



## **CITY OF WEST COVINA**

### **PLANNING COMMISSION**

**SEPTEMBER 26, 2023, 7:00 PM  
REGULAR MEETING**

**CITY HALL COUNCIL CHAMBERS  
1444 W. GARVEY AVENUE SOUTH  
WEST COVINA, CALIFORNIA 91790**

**Brian Gutierrez, Chair  
Shelby Williams, Vice-Chairman  
Sheena Heng, Commissioner  
Livier Becerra, Commissioner  
Nickolas Lewis, Commissioner**

*Please turn off all cell phones and other electronic devices prior to entering the Council Chambers*

#### ***AMERICANS WITH DISABILITIES ACT***

The City complies with the Americans with Disabilities Act (ADA). If you need special assistance at Planning Commission meetings, please call (626) 939-8433 (voice) or (626) 960-4422 (TTY) from 8 to 5 Monday through Thursday. Please 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 Division 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. 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 Public Hearing will be heard during the public hearing for that item.

#### **MOMENT OF SILENT PRAYER/MEDITATION**

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

#### **APPROVAL OF MINUTES**

1. Regular meeting, September 12, 2023

## 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.

## PUBLIC HEARINGS

2. **PRECISE PLAN NO. 20-02**  
**PROJECTS CONSISTENT WITH A COMMUNITY PLAN, GENERAL PLAN, OR ZONING**  
**APPLICANT:** Mark Gabay  
**LOCATION:** APN 8474-009-009 parking lot on the south side of Walnut Creek Parkway, between S. Vincent Avenue and S. Glendora Avenue  
**REQUEST:** The applicant is requesting approval of a precise plan to construct a 51-unit multifamily residential building on a 42,672 square foot lot. The proposed building will be three-stories with subterranean parking, totaling 92,372 square feet of floor area (including 35,630 square feet of subterranean parking). The project also involves the removal of onsite trees and two public right-of-way trees (Tree Permit No. 23-08). The project site is zoned "General Urban" zone and has a General Plan designation of "Neighborhood-High." This project was initially reviewed by the Planning Commission on September 12, 2023 and was continued to allow for design changes.
3. **CONDITIONAL USE PERMIT NO. 23-05**  
**CATEGORICAL EXEMPTION**  
**APPLICANT:** Shaheen Mallick (Walnut Valley Animal Hospital)  
**LOCATION:** 4141 S. Nogales Street, Suite B101  
**REQUEST:** The applicant is requesting the approval of a Conditional Use Permit (CUP) to allow for the use of a veterinary hospital, Walnut Valley Animal Hospital, within an existing 2,400 square-foot tenant space located in the "Service Commercial" (S-C) Zone.
4. **REVOCATION AND/OR MODIFICATION OF CONDITIONAL USE PERMIT NO. 15-05 AND ADMINISTRATIVE USE PERMIT NO. 15-09**  
**CATEGORICAL EXEMPTION**  
**PERMITTEE:** Eric Roque of Rebel Yell Bar and Steakhouse  
**ADDRESS:** 2050 S. Valinda Avenue (REBEL YELL BAR AND STEAKHOUSE)

**NON-HEARING ITEMS - None**

***TEN-DAY APPEAL PERIOD:*** Actions taken by the Planning Commission that are not recommendations to the City Council will become final after ten (10) calendar days unless a written appeal with the appropriate fee is lodged with the City Clerk's Office before close of business on the tenth day.

## **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.

5. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:**

6. **CITY COUNCIL ACTION:**

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

## **ADJOURNMENT**

**ITEM NO. 1**

**TO:** Planning Commission  
**FROM:** Planning Division  
**SUBJECT:** Regular meeting, September 12, 2023

**DATE: September 26, 2023**

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**Attachments**

Minutes 9.12.23



# DRAFT

## MINUTES REGULAR MEETING OF THE PLANNING COMMISSION CITY OF WEST COVINA Tuesday, September 12, 2023

The regular meeting of the Planning Commission was called to order at 7:00 p.m. in the West Covina City Council Chambers, 1444 West Garvey Avenue, West Covina, California. Chairman Gutierrez dedicated the moment of prayer and silent meditation in honor of Nogales High School teacher, Carla Haywood, who recently passed away.

### MOMENT OF SILENT PRAYER/MEDITATION

### PLEDGE OF ALLEGIANCE

Commissioner Heng led the Pledge of Allegiance

### ROLL CALL

Present: Gutierrez, Williams, Heng, Becerra, Lewis

City Staff Present: Bettenhausen, Morales, Burns

### APPROVAL OF MINUTES

1. Regular meeting, August 8, 2023

The minutes were approved as submitted.

### 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.

None

## **PUBLIC HEARINGS**

### **2. PRECISE PLAN NO. 20-02 PROJECTS CONSISTENT WITH A COMMUNITY PLAN, GENERAL PLAN, OR ZONING**

**APPLICANT:** Mark Gabay

**LOCATION:** APN 8474-009-009 parking lot on the south side of Walnut Creek Parkway, between S. Vincent Avenue and S. Glendora Avenue

**REQUEST:** The applicant is requesting approval of a precise plan to construct a 51-unit multifamily residential building on a 42,672 square foot lot. The proposed building will be three-stories with subterranean parking, totaling 92,372 square feet of floor area (including 35,630 square feet of subterranean parking). The project also involves the removal of onsite trees and two public right-of-way trees (Tree Permit No. 23-08). The project site is zoned "General Urban" zone and has a General Plan designation of "Neighborhood-High."

Planning Manager Jo-Anne Burns presented the staff report.

Chairman Gutierrez opened the public hearing.

#### **PROPONENTS:**

Sarah McDaniel Withers and Mario Silva Barra spoke in favor of the project and answered questions from the Commission.

#### **OPPONENTS:**

No one spoke in opposition.

Chairman Gutierrez closed the public hearing.

There was a discussion by the Commission regarding the project, lighting plan, setbacks, possible amenities for the development and color scheme.

Chairman Gutierrez reopened the public hearing.

The Commission asked the applicant questions and offered comments regarding the proposed development. Discussion by the Commission regarding prohibiting storage on the balconies with the exception of patio furniture, changing the color scheme to be a little warmer and the front yard setback.

Motion by Gutierrez to waive further reading and approve Precise Plan No. 20-02 subject to the conditions of approval pertaining to CCTV, no storage on the patios and a lighting plan.

Discussion by the Commission regarding how long it will take the applicant to implement the conditions of approval into the Precise Plan and the amended conditions of approval. Gutierrez amended his motion to use a warmer color scheme to match the West Covina Downtown Plan. Lewis said he would like to see modern aspects incorporated into the design of this building to blend with the style of The Colony in the Downtown Plan.

City Attorney Bettenhausen reminded the Commission of the limitations imposed by the State of California regarding housing development design and conditions.

Motion by Lewis to continue the public hearing until September 26, 2023 and direct staff to work with the applicant to ensure continuity in the Downtown area by incorporating earth-tones for the exterior of the building, incorporating some features of the Colony and directing staff to update the precise plan to incorporate CCTV, an exterior lighting plan from dusk until dawn controlled by management and no storage on the patios, seconded by Gutierrez. Motion carried 5-0.

## **NON-HEARING ITEMS**

### **3. DRAFT DEVELOPMENT CODE AND ENVIRONMENTAL DOCUMENT**

Planning Manager Jo-Anne Burns told the Commission that the draft Development Code and Environmental Document has been posted on the website and provided for public review. A copy has been provided to the Commission to give the Commission time to review the document prior to the October 10, 2023 meeting where it will be on the agenda.

***TEN-DAY APPEAL PERIOD: Actions taken by the Planning Commission that are not recommendations to the City Council will become final after ten (10) calendar days unless a written appeal with the appropriate fee is lodged with the City Clerk's Office before close of business on the tenth day.***

## **COMMISSION REPORTS/COMMENTS AND MISCELLANEOUS ITEMS**

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None

### **4. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:**

District 4 Community Meeting held by Councilmember Ollie Cantos on Saturday, September 16, 2023 at 8:00 a.m. at Woodgrove Park.

San Gabriel Valley NAACP 59th Anniversary Celebration at Allied at 10:00 a.m.

Touch-A-Truck event on Saturday, September 23, 2023 at West Covina City Hall

September 28, 2023 - Centennial State of the City event at 5:30 p.m., tickets are available on-line.

September 30, 2023 - Moon Festival on Glendora Avenue, entertainment by the Bruno Mars Tribute Band

### **5. CITY COUNCIL ACTION:**

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

Code Amendment No. 23-02, Sale of Beer and Wine at Service Stations was adopted by the City Council at their August 15, 2023 regular meeting.

## **ADJOURNMENT**

Chairman Gutierrez adjourned the meeting at 8:39 p.m. in memory of Ms. Carla Haywood.

Respectfully submitted:

Lydia de Zara  
Senior Administrative Assistant

**PLANNING DEPARTMENT STAFF REPORT**

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**SUBJECT**

**PRECISE PLAN NO. 20-02**

**PROJECTS CONSISTENT WITH A COMMUNITY PLAN, GENERAL PLAN, OR ZONING**

**APPLICANT:** Mark Gabay

**LOCATION:** APN 8474-009-009 parking lot on the south side of Walnut Creek Parkway, between S. Vincent Avenue and S. Glendora Avenue

**REQUEST:** The applicant is requesting approval of a precise plan to construct a 51-unit multifamily residential building on a 42,672 square foot lot. The proposed building will be three-stories with subterranean parking, totaling 92,372 square feet of floor area (including 35,630 square feet of subterranean parking). The project also involves the removal of onsite trees and two public right-of-way trees (Tree Permit No. 23-08). The project site is zoned "General Urban" zone and has a General Plan designation of "Neighborhood-High." This project was initially reviewed by the Planning Commission on September 12, 2023 and was continued to allow for design changes.

**STAFF RECOMMENDATIONS**

The applicant was unable to submit revised plans in time for the September 26, 2023 Planning Commission meeting. Staff is requesting that the Planning Commission continue this item to the October 10, 2023 Planning Commission meeting.

**Submitted by:** Jo-Anne Burns, Planning Manager

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**PLANNING DEPARTMENT STAFF REPORT**

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**SUBJECT**

**CONDITIONAL USE PERMIT NO. 23-05**

**CATEGORICAL EXEMPTION**

**APPLICANT:** Shaheen Mallick (Walnut Valley Animal Hospital)

**LOCATION:** 4141 S. Nogales Street, Suite B101

**REQUEST:** The applicant is requesting the approval of a Conditional Use Permit (CUP) to allow for the use of a veterinary hospital, Walnut Valley Animal Hospital, within an existing 2,400 square-foot tenant space located in the "Service Commercial" (S-C) Zone.

**BACKGROUND**

The applicant is requesting approval of a CUP to allow for the use of a veterinary hospital to be located at 4141 S. Nogales Street, Suite B101, which will be known as "Walnut Valley Animal Hospital." The subject property is in the "Service Commercial" Zone and is located on the northeast corner of Valley Boulevard and Nogales Street within the Valley Nogales Center.

ITEM	DESCRIPTION
<b>Zoning and General Plan</b>	Zoning: Service Commercial (S-C) General Plan: Commercial (C)
<b>Surrounding Land Uses and Zoning</b>	North: Office Professional (O-P), Multi-Family Residential 20 (MF-20), Residential Single Family (R-1) East: Heavy Commercial (C-3), Residential Single Family (R-1) South: City of Industry, Commercial West: Service Commercial (S-C), Multi-Family Residential 15 (MF-15)
<b>Current Development</b>	Valley Nogales Center (Shopping Center)
<b>Legal Notice</b>	Public Hearing notices have been mailed to 205 owners and occupants of properties within 300 feet of the subject site. In addition, the Public Hearing notice was published in the San Gabriel Valley Tribune at least ten (10) days prior to the meeting.

**DISCUSSION**

The applicant is requesting approval to operate a full-service veterinary hospital (Walnut Valley Animal Hospital) for domesticated household pets. Walnut Valley Animal Hospital is a full-service hospital that welcomes animals like dogs, cats, and certain exotic animals. They provide services ranging from radiology, surgical, and general wellness care to pets. The veterinary hospital will not offer overnight or long-term boarding of any animal. All kennels at the veterinary hospital will be utilized for the recuperation of animals after routine surgical procedures before they go home.

The veterinary hospital will be located within an existing 2,400 square-foot vacant tenant space. The veterinary hospital will be open seven (7) days per week. Business hours will be Monday through Sunday from 9:00 a.m. to 6:00 p.m. There will be a maximum of eight (8) employees working at the veterinary hospital at any given time.

**Parking**

Staff reviewed the site plan and found that there are a total of 103 parking spaces provided. Based on the uses occupying the center, the total parking requirements is 102 parking spaces (including the proposed veterinary hospital use). The parking spaces for the subject property and other retailers within the shopping center are shared

by the tenants and their customers.

The applicant is proposing a maximum of eight (8) staff members. The tenant space is 2,400 square feet and would require ten (10) spaces based on the parking calculation for general commercial use (1 parking space for every 250 square feet of floor area). This is the same amount of parking spaces that would be required for a retail store, which would be allowed by right. In order to use the existing parking lot efficiently and to alleviate any parking impacts that the proposed use may cause, a condition of approval has been added requiring staff to closely monitor any parking complaints resulting from the proposed use and require the Planning Commission review to modify or impose new conditions of approval if issues remain unresolved.

## **REQUIRED FINDINGS**

Findings necessary for the approval of a CUP 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.***

The proposed use is consistent with the "Commercial" General Plan designation and the "Service Commercial" Zone. A "Service Commercial" Zone is composed primarily of high intensity retail, recreational and business office land uses. The proposed use is a veterinary hospital with a floor area of 2,400 square feet. The veterinary hospital would be known as "Walnut Valley Animal Hospital" and would provide veterinary services to domesticated household pets. The proposed use is on the northeast corner of Valley Boulevard and S. Nogales Street in the Valley Nogales Center. The veterinary hospital would be located near multi-family residences and single-family residences, where it would be a convenience for the neighboring communities and families. The proposed veterinary hospital use meets all applicable requirements of the "Service Commercial" Zone.

***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.***

The proposed veterinary hospital will occupy an existing vacant tenant space. The business hours are Monday through Sunday from 9:00 a.m. to 6:00 p.m. With the conditions of approval, the proposed veterinary hospital will not be detrimental to the health, safety, peace or general welfare of surrounding residents or business owners.

***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.***

The existing building and site is adequate in size and designed to accommodate the proposed veterinary hospital use. As conditioned, sufficient parking exists on the site to accommodate the veterinary hospital use and other tenants within the shopping center.

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

The site abuts S. Nogales Street and Valley Boulevard. The site can be accessed via S. Nogales Street and Valley Boulevard. The proposed veterinary hospital will not generate a substantial amount of vehicular traffic nor alter present circulation patterns.

*e. That the granting of such a conditional use permit will not adversely affect the general plan of the city, or any other adopted plan of the city.*

Granting the CUP for the proposed use of a veterinary hospital would allow the opportunity for the surrounding community to have access to pet health care. The proposed veterinary hospital use would not compromise the character of the surrounding neighborhood nor be detrimental to the surrounding land use. Allowing the proposed use is consistent with the policies and actions of the General Plan.

### **GENERAL PLAN CONSISTENCY**

The City's General Plan Land Use Element designates the subject property for commercial use. The project is consistent with the following General Plan policies:

- Policy 2.1 Maintain and enhance the City's current tax base.
- Policy 2.4 Build on and grow West Covina's regional appeal.

### **ENVIRONMENTAL DETERMINATION**

Pursuant to the California Environmental Quality Act (CEQA), the proposed project is considered to be categorically exempt, pursuant to Section 15301 (Class 1, Existing Facilities) since the project consists of minor alterations of the existing structure in order to operate the requested use.

### **STAFF RECOMMENDATIONS**

Staff recommends that the Planning Commission adopt Resolution No. 23-6131, approving Conditional Use Permit No. 23-05.

### **LARGE ATTACHMENTS**

Plans may be viewed at the West Covina City Hall Planning Division Counter, located at 1444 W. Garvey Avenue South, 2nd Floor - Room 208, West Covina, CA 91790.

**Submitted by:** Jerry Rivera, Assistant Planner

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### **Attachments**

Attachment No. 1 - Resolution of Approval  
Attachment No. 2 - Business Operation Plan  
Attachment No. 3 - Presentation



**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 . 2 3 - 6 1 3 1**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 23-05**

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**CONDITIONAL USE PERMIT NO. 23-05**

**CATEGORICAL EXEMPTION**

**APPLICANT:**           Shaheen Mallick (Walnut Valey Animal Hospital)

**LOCATION:**            4141 S. Nogales Street, Suite #B101

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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 the use of a veterinary hospital within an existing 2,400-square foot tenant space within a certain property described as follows:

Assessor Parcel No. 8725-001-055 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 26th day of September 2023, 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 approval of a Conditional Use Permit to allow for the use of a veterinary hospital within an existing 2,400 square foot tenant space in the "Service Commercial" (S-C) Zone.
2.     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 a Conditional Use Permit will not adversely affect the general plan of the city, or any other adopted plan of the city.*
3. Pursuant to the California Environmental Quality Act (CEQA), the proposed project is considered to be categorically exempt (Class 1, Existing Facilities) in that it consists of minor modifications in order to operate the requested use.

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 use is consistent with the "Commercial" General Plan designation and the "Service Commercial" Zone. A "Service Commercial" Zone is composed primarily of high intensity retail, recreational and business office land uses. The proposed use is a veterinary hospital with a floor area of 2,400 square feet. The veterinary hospital would be known "Walnut Valley Animal Hospital" and would provide veterinary services to domesticated household pets. The proposed use is on the northeast corner of Valley Boulevard and S. Nogales Street within the Valley Nogales Center. The veterinary hospital use would be located near multi-family residences and single-family residences, where it would be a convenience for the neighboring communities and families. The proposed veterinary hospital use meets all applicable requirements of the "Service Commercial" Zone.
  - b. The proposed veterinary hospital use will occupy an existing vacant tenant space. The business hours are Monday through Sunday from 9:00 a.m. to 6:00 p.m. With the conditions of approval, the proposed veterinary hospital will not be detrimental to the health, safety, peace or general welfare of surrounding residents or business owners.

- c. The existing building and site are adequate in size and designed to accommodate the proposed veterinary hospital use. As conditioned, sufficient parking exists on the site to accommodate the veterinary hospital use and other tenants within the shopping center.
- d. The site abuts S. Nogales Street and Valley Boulevard. The site can be accessed via S. Nogales Street and Valley Boulevard. The proposed veterinary hospital will not generate a substantial amount of vehicular traffic nor alter present circulation patterns.
- e. Granting the Conditional Use Permit for the proposed use of a veterinary hospital would allow the opportunity for the surrounding community to have access to pet health care. The proposed veterinary hospital use would not compromise the character of the surrounding neighborhood nor be detrimental to the surrounding land use. Allowing the proposed use is consistent with the policies and actions of the General Plan.

Policy 2.1: Maintain and enhance the City's current tax base.

Policy 2.4: Building on and grow West Covina's regional appeal.

- 2. That pursuant to all of the evidence presented, both oral and documentary, and further based on the findings above, Conditional Use Permit No. 23-05 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 a duly authorized representative) has filed at the office of the Community Development Director his/her affidavit stating he/she 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 September 26, 2023.
- b. Comply with all applicable sections of the West Covina Municipal Code.
- c. Comply with all requirements of the “Service Commercial” (S-C) Zone.
- d. The approved veterinary hospital allows for the treatment of domesticated household pets.
- e. The veterinary hospital is approved to operate 9:00 am to 6:00 pm Monday through Sunday.
- f. The business owner and/or employees shall monitor the parking lot planters and planters located to the side and rear the building to ensure that they are free of animal waste.
- g. Staff shall closely monitor any parking complaints or concerns filed regarding the veterinary hospital use. The applicant and/or business operator shall work with the staff to address any parking issues. In the event where issues remain unresolved, the Planning Commission shall review the Conditional Use Permit for the use and may, at its discretion, modify or impose new conditions.
- h. The veterinary hospital is approved for 2,400 square feet. Any addition or modification of the use shall require the submittal and approval of a new Conditional Use Permit.
- i. 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.
- j. All construction equipment, stationery or mobile, shall be equipped with properly operating and maintained mufflers.
- k. That any proposed change to the approved site plan, floor plan, or elevations shall be reviewed by the Planning Division, Building Division, Fire Department, and the Planning Commission, and that the written authorization of the Community Development Director shall be obtained prior to implementation.
- l. The operation of the facility shall comply with the West Covina Noise Ordinance.
- m. 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 and Sign Criteria for the Valley Nogales Center.

