020	SLIM, IMAD TOUFIC		5102 PECK RD EL MONTE, CA 91732-1426	1918

								Census Tract: 4325.00	
70	<u>590400</u>	ACTIVE	20	03/06/2018	02/29/2020	COGSRAM INC.	RAMONA STORE	12004 RAMONA BLVD EL MONTE, CA 91732-2422	1918
								Census Tract: 4333.05	
71	<u>590840</u>	ACTIVE	21	05/30/2018	04/30/2019	NEW YORK MART EL MONTE, INC.	IFRESH MARKET	11850 VALLEY BLVD EL MONTE, CA 91732-3055	1918
								Census Tract: 4334.03	
72	<u>595529</u>	ACTIVE	20	12/31/2018	11/30/2019	ASKAR, NEZAR NAIEM	BALDWIN MARKET	3846 BALDWIN AVE EL MONTE, CA 91731-1718	1918
								Census Tract: 4328.02	
73	<u>596617</u>	ACTIVE	20	12/20/2018	11/30/2019	TOM TYLER MARKET INC.	TOM TYLER MARKET INC.	4022 TYLER AVE, UNIT C EL MONTE, CA 91731-2040	1918
								Census Tract: 4327.00	
74	<u>597374</u>	ACTIVE	20	10/16/2018	09/30/2019	CHI, GEORGE J W	FAVORITO MARKET	2432 TYLER AVE EL MONTE, CA 91733-2714	1918
								Census Tract: 4334.02	
75	<u>597535</u>	ACTIVE	21	12/20/2018	11/30/2019	ASHKAR, AZZA	ACE LIQUOR	3333 TYLER AVE EL MONTE, CA 91731-3101	1918
								Census Tract: 4332.00	



California Department of Alcoholic Beverage Control

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Active Off-Sale Retail Licenses

For the Cities of GLENDORA

Report as of: 03/14/2019

Rows Per Page: 25

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Total Licenses: 27

Page 1 of 2

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	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Geo Code
1	<u>90567</u>	ACTIVE	21	05/22/1980	06/30/2019	VONS COMPANIES INC THE	VONS 2169	435 W FOOTHILL BLVD GLENDORA, CA 91741 Census Tract: 4010.02	1922
2	<u>112907</u>	ACTIVE	21	01/18/1984	07/31/2019	STATER BROS MARKETS	STATER BROS MARKETS 06	1830 E ROUTE 66 GLENDORA, CA 91740 Census Tract: 4012.01	1922
3	<u>118903</u>	SUREND	21	03/15/1982	06/30/2019	VONS COMPANIES INC THE	VONS 2007	431 E ARROW HWY GLENDORA, CA 91740 Census Tract: 4038.01	1922
4	<u>229726</u>	ACTIVE	21	03/06/1989	06/30/2019	SAFAR, ZOUHAIR GEORGE	LONE HILL LIQUOR	1828 E ROUTE 66 GLENDORA, CA 91740-3815 Census Tract: 4012.01	1922
5	<u>292470</u>	ACTIVE	21	02/18/1994	01/31/2020	HUSRY, ABDUL KARIM	WINE RACK LIQUOR THE	1063 E ROUTE 66 GLENDORA, CA 91740 Census Tract: 4011.01	1922
6	<u>317924</u>	ACTIVE	20	04/16/1996	06/30/2019	7 ELEVEN INC	7 ELEVEN STORE 2175 13995	861 W ROUTE 66 GLENDORA, CA 91740-4136 Census Tract: 4009.00	1922
7	<u>329175</u>	ACTIVE	20	04/15/1997	12/31/2019	PLAZA PRODUCE AND GOURMET FOODS INC	PLAZA PRODUCE AND GOURMET FOODS INC	303 W FOOTHILL BLVD GLENDORA, CA 91741 Census Tract: 4010.02	1922
8	<u>343155</u>	ACTIVE	20	07/10/1998	06/30/2019	A & A DRIVE IN DAIRY INC	ALTA DENA DAIRY	437 E ROUTE 66 GLENDORA, CA 91740-3502 Census Tract: 4011.01	1922
9	<u>365703</u>	ACTIVE	20	07/20/2000	06/30/2019	SONG, GWANG HYUN	ALTA DENA DRIVE IN DAIRY	408 W FOOTHILL BLVD GLENDORA, CA 91741-3361 Census Tract: 4011.02	1922
10	<u>370094</u>	ACTIVE	21	07/23/2001	06/30/2019	SAMS WEST INC	SAMS CLUB 6240	1301 S LONE HILL AVE GLENDORA, CA 91740-5348 Census Tract: 4012.02	1922
11	<u>371756</u>	ACTIVE	21	11/16/2000	02/29/2020	HUSRY, HASSAN	GLENDORA LIQUOR	223 W FOOTHILL BLVD GLENDORA, CA 91741 Census Tract: 4010.02	1922
12	<u>406866</u>	ACTIVE	20	12/08/2003	08/31/2019	SONDH ENTERPRISES INC	ARCO AM PM GLENDORA	465 W FOOTHILL BLVD GLENDORA, CA 91741 Census Tract: 4010.02	1922
13	<u>407141</u>	SUREND	21	01/08/2004	06/30/2019	RALPHS GROCERY COMPANY	RALPHS 171	655 S GRAND AVE GLENDORA, CA 91740-4107 Census Tract: 4009.00	1922
14	<u>443368</u>	ACTIVE	21	05/25/2007	04/30/2019	BEVERAGES & MORE INC	BEVERAGES & MORE	1397 E GLADSTONE ST GLENDORA, CA 91740 Census Tract: 4012.02	1922
15	<u>477380</u>	ACTIVE	21	06/22/2009	05/31/2019	GARFIELD BEACH CVS LLC	CVS PHARMACY STORE 9851	130 N GRAND AVE GLENDORA, CA 91741-2434 Census Tract: 4010.02	1922
16	<u>479336</u>	ACTIVE	21	09/01/2009	08/31/2019	GARFIELD BEACH CVS LLC	CVS PHARMACY 9733	435 E ARROW HWY GLENDORA, CA 91740-5607 Census Tract: 4038.01	1922
17	<u>488679</u>	ACTIVE	21	06/10/2010	05/31/2019	DEEB, DANY SALIM	TOP HAT BEVERAGE SHOPPE	950 S GRAND AVE GLENDORA, CA 91740-4808 Census Tract: 4039.01	1922
18	<u>501883</u>	ACTIVE	20	09/29/2010	06/30/2019	7 ELEVEN INC	7 ELEVEN STORE #2175-34521	1410 S GRAND AVE GLENDORA, CA 91740-5405 Census Tract: 4039.02	1922
19	<u>507780</u>	ACTIVE	21	03/23/2011	06/30/2019	WALMART INC.	WAL MART STORE 1941	1950 AUTO CENTRE DR GLENDORA, CA 91740-6700	1922

								Census Tract: 4012.02	
20	<u>509399</u>	ACTIVE	21	05/25/2011	04/30/2019	SAFAR, ZOUHAIR GEORGE	H & H LIQUOR	360 E ROUTE 66 GLENORA, CA 91740-6243 Census Tract: 4011.01	1922
21	<u>513245</u>	ACTIVE	21	11/04/2011	10/31/2019	PATEL, RAMESHKUMAR GOVINDBHAI	LA TIENDA LIQUOR	608 W ROUTE 66 GLENORA, CA 91740-4121 Census Tract: 4009.00	1922
22	<u>531628</u>	SUREND	21	11/02/2013	06/30/2019	ALBERTSONS LLC	ALBERTSONS 601	133 W ROUTE 66 GLENORA, CA 91740-6208 Census Tract: 4011.02	1922
23	<u>559165</u>	ACTIVE	20	03/21/2017	01/31/2020	DABBOUS, HELLAL	DABBOUS BROTHER	857 E ARROW HWY GLENORA, CA 91740-6038 Census Tract: 4038.02	1922
24	<u>577392</u>	ACTIVE	20	05/03/2017	04/30/2019	SF MARKETS LLC	SPROUTS FARMERS MARKETS #410	655 S GRAND AVE GLENORA, CA 91740-4107 Census Tract: 4009.00	1922
25	<u>578706</u>	ACTIVE	20	12/06/2017	11/30/2019	AI CALIFORNIA LLC	ALDI	1251 S LONE HILL AVE GLENORA, CA 91740-4507 Census Tract: 4012.02	1922



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Active Off-Sale Retail Licenses

For the Cities of LA VERNE

Report as of: 03/14/2019

Rows Per Page: 25

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Total Licenses: 21

Page 1 of 1

Click on column header to sort

	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Geo Code
1	<u>12494</u>	ACTIVE	20	08/01/1976	04/30/2019	PATEL, BABUBHAI K	INLAND DAIRY	2055 N WHITE AVE LA VERNE, CA 91750 Census Tract: 4015.00	1931
2	<u>112908</u>	ACTIVE	21	11/10/1981	08/31/2019	STATER BROS MARKETS	STATER BROS MARKETS 48	2090 FOOTHILL BLVD LA VERNE, CA 91750 Census Tract: 4016.02	1931
3	<u>284693</u>	ACTIVE	20	06/23/1993	06/30/2019	CIRCLE K STORES INC	CIRCLE K 3106	2210 D ST LA VERNE, CA 91750-5403 Census Tract: 4015.00	1931
4	<u>349709</u>	ACTIVE	21	05/26/1999	06/30/2019	THRIFTY PAYLESS, INC.	RITE AID 5595	1480 FOOTHILL BLVD LA VERNE, CA 91750 Census Tract: 4016.03	1931
5	<u>367547</u>	SUREND	21	09/11/2000	06/30/2019	VONS COMPANIES INC THE	VONS 1916	2340 FOOTHILL BLVD LA VERNE, CA 91750 Census Tract: 4016.02	1931
6	<u>407812</u>	ACTIVE	21	01/09/2004	12/31/2019	CHUI, GEORGE	A & C LIQUOR	3836 EMERALD AVE, UNIT A & B LA VERNE, CA 91750 Census Tract: 4016.01	1931
7	<u>439115</u>	ACTIVE	21	06/02/2006	05/31/2019	BUTTAR, BHARPUR SINGH	ARROW LIQUOR MART	700 ARROW HWY LA VERNE, CA 91750 Census Tract: 4015.00	1931
8	<u>439910</u>	ACTIVE	21	07/06/2006	06/30/2019	7 ELEVEN INC	7 ELEVEN STORE 2175 13942	3720 TOWNE CENTER DR LA VERNE, CA 91750 Census Tract: 4016.02	1931
9	<u>441234</u>	ACTIVE	21	04/01/2008	06/30/2019	VONS COMPANIES INC THE	VONS STORE 2832	1600 FOOTHILL BLVD LA VERNE, CA 91750 Census Tract: 4016.03	1931
10	<u>450811</u>	ACTIVE	21	08/06/2007	06/30/2019	TARGET CORPORATION	TARGET T0226	2462 FOOTHILL BLVD LA VERNE, CA 91750-3056 Census Tract: 4016.02	1931
11	<u>477026</u>	ACTIVE	20	06/23/2009	05/31/2019	KOVER INC	<u>LA VERNE SHELL</u>	2510 FOOTHILL BLVD LA VERNE, CA 91750-3702 Census Tract: 4016.02	1931
12	<u>479344</u>	ACTIVE	21	09/01/2009	08/31/2019	GARFIELD BEACH CVS LLC	CVS PHARMACY 9709	1479 FOOTHILL BLVD LA VERNE, CA 91750-3451 Census Tract: 4016.01	1931
13	<u>489359</u>	ACTIVE	21	06/22/2010	07/31/2019	CHONOS, RONALD	FAIRPLEX LIQUOR	1922 FAIRPLEX DR LA VERNE, CA 91750-5501 Census Tract: 4015.00	1931
14	<u>509033</u>	ACTIVE	20	12/15/2011	11/30/2019	LA VERNE CAR WASH L-PSHIP	LA VERNE CAR WASH	914 FOOTHILL BLVD LA VERNE, CA 91750-3234 Census Tract: 4003.02	1931
15	<u>509958</u>	ACTIVE	20	05/05/2011	05/31/2019	RIZK, GEORGE ELIAS	<u>J R SHELL</u>	1808 N WHITE AVE LA VERNE, CA 91750-5660 Census Tract: 4015.00	1931
16	<u>526730</u>	ACTIVE	20	11/30/2012	10/31/2019	JAY MAHAKALI INC	KIMS DAIRY & GENERAL STORE	1300 BONITA AVE LA VERNE, CA 91750-5221 Census Tract: 4015.00	1931
17	<u>546569</u>	ACTIVE	21	10/27/2014	09/30/2019	RADC ENTERPRISES INC	<u>SHELL GAS</u>	1947 D ST LA VERNE, CA 91750-5411 Census Tract: 4015.00	1931
18	<u>563518</u>	ACTIVE	20	04/01/2016	03/31/2019	AI CALIFORNIA LLC	ALDI	2268 FOOTHILL BLVD LA VERNE, CA 91750-2944 Census Tract: 4016.02	1931
19	<u>575165</u>	ACTIVE	20	01/26/2017	12/31/2019	SF MARKETS LLC	SPROUTS MARKET	1375 FOOTHILL BLVD LA VERNE, CA 91750-3333	1931

								Census Tract: 4016.01	
20	<u>595442</u>	ACTIVE	20	09/22/2018	08/31/2019	CRAFT-E-FLIGHTS, INC.	CRAFT-E-FLIGHTS	2497 FOOTHILL BLVD STE B1 LA VERNE, CA 91750-3066 Census Tract: 4016.01	1931
21	<u>595976</u>	ACTIVE	20	10/08/2018	09/30/2019	FALTAS, EMAD REFAAT	VILLAS MARKET	1912 ARROW HWY LA VERNE, CA 91750-5412 Census Tract: 4015.00	1931



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Active Off-Sale Retail Licenses

For the Cities of WALNUT

Report as of: 03/14/2019

9 SP NIE

Rows Per Page: 25

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Total Licenses: 13

Page 1 of 1

Click on column header to sort

	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Geo Code
1	72524	ACTIVE	21	08/02/1983	04/30/2019	LEE, HAE WANG	MILLERS MARKET	19763 VALLEY BLVD WALNUT, CA 91789 Census Tract: 4034.01	1963
2	141779	ACTIVE	21	01/09/1984	06/30/2019	VONS COMPANIES INC THE	VONS 2167	350 N LEMON AVE WALNUT, CA 91789 Census Tract: 4034.02	1963
3	226601	ACTIVE	20	12/19/1988	01/31/2020	KOURY, JEANIE	PAVILION FLORIST	20199 VALLEY BLVD, STE A WALNUT, CA 91789 Census Tract: 4034.01	1963
4	251969	ACTIVE	20	12/26/1990	09/30/2019	GERSTNER, SILVIA	ALAMO FOOD MART	762 NOGALES AVE WALNUT, CA 91789 Census Tract: 4080.06	1963
5	295498	ACTIVE	21	05/12/1994	04/30/2019	SAFAR, ZOUHAIR GEORGE	WALNUT LIQUORETTE	154 PIERRE RD WALNUT, CA 91789 Census Tract: 4034.02	1963
6	345302	ACTIVE	20	09/04/1998	08/31/2019	SIMONIAN, SAMUEL	<u>SAMS MOBIL</u>	1024 BREA CANYON RD WALNUT, CA 91789 Census Tract: 4033.22	1963
7	355328	ACTIVE	21	10/14/1999	09/30/2019	STATER BROS MARKETS	STATER BROS MARKETS 168	20677 AMAR RD WALNUT, CA 91789-5037 Census Tract: 4034.06	1963
8	551309	ACTIVE	20	12/19/2014	11/30/2019	12 ZODIACS, INC.	12 ZODIACS	20120 PASEO DEL PRADO, STE B WALNUT, CA 91789-2669 Census Tract: 4034.01	1963
9	552403	ACTIVE	20	04/03/2015	03/31/2019	BASSI & BASSI, INC.	CIRCLE K	20839 VALLEY BLVD WALNUT, CA 91789-2540 Census Tract: 4034.02	1963
10	558365	ACTIVE	20	05/19/2016	06/30/2019	7 ELEVEN INC	7-ELEVEN STORE 27324	1325 N GRAND AVE WALNUT, CA 91789-1319 Census Tract: 4034.06	1963
11	567369	ACTIVE	21	04/28/2016	03/31/2019	OC 168 MARTS, LLC	VALLEY MARKET & LIQUOR	20311 VALLEY BLVD, STE D WALNUT, CA 91789-2658 Census Tract: 4034.01	1963
12	590506	ACTIVE	21	09/19/2018	08/31/2019	MOZUMDER, FARHAD	LIQUOR STATION	800 NOGALES AVE WALNUT, CA 91789-4170 Census Tract: 4034.08	1963
13	601123	ACTIVE	20	02/15/2019	01/31/2020	CHEVRON STATIONS INC	<u>CHEVRON</u>	1203 N GRAND AVE WALNUT, CA 91789-1375 Census Tract: 4034.06	1963



California Department of Alcoholic Beverage Control

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Active Off-Sale Retail Licenses