- n. 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.

- o. **BUILDING DEPARTMENT**

1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
2. Plans prepared in compliance with the code in effect shall be submitted to the Building Division for review prior to permit issuance.
3. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
4. All State of California disability access regulations for accessibility shall be complied with.
5. Electrical plan check is required.
6. Mechanical plan check is required.
7. Plumbing plan check is required.
8. Project shall comply with the CalGreen Nonresidential requirements.
9. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
10. A separate permit is required for Fire Sprinklers.

- p. **FIRE DEPARTMENT**

1. NFPA 13D/13R/13 Fire Sprinkler System.
2. NFPA 72 – Fire Alarm/Fire Sprinkler Monitoring System.
3. NFPA 10 – Portable Fire Extinguishers.
4. A Knox box with a labeled master key must be maintained and provided for emergency responder access.

5. Security gates require Knox key switch for fire and police access.
6. Any modifications to an existing fire sprinkler/fire alarm system must be first approved and permitted by the Fire Department.
7. Illuminated exit signage with emergency lighting.
8. Fire access road the minimum road width shall be 26 feet.
9. All fire access roads shall have red curbing and be stenciled “No Parking Fire Lane” and have fire lane signs reading “**No Parking Fire Lane**” every 75 feet.
10. Panic hardware shall be installed where required.

**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 regular meeting held on the 26th day of September 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

DATE: September 26, 2023

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Brian Gutierrez, Chair  
Planning Commission

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Paulina Morales, Secretary  
Planning Commission

**E VET INC DBA Walnut Valley Animal Hospital**

**844 Nogales St**

**Rowland Heights, CA. 91748**

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**BUSINESS OPERATIONAL PLAN**

E Vet Inc ( DBA Walnut Valley Animal Hospital) is a California Corporation established in 2004 and currently plans to start a new business at the following location:

4141 S. Nogales, unit # B01

West Covina, CA. 91792

- 1) E Vet Inc intends to start up a Small Animal Hospital for treatment of small animals like Dogs, Cats and Exotics.
- 2) The animal hospital working hours :  
9am to 6pm, 7days a week
- 3) Number of employees to be hired= 8
- 4) It shall be a full service animal hospital which shall provide services ranging from, radiology, surgical to general wellness care to the pets.
- 5) According to our preliminary floor plans we shall have 3 exam rooms, Radiology, surgical suite and treatment areas for pets.
- 6) All operational procedures shall be conducted strictly on OSHA guidelines.
- 7) Due to recent increase in pet population and awareness about the pet as a family member, the animal hospitals have been a source of revenue to the cities. Hopefully we shall also be also contributing to the city revenue.



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Dr. S. Mallick, DVM

President

E VET INC.



# PLANNING COMMISSION MEETING SEPTEMBER 26, 2023

4141 S NOGALES ST UNIT B101

CONDITIONAL USE PERMIT NO. 23-05

Planning Division

# BACKGROUND

- Walnut Valley Animal Hospital
- **Conditional Use Permit No. 23-05**
  - Veterinary Hospital
- **Zone:** Service Commercial (S-C)
- **Location:** Northeast corner of Valley Blvd and S Nogales St. in the Valley Nogales Center.
- **Surrounding Uses:** OP, MF-20, S-C, C-3, R-I and N-C.
- **Lot Size:** 80,785 square feet

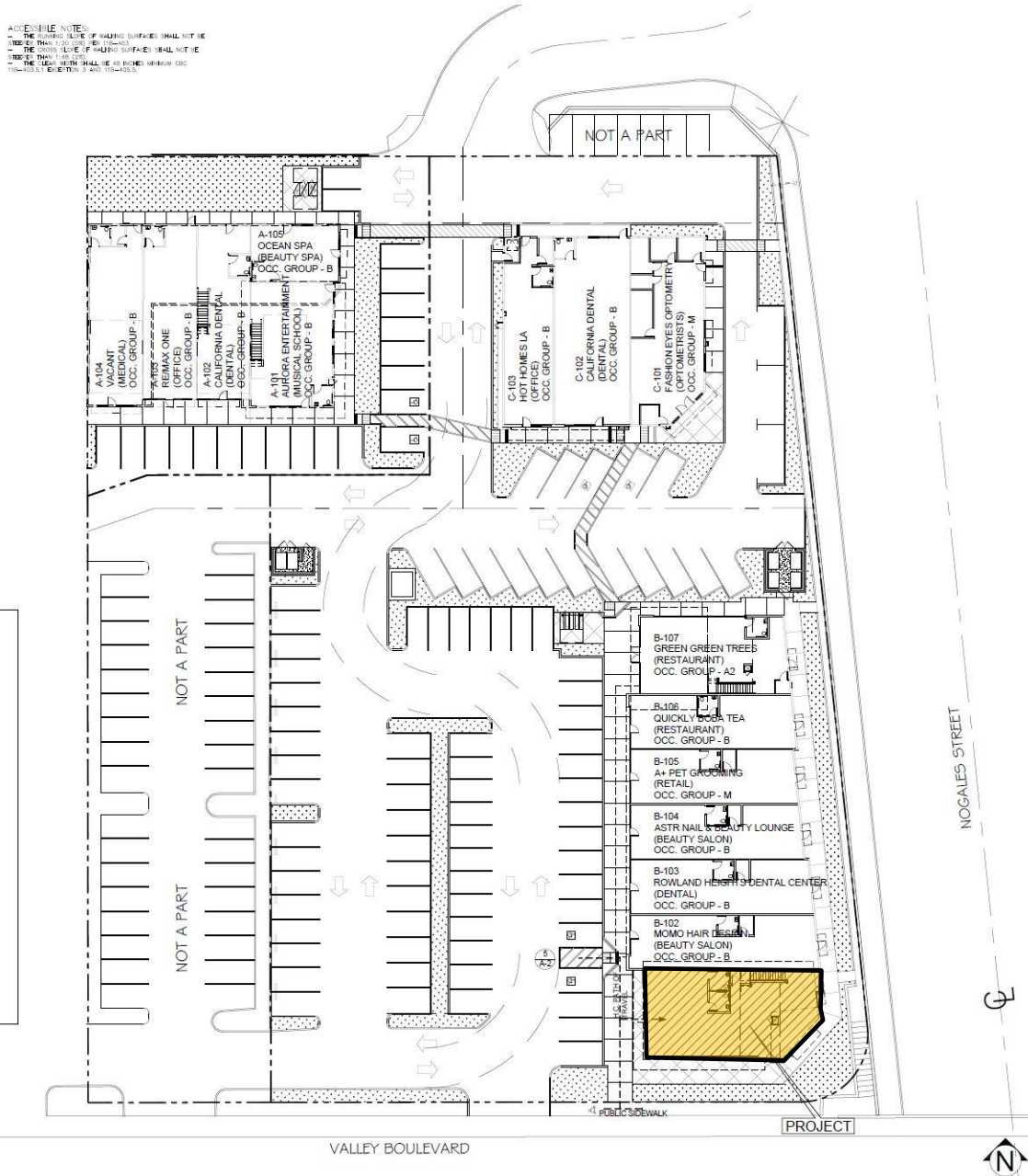






EXISTING BUILDING

ACCESSIBLE NOTES:  
 - THE MINIMUM CLEARANCE OF WALKING SURFACES SHALL NOT BE  
 GREATER THAN 11'0" (3'3" MIN.)  
 - THE MINIMUM CLEARANCE OF WALKING SURFACES SHALL NOT BE  
 GREATER THAN 11'0" (3'3" MIN.)  
 - THE MINIMUM CLEARANCE OF WALKING SURFACES SHALL NOT BE  
 GREATER THAN 11'0" (3'3" MIN.)



# SITE PLAN



# BUSINESS OPERATION PLAN

## Hours of Operation

- The hours of operation are:  
9am to 6pm, 7 days a week.
- The veterinary hospital will have 8 employees

## Services

- Radiology
- Surgeries
- General Wellness

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# STAFF RECOMMENDATION

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- Planning Staff recommends adopting Resolution No. 23-6131 approving Conditional Use Permit No. 23-05



**PLANNING DEPARTMENT STAFF REPORT**

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**SUBJECT**

**REVOCATION AND/OR MODIFICATION OF CONDITIONAL USE PERMIT NO. 15-05 AND ADMINISTRATIVE USE PERMIT NO. 15-09**

**CATEGORICAL EXEMPTION**

**PERMITTEE:** Eric Roque of Rebel Yell Bar and Steakhouse

**ADDRESS:** 2050 S. Valinda Avenue (REBEL YELL BAR AND STEAKHOUSE)

**BACKGROUND**

Rebel Yell Bar and Steakhouse is located in the Stater Brothers Shopping Center at the northeast corner of Amar Road and Valinda Avenue. The 1,075 square foot restaurant tenant space faces Valinda Avenue and is approximately 40 feet from the adjacent single-family residential properties along Dore Street. Rebel Yell Bar and Steakhouse was approved as a restaurant with on-sale service of alcohol and live entertainment through Administrative Use Permit No. 15-09 and Conditional Use Permit No. 15-05 in 2015 (Resolution Nos. 15-5783 and 15-5784, Attachment Nos. 1 and 2). The approval of extended hours of operation (Sunday through Wednesday from 6 am to 12 am and Thursday through Saturday from 6 am to 2 am) was granted by the Planning Commission in 2018 (Resolution No. 18-5971, Attachment No. 3).

The table below summarizes the site's basic profile and legal public hearing notification required for this process.

ITEM	DESCRIPTION
<b>Zoning and General Plan</b>	Zoning: "Neighborhood Commercial" (N-C) General Plan: "Commercial"
<b>Surrounding Land Uses and Zoning</b>	<b>North:</b> "Single-Family Residential" (R-1); Single-Family Residences <b>East:</b> "Single-Family Residential" (R-1); Single-Family Residences <b>South:</b> County of Los Angeles; Single-Family Residences <b>West:</b> County of Los Angeles; Single-Family Residences
<b>Legal Notice</b>	Notices of Public Hearing have been mailed to 75 owners and occupants (including Permittee) of properties within 300 feet of the subject site. In addition, the public hearing notice was published in the San Gabriel Valley Tribune at least ten (10) days prior to tonight's meeting. In addition, the Permittee was notified on August 29, 2023 by telephone and on August 31, 2023 by email/mail.

**DISCUSSION**

The West Covina Municipal Code (WCMC) establishes a process for the revocation or modification of administrative use permits (AUP) and conditional use permits (CUP). The Planning Commission may revoke an AUP and/or CUP found to be detrimental to public health, safety, or welfare or a nuisance; or out of compliance of the conditions of approval, in violation of the required findings for permits, or the use is not being operated in the manner or the purpose contemplated by the approval of the permit (WCMC Chapter 26, Article 6, Division 12).

The West Covina Police Department (WCPD) records indicate that there have been over 200 calls for service at the Rebel Yell location since July 2021, which includes, but not limited to, over 50 disturbance/noise disturbance calls (Attachment No. 4). In addition, increased patrol for the area has been necessary for public safety due to the operation of Rebel Yell. Copies of police reports prepared for reported crimes are included in the staff report



(Attachment No. 5). Letters and/or emails from residents in support of the AUP/CUP revocation are being provided as Attachment No. 6 to this report.

Upon a request from the WCPD, the Community Development Director and Planning Manager have initiated the revocation proceedings per WCMC Section 26-297.08, due to evidence provided that the business operation is detrimental to the public health, safety, or welfare, is a public nuisance, and is not in compliance with the following conditions of approval:

***Resolution No. 15-5783***

- d)** The approved use shall not create a public nuisance as defined under Section 15-200 of the West Covina Municipal Code.
- f)** The business owner and manager of the establishment shall be strictly accountable for compliance with all conditions imposed as part of this conditional use permit, whether or not the owner or the manager are personally present at the location.
- r)** Security personnel will patrol the surrounding parking lot and vicinity to ensure patrons are neither loitering nor causing undue disturbance.

***Resolution No. 15-5784***

- f)** The business owner and manager of the establishment shall be strictly accountable for compliance with all conditions imposed as part of this conditional use permit, whether or not the owner or the manager are personally present at the location.
- l)** The approved use shall not create a public nuisance as defined under Section 15-200 of the West Covina Municipal Code.
- t)** In the event that the surrounding residents or businesses are negatively impacted due to the live entertainment, the Planning Commission may review the conditional use permit for live entertainment and may, at its discretion, modify or impose new conditions or suspend or revoke the conditional use permit to Section 26-253 of West Covina Municipal Code.

***Resolution No. 18-5971***

- d)** The approved use shall not create a public nuisance as defined under Section 15-200 of the West Covina Municipal Code.
- f)** The business owner and manager of the establishment shall be strictly accountable for compliance with all conditions imposed as part of this conditional use permit, whether or not the owner or the manager are personally present at the location.
- r)** Security personnel will patrol the surrounding parking lot and vicinity to ensure patrons are neither loitering nor causing undue disturbance.

***Police Department Requirements included in Resolution Nos. 15-5783, 15-5784, and 18-5971:***

**a)/ff)** The applicant shall install a CCTV monitoring system, which is subject to inspection prior to opening. The requirements are as follows:

- 960H (960 x 480) recording resolution
- H.264 video compression
- Real-time recording 30 fbs per channel @ 960 resolution
- 2048 bit rate
- 1 TB hard disk drive at a minimum and larger if the number of cameras requires more storage to meet the 30 day storage minimum
- Fixed cameras with complete coverage of areas that do not infringe on the privacy of patrons, PTZ (pan, tilt, zoom) optional
- Recordings preserved for a minimum of 30 days (30 day loop minimum)
- DVR must contain a USB port for police department personnel to easily access the system and download video.

**Revocation Hearing Process/Procedure**

Per WCMC Section 26-297.14, the Planning Commission is required to hold a duly noticed public hearing open for public participation in the following manner:

- The Planning Commission is considered the hearing body and shall act as an independent arbiter in the conduct of the hearing, procedures, presentation of evidence, review of evidence, and issuing a decision.
- City staff, city attorney, or other city representatives shall first present the evidence for the cause of revocation. After the city presentation is complete, the Permittee may present evidence in opposition to revocation. After the city representative and the permittee have completed their presentations, members of the public may speak for or against the revocation.
- All witnesses shall be sworn or unsworn at the discretion of the Planning Commission Chair.
- Cross-examination of witnesses is not required unless, at the discretion of the hearing body, cross-examination is necessary to provide a fair hearing and due process of law. Cross-examination of members of the public who speak shall not be allowed unless the hearing body determines that cross-examination is necessary to avoid a prejudicial denial of due process.
- All documents, testimony and other evidence presented to the hearing body shall constitute the administrative record upon which the hearing body shall make its decision.
- The representatives of the cause for revocation shall be allowed to present a final argument or rebuttal argument shall only be allowed at the discretion of the Planning Commission Chair.

At the conclusion of the hearing, the Planning Commission shall publicly deliberate on the merits of the cause of revocation. The Planning Commission may take the following actions:

- Revoke both AUP for on-sale alcohol service and CUP for live entertainment; or
- Revoke the AUP and allow the CUP to remain active with new/additional conditions; or
- Allow both the AUP and CUP to remain active and impose new or additional conditions on the AUP and CUP; or
- Determine that sufficient evidence was not provided to result in a revocation or change in conditions of approval; the AUP and CUP will remain active without any changes in the conditions of approval.

A draft resolution reflecting the Planning Commission's decision will be prepared and included in the agenda for the next scheduled Planning Commission meeting. The Planning Commission will be required to review and approve the resolution with the rendered decision.

### **Appeal Process for Planning Commission Decision**

Per Section 26-297.18 of the WCMC, the Planning Commission's decision may be appealed to the City Council by any interested party within 10 days of the approval of the written decision. The appeal must be submitted to the City Clerk Office in writing and must include specific reasons for the appeal. The appeal is required to be accompanied by the appeal fee set by the City Council resolution. In addition, any appellant is required to deposit 1/2 of the estimated cost of the preparation of the administrative records for the city council appeal. Failure of the appellant to submit the required deposit within 10 calendar days of notification is considered a waiver and termination of the appeal. A valid appeal will suspend and set aside any decision made by the Planning Commission.

### **ALCOHOL LICENSE STATUS (STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL)**

#### **Alcoholic Beverage Control (ABC) License Suspension**

The ABC license for Rebel Yell has been suspended two times:

- **July 12, 2023** - indefinite suspension due to state tax delinquency (suspension has recently been lifted).
- **October 8, 2019** - 20 day suspension due to the business owner and ABC license holder (Eric Roque) being charged as an accessory to a crime. Mr. Roque pled guilty to hiding a stolen firearm for an employee (restaurant security guard - Christopher Floyd) who fled into Rebel Yell while under surveillance by Los Angeles County Sheriff's deputies for a vehicle stripping call. According to the ABC investigation report, Mr. Roque informed the Sheriff's deputies that the premises video cameras were not functioning but gave deputies permission to access the video surveillance. Mr. Roque confessed to being involved in hiding the weapon. The deputies were able to access the video surveillance and observed Mr. Floyd giving the firearm to another employee to hide. The employee handed the firearm to her boss, Mr. Roque, who took possession of it, went to the back office, and returned without the firearm. A copy of the ABC Report is included as Attachment No. 7.

## REQUIRED FINDINGS

Based on the police reports, call for service logs, and complaints presented by the neighboring residents, Planning staff is recommending the revocation of Administrative Use Permit No. 15-09 and Conditional Use Permit No.

15-05. The Municipal Code Section 26-296.06 provides the following grounds for revocation:

- (a) The use is detrimental to the public health, safety or welfare or is a nuisance; or
- (b) The permit was obtained by fraud; or
- (c) The use has not been exercised prior to the expiration date of the permit; or
- (d) The use has ceased or been suspended for a period of six (6) months or more; or
- (e) The conditions of approval have not been complied with; or
- (f) The required findings for the permit have been violated; or
- (g) The use is not being operated in the manner or for the purpose contemplated by the approval of the permit.
- (h) The development entitlement dependent thereon has been revoked or suspended.
- (I) The use is being operated in violation of federal, state or local law which results in detriment to the public health, safety or welfare.

On the basis of evidence presented, both oral and documentary, it is recommended that the following determinations for the revocation of the AUP and CUP be made:

(a) and (e) - The use is detrimental to the public health, safety, and welfare, and is a nuisance. The City has received numerous complaints from the neighboring residents in regard to noise and loitering due to the operation of Rebel Yell. Emails from neighbors who reside near the use/restaurant that are affected by noise and activities generated by the facility are included in the staff report (Attachment No. 6) as evidence. This evidence indicates that noise and activities generated by the use significantly interfere with the quality of life of residents in the vicinity of the use/restaurant.

The Police Department has also received numerous calls for service pertaining to noise and crime/event reports related to the operation of the restaurant, including:

- May 24, 2023 - WCPD responded to a disturbance call regarding a bartender beating up a customer.
- January 28, 2023 - WCPD responded to a call regarding a bar fight.
- December 29, 2022 - WCPD responded to a call regarding 4 to 6 gun shots heard coming from the area.
- December 19, 2022 - WCPD responded to a report regarding a rape that occurred at Rebel Yell.
- November 2, 2022 - WCPD responded to a call of a person throwing a bottle that hit another person on the head.
- April 2, 2022 - WCPD responded to a call of someone pulling out a semi-automatic pistol.
- January 27, 2022 - WCPD responded to a call of someone with a knife trying to fight the reporting party who was hiding in the restroom.

According to the WCPD, they have not observed any security guards/personnel during the times they were called to the site (violation of Condition of Approval "r" of Resolutions Nos. 15-5783 and 18-5971). In addition, West Covina Police Officers were told numerous times during investigations that they do not have recorded video and were denied access to the surveillance system or were told by bartenders that they do not have the password for the system (violation of the Police Department requirements in the conditions of approval for Resolutions Nos. 15-5783, 15-5784, and 18-5971).

## ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA), this item is considered to be categorically exempt, pursuant to Sections 15301 (Class 1, Existing Facilities) and 15321 (Class 21, Enforcement Actions by Regulatory Agencies).

## **STAFF RECOMMENDATIONS**

It is recommended that the Planning Commission hold the public hearing, review all evidence presented, consider testimony from all parties present, and vote to revoke Administrative Use Permit No. 15-09 and Conditional Use Permit No. 15-05.

**Submitted by:** Jo-Anne Burns, Planning Manager

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### **Attachments**

Attachment No. 1 - Resolution No. 15-5783  
Attachment No. 2 - Resolution No. 15-5784  
Attachment No. 3 - Resolution No. 18-5971  
Attachment No. 4 - West Covina Police Department Calls for Service Log  
Attachment No. 5 - Police Reports  
Attachment No. 6 - Letters from neighbors  
Attachment No. 7 - ABC Report

PLANNING COMMISSION

RESOLUTION NO. 15-5783

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF WEST COVINA, CALIFORNIA, APPROVING  
ADMINISTRATIVE USE PERMIT NO. 15-09

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ADMINISTRATIVE USE PERMIT NO. 15-09

CATEGORICAL EXEMPTION

**APPLICANT:** Eric Phillip Roque, Rebel Yell Bar and Steakhouse

**LOCATION:** 2050 S. Valinda Avenue

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WHEREAS, there was filed with this Commission a verified application on forms prescribed by the Commission, a request for an administrative use permit to allow the on-sale service of alcohol within a full-service restaurant as defined by the State Department of Alcoholic Beverage Control (ABC), on that certain property generally described as:

Assessor's Parcel No. 8746-006-1041 as listed in the records of the office of the Los Angeles County Assessor; and

WHEREAS, in conjunction with this request, a conditional use permit (CUP 15-05) has been submitted to allow the accessory use of live music entertainment; and

WHEREAS, the Planning Commission, upon giving the required notice, did on the 22<sup>nd</sup> day of September and the 27<sup>th</sup> day of October, 2015, 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 the approval of an administrative use permit to allow the retail off-sale of alcohol within an area of undue concentration as defined by the Department of Alcoholic Beverage Control. The project is located within the "Neighborhood Commercial" (N-C) Zone. There is one existing ABC license in the census tract where the subject restaurant is located, while four licenses are allowed. The Police Department has reviewed the proposal and has provided input. Conditions of approval have been drafted based on the concerns expressed.
2. Appropriate finding for approval of an administrative use permit for on-sale service of alcohol 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.
3. Finding necessary for approval of an administrative use permit for alcohol service:
- f. That, when considering the proposed operational characteristics of the use and its proximity to residences, parks, schools, preschools, day care facilities, and churches, the use will not create any undue adverse impacts or otherwise be detrimental to the public health, safety, and welfare.
4. The proposal is considered to be a Categorical Exemption, pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA) of 1970, in that it consists of minor alterations of the subject structure in order to operate the requested use.

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 regarding the administrative use permit:
  - a. The proposed on-sale service of alcohol with a bona fide restaurant (Type 47 ABC License) in Rebel Yell Bar and Steakhouse, as ancillary to the restaurant, is a desirable service that will contribute to the general well being of the neighborhood and community by offering patrons an additional alternative to purchase alcoholic beverages.

- b. Due to the location of the proposed restaurant and conditions placed on alcohol sales, the on-sale service of alcohol in conjunction with a full service restaurant, will not 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. The site for the proposed on-sale service of alcohol is adequate in size and shape to accommodate said use, in that the 1,075-square foot tenant space is located within an existing shopping center. Approval of an administrative use permit will only allow the on-sale service of alcohol in conjunction with a bona fide restaurant. The proposed use will not result in an expansion of building area beyond what presently exists. Further, the on-sale service of alcohol will not increase the parking demand beyond the parking supply. The tenant space is directly adjacent to residential uses. Conditions of approval have been included to reduce impacts on the residential uses.
  - d. The proposed use is located in proximity to Valinda Avenue and Amar Road, which are Principal Arterials as defined by the Master Plan of Streets. The existing street network provides adequate capacity to accommodate additional vehicle trips generated by the proposed use. Vehicular access to the subject building is available primarily via Valinda Avenue and Amar Road. Existing conditions also provide efficient and safe public access and circulation.
  - e. The proposed use is consistent with the "Neighborhood Commercial" (N-C) Zone. The proposed restaurant and bar with live music entertainment use is allowed in the N-C zone with the approval of a conditional use permit. The granting of an administrative use permit for on-sale service of alcohol is consistent with the General Plan. The Economic Development Element Goal No. 1 of the General Plan states "Develop and expand the local economy in order to create new employment opportunities, attract new investment and strengthen the tax base of the City." As such, the proposed use is consistent with the City's General Plan.
2. Finding necessary for approval of a conditional use permit for alcohol service:
- f. The accessory use of on-sale service of alcohol in conjunction with the full service restaurant will not create any undue adverse impacts or be detrimental to public health, safety, or welfare. While the subject property is directly located to residential uses, it is located in a shopping center and it is in a commercial zone. It is not adjacent to parks, schools, preschools, day care facilities, or churches.
3. That pursuant to all of the evidence presented, both oral and documentary, and further based on the findings above, Administrative Use Permit No. 15-09 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 plan 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 Planning Director, before the use or occupancy of the property is commenced and before the Certificate of Occupancy is issued, and the violation of any of which shall be grounds for revocation of said administrative use permit by the Planning Commission or City Council.

4. The administrative 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 administrative 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. 15-8690.
5. 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.
6. That the approval of the administrative use permit is subject to the following conditions:
  - a. Comply with plans reviewed by the Planning Commission on October 27, 2015.
  - b. That the project comply with all requirements of the "Neighborhood Commercial" (N-C) zone and all other applicable standards of the West Covina Municipal Code.
  - c. This development shall conform to all applicable Municipal regulations, Fire, Building, Mechanical, Electrical, Plumbing codes and recognized, approved, standards of installation.
  - d. The approved use shall not create a public nuisance as defined under Section 15-200 of the West Covina Municipal Code.
  - e. Signs are not part of this approval. Obtain a sign permit from the Building Division subject to approval by the Planning Department.
  - f. The business owner and manager of the establishment shall be strictly accountable for compliance with all conditions imposed as part of this conditional use permit, whether or not the owner or manager are personally present at the location.



- g. A copy of this resolution shall be kept at the front counter at all times and available for review by public safety personnel and other authorized City staff.
- h. Any proposed change to the approved site plan or floor plan must first be reviewed by the Planning, Building, and Fire Departments and shall require the written authorization of the Planning Director prior to implementation.
- i. The on-sale service of alcohol with a full service restaurant shall be allowed from 6:00 a.m. to 12:00 a.m.
- j. A food menu and food service shall be available for customers during all hours of operation. The menu shall consist of a variety of foods including hot entrée items.
- k. The administrative use permit may be revoked, amended and suspended by the Planning Director under the provisions of Section 26-273 of the West Covina Municipal Code.
- l. The site shall comply with the requirements of the California Department of Alcoholic Beverage Control (ABC) and shall be maintained in a manner consistent with the definition of a "bona fide eating place" as defined by Section 23038 of the California Business and Professions Code.
- m. The permitted occupancy or total number of patrons to enter the restaurant shall be restricted per applicable Building and Fire Codes whichever is less.
- n. The proposed restaurant is an allowed use per the Municipal Code. No age restrictions or cover charges are approved as part of the accessory on-sale service of alcohol use.
- o. This approval allows for the on-sale service of alcohol with a bona fide restaurant.
- p. The applicant shall execute an indemnity agreement, in a form provided by the City and approved by the City Attorney, indemnifying the City against any and all actions brought against the City in connection with the approvals set forth herein.
- q. This Administrative Use Permit approval shall become null and void if a license from ABC is not obtained within one (1) year of the date of this approval.

- r. Security personnel will patrol the surrounding parking lot and vicinity to ensure patrons are neither loitering nor causing undue disturbances.
- s. Employees shall park at the south end of the parking lot, away from neighboring residences, to avoid causing disturbances when leaving work.
- t. All trash will be disposed of in outdoor trash bins and dumpsters prior to 11:00 p.m.
- u. Back door will remain locked and closed after 11:00 p.m. except in case of an emergency.
- v. Designated motorcycle parking spaces, located adjacent to residential homes will be removed.
- w. Review by the Planning Commission of the operation permitted by the administrative use permit is required after six (6) months from the date of approval and at such time as necessary as specified by the Planning Commission. The review shall involve Planning, Code Enforcement, Police, and neighbor complaints in order to determine compliance with the conditions of approval. At such review, the Planning Commission may consider modification of the conditions of approval or initiation of revocation proceedings due to substantial noncompliance.
- x. The approval does not include a "dance floor" in the floor plan. A dance floor requires the approval of a conditional use permit and a separate business license shall be obtained.

Police Department Requirements:

- a. The applicant shall install a CCTV monitoring system, which is subject to inspection prior to opening. The requirements are as follows:
  - 960H (960 x 480) recording resolution
  - H.264 video compression
  - Real-time recording 30 fbs per channel @ 960 resolution
  - 2048 bit rate
  - 1 TB hard disk drive at a minimum and larger if the number of cameras require more storage to meet the 30 day storage minimum
  - Fixed cameras with complete coverage of areas that do not infringe on the privacy of patrons, PTZ (pan, tilt, zoom) optional
  - Recordings preserved for a minimum of 30 days (30 day loop minimum)
  - DVR must contain a USB port for police department personnel to easily access system and download video

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 27<sup>th</sup> day of October, 2015, by the following vote:

AYES: Blackburn, Castellanos, Holtz, Jimenez


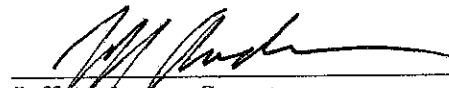
NOES: Jones

ABSENT: None

ABSTAIN: None

DATE: October 27, 2015

EXPIRES: October 27, 2016, If not used.

  
\_\_\_\_\_  
Paul Blackburn, Chairman  
Planning Commission  
\_\_\_\_\_  
Jeff Anderson, Secretary  
Planning Commission

**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. 15-5784**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
WEST COVINA, CALIFORNIA, APPROVING CONDITIONAL USE  
PERMIT NO. 15-05**

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**CONDITIONAL USE PERMIT NO. 15-05**

**CATEGORICAL EXEMPTION**

**APPLICANT:**        Eric Phillip Roque, Rebel Yell Bar and Steakhouse

**LOCATION:**         2050 S. Valinda Avenue

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WHEREAS, there was filed with this Commission, 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 the accessory use of live music entertainment in conjunction with a bona fide restaurant.

on that certain property described as:

Assessor's Parcel No. 8743-006-041 as listed in the records of the office of the Los Angeles County Assessor; and

WHEREAS, in conjunction with this request, an administrative use permit (AUP 15-09) has been submitted to allow the on-sale service of alcoholic beverages; and

WHEREAS, the Planning Commission, upon giving the required notice, did on the 22<sup>nd</sup> day of September and the 27<sup>th</sup> day of October, 2015, conduct a duly advertised public hearings as prescribed by law; and

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

1.     The project consists of a conditional use permit to allow the accessory use of live music entertainment within an existing 1,075-square foot restaurant. The project is located in the "Neighborhood Commercial" (N-C) Zone.

2. Findings necessary for approval of a conditional use permit:

- 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 or 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 such use with the land and uses in the neighborhood and make it compatible thereto.
- d. 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.
- 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.

3. The proposal is considered to be a Categorical Exemption, pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA) of 1970, in that it consists of minor alterations of the subject structure in order to operate the requested use.

NOW THEREFORE, the Planning Commission of the City of West Covina does resolve as follows:

1. On the basis of the evidence presented, both oral and documentary, the Planning Commission makes the following findings:
  - a) The proposed use is desirable as it provides food and live music entertainment for the surrounding communities and to the City of West Covina. The shopping center in which it is located is 6 acres whereas the restaurant is 1,075-square feet. The proposed use, Rebel Yell Bar and Steakhouse will complement the existing commercial used in the shopping center. The use will provide food and live music entertainment to individuals that patronize the business and will contribute to the well-being of the shopping center and its neighboring communities.

- b) The subject tenant space is located in close proximity to residential uses. The proposed use is for live entertainment in conjunction with a bonafide restaurant. The proposed use would operate in the interior of the tenant space. Hours of operation would be restricted from 7:00 p.m. to 11:00 p.m. Thursday through Saturday. Noise levels will need to be met at all times as required by the West Covina Municipal Code. The proposed live music entertainment use will not be detrimental to the health, safety, peace or general welfare or persons residing or working in the vicinity with the restrictions on alcohol service after 12:00 p.m.
  - c) The site and tenant space for the proposed use is 1,075-square feet and adequate in size to accommodate the proposed restaurant and bar with live music entertainment. The business is located within a shopping center that has adequate parking based upon the parking standards of the West Covina Municipal Code. The proposed use will occupy a tenant space that is on the west side of the shopping center offering visibility from the street. The adjacent tenant spaces are occupied by retail businesses. The site is adequate in size and shape to accommodate the proposed business. The proposed use is compatible with the other uses in the shopping center and surrounding land uses. The tenant space is directly adjacent to residential uses. Conditions of approval have been included to reduce impacts to the residential uses.
  - d) The proposed restaurant and bar with live music entertainment is located in proximity to Valinda Avenue and Amar Road, which are Principal Arterials as defined by the Master Plan of Streets. The existing street network provides adequate capacity to accommodate additional vehicle trips generated by the proposed use. Vehicular access to the subject building is available primarily via Valinda Avenue and Amar Road. Existing conditions also provide efficient and safe public access and circulation.
  - e) The proposed use is consistent with the "Neighborhood Commercial" (N-C) Zone. The proposed restaurant and bar with live music entertainment use is allowed in the N-C zone with the approval of a conditional use permit. The granting of a conditional use permit for a restaurant with live music entertainment is consistent with the General Plan. The Economic Development Element Goal No. 1 of the General Plan states "Develop and expand the local economy in order to create new employment opportunities, attract new investment and strengthen the tax base of the City." 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, this Conditional Use Permit No. 15-05 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 plan 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 Planning Director, before the use is commenced, 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. That 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. 15-8690.
4. The costs and expenses of any enforcement activities, including, but not limited to attorneys' 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 a conditional use permit is subject to the following conditions:
  - a) Comply with plans reviewed by the Planning Commission on October 27, 2015.
  - b) Comply with all requirements of the "Neighborhood Commercial" (N-C) Zone and all other applicable standards of the West Covina Municipal Code.
  - c) Doors of the building shall be kept closed at all times when entertainment is being provided, except when doors are in use, in order to minimize noise impacts onto adjacent properties.
  - d) Signs are not part of this approval. Obtain a sign permit from the Building Division subject to approval by the Planning Department.
  - e) Prior to the start of operations, obtain a business license for the restaurant use, and for each game of skill and science (including billiard tables) as required by Chapter 14 of the West Covina Municipal Code.
  - f) The business owner and manager of the establishment shall be strictly accountable for compliance with all conditions imposed as part of this conditional use permit, whether or not the owner or manager are personally present at the location.
  - g) A copy of this resolution shall be kept at the front counter at all times and available for review by public safety personnel and other authorized City staff.

- h) Any proposed change to the approved site plan or floor plan must first be reviewed by the Planning, Building, and Fire Departments and shall require the written authorization of the Planning Director prior to implementation.
- i) No dancing was proposed or approved as part of this application.
- j) The approved tenant space for the accessory use of live music entertainment is 1,075-square feet. Any expansion of the tenant space requires a modification to the conditional use permit.
- k) The proposed restaurant is an allowed use per the Municipal Code. No age restrictions or cover charges are approved as part of the live entertainment use.
- l) The approved use shall not create a public nuisance as defined under Section 15-200 of the West Covina Municipal Code.
- m) 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.
- n) A food menu and food service shall be available for customers during all hours of operation. The menu shall consist of a variety of foods including hot entrée items.
- o) The site shall comply with the requirements of the California Department of Alcoholic Beverage Control (ABC) and shall be maintained in a manner consistent with the definition of a "bona fide eating place" as defined by Section 23038 of the California Business and Professions Code.
- p) The site shall not create any loud and unnecessary noise as defined in Section 15-85 of the West Covina Municipal Code.
- q) The applicant shall execute an indemnity agreement, in a form provided by the City and approved by the City Attorney, indemnifying the City against any and all actions brought against the City in connection with the approvals set forth herein.
- r) This approval allows for the accessory use of live music entertainment in conjunction with a bona fide restaurant.
- s) The permitted occupancy or total number of patrons to enter the restaurant shall be restricted per applicable Building and Fire Codes whichever is less.
- t) In the event that the surrounding residents or businesses are is negatively impacted due to the live entertainment, the Planning Commission may review the conditional use permit for live entertainment and may, at its discretion, modify or



impose new conditions or suspend or revoke the conditional use permit to Section 26-253 of West Covina Municipal Code.

- u) Doors of the building shall be kept closed at all times when entertainment is being provided, except when doors are in use, in order to minimize noise impacts onto adjacent properties.
- v) Live music will be limited to three (3) days per week on Thursdays, Fridays, and Saturdays from 7:00 p.m. to 11:00 p.m.
- w) Security personnel will patrol the surrounding parking lot and vicinity to ensure patrons are neither loitering nor causing undue disturbances.
- x) Employees shall park at south end of the parking lot, away from neighboring residences, to avoid causing disturbances when leaving work.
- y) All trash will be disposed of in outdoor trash bins and dumpsters prior to 11:00 p.m.
- z) Back door will remain locked and closed after 11:00 p.m. except in case of an emergency.
- aa) Front door, main entrance, will rest closed after 10:00 p.m.
- bb) Speakers transmitting live music will face opposite direction of main entrance, minimizing sound disturbance when main entrance is used to enter or exit the building.
- cc) Designated motorcycle parking spaces, located adjacent to residential homes will be removed.
- dd) Review by the Planning Commission of the operation permitted by the conditional use permit is required after (6) months of operation from the date of approval and at such time as necessary as specified by the Planning Commission. The review shall involve Planning, Code Enforcement, Police, and neighbor complaints in order to determine compliance with the conditions of approval. At such review, the Planning Commission may consider modification of the conditions of approval or initiation of revocation proceedings due to substantial noncompliance.
- ee) The approval does not include a "dance floor" in the floor plan. A dance floor requires the approval of a conditional use permit and a separate business license shall be obtained.

Police Department Requirements:

ff) The applicant shall install a CCTV monitoring system, which is subject to inspection prior to opening. The requirements are as follows:

- 960H (960 x 480) recording resolution
- H.264 video compression
- Real-time recording 30 fbs per channel @ 960 resolution
- 2048 bit rate
- 1 TB hard disk drive at a minimum and larger if the number of cameras require more storage to meet the 30 day storage minimum
- Fixed cameras with complete coverage of areas that do not infringe on the privacy of patrons, PTZ (pan, tilt, zoom) optional
- Recordings preserved for a minimum of 30 days (30 day loop minimum)
- DVR must contain a USB port for police department personnel to easily access system and download video

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 27<sup>th</sup> day of October, 2015, by the following votes:

AYES: Blackburn, Castellanos, Holtz, Jimenez



NOES: Jones

ABSTAIN: None

ABSENT: None

DATE: October 27, 2015

EXPIRATION DATE: October 27, 2016, if not used.