For the Cities of WEST COVINA

Report as of: 03/14/2019

Rows Per Page: 25

Reload

Total Licenses: 55

Page 1 of 3

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	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Geo Code
1	24028	ACTIVE	21	04/09/1973	06/30/2019	VONS COMPANIES INC THE	VONS 2123	777 S GLENDORA AVE WEST COVINA, CA 91790 Census Tract: 4067.02	1960
2	60501	ACTIVE	21	01/01/1994	06/30/2019	THRIFTY PAYLESS, INC.	RITE AID STORE 5610	1528 E AMAR RD WEST COVINA, CA 91792 Census Tract: 4081.33	1960
3	112915	ACTIVE	21	11/10/1981	05/31/2019	STATER BROS MARKETS	STATER BROS MARKETS 54	1025 E AMAR RD WEST COVINA, CA 91792 Census Tract: 4079.00	1960
4	193861	ACTIVE	21	12/05/1986	01/31/2020	STATER BROS MARKETS	STATER BROS MARKETS 106	375 N AZUSA AVE WEST COVINA, CA 91791-1346 Census Tract:	1960
5	299407	ACTIVE	21	10/03/1994	06/30/2019	FOOD 4 LESS OF CALIFORNIA INC	FOOD 4 LESS 337	615 N AZUSA AVE WEST COVINA, CA 91791 Census Tract: 4056.00	1960
6	304958	ACTIVE	21	03/14/1995	02/29/2020	KASSAB, ZIAD	PACIFIC LIQUOR	2017 W PACIFIC AVE WEST COVINA, CA 91790 Census Tract: 4053.02	1960
7	311983	ACTIVE	21	12/26/1995	11/30/2019	A & B AZUSA INC	SEAFOOD CITY SUPERMARKET	1525 E AMAR RD WEST COVINA, CA 91792-1619 Census Tract: 4080.06	1960
8	328531	ACTIVE	20	04/07/1997	06/30/2019	7 ELEVEN INC	7 ELEVEN STORE 2175 14003	2887 E VALLEY BLVD WEST COVINA, CA 91792 Census Tract: 4081.37	1960
9	330590	ACTIVE	20	08/14/1997	07/31/2019	KMART CORPORATION	KMART 3235	730 S ORANGE AVE WEST COVINA, CA 91790 Census Tract: 4067.02	1960
10	361039	ACTIVE	21	01/03/2000	12/31/2019	BRAR, AJAIB SINGH	LEPRECHAUN LIQUOR	334 N AZUSA AVE WEST COVINA, CA 91791-1345 Census Tract: 4062.00	1960
11	371626	ACTIVE	21	12/12/2000	11/30/2019	SINGH, NARINDER	JERRYS HOUSE OF SPIRITS	944 W WEST COVINA PKWY WEST COVINA, CA 91790 Census Tract: 4067.02	1960
12	396298	ACTIVE	21	02/24/2003	01/31/2020	DIAB, TAMER	CANYON LIQUOR	19058 LA PUENTE RD WEST COVINA, CA 91792-2832 Census Tract: 4081.37	1900
13	405118	ACTIVE	21	12/01/2003	11/30/2019	AZUSA SUPERMARKET INC	ISLAND PACIFIC SUPERMARKET	1512 E AMAR RD WEST COVINA, CA 91792-1618 Census Tract: 4081.33	1960
14	407976	ACTIVE	20	03/01/2004	02/29/2020	TARGET CORPORATION	TARGET T1028	2831 E EASTLAND CTR DR WEST COVINA, CA 91791-1624 Census Tract: 4062.00	1960
15	427318	ACTIVE	21	08/10/2005	07/31/2019	SAFAR, ZOUHAIR GEORGE	KEG LIQUOR	1915 W SAN BERNARDINO RD WEST COVINA, CA 91790 Census Tract: 4053.01	1960
16	433001	ACTIVE	21	11/29/2005	10/31/2019	ALJOUNI, AIDA ARACELI	CIRCLE A LIQUOR	172 S GLENDORA AVE WEST COVINA, CA 91790-3038 Census Tract: 4065.00	1960
17	433960	ACTIVE	21	05/08/2006	04/30/2019	SK MINI MART INC	SK MINI MART INC	605 E FRANCISQUITO AVE WEST COVINA, CA 91790 Census Tract: 4066.02	1960
18	436387	ACTIVE	21	03/21/2006	02/29/2020	KAUR, SATINDER	BIG BOB'S LIQUOR & MARKET	1413 W PUENTE AVE WEST COVINA, CA 91790 Census Tract: 4053.01	1960
19	451564	ACTIVE	21	08/02/2007	07/31/2019	NORTHGATE GONZALEZ LLC	NORTHGATE MARKET 22	1320 W FRANCISQUITO AVE WEST COVINA, CA 91790	1960

								Census Tract: 4074.00	
20	<u>463658</u>	ACTIVE	21	03/17/2008	02/29/2020	TARGET CORPORATION	TARGET T2147	2370 S AZUSA AVE WEST COVINA, CA 91792-1511 Census Tract: 4080.06	1960
21	<u>465202</u>	SUREND	21	05/06/2009	04/30/2019	CHONOS, DIANE DENISE	JUG N JIGGER 2	2518 E WORKMAN AVE WEST COVINA, CA 91791-1534 Census Tract: 4062.00	1960
22	<u>474293</u>	ACTIVE	20	08/26/2009	04/30/2019	FILMAGIC INC	NATURES DREAM	120 N FAIRWAY LN WEST COVINA, CA 91791-1729 Census Tract: 4036.00	1960
23	<u>477382</u>	ACTIVE	21	06/22/2009	05/31/2019	GARFIELD BEACH CVS LLC	CVS PHARMACY STORE 9735	727 S GLENDORA AVE WEST COVINA, CA 91790-3707 Census Tract: 4067.02	1960
24	<u>478476</u>	ACTIVE	21	01/14/2010	12/31/2019	HK2 OF WEST COVINA LLC		987 S GLENDORA AVE WEST COVINA, CA 91790-4205 Census Tract: 4067.02	1960
25	<u>479321</u>	ACTIVE	21	09/01/2009	08/31/2019	GARFIELD BEACH CVS LLC	CVS PHARMACY 9748	3670 S NOGALES ST WEST COVINA, CA 91792-2714 Census Tract: 4081.37	1960



California Department of Alcoholic Beverage Control

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Active Off-Sale Retail Licenses

For the Cities of WEST COVINA

Report as of: 03/21/2019

Rows Per Page: 25

Reload

Total Licenses: 55

Page 2 of 3

Click on column header to sort

	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Geo Code
26	479340	ACTIVE	21	09/01/2009	08/31/2019	GARFIELD BEACH CVS LLC	CVS PHARMACY 9687	702 N AZUSA AVE WEST COVINA, CA 91791-1010 Census Tract: 4062.00	1960
27	485347	ACTIVE	20	07/08/2010	06/30/2019	WALGREEN CO	WALGREENS 09560	2453 S AZUSA AVE WEST COVINA, CA 91792-1536 Census Tract: 4080.04	1960
28	485359	ACTIVE	20	01/19/2011	06/30/2019	WALGREEN CO	WALGREENS 09656	1131 S GLENDORA AVE WEST COVINA, CA 91790-4955 Census Tract: 4067.02	1960
29	487557	ACTIVE	20	06/02/2010	06/30/2019	7 ELEVEN INC	7 ELEVEN	235 N AZUSA AVE, STE D & E WEST COVINA, CA 91791-1356 Census Tract: 4056.00	1960
30	516663	ACTIVE	21	03/06/2012	02/29/2020	MARUKAI CORPORATION	TOKYO CENTRAL	1420 S AZUSA AVE WEST COVINA, CA 91791-4121 Census Tract: 4080.05	1960
31	522698	ACTIVE	20	07/27/2012	06/30/2019	HEREDIA, JUAN	EL PILON MEAT MARKET & RESTAURANT	322 S GLENDORA AVE WEST COVINA, CA 91790-3043 Census Tract: 4065.00	1960
32	526322	ACTIVE	21	03/25/2013	02/29/2020	PATEL, INDIRA RAMESH	FRANCISQUITO DRIVE IN DAIRY	2125 W FRANCISQUITO AVE WEST COVINA, CA 91790-3205 Census Tract: 4069.02	1960
33	526549	ACTIVE	21	02/14/2013	06/30/2019	WALMART INC.	WALMART 5954	2753 E EASTLAND CENTER DR WEST COVINA, CA 91791-6612 Census Tract: 4062.00	1960
34	530748	ACTIVE	20	04/22/2013	03/31/2019	PATEL, DHARINI RAJESH	ROYAL CREST DAIRY	1818 E ROWLAND AVE WEST COVINA, CA 91791-1136 Census Tract: 4062.00	1960
35	531230	ACTIVE	21	05/08/2013	05/31/2019	CHONOS, DIANE DENISE	JUG & JIGGER LIQUOR STORE	2612 E GARVEY AVE S WEST COVINA, CA 91791-2113 Census Tract: 4063.00	1960
36	531611	SUREND	21	11/02/2013	06/30/2019	ALBERTSONS LLC	ALBERTSONS 4557	2630 E WORKMAN AVE WEST COVINA, CA 91791-1627 Census Tract: 4062.00	1960
37	533522	ACTIVE	20	08/26/2013	06/30/2019	7 ELEVEN INC	7 ELEVEN STORE 14004B	1319 W MERCED AVE WEST COVINA, CA 91790-3904 Census Tract: 4067.02	1960
38	533965	ACTIVE	21	10/18/2013	09/30/2019	BEVERAGES & MORE INC	BEVMOI	2970 E WORKMAN AVE WEST COVINA, CA 91791-1610 Census Tract: 4061.02	1960
39	534400	ACTIVE	21	12/11/2013	11/30/2019	LA AMAPOLA INC	LA AMAPOLA	130 PLAZA DR WEST COVINA, CA 91790-2870 Census Tract: 4067.02	1960
40	536807	ACTIVE	21	11/15/2013	10/31/2019	AWAN, NUSRAT SHAHEEN	RANCH TOWN MARKET	522 E VINE AVE WEST COVINA, CA 91790-5101 Census Tract: 4066.02	1960
41	537731	ACTIVE	20	01/29/2014	12/31/2019	WHOLE LIVING LLC	ELEMENTS NATURAL FOODS	2522-2526 E WORKMAN AVE WEST COVINA, CA 91791-1534 Census Tract: 4062.00	1960
42	539769	ACTIVE	21	07/17/2014	07/31/2019	FRESH & EASY LLC	FRESH & EASY #1354	2340 S AZUSA AVE WEST COVINA, CA 91792-1511 Census Tract: 4080.06	1960
43	549344	ACTIVE	21	10/14/2014	11/30/2019	G S BRAR CORP.	HAIGS LIQUOR	1230 W FRANCISQUITO AVE WEST COVINA, CA 91790-4722 Census Tract: 4074.00	1960
44	554763	ACTIVE	21	06/25/2015	05/31/2019	WEST COVINA LIQUOR	WEST COVINA LIQUOR	1341 S AZUSA AVE WEST COVINA, CA 91790-3902	1960

								Census Tract: 4066.01	
45	<u>555411</u>	ACTIVE	20	04/29/2015	03/31/2019	TOUHEY, DEBBIE JOYCE	ROCKVIEW DAIRY #29	551 E VINE AVE WEST COVINA, CA 91790-5102	1960
								Census Tract: 4066.02	
46	<u>559540</u>	ACTIVE	21	09/28/2015	08/31/2019	BUY-LOW MARKET, INC.	BUY LOW MARKET	19050 LA PUENTE RD WEST COVINA, CA 91792-2832	1900
								Census Tract: 4081.37	
47	<u>561395</u>	ACTIVE	21	11/23/2015	10/31/2019	S&T ENTERPRISE INC.	7 ELEVEN STORE 39860A	100 N GRAND AVE, BLDG A WEST COVINA, CA 91791-1746	1960
								Census Tract: 4036.00	
48	<u>569260</u>	ACTIVE	20	06/30/2016	06/30/2019	99 CENTS ONLY STORES LLC	99 CENTS ONLY STORE #428	1516 E AMAR RD WEST COVINA, CA 91792-1618	1960
								Census Tract: 4018.33	
49	<u>572888</u>	ACTIVE	21	11/09/2016	10/31/2019	TR & V CORP	CHANTRY'S PANTRY LIQUOR	1005 E AMAR RD WEST COVINA, CA 91792-1300	1960
								Census Tract: 4079.00	
50	<u>580975</u>	SUREND	21	08/16/2017	06/30/2019	ALBERTSONS LLC	ALBERTSONS #6557	2630 E WORKMAN AVE WEST COVINA, CA 91791-1627	1960
								Census Tract: 4062.00	



California Department of Alcoholic Beverage Control

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Active Off-Sale Retail Licenses

For the Cities of WEST COVINA

Report as of: 03/21/2019

Rows Per Page: 25

[Reload](#)

Total Licenses: 55

Page 3 of 3

Click on column header to sort

	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Geo Code
51	591107	ACTIVE	20	03/29/2018	06/30/2019	7 ELEVEN INC	7 ELEVEN STORE 29939D	1347 S AZUSA AVE, STE A WEST COVINA, CA 91791-3965 Census Tract: 4066.01	1960
52	591418	ACTIVE	21	04/30/2018	03/31/2019	GOODLIFE SOLUTIONS, LLC	BOLAVARD	1925 W BADILLO ST WEST COVINA, CA 91790-1133 Census Tract: 4053.01	1960
53	592127	ACTIVE	21	05/31/2018	04/30/2019	JABBAR, WASILEH GHANEM	QUICK STOP LIQUOR & MARKET	430 N AZUSA AVE WEST COVINA, CA 91791-1347 Census Tract: 4062.00	1960
54	599728	ACTIVE	21	10/09/2018	07/31/2019	YOUNAN, WAFA	FREEWAY LIQUOR	130 N VINCENT AVE WEST COVINA, CA 91790-2205 Census Tract: 4055.00	1960
55	600204	ACTIVE	21	12/07/2018	11/30/2019	KASSIS, MARIO	STONE LIQUOR	1211 S GLENDORA AVE WEST COVINA, CA 91790-4925 Census Tract: 4067.01	1960



Memorandum

FIRE DEPARTMENT

DATE: April 1, 2019

TO: Jo-Anne Burns, Planning Manager
Jeff Anderson, Community Development Director

FROM: Larry Whithorn, Fire Chief 

SUBJECT: RESPONSE TO POTENTIAL ALCOHOL SALES AT GAS STATIONS

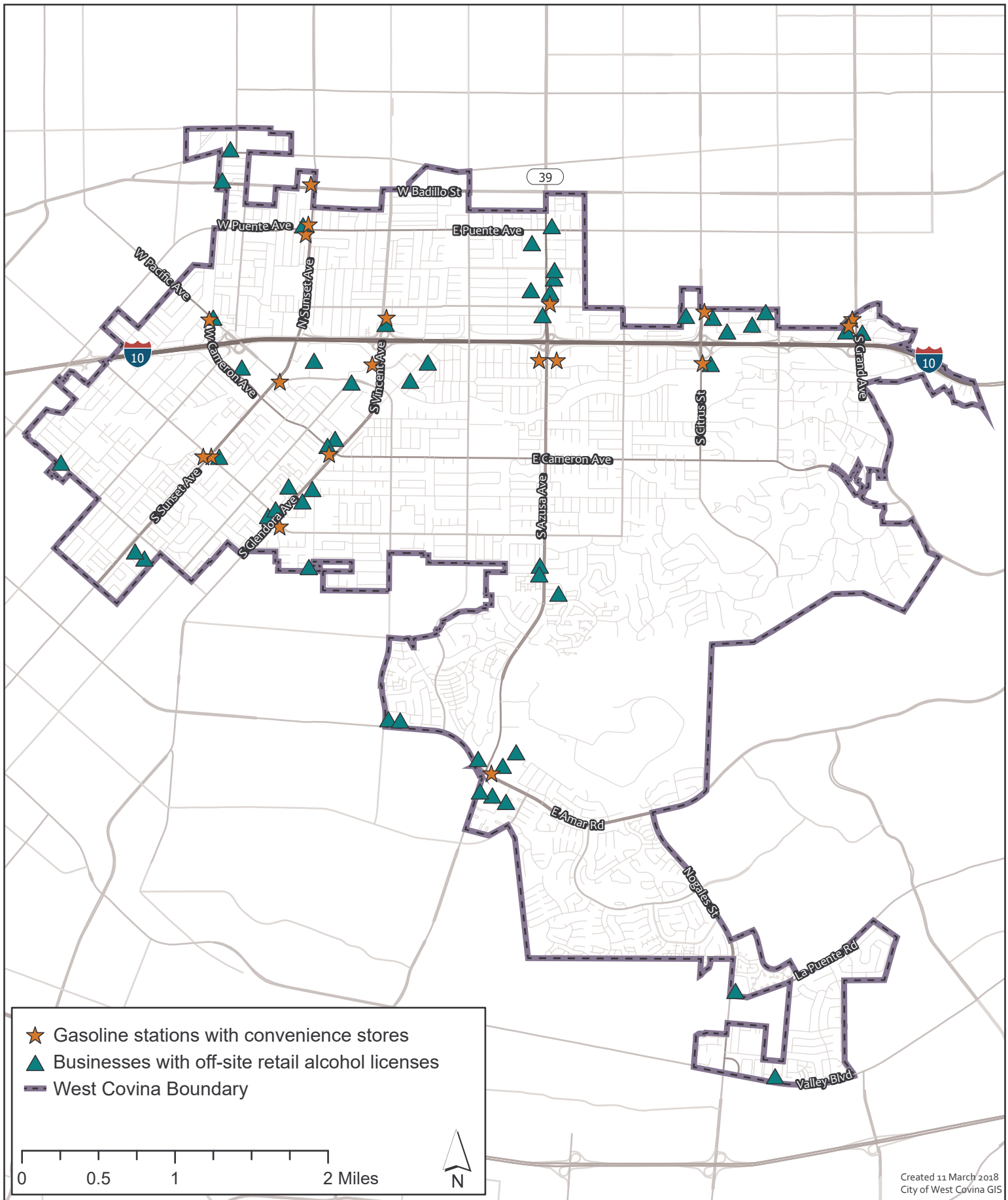
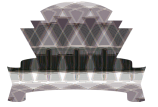
These comments are written in consideration of the current City discussion regarding the possible amendment to the West Covina Municipal Code to allow alcohol sales in gas station convenience stores within City jurisdiction.