  
\_\_\_\_\_  
Paul Blackburn, Chairman  
Planning Commission  
\_\_\_\_\_  
Jeff Anderson, AICP, Secretary  
Planning Commission

PLANNING COMMISSION

RESOLUTION NO. 18-5971

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF WEST COVINA, CALIFORNIA, AMENDING THE  
APPROVAL OF ADMINISTRATIVE USE PERMIT NO. 15-09

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ADMINISTRATIVE USE PERMIT NO. 15-09

CATEGORICAL EXEMPTION

**APPLICANT:** Eric Phillip Roque, Rebel Yell Bar and Steakhouse

**LOCATION:** 2050 S. Valinda Avenue

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WHEREAS, there was filed with this City a verified application on forms prescribed by the Commission, a request for an administrative use permit to allow the on-sale service of alcohol within a full-service restaurant as defined by the State Department of Alcoholic Beverage Control (ABC), on that certain property generally described as:

Assessor's Parcel No. 8746-006-1041 as listed in the records of the office of the Los Angeles County Assessor; and

WHEREAS, in conjunction with this request, a conditional use permit (CUP 15-05) has been submitted to allow the accessory use of live music entertainment; and

WHEREAS, the Planning Commission, upon giving the required notice, did on the 22<sup>nd</sup> day of September and the 27<sup>th</sup> day of October, 2015, conduct a duly advertised public hearing as prescribed by law to consider said application; and

WHEREAS, the Planning Commission on the 11<sup>th</sup> of December, 2018, considered a request by the applicant to extend the hours of alcohol service from Monday through Sunday from 6:00 a.m. to 12:00 a.m. to 6:00 a.m. to 2:00 a.m. Thursday through Saturday; and

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

1. The applicant is requesting the approval of an administrative use permit to allow the retail off-sale of alcohol within an area of undue concentration as defined by the Department of Alcoholic Beverage Control. The project is located within the "Neighborhood Commercial" (N-C) Zone. There is one existing ABC license in the census tract where the subject restaurant is located, while four licenses are allowed. The Police Department has reviewed the proposal and has provided input. Conditions of approval have been drafted based on the concerns expressed.

2. The applicant received approval for Administrative Use Permit No. 15-09 on October 27, 2015, with limited hours for alcohol sales. The approval allowed for a 3-month review of the business to consider extending alcohol sales hours.
3. On October 4, 2018, the applicant requested an extension of the approved hours for alcohol sales.
4. Appropriate finding for approval of an administrative use permit for on-sale service of alcohol 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.
3. Finding necessary for approval of an administrative use permit for alcohol service:
  - f. That, when considering the proposed operational characteristics of the use and its proximity to residences, parks, schools, preschools, day care facilities, and churches, the use will not create any undue adverse impacts or otherwise be detrimental to the public health, safety, and welfare.
4. The proposal is considered to be a Categorical Exemption, pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA) of 1970, in that it consists of minor alterations of the subject structure in order to operate the requested use.

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 regarding the administrative use permit:
  - a. The proposed on-sale service of alcohol with a bona fide restaurant (Type 47 ABC License) in Rebel Yell Bar and Steakhouse, as ancillary to the restaurant, is a desirable service that will contribute to the general well being of the neighborhood and community by offering patrons an additional alternative to purchase alcoholic beverages.
  - b. Due to the location of the proposed restaurant and conditions placed on alcohol sales, the on-sale service of alcohol in conjunction with a full service restaurant, will not 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. The applicant has received few calls for service from the Police Department during its operation and there are no Code Enforcement violations on record.
  - c. The site for the proposed on-sale service of alcohol is adequate in size and shape to accommodate said use, in that the 1,075-square foot tenant space is located within an existing shopping center. Approval of an administrative use permit will only allow the on-sale service of alcohol in conjunction with a bona fide restaurant. The proposed use will not result in an expansion of building area beyond what presently exists. Further, the on-sale service of alcohol will not increase the parking demand beyond the parking supply. The tenant space is directly adjacent to residential uses. Conditions of approval have been included to reduce impacts on the residential uses.
  - d. The proposed use is located in proximity to Valinda Avenue and Amar Road, which are Principal Arterials as defined by the Master Plan of Streets. The existing street network provides adequate capacity to accommodate additional vehicle trips generated by the proposed use. Vehicular access to the subject building is available primarily via Valinda Avenue and Amar Road. Existing conditions also provide efficient and safe public access and circulation.
  - e. The proposed use is consistent with the "Neighborhood Commercial" (N-C) Zone. The proposed restaurant and bar with live music entertainment use is allowed in the N-C zone with the approval of a conditional use permit. The granting of an administrative use permit for on-sale service of alcohol is consistent with the General Plan. The Economic Development Element Goal No. 1 of the General Plan states "Develop and expand the local economy in order to create new employment opportunities, attract new investment and

strengthen the tax base of the City.” As such, the proposed use is consistent with the City’s General Plan.

2. Finding necessary for approval of a conditional use permit for alcohol service:
  - f. The accessory use of on-sale service of alcohol in conjunction with the full service restaurant will not create any undue adverse impacts or be detrimental to public health, safety, or welfare. While the subject property is directly located to residential uses, it is located in a shopping center and it is in a commercial zone. It is not adjacent to parks, schools, preschools, day care facilities, or churches.
3. That pursuant to all of the evidence presented, both oral and documentary, and further based on the findings above, Administrative Use Permit No. 15-09 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 plan 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 the Certificate of Occupancy is issued, and the violation of any of which shall be grounds for revocation of said administrative use permit by the Planning Commission or City Council.
4. The administrative 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 Community Development Director his affidavit stating he is aware of, and accepts, all conditions of this administrative 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. 15-8690.
5. 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.
6. That the approval of the administrative use permit is subject to the following conditions:
  - a. Comply with plans reviewed by the Planning Commission on October 27, 2015.
  - b. That the project comply with all requirements of the “Neighborhood Commercial” (N-C) zone and all other applicable standards of the West Covina Municipal Code.

- c. This development shall conform to all applicable Municipal regulations, Fire, Building, Mechanical, Electrical, Plumbing codes and recognized, approved, standards of installation.
- d. The approved use shall not create a public nuisance as defined under Section 15-200 of the West Covina Municipal Code.
- e. Signs are not part of this approval. Obtain a sign permit from the Building Division subject to approval by the Planning Department.
- f. The business owner and manager of the establishment shall be strictly accountable for compliance with all conditions imposed as part of this conditional use permit, whether or not the owner or manager are personally present at the location.
- g. A copy of this resolution shall be kept at the front counter at all times and available for review by public safety personnel and other authorized City staff.
- h. Any proposed change to the approved site plan or floor plan must first be reviewed by the Planning, Building, and Fire Departments and shall require the written authorization of the Community Development Director prior to implementation.
- i. The on-sale service of alcohol with a full-service restaurant shall be allowed Sunday through Wednesday from 11:00 a.m. to 12:00 p.m., and Thursday through Saturday from 6:00 a.m. to 2:00 a.m.
- j. A food menu and food service shall be available for customers during all hours of operation. The menu shall consist of a variety of foods including hot entrée items.
- k. The administrative use permit may be revoked, amended and suspended by the Community Development Director under the provisions of Section 26-273 of the West Covina Municipal Code.
- l. The site shall comply with the requirements of the California Department of Alcoholic Beverage Control (ABC) and shall be maintained in a manner consistent with the definition of a "bona fide eating place" as defined by Section 23038 of the California Business and Professions Code.
- m. The permitted occupancy or total number of patrons to enter the restaurant shall be restricted per applicable Building and Fire Codes whichever is less.

- n. The proposed restaurant is an allowed use per the Municipal Code. No age restrictions or cover charges are approved as part of the accessory on-sale service of alcohol use.
- o. This approval allows for the on-sale service of alcohol with a bona fide restaurant.
- p. The applicant shall execute an indemnity agreement, in a form provided by the City and approved by the City Attorney, indemnifying the City against any and all actions brought against the City in connection with the approvals set forth herein.
- q. This Administrative Use Permit approval shall become null and void if a license from ABC is not obtained within one (1) year of the date of this approval.
- r. Security personnel will patrol the surrounding parking lot and vicinity to ensure patrons are neither loitering nor causing undue disturbances.
- s. Employees shall park at the south end of the parking lot, away from neighboring residences, to avoid causing disturbances when leaving work.
- t. All trash will be disposed of in outdoor trash bins and dumpsters prior to 11:00 p.m.
- u. Back door will remain locked and closed after 11:00 p.m. except in case of an emergency.
- v. Designated motorcycle parking spaces, located adjacent to residential homes will be removed.
- w. Review by the Planning Commission of the operation permitted by the administrative use permit is required after one (1) year from the date of approval and at such time as necessary as specified by the Planning Commission. The review shall involve Planning, Code Enforcement, Police, and neighbor complaints in order to determine compliance with the conditions of approval. At such review, the Planning Commission may consider modification of the conditions of approval or initiation of revocation proceedings due to substantial noncompliance.
- x. The approval does not include a "dance floor" in the floor plan. A dance floor requires the approval of a conditional use permit and a separate business license shall be obtained.



Police Department Requirements:

- a. The applicant shall install a CCTV monitoring system, which is subject to inspection prior to opening. The requirements are as follows:
- 960H (960 x 480) recording resolution
  - H.264 video compression
  - Real-time recording 30 fbs per channel @ 960 resolution
  - 2048 bit rate
  - 1 TB hard disk drive at a minimum and larger if the number of cameras require more storage to meet the 30 day storage minimum
  - Fixed cameras with complete coverage of areas that do not infringe on the privacy of patrons, PTZ (pan, tilt, zoom) optional
  - Recordings preserved for a minimum of 30 days (30 day loop minimum)
  - DVR must contain a USB port for police department personnel to easily access system and download video

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 27<sup>th</sup> day of November, 2018, by the following vote:

AYES: HOLTZ, REDHOLTZ

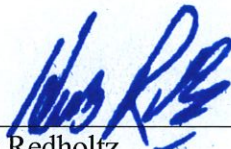
NOES: ROZATTI

ABSENT: HENG

ABSTAIN: NONE

DATE: December 11, 2018

EXPIRES: December 11, 2020, If not used.

  
\_\_\_\_\_  
Herb Redholtz  
Planning Commission

  
\_\_\_\_\_  
Jeff Anderson, Secretary  
Planning Commission

# ATTACHMENT NO. 4

DR #	Event Number	Priority	Call for Service	Is Self Initiated	Service Area	RD	Involved Units	Disposition Description	Received Date	Received Day of Week	Received Hour Group	Address
	2107120007	P3	415N - NOISE DIST	No	SA 4	RD 113	6F1, 6P15, 6P16	ADVISED	07/12/2021 0:31	Mon	0	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2108090011	P2	242 - BATTERY	No	SA 4	RD 113	6F1, 6P15, 6P16	CHECKS 10-4	08/09/2021 1:29	Mon	100	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2109020007	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16	CHECKS 10-4	09/02/2021 1:34	Thu	100	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2109090015	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16	CHECKS 10-4	09/09/2021 1:31	Thu	100	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2109130011	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16	ADVISED	09/13/2021 1:05	Mon	100	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2109150017	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16	ADVISED	09/15/2021 2:10	Wed	200	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2109160021	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16	NOT GIVEN	09/16/2021 2:30	Thu	200	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2109170005	P2	WELFCF - WELFARE CHECK	No	SA 4	RD 113	6P15, 6P16	CHECKS 10-4	09/17/2021 0:25	Fri	0	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2109230226	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16	Checks Okay	09/23/2021 23:55	Thu	2300	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2110020011	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16	CHECKS 10-4	10/02/2021 1:31	Sat	100	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2110030212	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15	ADVISED	10/03/2021 22:58	Sun	2200	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2110050009	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16	CHECKS 10-4	10/05/2021 1:58	Tue	100	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2110080176	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16	ADVISED	10/08/2021 23:03	Fri	2300	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2110110013	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16	ADVISED	10/11/2021 2:16	Mon	200	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2110140110	P2	415 - DISTURBANCE	No	SA 4	RD 113	6P25, 6P26	GOA/UNABLE TO LOCATE	10/14/2021 14:56	Thu	1400	2050 S VALINDA AVE, WEST COVINA, CA, 91792
	2110170229	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15	ADVISED	10/17/2021 21:57	Sun	2100	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
21-05952	2110180014	P1	MANGUN - MAN W/GUN	No	SA 4	RD 113	6P51, 6F1, 6P14, 6P15, 6P16, 6P11, 6P12	ARRESTED	10/18/2021 1:02	Mon	100	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2110250002	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16	ADVISED	10/25/2021 1:03	Mon	100	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2111010010	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16	CHECKS 10-4	11/01/2021 1:42	Mon	100	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2111030211	P3	415N - NOISE DIST	No	SA 4	RD 113	6F1, 6P15, 6P16	CHECKS 10-4	11/03/2021 23:48	Wed	2300	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2111060018	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16	CHECKS 10-4	11/06/2021 1:32	Sat	100	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2111100216	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6F2	Checks Okay	11/10/2021 23:09	Wed	2300	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2111100217	P3	415N - NOISE DIST	No	SA 4	RD 113		DUPLICATE CALL	11/10/2021 23:12	Wed	2300	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2111130016	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16	CHECKS 10-4	11/13/2021 3:00	Sat	300	2050 S VALINDA AVE, WEST COVINA, CA, 91792
	2111200022	P3	415N - NOISE DIST	No	SA 4	RD 113	6P14	CHECKS 10-4	11/20/2021 2:07	Sat	200	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2111230175	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16	ADVISED	11/23/2021 22:57	Tue	2200	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2111240205	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15	ADVISED	11/24/2021 23:00	Wed	2300	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2111250011	P3	902T - NON INJ T/C	No	SA 4	RD 113	6P15, 6P16	EVENT # GIVEN	11/25/2021 1:14	Thu	100	2050 S VALINDA AVE, WEST COVINA, CA, 91792
	2112030157	P2	911A - CONTACT INF	No	SA 4	RD 113	6P15	ADVISED	12/03/2021 17:36	Fri	1700	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2112250002	P3	415N - NOISE DIST	No	SA 4	RD 113		Cancelled	12/25/2021 0:00	Sat	0	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2201080017	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16	ADVISED	01/08/2022 2:17	Sat	200	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
2201100001	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15	CHECKS 10-4	01/10/2022 0:04	Mon	0	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792	
2201160016	P3	415N - NOISE DIST	No	SA 4	RD 113	6P35	ADVISED	01/16/2022 1:30	Sun	100	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792	
2201160027	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15	CHECKS 10-4	01/16/2022 3:10	Sun	300	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792	
22-00615	2202170006	P1	417 - BRANDISH WEAPON	No	SA 4	RD 113	6P51, 6PL, 6P14, 6P15, 6P16, 6P11, 6P12	Report Taken	01/27/2022 1:00	Thu	100	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2202130009	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16	ADVISED	02/13/2022 1:02	Thu	100	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2202170010	P3	415N - NOISE DIST	No	SA 4	RD 113	6P16	CHECKS 10-4	02/17/2022 1:34	Thu	100	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2202180004	P3	415N - NOISE DIST	No	SA 4	RD 113		CANCELLED	02/18/2022 0:36	Fri	0	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2203040005	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15	ADVISED	03/04/2022 0:22	Fri	0	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2203150009	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16	ADVISED	03/15/2022 0:28	Tue	0	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2203200029	P2	SUSCIR - SUSP CIRCS	No	SA 4	RD 113	6F1, 6P15, 6P16	CHECKS 10-4	03/20/2022 2:15	Sun	200	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2203220012	P3	415N - NOISE DIST	No	SA 4	RD 113	6P16	ADVISED	03/22/2022 1:34	Tue	100	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2203290013	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15	CHECKS 10-4	03/29/2022 0:53	Tue	0	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2204020008	P2	415 - DISTURBANCE	No	SA 4	RD 113	6F1, 6P14, 6P15, 6P16, 6P12	Report Taken	04/02/2022 1:04	Sat	100	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2204030210	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16, 6P13	ADVISED	04/03/2022 23:00	Sun	2300	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2204050163	P2	SUSCIR - SUSP CIRCS	No	SA 4	RD 113		NO REPORT DESIRED	04/05/2022 16:11	Tue	1600	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2204070002	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16	CHECKS 10-4	04/07/2022 0:10	Thu	0	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2204160024	P2	415 - DISTURBANCE	No	SA 4	RD 113	6P15, 6P16	CHECKS 10-4	04/16/2022 2:02	Sat	200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2204190009	P3	415N - NOISE DIST	No	SA 4	RD 113	6F1, 6P15	CHECKS 10-4	04/19/2022 0:20	Tue	0	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
2205050217	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16	CHECKS 10-4	05/05/2022 23:09	Thu	2300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744	
2205140011	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16	ADVISED	05/14/2022 1:14	Sat	100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744	
2205290109	P1	242IP - BATTERY I/P	No	SA 4	RD 113	6P25, 6P26	GONE ON ARRIVAL	05/29/2022 13:59	Sun	1300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744	
2206140225	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16	CHECKS 10-4	06/14/2022 23:42	Tue	2300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744	
2206160031	P2	459A - BURGULARY ALARM	No	SA 4	RD 113	6P15, 6P16, 6P11	ORIGINAL REPORT TAKEN	06/16/2022 3:28	Thu	300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744	
2206270019	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16	CHECKS OKAY	06/27/2022 1:26	Mon	100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744	
22-05221	2207220185	P1	SHOOT(P) - SHOOTING (P)	No	SA 4	RD 113	6P51, 6F1, 6P14, 6P15, 6P16, 6P11, 6P12, 6P13	ORIGINAL REPORT TAKEN	07/22/2022 21:17	Fri	2100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2208090216	P2	415 - DISTURBANCE	No	SA 4	RD 113	6P15, 6P16	GOA/UNABLE TO LOCATE	08/09/2022 19:46	Tue	1900	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2208100204	P2	415 - DISTURBANCE	No	SA 4	RD 113	6P15, 6P16	CANCELLED	08/10/2022 20:40	Wed	2000	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2208170104	P2	MANDOWN (P) - MAN/PERSON DOWN (P)	No	SA 4	RD 113	6P51, 6P26, 6P22	MEDICAL ASSIST	08/17/2022 9:49	Wed	900	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2208270130	P3	SUPRPT - SUPPLEMENTAL RPT	No	SA 4	RD 113	6P35	SUPPLEMENTAL REPORT TAKEN	08/27/2022 17:09	Sat	1700	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2208280021	P2	415 - DISTURBANCE	No	SA 4	RD 113	6F1, 6P15, 6P13	GOA/UNABLE TO LOCATE	08/28/2022 1:20	Sun	100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2209040028	P3	415N - NOISE DIST	No	SA 4	RD 113	6P15, 6P16	ADVISED	09/04/2022 2:54	Sun	200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2209080154	P4	CODES - SURVEILLANCE	No	SA 4	RD 113	CODES	INFORMATION OBTAINED	09/08/2022 16:35	Thu	1600	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2210030177	P2	WELFCF - WELFARE CHECK	No	SA 4	RD 113	6P15	CHECKS OKAY	10/03/2022 21:03	Mon	2100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2210150005	P2	415 - DISTURBANCE	No	SA							