After researching the 2016 California Fire Code, as well as adopted, applicable NFPA Standards relative to this type of occupancy, we find no allowance, nor any prohibition, related to this type of sale. The 2016 California Fire Codes do not address this issue, nor mandate any enforcement of such by the fire department.

While there are certainly aspects of gas station convenience stores that are of concern to the fire department – i.e.; exit access, Co2 dispensers, certain required fire protection features, etc. - the sale of alcoholic beverages is not among the routinely-addressed items during an initial or annual inspection by fire personnel.

The fire department will continue to ensure gas station and convenience store safety to the extent possible by way of inspecting new dispenser/tank installations, and requiring proper signage, exiting, fire extinguishers and other applicable safety features. We do not, however, find any authority or Code allowing us to address the issue of alcohol sales within this type of occupancy.

Gasoline Stations with Convenience Stores and Businesses with Off-site Retail Alcohol Licenses



City of West Covina

Memorandum**A G E N D A****ITEM NO. 4.****DATE: February 26, 2019**

TO: Planning Commission
FROM: Planning Division
SUBJECT: STUDY SESSION - CODE AMENDMENT NO. 18-04
 ALCOHOL SALES AT SERVICE STATIONS

BACKGROUND:

On June 28, 2018, the Planning Division received correspondence from Mohsen Karimi, Chevron Extra Mile Service Station located at 245 N. Citrus Avenue, requesting that a code amendment be initiated to consider amending the Municipal Code to allow alcohol sales as an accessory use to service stations.

Currently, the Code prohibits the sale of alcoholic beverages at service stations. The proposed code amendment would consider amending the Municipal Code to allow the sale of alcohol at service stations. The Planning Commission has considered this issue several times over the last few years. In 2008, Code Amendment No. 08-02 was initiated by the City Council to consider amending the code to allow alcohol sales at service stations. That consideration was subsequently abandoned. In 2010, the Planning Commission initiated Code Amendment No. 10-03 to consider the concept. The code amendment was later rescinded by the Commission.

There are 18 gasoline service stations in the City and 55 businesses that allow off-sale alcohol sales (service station information was obtained from HDL - Attachment No. 3; off-sale alcohol sales information was obtained from the California Department of Alcoholic Beverage Control - Attachment No. 4).

Mr. Karimi is requesting consideration of the Code standards for the following reasons:

- Service stations in West Covina compete with stations in neighboring cities that allow alcohol sales.
- Convenience store customers prefer "one-stop shopping."
- Their research indicates that Covina, Glendora, Azusa, Diamond Bar, Whittier and the County of Los Angeles allow for the sale of beer and wine at service station/convenience stores.
- The recommended regulations include standards such as no advertisement of alcohol on the fuel islands, no sales of single containers, no alcohol displayed within five (5) feet of the front counter and signs in property stating that alcohol shall not be consumed on the premises.

Mr. Karimi's letter (Attachment No. 2) recommends the inclusion of the following performance standards in the code amendment:

1. The advertisement of beer and wine shall not be permitted at motor fuel islands.
2. Single container sales of multiple-pack alcoholic beverages are prohibited.

3. Identification card reader is required to determine the authenticity of the identification that displays the age of the individual.
4. Installation of a comprehensive imaging system which views and records the entirety of the premise and property.
5. No pay phone shall be permitted on the exterior of the premises.
6. No beer and wine shall be displayed within five (5) feet of the cash register or front door.
7. No beer and wine shall be sold from or displayed in an ice tub.
8. Signs in both English and Spanish shall be posted in the parking lot and on the exterior of the building notifying persons that alcohol shall not be consumed on the premises.
9. No coin operated video games or video entertainment machines shall be permitted on the premises.
10. Signs shall be prominently posted in English and Spanish stating that California State Law prohibits the sale of beer and wine to persons under the age of 21 years.
11. Require that current development standards be met prior to the issuance of a new beer and wine conditional use permit.
12. Limit the area permitted for the display and sale of alcohol.

ANALYSIS:

As part of Code Amendment No. 10-03, a list of potential standards were developed. These standards were presented at a public hearing before the Planning Commission on September 14, 2019. Although some of these standards are identical to Mr. Karimi's list, staff is presenting both lists for the purpose of transparency and to aid the Planning Commission discussion. These standards include the following:

1. Sale of alcoholic beverages at service stations requires a conditional use permit. The property owner and/or operator engaged in the concurrent sale of alcoholic beverages and motor fuel shall abide by Section 23790.5 of the California Business and Professions Code, as may be amended.
2. The advertisement of beer and wine shall not be permitted at motor fuel islands.
3. Single container sales of multiple-pack alcoholic beverages are prohibited.
4. Identification card reader is required to determine the authenticity of the identification that displays the age of the individual.
5. Installation of a comprehensive imaging system, which views and records the entirety of the premise and property.
6. No pay phone shall be permitted on the exterior of the premises.
7. No beer and wine shall be displayed within five (5) feet of the cash register or front door.
8. No beer and wine shall be sold from or displayed in an ice tub.
9. Signage in both English and Spanish shall be posted in the parking lot and exterior of the building notifying persons that alcohol shall not be consumed on the premises.
10. No coin operated video games or video entertainment shall be permitted on the premises.
11. Signs shall be prominently posted in English and Spanish, stating that California State Law prohibits the sale of beer and wine to persons under the age of 21 years.
12. A convenience store shall be a minimum of 2,500 square feet in gross floor area.
13. A maximum of ten (10) percent of the retail area shall be allowed for the display and sale of alcohol.
14. The floor area devoted to off-sale and display of alcohol shall be limited to ten (10) percent of the retail area, including refrigerated (coolers) section.
15. Limit the percentage of sales of beer and wine, in association with the convenience market

portion of a gasoline service station.

16. The site shall comply with all current development standards for service stations as set forth in the West Covina Municipal Code including, but not limited to, the minimum number of parking spaces prior to the approval of a conditional use permit to allow off-sale of alcohol.

Mr. Karimi's letter requesting the initiation of a Code Amendment incorporated regulations 2 through 12 and suggested the condition that current development standards be met prior to the issuance of a new beer and wine conditional use permit.

On February 20, 2019, staff received a letter from Mr. Forrest Wilkins (Attachment No. 2) expressing his concerns regarding the proposed Code Amendment and urging the Planning Commission not to change the current code prohibiting alcohol sales at gasoline service stations.

Generally, a study session is held between the initiation and the public hearing to allow for discussion on what standards should be included in the code amendment. Subsequent to the study sessions, a public hearing will be scheduled before the Planning Commission. The Planning Commission will then make a recommendation and the code amendment will be presented to the City Council.

RECOMMENDATION:

Accept the report to support discussion regarding the initiated code amendment and provide further direction/input to staff regarding this code amendment.

Submitted by: Jo-Anne Burns, Planning Manager

Attachments

Attachment No. 1 - Letter of Request

Attachment No. 2 - Letter of Concern dated Feb. 20, 2019

Attachment No. 3 - List of Gasoline Service Stations with Business Licenses

Attachment No. 4 - List of Businesses with Active Off-sale Alcohol Licenses

CC: Planning
C Mgr
ACR

Mohsen Karimi
246 N. Citrus Ave
West Covina, CA 91791

RECEIVED

18 JUN 20 P3:23

WEST COVINA CITY MANAGER

June 06, 2018

RECEIVED

JUN 28 2018

PLANNING DEPT.

Honorable Mayor & Planning Commission Members
City of West Covina
1444 West Garvey Ave.
West Covina, CA 91790

RE: Request for the City to initiate an amendment to the City of West Covina Zoning Code to allow the sales of alcohol in conjunction with a service station/convenience store.

Dear Sir,

The purpose of this letter is to formally request that the City of West Covina initiate the process for a Municipal Code, Zoning Text amendment to allow for the sale of beer and wine in conjunction with a service station/convenience store in the City of West Covina.

Presently the City of West Covina allows for the establishment of service stations on Commercial zoned properties and Industrial zoned properties subject to a conditional use permit and subject to the applicable development standards under each zoning classification.

However, the Code prohibits the sale of beer and wine in conjunction with service stations (Section 26-664©).

Service station/convenient stores located in West Covina must compete on a regional basis with service station/convenience stores located in neighboring cities who can provide the convenience of "one stop shopping" for their customers.

It has been shown that service station/convenience store customers prefer "one stop shopping" when fueling their automobiles. Providing this convenience eliminates the need for a second shopping stop, which can add in excess of 20 minutes to the average commuters' day. A public convenience or necessity would be served if this amendment was initiated along with increased economic and social advantages for the City of West Covina which would be gained from new tax revenues. The West Covina Zoning Code currently has a provision (Section 26-685.106) requiring additional findings to be made when considering beer and wine uses and proximity to

residences, parks, schools, preschools, day care facilities, and churches to ensure that the use will not create any undue adverse impacts or otherwise be detrimental to the public health, safety, and welfare of the community.

As part of our study, a number of other cities zoning codes were analyzed to determine what standards have been established for the sale of beer and wine in conjunction with a service station/convenience store which include the cities of Covina, Glendora, Azusa, Diamond Bar, Whittier and the County of Los Angeles.

Now would these cities be causing an undue adverse impact on the public's health, safety, and general welfare? No, because the policies of the general plan are still implemented and all of the cities identified in the study permit the sale of beer and wine in conjunction with a service station/convenience store subject to a conditional use permit. Some cities, for example, such as the City of Diamond Bar, have adopted specific standards which stipulate that any alcohol sales must be a minimum distance of 150 feet away from any school.

The proposed amendment if initiated by the City would allow an incidental use, the sale of beer and wine in conjunction with a service station/convenience store, by amending Division 4, Section 26-663. Permitted incidental uses of West Covina Code and by adding a new sub paragraph (n) to read as follows:

“(n) Sale of alcoholic beverages subject to a conditional use permit.”

And to delete Division 4, Section 26-664, Prohibitions sub paragraph (c) which reads as follows:

“(c) Sale of alcoholic beverages.”

The City may also consider the following regulation, which are examples of alcohol standards imposed upon businesses by Conditional Use Permit.

1. The advertisement of beer and wine shall not be permitted at motor fuel islands.
2. Single container sales of multiple-pack alcoholic beverages are prohibited.
3. Identification card reader is required to determine the authenticity of the identification and displays the age of the individual.
4. Installation of a comprehensive imaging system which views and records the entirety of the premise and property.
5. No pay phones shall be permitted on the exterior of the premises.
6. No beer and wine shall be displayed within 5 feet of the cash register or front door.
7. No beer and wine shall be sold from or displayed in an ice tub.

8. A sign(s) in both English and Spanish shall be posted in the parking lot and on the exterior of the building notifying person that alcohol shall not be consumed on the premises.
9. No coin operated video games or video entertainment machines shall be permitted on the premises.
10. Signs shall be prominently posted in English and Spanish, stating that California State Law prohibits the sale of beer and wine to persons under the age of 21 years.
11. Require that current development standards be met prior to the issuance of a new beer and wine Conditional Use Permit.
12. Limit the area permitted for the display and sale of alcohol.

In conclusion, we found that a majority of cities have established a process in their code to allow the sale of beer and wine in conjunction with a service station/convenience store through a conditional use permit application process with specific distance standards to schools. The list of regulations contained above can be applied by cities/counties under a Conditional Use Permit to ensure that the use will not create any adverse impacts or otherwise be detrimental to the public's health, safety, and welfare of the community but, instead can increase economic and social advantages, will provide a great convenience/need for the public, and will continue to uphold the orderly planned use of land resources.

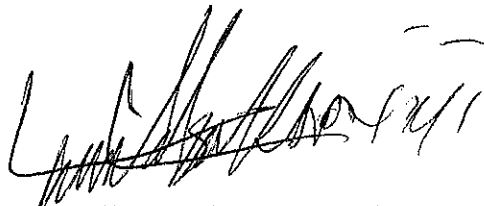
We are not a service station (mechanic shop) gas station as they used to call us. We are now a gas station convenient store.

Thank you for your consideration on this matter, please do not hesitate to contact me at (626) 665-3013, if you should have any questions.

Sincerely,

Mohsen Karimi

Eastland Chevron Extra Mile (Business Owner)



ITEM NO. 5.

DATE: April 23, 2019

TO: Planning Commission

FROM: Planning Division

**SUBJECT: A RESOLUTION ADOPTING DESIGN GUIDELINES FOR SMALL
WIRELESS FACILITIES IN THE PUBLIC RIGHT-OF-WAY
GENERAL EXEMPTION**

BACKGROUND:

Wireless antennas and equipment have traditionally taken the form of "macro-cells," primarily installed on large towers or tall buildings. Due to the demand for bandwidths because of the popularity of home streaming video, social media, drones, and the Internet of Things (IoT), the telecommunication industry is exploring small cell 5G (fifth generation) technology, or commonly referred to as "small wireless facilities" (SWF). 5G technology is distinguished from the present 4G service by use of low power transmitters with coverage radius of approximately 400 feet, which requires close spacing of several antennas. The telecommunication industry finds that these SWFs are better suited to be placed on public right-of-way (PROW) utility poles, streetlights, and/or new poles.

On September 27, 2018, the Federal Communications Commission (FCC) released a Declaratory Ruling and Third Report and Order (FCC Order) significantly limiting local management of SWFs in the PROW and on private property. In summary, the FCC Order does the following:

- Defines SWFs as facilities (a) mounted on structures 50 feet or less in height (including antennas); or (b) mounted on structures no more than 10% taller than other adjacent structures; or (c) do not extend existing structures on which they are located to a height of more than 50 feet or by more than 10 %, whichever is greater; AND each antenna is no more than 3 cubic feet in volume, and the total associated wireless equipment on one structure is no more than 28 cubic feet in volume.
- Limit fees local governments can charge to the actual and reasonable cost of providing service.
- Enacts shot clocks of 60 days for SWFs added to existing structures (regardless of whether the structure already supports a wireless service) and 90 days for SWFs proposing a new structure.
- Preempts all aesthetic requirements for SWFs in the PROW unless they are (1) reasonable; (2) no more burdensome than those applied to other types of infrastructure deployments; (3) objective; and (4) published in advance.

Chapter 26 (Zoning), Article XII (Special Regulations for Unique Uses), Division 16 (Wireless Telecommunication Facilities) of the West Covina Municipal Code (WCMC) does not explicitly address SWFs, but allows Wireless Telecommunication Facilities in general to be located in the public right of way (PROW), including residential zones. Section 26-685.985 of the WCMC requires an Administrative Use Permit (AUP) for "other forms of wireless telecommunication facilities not specifically addressed within this division which are designed to integrate with the supporting building or structure and pose minimal visual impacts similar to building and roof-mounted antenna facilities, as determined by the planning director," which can be applied to SWFs.

The AUP process is typically administratively reviewed by Planning Division staff and approved by the Community Development Director. The AUP process, however, requires public notification of property

owners and occupants within 300 feet of a project site where any citizen within the notification radius is informed of the submitted application and is provided the option of requesting a public hearing.

DISCUSSION:

Due to the recent FCC Order, the City's Municipal Code contains outdated regulations and standards (adopted in 1997; Ordinance No. 1991) for addressing and regulating small wireless facilities (SWFs) in the PROW. Since the process of conducting a Code Amendment is timely and requires several public meetings and hearings before both the Planning Commission and City Council, staff is proposing the adoption of design guidelines for SWFs in the PROW. These standards are proposed to provide guidance and assure a degree of consistency in the design and configuration of SWFs. Meanwhile, a code amendment will be processed to revise the Code to address SWFs.

The proposed design guidelines identifies the City's design preferences and determines the application process that would be required to permit SWFs:

- Administratively (unless a public hearing is requested) through an Administrative Use Permit process if the SWF design complies with the following:
 - Located no closer than 100 feet from properties used for residential.
 - Overall height similar to surrounding poles, but no taller than 35 feet.
 - Equipment to be placed on existing poles designed to match its color and texture. Replacement and/or new poles should be aggregate/marbilite to match color and shape of existing poles in the vicinity.
 - Antennas and RRUs are required to be placed above the light pole and shrouded.
 - Shrouds should be the same diameter as the pole.
 - Wires and cables should be contained within the shroud and run inside the pole, or in conduits that are subdued and matches the adjacent surface.
 - Wireless or underground metering
- Planning Commission review of the Administrative Use Permit application if the SWF does not comply with the standards listed above to qualify for the administrative review

Without adopted Design Guidelines (or a Code Amendment), the City would not have the authority to regulate the aesthetics of SWFs. Although an AUP would be required to permit SWFs, the review would merely be procedural and any aesthetic conditions of approval may be legally challenged.