	2302020185	P2	925T - TRANSIENT	No	SA 4	RD 113	6P15, 6P16, 6P35, 6F3	ADVISED	02/02/2023 19:58	Thu	1900	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2302050138	P2	SUSCIR - SUSP CIRCS	No	SA 4	RD 113	6P25, 6P26, 6F1, 6P15, 6P16	ADVISED	02/05/2023 18:00	Sun	1800	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2302060152	P2	415 - DISTURBANCE	No	SA 4	RD 113	6P15, 6P16	CANCELLED	02/06/2023 20:06	Mon	2000	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2302180108	P2	925T - TRANSIENT	No	SA 4	RD 113	6P25, 6P26	GONE ON ARRIVAL	02/18/2023 13:18	Sat	1300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2302260125	P2	415 - DISTURBANCE	No	SA 4	RD 113	6P25, 6P26	ASSISTED	02/26/2023 14:40	Sun	1400	2050 S VALINDA AVE, WEST COVINA, CA, 91792
	2303010091	P4	CODE5 - SURVEILLANCE	No	SA 4	RD 113	6X2, CODE5	DETAIL HANDLED	03/01/2023 11:55	Wed	1100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2303030197	P2	415 - DISTURBANCE	No	SA 4	RD 113	6F1, 6P15, 6P16, 6P35	Checks Okay	03/03/2023 22:09	Fri	2200	2050 S VALINDA AVE, WEST COVINA, CA, 91792
	2303060126	P3	10851R - AUTO THEFT RPT	No	SA 4	RD 113	6P15	OUTSIDE JURISDICTION	03/06/2023 19:27	Mon	1900	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2303290128	P2	925T - TRANSIENT	No	SA 4	RD 113	6P34	GOA/UNABLE TO LOCATE	03/29/2023 17:05	Wed	1700	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
23-02165	2304020188	P1	273.5 - DOMESTIC VIOLENCE	No	SA 4	RD 113	6P51, 6F1, 6P15, 6P16	Report Taken	04/02/2023 23:53	Sun	2300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
23-02283	2304070185	P2	415 - DISTURBANCE	No	SA 4	RD 113	6P15, 6P16, 6P13	WARRANT ARREST	04/07/2023 20:44	Fri	2000	2050 S VALINDA AVE, WEST COVINA, CA, 91792
	2304130176	P2	415 - DISTURBANCE	No	SA 4	RD 113	6F1, 6P52, 6P14, 6P15, 6P16, 6P34, 6P13	DISTURBING PARTY LEFT	04/13/2023 20:35	Thu	2000	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
23-02615	2304220013	P2	415 - DISTURBANCE	No	SA 4	RD 113	6P51, 6F1, 6P15, 6P16, 6P13	ARRESTED	04/22/2023 1:00	Sat	100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2304260160	P2	925T - TRANSIENT	No	SA 4	RD 113	6P25, 6P35	GONE ON ARRIVAL	04/26/2023 15:54	Wed	1500	2050 S VALINDA AVE, WEST COVINA, CA, 91792
23-03364	2305240017	P2	415 - DISTURBANCE	No	SA 4	RD 113	6P15, 6P16	Report Taken	05/24/2023 2:03	Wed	200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2306090013	P2	415 - DISTURBANCE	No	SA 4	RD 113	6P14, 6P15, 6P16, 6F2	CHECKS 10-4	06/09/2023 7:00	Fri	200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2306260006	P2	SUSCIR - SUSP CIRCS	No	SA 4	RD 113	6P15, 6P16	CHECKS OKAY	06/26/2023 0:38	Mon	0	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2107210084	P4	PATCHK - PATROL CHECK	Yes	SA 4	RD 113	6P25	Checks Okay	07/21/2021 10:13	Wed	1000	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2109110157	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P35	CHECKS 10-4	09/11/2021 18:43	Sat	1800	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2110160145	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	10/16/2021 19:14	Sat	1900	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2112270004	P4	TS - TRAFFIC STOP	Yes	SA 4	RD 113	6P15	ADVISED	12/27/2021 0:16	Mon	0	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2112280211	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	12/28/2021 23:23	Tue	2300	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2202190191	P2	925 - SUSP PERSON	Yes	SA 4	RD 113	6P52, 6P36, 6P35	CITE ISSUED	02/19/2022 19:18	Sat	1900	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2203020244	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	03/02/2022 22:28	Wed	2200	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2203020251	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P16	CHECKS 10-4	03/02/2022 23:03	Wed	2300	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2203090003	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P16	CHECKS 10-4	03/09/2022 0:19	Wed	0	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2203170023	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	03/17/2022 2:55	Thu	200	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2203180005	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15, 6P16	CHECKS 10-4	03/18/2022 0:12	Fri	0	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2204020179	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P35	CHECKS 10-4	04/02/2022 21:14	Sat	2100	2050 S VALINDA, DORE & AMAR, WEST COVINA, CA, 91792
	2204150098	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P25	CHECKS 10-4	04/15/2022 11:57	Fri	1100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2204150220	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	04/15/2022 23:47	Fri	2300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2204160022	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	04/16/2022 1:57	Sat	100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2204190139	P4	PTST - POLICE TEST	Yes	SA 4	RD 113	6AL	TEST CALL	04/19/2022 13:56	Tue	1300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2204230011	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15, 6P16	CHECKS 10-4	04/23/2022 1:02	Sat	100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2204250240	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	04/25/2022 21:18	Mon	2100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2205040205	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	05/04/2022 22:48	Wed	2200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2205090181	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	05/09/2022 23:35	Fri	2300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2205200011	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	05/20/2022 2:14	Fri	200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2205210010	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	05/21/2022 1:49	Sat	100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2205260227	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	05/26/2022 23:47	Thu	2300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	22061300214	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	06/13/2022 23:20	Mon	2300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2208060198	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	08/06/2022 22:25	Sat	2200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2208070004	P2	925 - SUSP PERSON	Yes	SA 4	RD 113	6P52, 6P15	ADVISED	08/07/2022 0:29	Sun	0	REBEL YELL
	2208170254	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	Checks Okay	08/17/2022 22:30	Wed	2200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2208170255	P2	925S - SUSP PERSONS	Yes	SA 4	RD 113	6P15, 6P16	ADVISED	08/17/2022 22:35	Wed	2200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2208200017	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	08/20/2022 1:49	Sat	100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2208270157	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6F3	CHECKS OKAY	08/27/2022 20:30	Sat	2000	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2208290015	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6F1	CHECKS 10-4	08/29/2022 1:41	Mon	100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2208290173	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	08/29/2022 21:46	Mon	2100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
22-06277	2208310137	P3	925V - SUSP VEH	Yes	SA 4	RD 113	6P25, 6F1, 6P26, 6G1	FI TAKEN	08/31/2022 15:59	Wed	1500	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2209010170	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	09/01/2022 22:03	Thu	2200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2209020117	P4	FUP - FOLLOW UP	Yes	SA 4	RD 113	6D8, 6D11	INFORMATION OBTAINED	09/02/2022 14:59	Fri	1400	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2209030183	P4	IP - ILLEGAL PARKER	Yes	SA 4	RD 113	6F1	CITE ISSUED	09/03/2022 21:23	Sat	2100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2209050166	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	09/05/2022 18:42	Mon	1800	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2209080233	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	09/08/2022 23:55	Thu	2300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
22-06493	2209090180	P2	925S - SUSP PERSONS	Yes	SA 4	RD 113	6F1, 6P15, 6P16	ARRESTED	09/09/2022 20:42	Fri	2000	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2209100164	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P35	CHECKS 10-4	09/10/2022 18:06	Sat	1800	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2209100185	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P35	CHECKS 10-4	09/10/2022 20:28	Sat	2000	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2209100202	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	09/10/2022 22:05	Sat	2200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2209140239	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6F2	CHECKS 10-4	09/14/2022 21:47	Wed	2100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2209160020	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	09/16/2022 2:27	Fri	200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2209230006	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	09/23/2022 1:15	Fri	100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2210060019	P2	415 - DISTURBANCE	Yes	SA 4	RD 113	6P51, 6F1, 6P15, 6P16, 6P12, 6P13	ADVISED	10/06/2022 2:27	Thu	200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2210060199	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6F1	NOT GIVEN	10/06/2022 23:57	Thu	2300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2210070014	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	10/07/2022 2:41	Fri	200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2210070182	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15, 6P16, 6F2	CHECKS 10-4	10/07/2022 20:21	Fri	2000	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2210100023	P2	925A - SUSP OCCUPIED VEH	Yes	SA 4	RD 113	6P15	ADVISED	10/10/2022 2:29	Mon	200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2210140171	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	10/14/2022 20:56	Fri	2000	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2210160013	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	10/16/2022 1:22	Sun	100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2210250168	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	10/25/2022 19:17	Tue	1900	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2210270210	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	10/27/2022 23:45	Thu	2300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2211050014	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	11/05/2022 1:59	Sat	100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2211110004	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	11/11/2022 0:35	Fri	0	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2211210007	P2	925A - SUSP OCCUPIED VEH	Yes	SA 4	RD 113	6P15	ADVISED	11/21/2022 2:48	Mon	200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2211250145	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	11/25/2022 21:23	Fri	2100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2211290190	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	11/29/2022 21:08	Thu	2100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
22-08605	22120023											

	2212300028	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6F1	CHECKS OKAY	12/30/2022 2:48	Fri		200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2212310034	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P25	CHECKS 10-4	12/31/2022 6:57	Sat		600	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2212310058	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6F2	CHECKS 10-4	12/31/2022 9:55	Sat		900	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2212310059	P2	925 - SUSP PERSON	Yes	SA 4	RD 113	6P25, 6F2	CHECKS 10-4	12/31/2022 9:57	Sat		900	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2212310193	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P36	CHECKS 10-4	12/31/2022 23:18	Sat		2300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2301010170	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6F1	CHECKS OKAY	01/01/2023 23:43	Sun		2300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2301080015	P2	925A - SUSP OCCUPIED VEH	Yes	SA 4	RD 113	6K1, 6P16, 6F3	CHECKS 10-4	01/08/2023 1:36	Sun		100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2301080166	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P16	CHECKS 10-4	01/08/2023 22:36	Sun		2200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2301100192	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	01/10/2023 21:52	Tue		2100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2301120173	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	01/12/2023 22:33	Thu		2200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2301130122	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P34	CHECKS 10-4	01/13/2023 14:13	Fri		1400	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2301130184	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6F1	CHECKS 10-4	01/13/2023 21:02	Fri		2100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2301150003	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P36	CHECKS 10-4	01/15/2023 0:59	Sun		0	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2301170014	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15, 6P16	CHECKS 10-4	01/17/2023 1:52	Tue		100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2301170136	P3	HBC - HAIL BY CITIZEN	Yes	SA 4	RD 113	6P51, 6P25, 6P26, 6F1	ADVISED	01/17/2023 15:30	Tue		1500	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2301170195	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	01/17/2023 23:07	Tue		2300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2301180189	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	01/18/2023 23:41	Wed		2300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2301200178	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P16	CHECKS 10-4	01/20/2023 20:04	Fri		2000	REBEL YELL
	2301280143	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	DETAIL COMPLETE	01/28/2023 19:06	Sat		1900	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2301280157	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P16	CHECKS 10-4	01/28/2023 20:20	Sat		2000	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2301280180	P3	925V - SUSP VEH	Yes	SA 4	RD 113	6P15	CITE ISSUED	01/28/2023 22:10	Sat		2200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2301280190	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	EXTRA PATROL	01/28/2023 23:49	Sat		2300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2301290006	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P36, 6P15	CHECKS 10-4	01/29/2023 0:16	Sun		0	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2302020013	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	02/02/2023 1:47	Thu		100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2302020181	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P16	CHECKS 10-4	02/02/2023 19:34	Thu		1900	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2302030010	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P16	CHECKS 10-4	02/03/2023 1:59	Fri		100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2302040007	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P51	CHECKS 10-4	02/04/2023 0:59	Sat		0	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2302050018	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	02/05/2023 1:16	Sun		100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2302100185	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15, 6P16	ADVISED	02/10/2023 22:06	Fri		2200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2302110008	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS OKAY	02/11/2023 0:46	Sat		0	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2302170218	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS OKAY	02/17/2023 22:46	Fri		2200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2302180013	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	02/18/2023 1:36	Sat		100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2302180239	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P36, 6P15, 6P16	CHECKS 10-4	02/18/2023 22:34	Sat		2200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2302190034	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6F3	CHECKS 10-4	02/19/2023 1:44	Sun		100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2302240162	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS OKAY	02/24/2023 20:55	Fri		2000	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2302240190	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6F1	CHECKS 10-4	02/24/2023 23:19	Fri		2300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2302250015	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	02/25/2023 1:29	Sat		100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2302280141	P4	IP - ILLEGAL PARKER	Yes	SA 4	RD 113	6P15, 6P16	CITE ISSUED	02/28/2023 19:42	Tue		1900	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2303020166	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	NOT GIVEN	03/02/2023 19:01	Thu		1900	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2303020169	P4	IP - ILLEGAL PARKER	Yes	SA 4	RD 113	6P16	CITE ISSUED	03/02/2023 19:31	Thu		1900	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2303020178	P4	CODES - SURVEILLANCE	Yes	SA 4	RD 113	6F1, 6P15, 6P16	DETAIL HANDLED	03/02/2023 20:01	Thu		2000	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2303040124	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P25	CHECKS 10-4	03/04/2023 15:52	Sat		1500	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2303040218	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P36	CHECKS 10-4	03/04/2023 22:47	Sat		2200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2303060140	P3	HBC - HAIL BY CITIZEN	Yes	SA 4	RD 113	6P15	ADVISED	03/06/2023 20:50	Mon		2000	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2303090144	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P52, 6P35	Checks Okay	03/09/2023 18:41	Thu		1800	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2303110208	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	03/11/2023 21:24	Sat		2100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2303120159	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P16	NOT GIVEN	03/12/2023 20:07	Sun		2000	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2303140143	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P34	CHECKS 10-4	03/14/2023 16:58	Tue		1600	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2303170017	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	DETAIL COMPLETE	03/17/2023 1:55	Fri		100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2303260016	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P16	CHECKS 10-4	03/26/2023 2:02	Sun		200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2303270015	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6F1, 6F4, 6F2	CHECKS 10-4	03/27/2023 2:26	Mon		200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2303300172	P2	925 - SUSP PERSON	Yes	SA 4	RD 113	6P15, 6P16, 6P34	ADVISED	03/30/2023 21:18	Thu		2100	REBEL YELL
	2304030190	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P16	CHECKS 10-4	04/03/2023 22:58	Mon		2200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2304070012	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS OKAY	04/07/2023 1:45	Fri		100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2304110043	P3	PED - PEDESTRIAN TFC	Yes	SA 4	RD 113	6P25, 6P26	ADVISED	04/11/2023 8:52	Tue		800	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2304140223	P3	TS - TRAFFIC STOP	Yes	SA 4	RD 113	6P51	ADVISED	04/14/2023 22:59	Fri		2200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2304140235	P3	925V - SUSP VEH	Yes	SA 4	RD 113	6P15	CHECKS 10-4	04/14/2023 23:42	Fri		2300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
23-02466	2304160020	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P36, 6F4, 6P15, 6P12, 6F3, 6P35	FI TAKEN	04/16/2023 1:17	Sun		100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2305050200	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	05/05/2023 21:01	Fri		2100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2305050210	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	05/05/2023 21:39	Fri		2100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2305050233	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	05/05/2023 23:14	Fri		2300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2305060202	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	05/06/2023 21:24	Sat		2100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2305060227	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	05/06/2023 23:11	Sat		2300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2305070019	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	05/07/2023 1:56	Sun		100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2305070045	P2	925 - SUSP PERSON	Yes	SA 4	RD 113	6P25, 6P24	FI TAKEN	05/07/2023 8:12	Sun		800	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	23-03128	2305130072	P2	925A - SUSP OCCUPIED VEH	Yes	SA 4	RD 113	6P25, 6P26, TROY, TT, 6F2	ARRESTED	05/13/2023 10:15	Sat	1000	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
		2305140015	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P51, 6P52, 6P14, 6P15, 6F2, 6P33, 6P12, 6P35, 6F3	CITE ISSUED	05/14/2023 1:19	Sun	100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
		2305140059	P2	925A - SUSP OCCUPIED VEH	Yes	SA 4	RD 113	6P25	CHECKS 10-4	05/14/2023 9:17	Sun	900	REBEL YELL
		2305140068	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P25	CHECKS 10-4	05/14/2023 9:49	Sun	900	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
		2305150007	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS OKAY	05/15/2023 1:21	Mon	100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
		2305170244	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P16	CHECKS 10-4	05/17/2023 23:19	Wed	2300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
		2305190013	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	05/19/2023 2:01	Fri	200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
		2305200004	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	05/20/2023 0:11	Sat	0	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
		2305200169	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	05/20/2023 19:31	Sat	1900	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
		2305280002	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	05/28/2023 0:08	Sun	0	

	2306090201	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	06/09/2023 22:45	Fri	2200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2306100010	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	06/10/2023 0:57	Sat	0	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2306100019	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	06/10/2023 2:04	Sat	200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2306100228	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	06/10/2023 22:29	Sat	2200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2306100237	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6F3	CHECKS OKAY	06/10/2023 23:10	Sat	2300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2306100249	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	06/10/2023 23:51	Sat	2300	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2306110059	P2	925A - SUSP OCCUPIED VEH	Yes	SA 4	RD 113	6PS1, 6P21	CHECKS 10-4	06/11/2023 9:50	Sun	900	REBEL YELL
	2306110063	P3	HBC - HAIL BY CITIZEN	Yes	SA 4	RD 113	6P26	ASSISTED	06/11/2023 10:23	Sun	1000	REBEL YELL
	2306150195	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P16	CHECKS 10-4	06/15/2023 22:04	Thu	2200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2306170010	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	06/17/2023 0:58	Sat	0	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2306170173	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6F3	CHECKS 10-4	06/17/2023 20:22	Sat	2000	REBEL YELL
	2306170205	P2	925A - SUSP OCCUPIED VEH	Yes	SA 4	RD 113	6PS1, 6PS2	ADVISED	06/17/2023 22:14	Sat	2200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2306190006	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS OKAY	06/19/2023 2:02	Mon	200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2306260011	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS OKAY	06/26/2023 1:58	Mon	100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
23-04250	2307010200	P2	925S - SUSP PERSONS	Yes	SA 4	RD 113	6P16, 6P35, 6F3	FI TAKEN	07/01/2023 22:13	Sat	2200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2307050196	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	07/05/2023 22:36	Wed	2200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2307150205	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	07/15/2023 22:36	Sat	2200	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2307160017	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P35	CHECKS OKAY	07/16/2023 1:11	Sun	100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744
	2307160018	P4	XPAT - EXTRA PATROL	Yes	SA 4	RD 113	6P15	CHECKS 10-4	07/16/2023 1:21	Sun	100	2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA, 91744













## West Covina Police Department

1444 W GARVEY AVE S | WEST COVINA, CA 91790 | P: 626.939.8500

EVENT #2305240017

## POLICE EVENT INFORMATION

CLEARED

DATE / TIME INITIATED 05/24/2023 02:03:42	DATE / TIME RECEIVED 05/24/2023 02:03:42	DATE / TIME TRANSMITTED 05/24/2023 02:03:42	FIRST DATE / TIME DISPATCHED 05/24/2023 02:09:08	FIRST DATE / TIME ARRIVED 05/24/2023 02:11:48
FIRST DATE / TIME EN ROUTE 05/24/2023 02:09:10			LAST DATE / TIME DISPATCHED	LAST DATE / TIME ARRIVED
CALLTAKER / ID# N. Santoyo #C160		DISPATCHER / ID# N. Santoyo #C160		
PRIMARY UNIT DISPATCHED 6P15	BACKUP UNIT(S) DISPATCHED 6P16			
REN# 23-03364				
LOCATION REBEL YELL BAR, 2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA 91744 (VERIFIED)				APT/UNIT
LOCATION NOTES				

POLICE D-AREA City	POLICE AGENCY West Covina Police Department	POLICE DISTRICT / SECTOR / GRID SA 4 / Beat 5 / RD 113	
POLICE RADIO		MERGED RADIO CHANNELS	
CALL FOR SERVICE 415 - DISTURBANCE		ADDITIONAL CALLS FOR SERVICE	
RISK	PRIORITY P2	TYPE <input checked="" type="checkbox"/> DISPATCH <input type="checkbox"/> TRU	ORIGIN Phone

## NARRATIVE

DECLINING MEDICS... BARTENDER BEAT UP A CUSTOMER DECLINING MEDICS .. RP SOUNDS HBD

## REPORTING PARTIES

RP-1 FIRST NAME [REDACTED]	LAST NAME [REDACTED]	PHONE [REDACTED]
LOCATION [REDACTED]		APT/UNIT
NOTES		DATE / TIME 05/24/2023 02:03:42

## VEHICLES

V-1 TAG# / VIN# [REDACTED]	STATE
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## DISPOSITIONS

D-1 PRIMARY DISPOSITION RPTT - Report Taken	ADDITIONAL DISPOSITION(S)	DATE / TIME 05/24/2023 02:34:50
NOTES		USER / ID# N. Santoyo #C160

## RELATED EVENTS

**ASSISTING AGENCIES****RESPONDING UNIT INFO**

6P15 D CLEMENTS #473

6P16 J HONEYCUTT #468

**EVENT LOG**

N. Santoyo #C160 added Reporting Party	02:03:42
FIRST NAME: [REDACTED] PHONE NUMBER: [REDACTED]	
N. Santoyo #C160 created Event #2305240017	02:03:42
AGENCY TYPE: Police BEAT: SA 4 CALL FOR SERVICE: 415 - DISTURBANCE	
EVENT INITIATED DATE: 05/24/23 02:03 EVENT ORIGIN: Phone	
LOCATION_ENTITY_LINK_SUBDIVISION_3_ATTR_ID: RD 113 LOC: 2050 VALINDA AVE	
POLICE AGENCY: West Covina Police Department POLICE D-AREA: City PRIORITY: PRIORITY 2	
RECEIVED DATE: 05/24/23 02:03 REPORTING DISTRICT: Beat 5 TRANSMITTED DATE: 05/24/23 02:03	
N. Santoyo #C160 INITIAL NARRATIVE: DECLINING MEDICS... BARTENDER BEAT UP A CUSTOMER DECLINING MEDICS .. RP SOUNDS HBD	02:03:42
N. Santoyo #C160 assigned 6P15 as primary	02:09:08
N. Santoyo #C160 assigned 6P16 as backup	02:09:08
6P15 set status to EN	02:09:10
6P16 set status to EN	02:09:21
6P15 set status to A	02:11:48
S. Peters #C188 queried vehicle by Plate: [REDACTED] PurposeCode: C on behalf of 6P15	02:17:49
RMS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C	02:17:49
S. Peters #C188 added Vehicle	02:17:49
LICENSE PLATE / REGISTRATION #: [REDACTED]	
DMV - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C	02:17:53
SVS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C	02:17:53
CWS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C	02:17:55
6P15 generated DR # 23-03364	02:33:33
N. Santoyo #C160 cleared event	02:34:50
PRIMARY DISPOSITION: RPTT PRIMARY UNIT: 6P15	



**West Covina Police Department**  
1444 W GARVEY AVE S | WEST COVINA, CA 91790 | P: 626.939.8500

EVENT #2301280013

**POLICE EVENT INFORMATION**

**CLEARED**

DATE / TIME INITIATED	DATE / TIME RECEIVED 01/28/2023 01:24:56	DATE / TIME TRANSMITTED 01/28/2023 01:25:45	FIRST DATE / TIME DISPATCHED 01/28/2023 01:32:27	FIRST DATE / TIME ARRIVED 01/28/2023 01:35:22
FIRST DATE / TIME EN ROUTE 01/28/2023 01:32:32			LAST DATE / TIME DISPATCHED	LAST DATE / TIME ARRIVED
CALLTAKER / ID# S. Jafaklou #C190		DISPATCHER / ID# N. Londi #C163		
PRIMARY UNIT DISPATCHED 6P16	BACKUP UNIT(S) DISPATCHED 6F1, 6P15, 6P11, 6PS1, 6P13			
REN# 23-00620				
LOCATION REBEL YELL BAR & STEAKHOUSE, 2050 S VALINDA AVE, WEST COVINA, CA 91792 (VERIFIED)				APT/UNIT
LOCATION NOTES				

POLICE D-AREA City	POLICE AGENCY West Covina Police Department	POLICE DISTRICT / SECTOR / GRID SA 4 / Beat 5 / RD 113		
POLICE RADIO		MERGED RADIO CHANNELS		
CALL FOR SERVICE SHTFRD - SHOTS FIRED		ADDITIONAL CALLS FOR SERVICE		
RISK	PRIORITY P1	TYPE <input checked="" type="checkbox"/> DISPATCH <input type="checkbox"/> TRU	ORIGIN Phone	

**NARRATIVE**


\*\*\* 415 HEARD \*\*\* BAR FIGHT - RP SMELLS SMOKE NO FLAMES SEEN PEOPLE ARE INSIDE RTL

**REPORTING PARTIES**

RP-1 FIRST NAME BARTENDER	LAST NAME	PHONE
LOCATION		APT/UNIT
NOTES		DATE / TIME 01/28/2023 01:25:46

**VEHICLES**

V-1 TAG# / VIN#	STATE
	STATE
	STATE
	STATE
	STATE

	V-6 TAG# / VIN#	STATE
		STATE
		STATE
		STATE

**DISPOSITIONS**

D-1 PRIMARY DISPOSITION RPTT - Report Taken	ADDITIONAL DISPOSITION(S)	DATE / TIME 01/28/2023 05:48:25
NOTES		USER / ID# S. Jafaklou #C190

**RELATED EVENTS**

X-CLASS


Fire Event #2301280014

**ASSISTING AGENCIES****RESPONDING UNIT INFO**

6P16 J HONEYCUTT #468  
6F1 E CUELLAR #440  
6P15 K KRONEBERGER #478  
6P11 D CLEMENTS #473  
6PS1 C PALAGANAS #409  
6P13 D MARTINEZ #475

**EVENT LOG**

S. Jafaklou #C190 added Reporting Party 01:25:46

BAR  
FIRST NAME: TENDER PHONE NUMBER: 

S. Jafaklou #C190 created Event #2301280013 01:25:46

AGENCY TYPE: Police BEAT: SA 4 CALL FOR SERVICE: 242 - BATTERY EVENT ORIGIN: Phone  
LOCATION\_ENTITY\_LINK\_SUBDIVISION\_3\_ATTR\_ID: RD 113 LOC: 2050 S VALINDA AVE  
POLICE AGENCY: West Covina Police Department POLICE D-AREA: City PRIORITY: PRIORITY 2  
RECEIVED DATE: 01/28/23 01:24 REPORTING DISTRICT: Beat 5 TRANSMITTED DATE: 01/28/23 01:25

S. Jafaklou #C190 INITIAL NARRATIVE: \*\*\* 415 HEARD \*\*\* BAR FIGHT - RP SMELLS SMOKE 01:25:46  
NO FLAMES SEEN PEOPLE ARE INSIDE RTL

S. Jafaklou #C190: S. Jafaklou #C190 requested X-Class Fire assistance from West Covina Fire 01:25:55  
Department. S. Jafaklou #C190 created X-Class Fire event #2301280014 from Police event  
#2301280013

N. Londi #C163: 914N S1 01:27:21

S. Jafaklou #C190: SEES SMOKE INSIDE \*\*\* 01:27:30

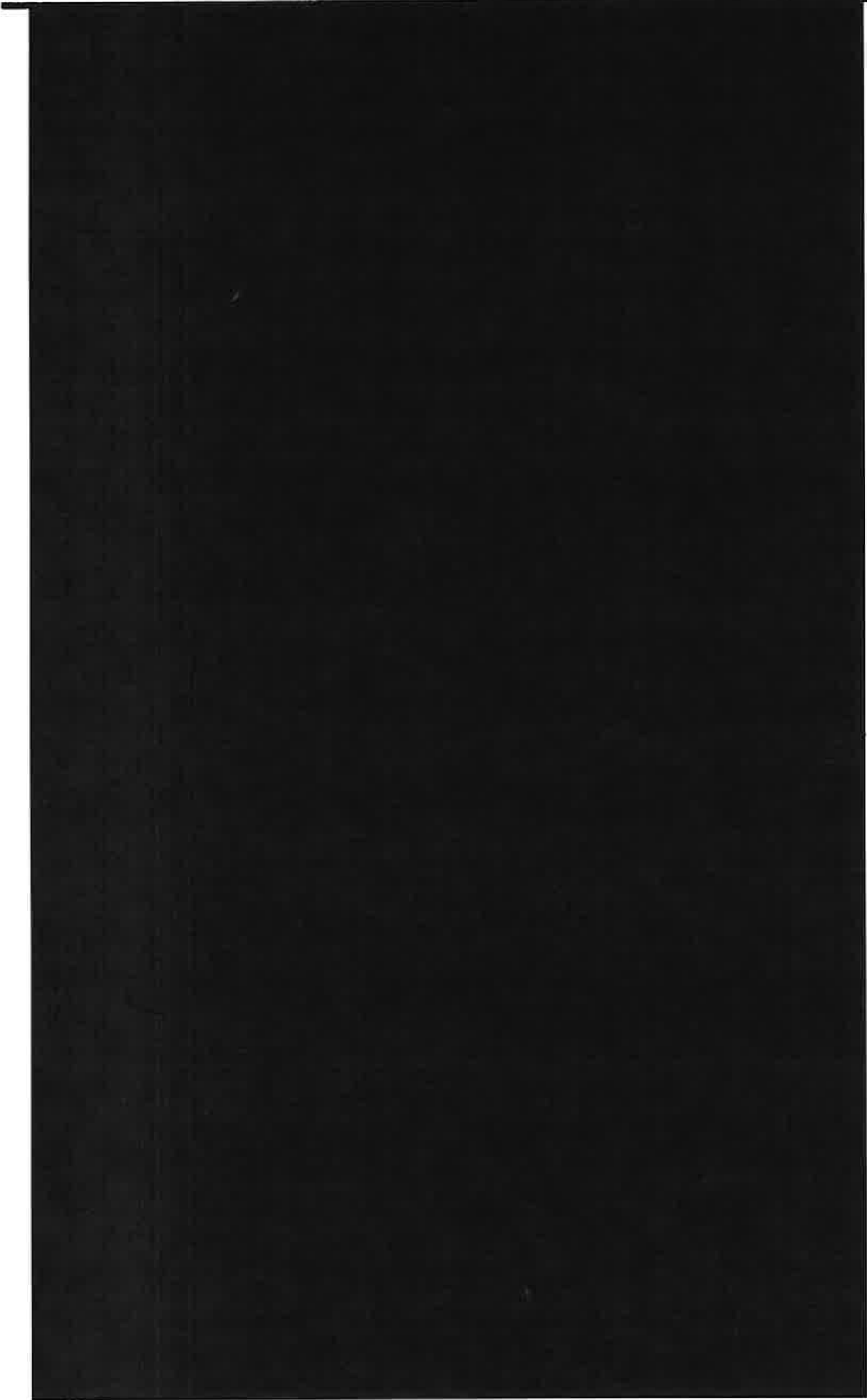
S. Dorsey #C141: PER A1 ONEENG TO EVAL DUE TO FIGHT 01:29:06

N. Londi #C163 assigned 6P16 as primary 01:32:27

N. Londi #C163 assigned 6P15 as backup 01:32:27  
6P15 set status to EN 01:32:32  
6P16 set status to EN 01:32:44  
S. Jafaklou #C190: ADDL FEMALE SAYING SOMEONE IS SHOOTING 01:34:43  
N. Londi #C163: F1- START LASD 01:35:12  
S. Jafaklou #C190: FEMALE'S 1021 [REDACTED] 01:35:12  
S. Jafaklou #C190: FEMALE NOT ANSWERING QUESTIONS 01:35:21  
N. Londi #C163 set 6P15 status to A 01:35:22  
N. Londi #C163 set 6P16 status to A 01:35:22  
S. Jafaklou #C190: 415 HEARD OPEN LINE 01:35:36  
S. Jafaklou #C190: FEMALE HUGN UP 01:35:48  
S. Dorsey #C141: E4 STAGING 01:36:02  
N. Londi #C163 queried vehicle by Plate: [REDACTED] PurposeCode: C on behalf of 6P15 01:36:06  
RMS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 01:36:06  
N. Londi #C163 added Vehicle 01:36:06  
  
LICENSE PLATE / REGISTRATION #: [REDACTED]  
  
S. Jafaklou #C190: NO ANS FOR FEMALE 01:36:08  
DMV - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 01:36:10  
SVS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 01:36:10  
CWS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 01:36:12  
S. Jafaklou #C190: SENDING ME TO VM NOW 01:36:31  
N. Londi #C163: REG VALID FROM: 11/10/22 TO 11/10/23 LIC# [REDACTED] YRMD:07 MAKE: [REDACTED]  
[REDACTED]  
N. Londi #C163: 15 SUB RUNNING SHOTT TO THE REAR F AND MALE RUNNING IN THE ALLEY 01:36:56  
S. Dorsey #C141: IDT ENR 01:37:04  
S. Jafaklou #C190: AIR 24 - 10- 6 IN PS 01:37:14  
N. Londi #C163 assigned 6P11 as backup 01:37:27  
6P11 set status to EN 01:37:29  
S. Jafaklou #C190: ONTARIO AIR DOWN FOR THE NIGHT 01:37:54  
N. Londi #C163: MIDWAY DOWN STOP A FEM 01:38:08  
N. Londi #C163 assigned 6F1 as backup 01:38:56  
S. Dorsey #C141: IDT WILL START CONTAINMENT 01:39:08  
S. Jafaklou #C190: EL MONTE AIR - ENRT 01:39:09  
N. Londi #C163: S1- 10 21 LOC GET STATUS INSIDE 01:39:44  
N. Londi #C163: 15- ONE IN CUST IFO LOC 01:39:53  
S. Dorsey #C141: BARTENDER ADV LOCKED INSIDE / NO ONE SHOT INSIDE / HIDING IN KITCHEN 01:41:01  
N. Londi #C163: S1- 3-4 CASINGS ON THE GROUND 01:41:23  
N. Londi #C163: F1- 927C MH TATS ON FACE BLK SHIRT 01:42:13  
N. Londi #C163: F1- FEM POSS REALTED TO THE SUSP 01:43:25  
N. Londi #C163 assigned 6PS1 as backup 01:43:39  
S. Dorsey #C141: NO SMOKE/FIRE INSIDE FIRE EXTINGUISHER WAS SET OFF 01:43:49  
N. Londi #C163 edited event 01:44:23  
  
CALL FOR SERVICE: ~~242 - BATTERY~~ SHTFRD - SHOTS FIRED PRIORITY: ~~PRIORITY 2~~ PRIORITY 1  
  
S. Jafaklou #C190: 914N IDT SO ON SUSP DESC 01:44:39

■ N. Londi #C163: F1- POSS SUSP DESC MH 30YRS 507-508 BLK SHIRT BLK W HAT FACE  
TATS JEANS  
N. Londi #C163: F1- LS RUNNING EB FRM THE BAR  
S. Jafaklou #C190: 914N EL MONTE AIR VIA 1021

01:44:56  
01:46:53  
01:48:17  
01:49:00  
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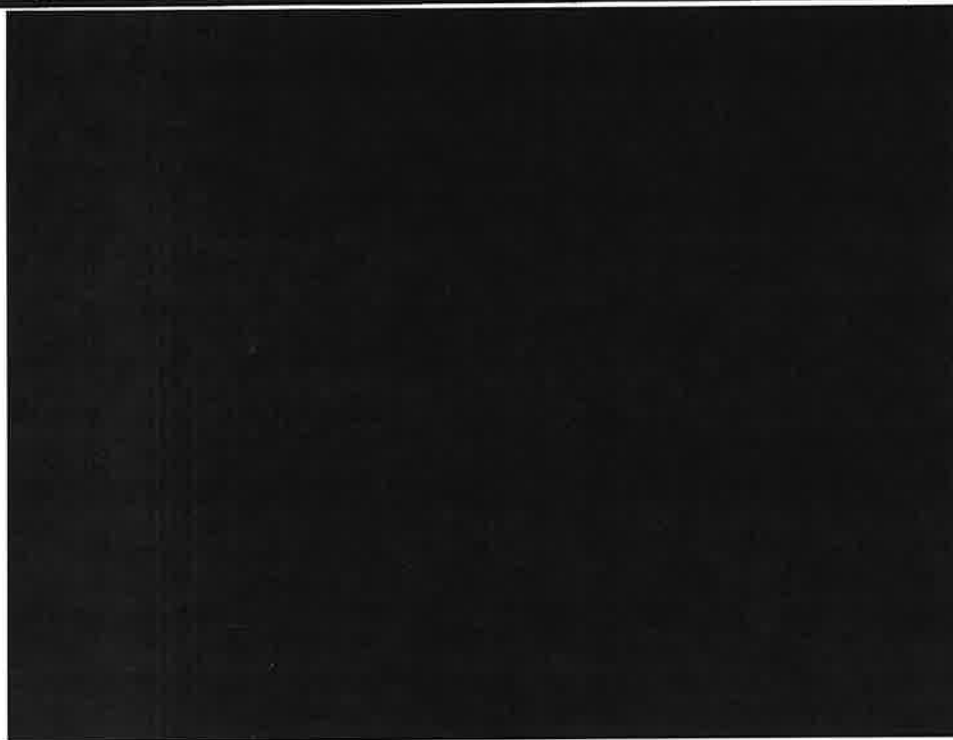
01:54:24

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01:54:27

N. Londi #C163: ADTL WHI NIKE AIR FORCE



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01:54:51

LICENSE PLATE / REGISTRATION #: [REDACTED]

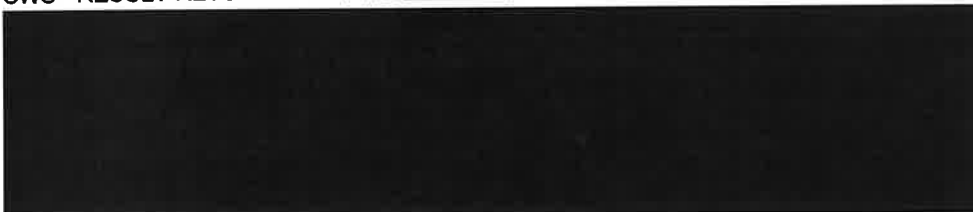
DMV - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C  
SVS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C  
CWS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C  
N. Londi #C163: BLK CHEVY  
N. Londi #C163: [REDACTED] WH TOYT TAC  
N. Londi #C163: [REDACTED] SUBARU  
N. Londi #C163: [REDACTED] BLK TOYT CAM  
N. Londi #C163: [REDACTED] BLK NISS  
N. Londi #C163: [REDACTED] -SIL INF  
N. Londi #C163 queried vehicle by Plate: [REDACTED] PurposeCode: C on behalf of 6F1  
RMS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C  
N. Londi #C163 added Vehicle

01:54:53  
01:54:54  
01:54:55  
01:54:56  
01:55:04  
01:55:14  
01:55:26  
01:55:32  
01:56:09  
01:56:18  
01:56:18  
01:56:18

LICENSE PLATE / REGISTRATION #: [REDACTED]

DMV - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C  
SVS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C  
CWS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C

01:56:21  
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01:56:27



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01:58:00

01:58:00

01:58:02

01:58:11

01:58:23

01:58:47

02:00:09

02:00:09

N. Londi #C163: 11- START FIRE FOR FEM W CUT T NEXT ON THE SS NEAR THE LIQUOR  
STORE

N. Londi #C163 added Vehicle

02:00:09

LICENSE PLATE / REGISTRATION #: [REDACTED]

02:00:13

02:00:13

02:00:14

02:00:15

02:00:37

02:09:05

02:09:06

02:09:06

N. Londi #C163 added Vehicle

LICENSE PLATE / REGISTRATION #: [REDACTED]