If adopted, staff will make the SWF Design Guidelines available at the Planning counter, Engineering counter, and the City's website. In the near future, staff will schedule a study session with the Planning Commission pertaining to a Code Amendment to address SWFs at later time.

RECOMMENDATION:

Staff is recommending the Planning Commission adopt a Resolution approving Design Guidelines for Small Wireless Facilities in the Public Right of Way.

Submitted by: Jo-Anne Burns, Planning Manager

Attachments

Attachment No. 1 - Resolution and Design Guidelines

**PLANNING COMMISSION
RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WEST COVINA, CALIFORNIA, ADOPTING DESIGN GUIDELINES
FOR SMALL WIRELESS FACILITIES**

GENERAL EXEMPTION

APPLICANT: City of West Covina

LOCATION: Citywide

WHEREAS, the Planning Commission, did on the 23rd day of April 2019, adopted design guidelines for small wireless facilities; and

WHEREAS, studies and investigations made by this Commission and on its behalf reveal the following facts:

1. The Municipal Code currently has standards for Wireless Telecommunication Facilities which were adopted in 1997.
2. The Federal Communications Commission (FCC) has issued Order 18-133 which, among other undertakings, requires that aesthetic standards for small wireless communications facilities in the public right-of-way be 1) reasonable, 2) no more burdensome than applied to other types of infrastructure deployments, 3) objective, and 4) published in advance.
3. It is the desire of the City of West Covina to encourage an aesthetically pleasing local environment. It is also the intent of the City to encourage the expansion of wireless technology because it provides a valuable service to residents and businesses in the city. It is the City's goal to encourage wireless providers to construct new facilities in a way that blends architecturally with the built environment
4. The City of West Covina strives to comply with Federal and State mandates.
5. The proposed action is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) of the CEQA Guidelines, in that

the proposed action consists of the adoption of design guidelines, which does not have the potential for causing a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of West Covina as follows:

SECTION NO. 1: The above recitals are true and correct and are incorporated herein as if set forth herein in full.

SECTION NO. 2: Based on the evidence presented and the findings set forth, adoption of Design guidelines will promote compliance with Federal Communications Commission (FCC) Order 18-133 while also promoting the City's aesthetic design preferences for such facilities.

SECTION NO. 3: Based on the evidence presented and the findings set forth, the Planning Commission of the City of West Covina hereby adopts the Design Guidelines as set forth on Exhibit "A."

SECTION NO. 4: The Secretary is instructed to forward a copy of this Resolution to the City Council for their attention in the manner as prescribed by law and this Resolution shall go into force and effect upon its adoption.

[continued on next page]

I HEREBY CERTIFY, that the foregoing Resolution was adopted by the Planning Commission of the City of West Covina, at a regular meeting held on the 23th day of April, 2019, by the following vote.

AYES:

NOES:

ABSTAIN:

ABSENT:

DATE:

Herb Redholtz, Chairman
Planning Commission

Jeff Anderson, Secretary
Planning Commission

EXHIBIT A

(See next page for the Design Guidelines)



CITY OF WEST COVINA SMALL WIRELESS FACILITY DESIGN GUIDELINES

Review Process – Small cells require an administrative use permit per WCMC Section 26-685.985. Staff will be recommending approval if facility complies with the following design standards.

Location – Locate 100 feet away from properties used for residential purposes.

Facility and Support Equipment – Facilities should be proposed on existing aggregate light poles. A replacement light pole should be no more than 3 feet from the existing pole location. All facilities shall be designed, textured and colored to match the existing light pole for aesthetic consistency. The base of the pole should be a maximum of 16 inches. New and/or replacement poles shall be aggregate/marbilite, in a mix, blend, color, and shape/contour to match existing poles in the vicinity.

Narrow Vertical Alignment – Consider the use of shrouds and equipment enclosures that are nearly the same diameter as the pole at a ratio of approximately 1:1 for a more visually streamlined form from the street level. Avoid any tilted arrangement.

Antenna & RRU – Place antenna and RRUs within a shroud above the light pole. RRUs attached to the side of the pole are discouraged; but if required and with discretionary approval, it should use the smallest RRU volume possible and be placed close together with minimal distance from the pole.

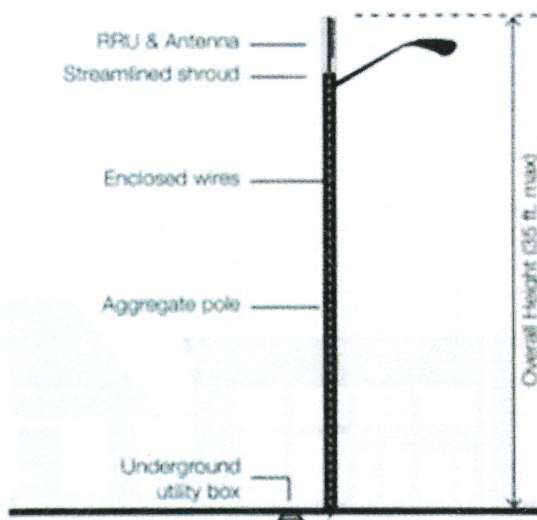
Wires & Cables – Wires and cables should be contained within the shroud and run inside the pole for an orderly appearance. If wiring cannot be contained within the pole, all wiring shall be contained within a conduit that is subdued or matches the adjacent surface and is UV protected.

Signage – Signage shall be limited to the minimum required by the government and electrical utility regulations and shall be as small and least visible as possible.

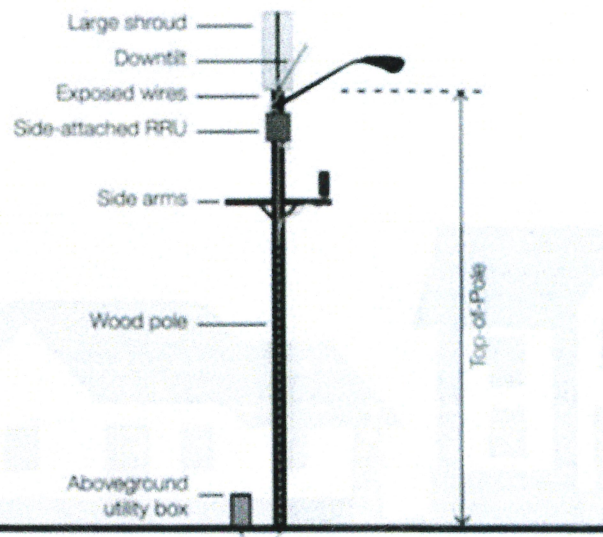
Construction Approach (including power and metering) – Separate freestanding meter pedestals should not be used. Metering should be wireless when possible, and underground if wireless metering is infeasible.

Height – Overall height of the streetlight pole, including mounted equipment, shall be similar to the surrounding poles and not exceed 35 feet in height.

Recommend Approval



Discretionary Review



City of West Covina
A G E N D A

ITEM NO. 6.a.

DATE: April 23, 2019

TO: Planning Commission
FROM: Planning Division
SUBJECT: Forthcoming - April 23, 2019

Attachments

Forthcoming - 4/23/19

AGENDA NO. 6. a.

DATE: April 23, 2019

FORTHCOMING PLANNING COMMISSION HEARINGS

May 14, 2019

A. CONSENT CALENDAR

None

B. PUBLIC HEARINGS

(1)

VARIANCE NO. 19-02, SLIGHT MODIFICATION NO. 19-01

ADMINISTRATIVE USE PERMIT NO. 19-02

SECOND STORY ADDITION/MUSE

APPLICANT: Pauline Sher

LOCATION: 2412 W. Cedarwood

C. NON-HEARING ITEMS

(1)

STUDY SESSION – CODE AMENDMENT NO. 16-03

WIRELESS IN THE PUBLIC RIGHT-OF-WAY

APPLICANT: City of West Covina

LOCATION: Citywide

REORGANIZATION OF THE PLANNING COMMISSION

May 28, 2019

A. CONSENT CALENDAR

None

B. PUBLIC HEARINGS

None

C. NON-HEARING ITEMS

None

City of West Covina
A G E N D A

ITEM NO. 6.b.