DMV - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C

02:09:09

SVS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C

02:09:09

CWS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C

02:09:10

S. Jafaklou #C190: 914N IDT SO THEY CAN BREAK DOWN CONTAINMENT

02:10:41

02:10:47

D. Martinez #475 assigned self 6P13 as backup

02:27:43

6P13 set status to A

02:28:39

S. Jafaklou #C190 assigned 6F1 as primary

02:53:52

S. Jafaklou #C190 generated DR # 23-00620

02:55:23

D. Clements #473 released self 6P11

02:56:12

6F1 queried person by Purpose: C, OLN: [REDACTED]

03:01:37

MUPS - RESULT RETURNED for Purpose: C, [REDACTED]

03:01:43

DMV - RESULT RETURNED for Purpose: C, [REDACTED]

03:01:44

CSAR - RESULT RETURNED for Purpose: C, [REDACTED]

03:01:44

WPS - RESULT RETURNED for Purpose: C, [REDACTED]

03:01:45

SRF - RESULT RETURNED for Purpose: C, [REDACTED]

03:01:45

CWS - RESULT RETURNED for Purpose: C, [REDACTED]

03:01:46

D. Martinez #475 released self 6P13

03:09:05

S. Dorsey #C141 edited Reporting Party

03:12:15

~~BAR~~FIRST NAME: ~~TENDER~~

BARTENDER [REDACTED]

6P15 queried person by Purpose: C, OLN: [REDACTED]

03:14:15

DMV - RESULT RETURNED for Purpose: C, OLN: [REDACTED]

03:14:18

CSAR - RESULT RETURNED for Purpose: C, OLN: [REDACTED]

03:14:19

WPS - RESULT RETURNED for Purpose: C, OLN: [REDACTED]

03:14:20

MUPS - RESULT RETURNED for Purpose: C, OLN: [REDACTED]

03:14:20

CWS - RESULT RETURNED for Purpose: C, OLN: [REDACTED]

03:14:21

SRF - RESULT RETURNED for Purpose: C, OLN: [REDACTED]

03:14:22

E. Cuellar #440 assigned 6P15 as primary

03:41:34

E. Cuellar #440 released self 6F1

03:41:34

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S. Jafaklou #C190 cleared event

05:48:25

PRIMARY DISPOSITION: RPTT PRIMARY UNIT: 6P15



**West Covina Police Department**  
1444 W GARVEY AVE S | WEST COVINA, CA 91790 | P: 626.939.8500

EVENT #2212290024

**POLICE EVENT INFORMATION**

**CLEARED**

DATE / TIME INITIATED	DATE / TIME RECEIVED 12/29/2022 04:55:07	DATE / TIME TRANSMITTED 12/29/2022 04:56:12	FIRST DATE / TIME DISPATCHED 12/29/2022 04:59:32	FIRST DATE / TIME ARRIVED 12/29/2022 05:00:47
FIRST DATE / TIME EN ROUTE 12/29/2022 04:59:38			LAST DATE / TIME DISPATCHED	LAST DATE / TIME ARRIVED
CALLTAKER / ID# S. Dorsey #C141		DISPATCHER / ID# S. Peters #C188		
PRIMARY UNIT DISPATCHED 6P15	BACKUP UNIT(S) DISPATCHED 6P13, 6PS1, 6T1, 6P14, 6F1, 6P11, 6P16			
REN# 22-09041				
LOCATION REBEL YELL BAR, 2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA 91744 (VERIFIED)				APT/UNIT
LOCATION NOTES				

POLICE D-AREA City	POLICE AGENCY West Covina Police Department	POLICE DISTRICT / SECTOR / GRID SA 4 / Beat 5 / RD 113	
POLICE RADIO		MERGED RADIO CHANNELS	
CALL FOR SERVICE SHTHRD - SHOTS HEARD		ADDITIONAL CALLS FOR SERVICE	
RISK	PRIORITY P2	TYPE <input checked="" type="checkbox"/> DISPATCH <input type="checkbox"/> TRU	ORIGIN Phone

NARRATIVE  
4-6 SHOTS COMING FRM THIS AREA / NFI/NFD

**REPORTING PARTIES**

RP-1 FIRST NAME	LAST NAME	PHONE (213) 215-8697
LOCATION		APT/UNIT
NOTES		DATE / TIME 12/29/2022 04:56:12

**VEHICLES**

V-1 TAG# / VIN#	STATE
	STATE
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**DISPOSITIONS**

D-1 PRIMARY DISPOSITION RPTT - Report Taken	ADDITIONAL DISPOSITION(S)	DATE / TIME 12/29/2022 06:23:26
NOTES		USER / ID# S. Peters #C188

**RELATED EVENTS****ASSISTING AGENCIES****RESPONDING UNIT INFO**

6P15 M TUANO #459  
 6P13 L ESPIRITU #462  
 6PS1 S SPAGON #438  
 6T1 A CYCHNER #436  
 6P14 A QUIDILLA #492, I PAPARRO #431  
 6F1 K BENITEZ #428  
 6P11 M AROS #458  
 6P16 C SANDOVAL #491

**EVENT LOG**

S. Dorsey #C141 added Reporting Party 04:56:12  
 FIRST NAME: 911N PHONE NUMBER: [REDACTED]  
 S. Dorsey #C141 created Event #2212290024 04:56:12  
 AGENCY TYPE: Police CALL FOR SERVICE: SHTHRD - SHOTS HEARD EVENT ORIGIN: Phone  
 LOC: VALINDA AVE & E AMAR RD POLICE AGENCY: West Covina Police Department POLICE D-AREA: OOJ  
 PRIORITY: PRIORITY 2 RECEIVED DATE: 12/29/22 04:55 TRANSMITTED DATE: 12/29/22 04:56  
 S. Dorsey #C141 INITIAL NARRATIVE: 4-6 SHOTS COMING FRM THIS AREA / NFI/NFD 04:56:12  
 S. Dorsey #C141: IDT ALSO RECEIVED 1 CALL FRM THIS AREA 04:58:11  
 S. Peters #C188 assigned 6P15 as primary 04:59:32  
 S. Peters #C188 assigned 6P16 as backup 04:59:32  
 6P16 set status to EN 04:59:38

S. Peters #C188 edited event 04:59:58

BEAT: SA 4 REPORTING DISTRICT: Beat 5

6P15 set status to EN 05:00:14

S. Peters #C188 set 6P16 status to A 05:00:47

S. Peters #C188: 16 - OUT WITH 925A 05:01:53

S. Peters #C188: 16 - MULTIPLE VEHS HIT WITH GUN SHOTS IFO REBEL YELL 05:02:28

S. Dorsey #C141 edited Reporting Party 05:02:29

FIRST NAME: 944N

S. Peters #C188: 16 - SUSP VEH WENT NB VALINDA GRY HOND 05:02:43

S. Peters #C188 set 6P15 status to A 05:03:15

S. Peters #C188: DRK GRY HOND CIV / SUSP WAS NOT SEEN / WPN USED WAS A RIFLE 05:04:35

S. Peters #C188: SUBJS WHO SHOT YELLED "BLACKWOOD" 05:04:44

S. Peters #C188 queried vehicle by Plate: [REDACTED] PurposeCode: C on behalf of 6P15 05:05:11

RMS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 05:05:11

S. Peters #C188 added Vehicle 05:05:11

LICENSE PLATE / REGISTRATION #: [REDACTED]

DMV - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 05:05:15

SVS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 05:05:15

CWS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 05:05:15

S. Peters #C188 queried vehicle by Plate: [REDACTED] PurposeCode: C on behalf of 6P15 05:05:18

RMS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 05:05:18

S. Peters #C188 added Vehicle 05:05:18

LICENSE PLATE / REGISTRATION #: [REDACTED]

M. Aros #458 assigned self 6P11 as backup 05:05:19

DMV - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 05:05:20

SVS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 05:05:21

CWS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 05:05:22

S. Peters #C188 assigned 6F1, 6P14 as backup 05:05:27

6F1 set status to EN 05:05:34

S. Spagon #438 assigned self 6PS1 as backup 05:06:01

6P14 set status to EN 05:06:07

S. Peters #C188: APPROX 15-20 AGO 05:06:55

S. Peters #C188: 16 - OCC'D SOMETIME IN THE LAST 10-20 MINS 05:07:29

S. Peters #C188 set 6P11 status to A 05:07:30

6P14 queried vehicle by Plate: [REDACTED] PurposeCode: C 05:07:41

RMS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 05:07:41

6P14 added Vehicle 05:07:42

LICENSE PLATE / REGISTRATION #: [REDACTED]

DMV - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 05:07:44

SVS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 05:07:45

CWS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 05:07:46

S. Peters #C188: 16 - OLDER MODEL HONDA CIVIC 05:08:31



6P14 queried vehicle by Plate: [REDACTED], PurposeCode: C	05:09:36
RMS - RESULT RETURNED for Plate: [REDACTED], PurposeCode: C	05:09:36
6P14 added Vehicle	05:09:36
LICENSE PLATE / REGISTRATION #: [REDACTED]	
S. Peters #C188 assigned 6P13 as backup	05:09:38
DMV - RESULT RETURNED for Plate: [REDACTED], PurposeCode: C	05:09:39
SVS - RESULT RETURNED for Plate: [REDACTED], PurposeCode: C	05:09:40
CWS - RESULT RETURNED for Plate: [REDACTED], PurposeCode: C	05:09:41
6P14 queried vehicle by Plate: [REDACTED], PurposeCode: C	05:10:56
RMS - RESULT RETURNED for Plate: [REDACTED], PurposeCode: C	05:10:57
6P14 added Vehicle	05:10:57
LICENSE PLATE / REGISTRATION #: [REDACTED]	
DMV - RESULT RETURNED for Plate: [REDACTED], PurposeCode: C	05:10:59
SVS - RESULT RETURNED for Plate: [REDACTED], PurposeCode: C	05:11:00
CWS - RESULT RETURNED for Plate: [REDACTED], PurposeCode: C	05:11:01
6F1 set status to A	05:11:49
6P14 queried vehicle by Plate: [REDACTED], PurposeCode: C	05:11:51
RMS - RESULT RETURNED for Plate: [REDACTED], PurposeCode: C	05:11:51
6P14 added Vehicle	05:11:51
LICENSE PLATE / REGISTRATION #: [REDACTED]	
DMV - RESULT RETURNED for Plate: [REDACTED], PurposeCode: C	05:11:55
SVS - RESULT RETURNED for Plate: [REDACTED], PurposeCode: C	05:11:55
CWS - HIT RETURNED for Plate: [REDACTED], PurposeCode: C	05:11:56
6PS1 queried vehicle by Plate: [REDACTED], PurposeCode: C	05:12:30
RMS - RESULT RETURNED for Plate: [REDACTED], PurposeCode: C	05:12:30
6PS1 added Vehicle	05:12:30
LICENSE PLATE / REGISTRATION #: [REDACTED]	
DMV - RESULT RETURNED for Plate: [REDACTED], PurposeCode: C	05:12:32
SVS - RESULT RETURNED for Plate: [REDACTED], PurposeCode: C	05:12:33
CWS - RESULT RETURNED for Plate: [REDACTED], PurposeCode: C	05:12:34
6P14 queried vehicle by Plate: [REDACTED], PurposeCode: C	05:12:49
RMS - RESULT RETURNED for Plate: [REDACTED], PurposeCode: C	05:12:49
6P14 added Vehicle	05:12:49
LICENSE PLATE / REGISTRATION #: [REDACTED]	
DMV - RESULT RETURNED for Plate: [REDACTED], PurposeCode: C	05:12:51
SVS - RESULT RETURNED for Plate: [REDACTED], PurposeCode: C	05:12:52
CWS - RESULT RETURNED for Plate: [REDACTED], PurposeCode: C	05:12:53
S. Peters #C188: HOND CIV [REDACTED] NB LARK ELLEN/VALINDA AT 0503 HOURS ON FLOCK / UNK IF RELATED	05:13:35
6P14 queried vehicle by Plate: [REDACTED], PurposeCode: C	05:13:49
RMS - RESULT RETURNED for Plate: [REDACTED], PurposeCode: C	05:13:49

6P14 added Vehicle 05:13:49

LICENSE PLATE / REGISTRATION #: [REDACTED]

DMV - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 05:13:52

SVS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 05:13:53

CWS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 05:13:55

6P14 queried vehicle by Plate: [REDACTED] PurposeCode: C 05:14:12

RMS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 05:14:12

6P14 added Vehicle 05:14:12

LICENSE PLATE / REGISTRATION #: [REDACTED]

6PS1 queried person by Purpose: C, Sex: M, LastName: [REDACTED] FirstName: [REDACTED] 05:14:14

RMS - RESULT RETURNED for Purpose: C, Sex: M, LastName: [REDACTED] FirstName: [REDACTED] 05:14:14

DMV - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 05:14:14

SVS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 05:14:15

CWS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 05:14:16

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05:15:12

S. Peters #C188: PER FIRSTTWO - ADDR5 FOR R/O IS [REDACTED] 05:15:23

S. Peters #C188: S1 ENRT TO MARANVILLE ADDR5 05:15:28

S. Peters #C188: S1 NEG ON A BACK 05:15:36

S. Peters #C188 set 6PS1 status to EN 05:15:43

S. Peters #C188 changed location of 6PS1 to [REDACTED] 05:15:44

S. Peters #C188 set 6P14 status to A 05:15:59

S. Peters #C188 set 6P13 status to A 05:15:59

6PS1 set status to A 05:18:38

[REDACTED] 05:18:51

S. Peters #C188: 13 - 3 9MM SHELL CASINGS LOCATED NEAR NW REBEL YELL  
ENTRANCE ON VALINDA 05:21:43

S. Peters #C188: 16 - SUSP VEH HAS TINTED WINDOWS 05:21:56

S. Peters #C188 edited event 05:22:19

LOCATION\_ENTITY\_LINK\_SUBDIVISION\_3\_ATTR\_ID: RD 113

LOC: ~~VALINDA AVE & E AMAR RD~~ 2050 VALINDA AVE POLICE D-AREA: ~~000~~ City

6P14 queried vehicle by Plate: 8MOD929, PurposeCode: C 05:23:14

RMS - RESULT RETURNED for Plate: [REDACTED], PurposeCode: C 05:23:14

6P14 added Vehicle 05:23:14

LICENSE PLATE / REGISTRATION #: [REDACTED]