DATE: April 23, 2019

TO: Planning Commission
FROM: Planning Division
SUBJECT: Project Status Report - April, 2019

Attachments

Project Status Report - April 2019

AGENDA NO. 6. b. DATE: April 23, 2019

April 2019 Planning Commission Project Status Report

Project #	Address	Description of Project	PC Approved	Minor Mod	Plan Check Submittal	Plan Check Approval	Bldg. Permit Issued	Construction Status
CUP 19-02	420 N Azusa Ave	Recreation Center/Axem	04/09/2019					
CUP 18-09	1501 W Cameron Ave	Adult Day Care	02/26/2019					
AUP 18-16	417 S Campana Flores Dr	Single Family House	02/26/2019					
PDMod 17-27	2548 S Azusa Ave	Building Remodel	01/22/2019					
CUP 18-10	136 S Bandy Ave	Child Day Care	01/22/2019					
AUP 18-21	2849 Horizon Hills Dr	Retaining Wall	12/11/2018					
CUP 18-08	215 S Hillward Ave	Single Family House	12/11/2018		01/14/2019			
CUP 18-07	112 Plaza Dr, Suite 2480	Massage	12/11/2018					
CUP 16-15, AUP 18-03, TRP 18-10	200 S Vincent Ave	Fast Food Restaurant with Drive Through	12/11/2018		11/14/2018			

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AUP 18-07	1117 S Lark Ellen Ave	Single Family House	11/27/2018		03/12/2019			
CUP 18-06	146 N Grand Ave	Tutoring Center	11/27/2018		12/03/2018	12/03/2018	12/03/2018	Under Construction
CUP 18-04, V 18-02	934 West Covina Pkwy	Drive Through	10/23/2018					
CUP 18-03	1532 E Amar Rd	Adult Day Care	09/11/2018		10/17/2018			
CUP 18-05	1227 Inspiration Pt	Single Family House	09/11/2018		10/10/2018			
Minor Site Plan Review 18-09	675 S Glendora Ave	Exterior Painting of Building	08/28/2018					
PP 18-04	1100 West Covina Pkwy	Building Addition	07/10/2018	MM 18-03	11/01/2018			
AUP 17-45	2641 Elena Ave	2nd Story Addition	07/10/2018		09/05/2018			
PDMod 18-06	203 S Azusa Ave	Storage Sheds at Day Care	06/26/2018		08/30/2018	01/24/2019	01/24/2019	Under Construction
CUP 17-12, AUP 18-10, PDMod 17-29	2301 S Azusa Ave	Drive-Through for Tierra Mia	06/26/2018		07/19/2018	01/28/2019	01/28/2019	Under Construction
PP 15-07, TM 73652, V 15- 18	1920 W Pacific Ln	7-Unit Residential Project	06/26/2018					
PP 17-04, TRP 18-07, TM 77133	1530 W Cameron Ave	56-Unit Residential Project	05/22/2018		11/08/2018			Grading

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AUP 17-30, PDMod 17-40	1027 Amar Rd	Rooftop Wireless	04/24/2018					
AUP 18-04	2750 E Larkhill Dr	Single Family House	04/24/2018		06/11/2018			
AUP 17-33	734 Donna Beth Ave	AHQ	02/27/2018		05/14/2018	08/06/2018	08/06/2018	Complete
CUP 17-19, AUP 17-39	1220 Inspiration Pt	Single Family House	12/12/2017		02/08/2018	04/11/2018	04/11/2018	Complete
V 17-09, AUP 17-32	1852 E Walnut Creek Pkwy	Front Setback/AHQ	12/12/2017		02/13/2018	04/05/2018	04/05/2018	
CUP 17-15	1227 S Orange Ave	Water Tank Wireless Facility	12/12/2017		01/11/2018	04/11/2018	05/01/2018	Under Construction
TPM 74787, V 16-19	845 S Sunkist Ave	3-Lot Subdivision (No Addresses Assigned)	11/28/2017					Waiting for Recordation of Final Map
AUP 17-24,	3014 E. Cameron Ave	Single Family House	11/28/2017		01/02/2018	06/12/2018	06/14/2018	Under Construction
PDMod 17- 39, AUP 17- 23	711 N Azusa Ave	Building Remodel & On-Sale ABC	10/24/2017		09/27/2018	02/11/2019		
AUP 17-11	1212 Inspiration Pt	Balcony	10/10/2017		12/13/2017			Expired
V 17-07	2016 E Garvey Ave S	Wall Height	10/10/2017		11/13/2017	11/13/2017	11/13/2017	Complete
CUP 17-17, AUP 17-31	2831 Skyview Ln	Single Family House	09/26/2017		02/15/2018			

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PP 16-07, CUP 16-12, V 16-20, TRP 17-03	1400 West Covina Pkwy	Assisted Living Facility	09/26/2017		01/15/2018	11/13/2018	11/13/2018	Under Construction
PP 16-02, AUP 17-26	1360 W Garvey Ave S	New Bakery and Café	09/12/2017		04/26/2017	01/18/2018	01/18/2018	Nearing Completion
PDMod 17-17	1000 & 1050 Lakes Dr	Adding Compact Parking	08/22/2017		04/02/2018	06/14/2018		
CUP 17-13, AUP 17-19	1203 Inspiration Pt	Addition to Single-Family House	08/22/2017		10/03/2017	11/06/2017	11/06/2017	Complete
PDMod 14-05	501 Vincent Ave	Building Façade Remodel	08/08/2017		08/28/2017	04/25/2018	04/26/2018	Under Construction
CUP 17-07	421 S Glendora Ave	Tattooing Studio	08/08/2017		08/28/2017	04/24/2018	04/24/2018	Complete
CUP 14-15	1455 Queen Summit	Addition to Single-Family House	07/11/2017		08/23/2017	04/18/2018	04/18/2018	Under Construction
TPM 73142, CUP 17-05 & 17-05, AUP 16-16 & 16- 54	524 Barranca Street	2-Lot Subdivision (524 S Barranca & 3017 E Cortez)	06/13/2017		10/19/2017	04/11/2019	04/11/2019	Grading
CUP 16-14, AUP 16-41	3017 Hillside Dr	Large Home	04/11/2017		08/30/2017	05/31/2018	05/31/2018	Under Construction
TPM 74133, V 16-08	2222 W Garvey Ave	3-Lot Subdivision (2250 W Garvey, 1035 S Willow, 1039 S Willow)	03/28/2017		07/31/2017	05/16/2018	05/16/2018	Under Construction
CUP 17-01, AUP 16-56	1321 Silverbirch	Addition to Single-Family House	03/14/2017		04/18/2017	07/19/2017	07/19/2017	Under Construction

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AUP 16-23	223 N Leland Ave	MUSE & 2nd Story	01/24/2017		03/22/2017	12/06/2017	12/06/2017	Under Construction
AUP 16-44	2730 Vanderhoof	1,361 sf Detached Garage	12/13/2016		03/06/2017	06/12/2017	06/12/2017	Complete
AUP 16-19	1117 S Serena Dr	Retaining Wall	10/11/2016		04/13/2017	06/13/2017	10/25/2017	
AUP 15-43	927 S Van Horn Ave	Addition to Single-Family House	07/26/2016		09/07/2016	11/04/2016	11/04/2016	Under Construction
Subcommitte e for Design 15-46	916 E Michelle St	Remodel & addition to Single-Family House	05/10/2016		06/09/2016	09/07/2016	09/07/2016	Under Construction
CUP 15-20, AUP 15-36	100 Buckboard Cir	Addition to Single-Family House	04/26/2016		09/22/2016	04/25/2017	05/01/2017	Under Construction
PDMod 15-51	2934 E Garvey Ave S	Remodel Exterior of Building	03/08/2016 & 8/23/2016	PDMod 18-15 approved 6/13/18	07/11/2018	09/06/2018	09/06/2018	Under Construction
PDMod 06-02 (CUP 05-13 & V 05-05)	1042 East Idahome Street	Conversion of garage to Second Unit	02/23/2016					Convert garage back by 2/23/17
PP 14-05	835 W Christopher St	Construction of SEEK Education	02/09/2016 1st Ext 2/9/18		12/21/2017	10/15/2018	10/15/2018	Under Construction
PP 14-01, CUP 14-05	1030 E. Merced Ave	Expansion of Day Care Facility	12/08/2015 1st Ext - 12/13/17 2nd Ext -1/23/18					

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GPA 14-01, ZC 14-01, PP 14-03, CUP 14-20 & V 14- 23	1388 E Garvey Ave South	Public storage facility	12/15/2015 1st Ext - 12/13/17 - 2nd Ext - 12/13/18		07/05/2018	02/02/2019	02/02/2019	Under Construction
AUP 15-11	824 E Michelle Street	Remodel of Single Family House	08/25/2015		01/14/2016	02/22/2017	02/22/2017	Under Construction
AUP 14-41	2736 E Larkwood St	546 sf Detached Garage	04/28/2015		10/22/2015	12/17/2015	12/17/2015	Under Construction