DMV - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 05:23:18

SVS - RESULT RETURNED for Plate: [REDACTED] PurposeCode: C 05:23:19

CWS - HIT RETURNED for Plate: [REDACTED] PurposeCode: C 05:23:20

S. Peters #C188: 14 - WITNESS ADVD HOND CIV [REDACTED] FOUND ON FLOCK MATCHES  
DESC 05:24:14

S. Peters #C188: POSSIBLE FILE CODES: A [REDACTED] REG VALID FROM: 11  
[REDACTED] 05:24:27

S. Peters #C188: S1 - UTL THE VEH ON MARANVILLE 05:25:55

S. Peters #C188: S1 - CONT LOCAL HOSPITALS FOR GSW VICTS 05:26:06

S. Dorsey #C141: 914N QVH / ICH / KAISER BP - NEG 05:27:47

S. Peters #C188: 15 - NEED AT LEAST 4 GSW KITS 05:27:51

S. Peters #C188: GSR\*\* 05:28:30

S. Peters #C188: 16 - [REDACTED] 05:31:38

[REDACTED] 05:31:42

[REDACTED] 05:31:46

[REDACTED] 05:31:47

[REDACTED] 05:31:47

[REDACTED] 05:31:48

[REDACTED] 05:31:48

[REDACTED] 05:31:48

[REDACTED] 05:31:48

[REDACTED] 05:32:16

[REDACTED] 05:32:16

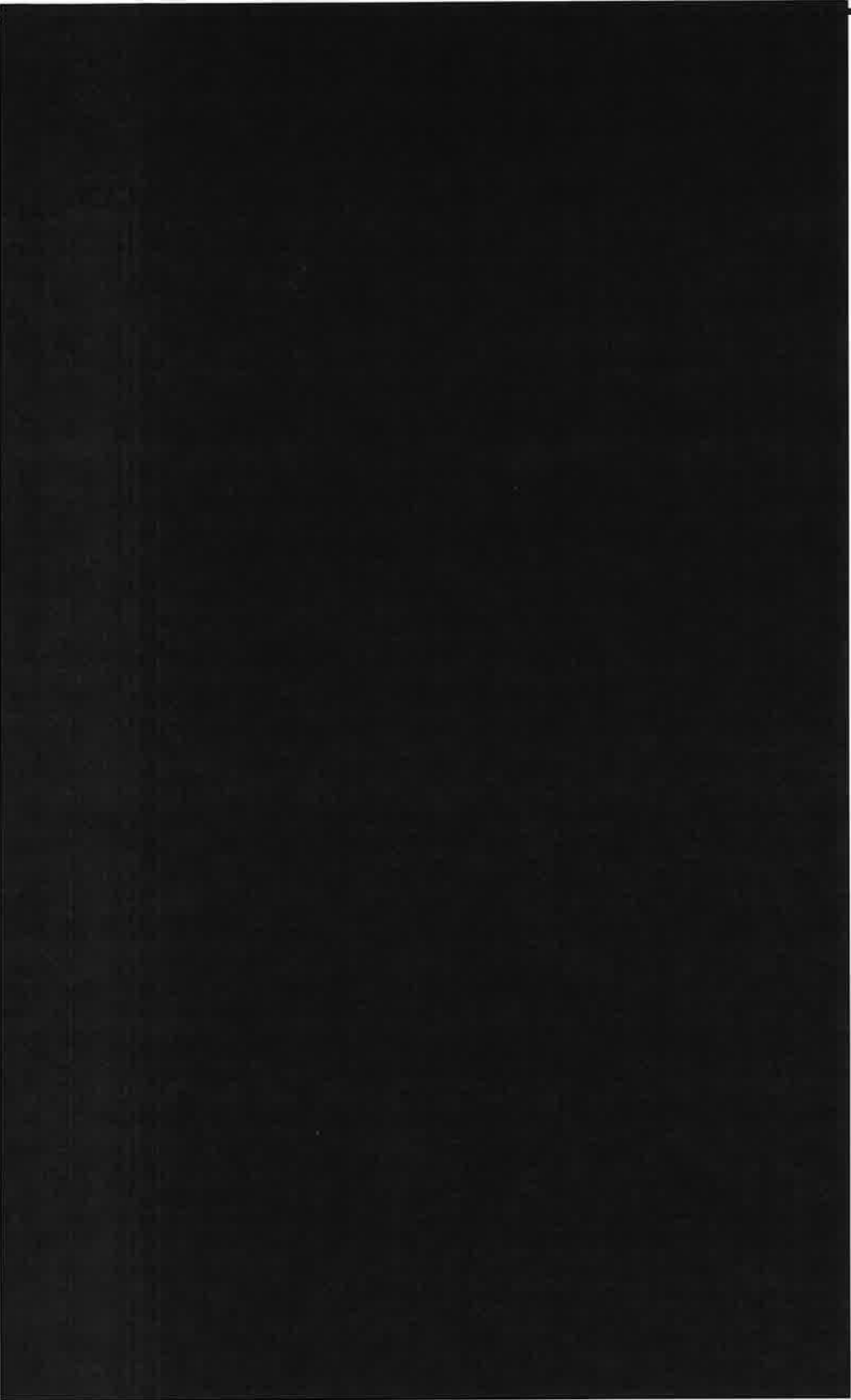
[REDACTED] 05:32:16

[REDACTED] 05:32:18


[REDACTED] 05:32:19

[REDACTED] 05:32:20

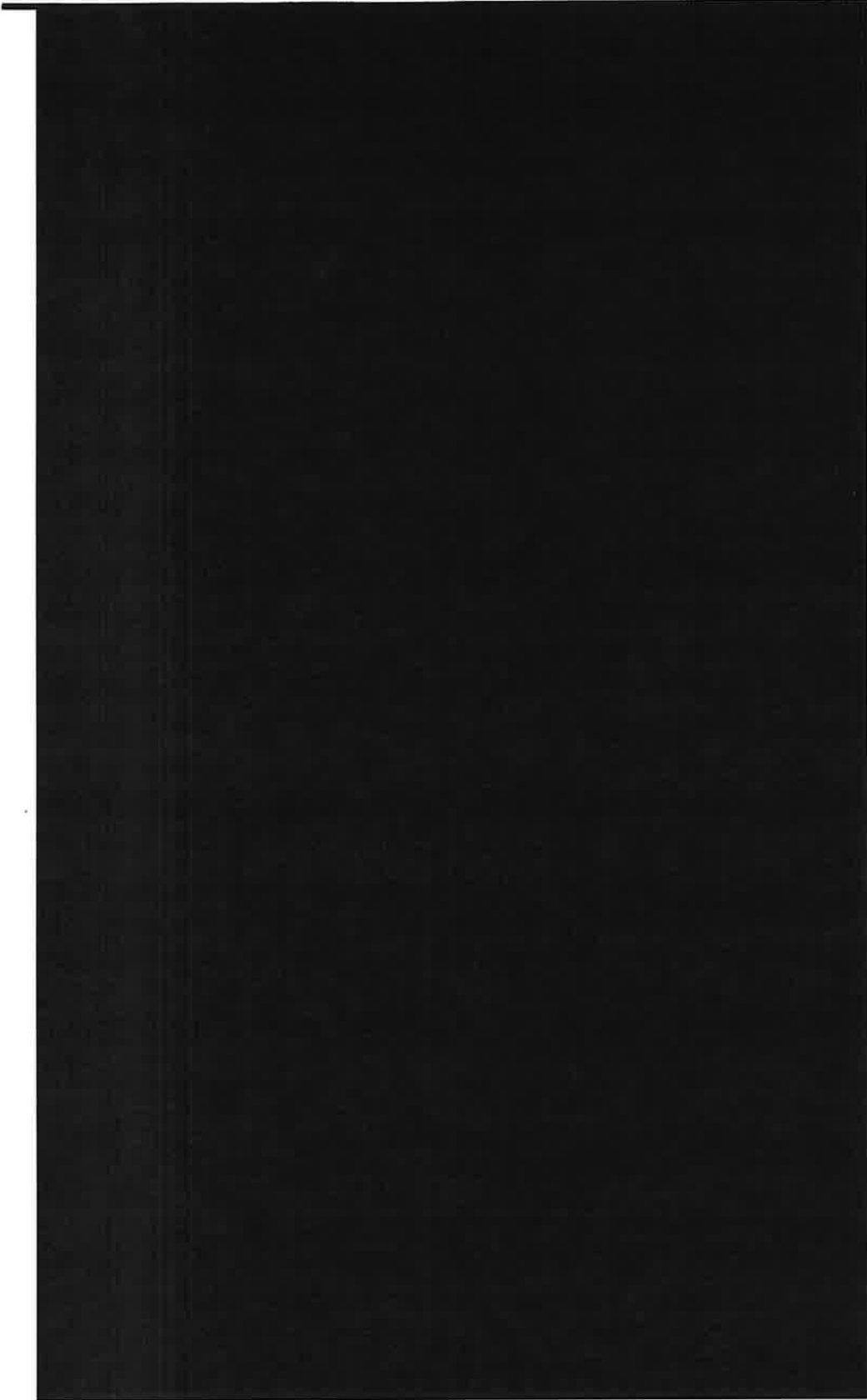
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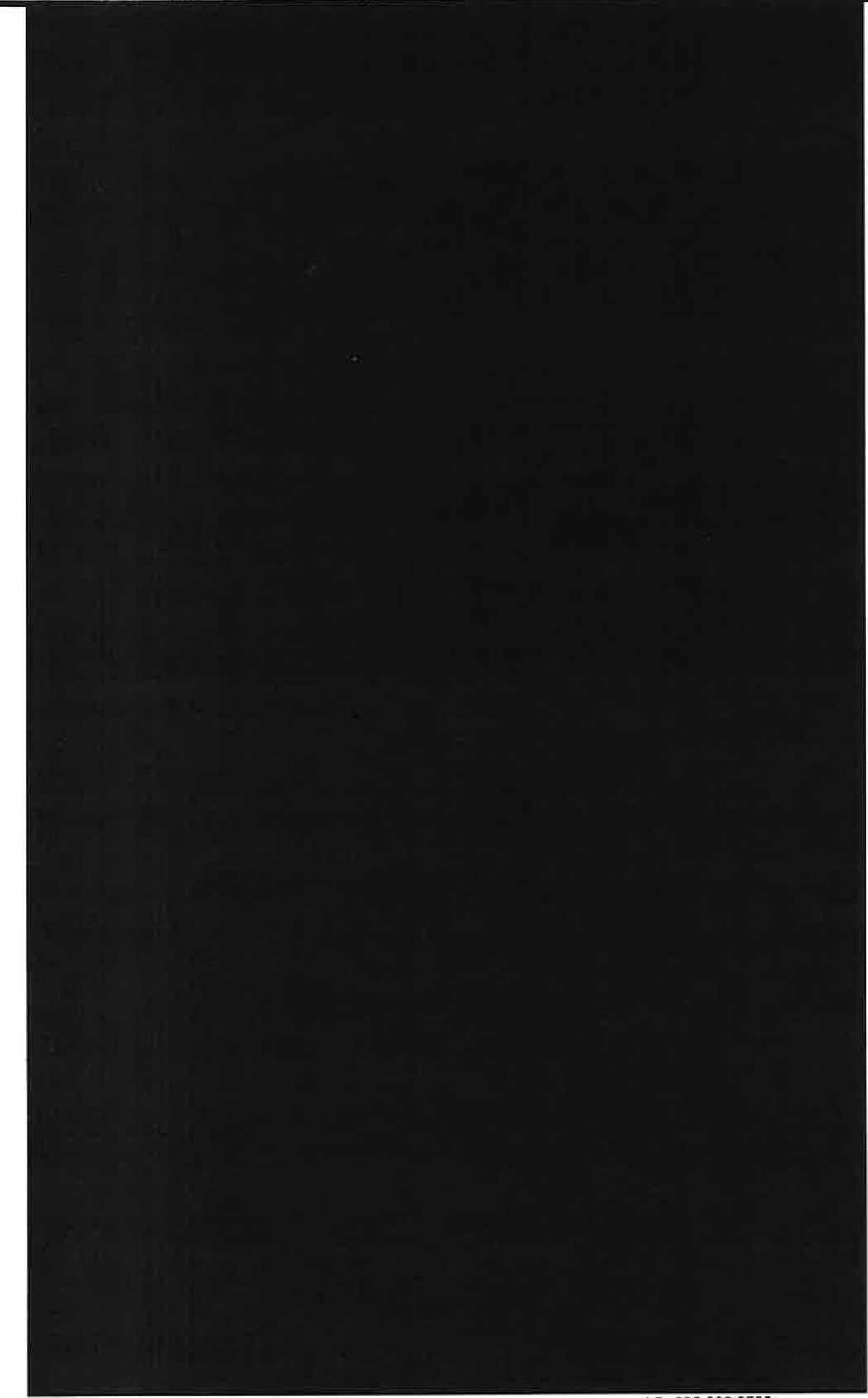
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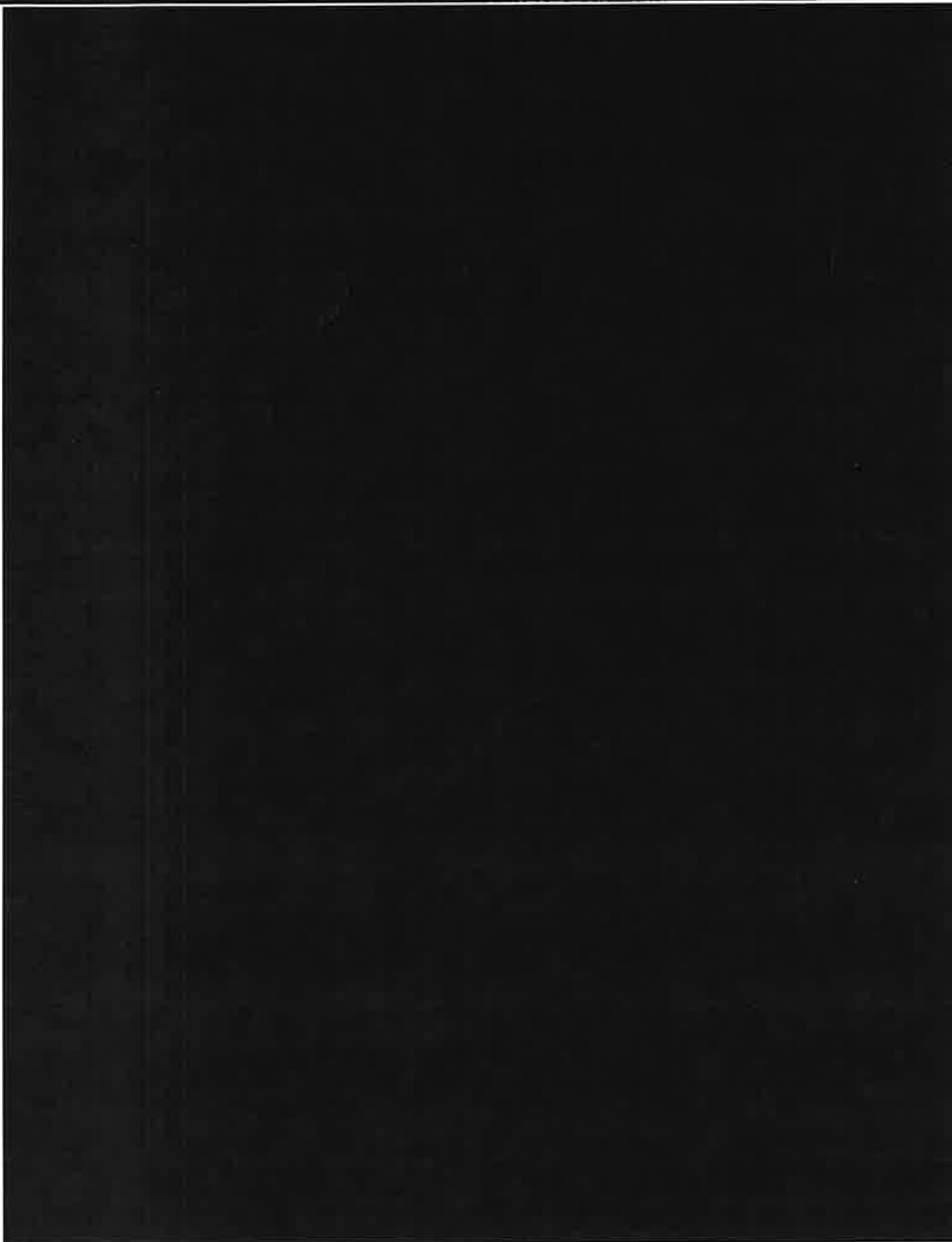
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06:23:26

PRIMARY DISPOSITION: RPTT PRIMARY UNIT: 6P15





West Covina Police Department  
1444 W GARVEY AVE S | WEST COVINA, CA 91790 | P: 626.939.8500

EVENT #2212190198

### POLICE EVENT INFORMATION

DATE / TIME INITIATED	DATE / TIME RECEIVED 12/19/2022 21:17:21	DATE / TIME TRANSMITTED 12/19/2022 21:17:21	FIRST DATE / TIME DISPATCHED 12/19/2022 21:45:56	CLEARED
FIRST DATE / TIME EN ROUTE 12/19/2022 21:45:56			LAST DATE / TIME DISPATCHED	FIRST DATE / TIME ARRIVED 12/19/2022 21:54:09
CALLTAKER / ID# S. Peters #C188	DISPATCHER / ID# J. Ledesma #480		LAST DATE / TIME ARRIVED	
PRIMARY UNIT DISPATCHED 6P14	BACKUP UNIT(S) DISPATCHED 6P13			
REN# 22-08816				
LOCATION REBEL YELL BAR, 2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA 91744 (VERIFIED)				
LOCATION NOTES				APT/UNIT

POLICE D-AREA City	POLICE AGENCY West Covina Police Department	POLICE DISTRICT / SECTOR / GRID SA 4 / Beat 5 / RD 113
POLICE RADIO	MERGED RADIO CHANNELS	
CALL FOR SERVICE 261R - RAPE RPT	ADDITIONAL CALLS FOR SERVICE	
RISK	PRIORITY P2	TYPE <input checked="" type="checkbox"/> DISPATCH <input type="checkbox"/> TRU
NARRATIVE PATIENT, [REDACTED] IN QVH ER ADVD A 261 OCCD AT LOC 3 DAYS AGO / HAS BEEN TREATED AND DISCHARGED, WAITING IN THE WAITING ROOM FOR PD		ORIGIN Phone

### REPORTING PARTIES

RP-1 FIRST NAME QVH NURSE	LAST NAME [REDACTED]	PHONE [REDACTED]
LOCATION	APT/UNIT	
NOTES		
DATE / TIME 12/19/2022 21:17:21		

### DISPOSITIONS

D-1 PRIMARY DISPOSITION RT - ORIGINAL REPORT TAKEN	ADDITIONAL DISPOSITION(S)	DATE / TIME 12/20/2022 04:52:39
NOTES		USER / ID# J. Ledesma #480

### RELATED EVENTS

### ASSISTING AGENCIES

West Covina Police Department 1444 W GARVEY AVE S | WEST COVINA, CA 91790 | P: 626.939.8500  
Mark43 CAD Form v2.0 generated by K. Morales #892 on Aug 31, 2023 07:52

**RESPONDING UNIT INFO**

6P14 J LEDESMA #480

6P13 S WAIDLEY #442

**EVENT LOG**

S. Peters #C188 added Reporting Party 21:17:21

FIRST NAME: QVH NURSE LAST NAME: [REDACTED] PHONE NUMBER: [REDACTED]

S. Peters #C188 created Event #2212190198 21:17:21

AGENCY TYPE: Police BEAT: SA 4 CALL FOR SERVICE: 261R - RAPE RPT EVENT ORIGIN: Phone  
 LOCATION\_ENTITY\_LINK\_SUBDIVISION\_3\_ATTR\_ID: RD 113 LOC: 2050 VALINDA AVE  
 POLICE AGENCY: West Covina Police Department POLICE D-AREA: City PRIORITY: PRIORITY 2  
 RECEIVED DATE: 12/19/22 21:17 REPORTING DISTRICT: Beat 5 TRANSMITTED DATE: 12/19/22 21:17

S. Peters #C188 INITIAL NARRATIVE: PAITENT, [REDACTED] IN QVH ER ADVD 21:17:21  
 A 261 OCCD AT LOC 3 DAYS AGO / HAS BEEN TREATED AND DISCHARGED, WAITING IN  
 THE WAITING ROOM FOR PD

J. Ledesma #480 assigned self 6P14 as primary 21:45:56

J. Ledesma #480 assigned self 6P14 as primary 21:47:54

S. Peters #C188: RP ADVD [REDACTED] IS STILL IN THE ER READY FOR RPT 21:50:22

6P14 set status to A 21:54:09

J. Turner #C135 changed location of 6P14 to QVH 22:00:07

S. Waidley #442 assigned self 6P13 as backup 22:19:39

J. Turner #C135 set 6P13 status to A 22:19:51

J. Turner #C135 changed location of 6P13 to 1115 S SUNSET AVE 22:19:57

J. Turner #C135 generated DR # 22-08816 22:32:11

J. Turner #C135: 10-21 SART NURSE AND PROJECT SISTER 22:32:26

J. Turner #C135 set 6P13 status to EN 22:39:48

J. Turner #C135 changed location of 6P13 to [REDACTED] 22:39:48

J. Turner #C135 changed location of 6P14 to FOLLOWING 13 22:39:54

J. Turner #C135: 10-21 FOR PROJECT SISTER 909-626-4357 REQ ETA FOR SART NURSE 22:44:06

6P14: [REDACTED] - door code at pomona valley 22:46:31

S. Peters #C188 set 6P13 status to A 22:57:19

6P14 queried person by Purpose: C, OLN: [REDACTED] 23:48:01

DMV - RESULT RETURNED for Purpose: [REDACTED] 23:48:05

MUPS - RESULT RETURNED for Purpose: [REDACTED] 23:48:06

CSAR - RESULT RETURNED for Purpose: [REDACTED] 23:48:07

WPS - RESULT RETURNED for Purpose: [REDACTED] 23:48:09

CWS - RESULT RETURNED for Purpose: [REDACTED] 23:48:10

SRF - RESULT RETURNED for Purpose: [REDACTED] 23:48:11

S. Peters #C188 set 6P13 status to EN 02:11:42

S. Peters #C188 changed location of 6P13 to [REDACTED] 02:11:42

J. Turner #C135 set 6P13 status to A 02:29:27

S. Waidley #442 released self 6P13 02:34:31

J. Turner #C135 changed location of 6P14 to no location 02:41:34

J. Turner #C135 changed location of 6P14 to EN 1019 EVID 03:09:14

J. Turner #C135 changed location of 6P14 to 1019 EVID  
6P14 cleared event

03:26:20  
04:52:39

PRIMARY DISPOSITION: RT PRIMARY UNIT: 6P14

**West Covina Police Department**

1444 W GARVEY AVE S | WEST COVINA, CA 91790 | P: 626.939.8500

EVENT #2211020133

**POLICE EVENT INFORMATION****CLEARED**

DATE / TIME INITIATED	DATE / TIME RECEIVED 11/02/2022 16:07:12	DATE / TIME TRANSMITTED 11/02/2022 16:08:48	FIRST DATE / TIME DISPATCHED 11/02/2022 16:09:31	FIRST DATE / TIME ARRIVED 11/02/2022 16:13:22
FIRST DATE / TIME EN ROUTE 11/02/2022 16:09:34			LAST DATE / TIME DISPATCHED	LAST DATE / TIME ARRIVED
CALLTAKER / ID# J. Franco #C159		DISPATCHER / ID# S. Jafaklou #C190		
PRIMARY UNIT DISPATCHED 6P25	BACKUP UNIT(S) DISPATCHED 6F1, 6P26, 6PS1, 6P21			
REN# 22-07802				
LOCATION REBEL YELL BAR, 2050 VALINDA AVE, E AMAR RD & DORE ST, WEST COVINA, CA 91744 (VERIFIED)				APT/UNIT
LOCATION NOTES				

POLICE D-AREA City	POLICE AGENCY West Covina Police Department	POLICE DISTRICT / SECTOR / GRID SA 4 / Beat 5 / RD 113	
POLICE RADIO		MERGED RADIO CHANNELS	
CALL FOR SERVICE 245 - ADW		ADDITIONAL CALLS FOR SERVICE	
RISK	PRIORITY P1	TYPE <input checked="" type="checkbox"/> DISPATCH <input type="checkbox"/> TRU	ORIGIN Phone

**NARRATIVE**

MALE THREW A BOTTLE AT ANOTHER MALE / VICTIM HAS A GASH IN HIS HEAD, REQ MEDICS

**REPORTING PARTIES**

RP-1 FIRST NAME [REDACTED]	LAST NAME [REDACTED]	PHONE [REDACTED]
LOCATION EMP		APT/UNIT
NOTES		DATE / TIME 11/02/2022 16:08:48

**DISPOSITIONS**

D-1 PRIMARY DISPOSITION RT - ORIGINAL REPORT TAKEN	ADDITIONAL DISPOSITION(S)	DATE / TIME 11/02/2022 16:57:45
NOTES		USER / ID# M. Tuano #459

**RELATED EVENTS**

X-CLASS Fire Event #2211020134
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**ASSISTING AGENCIES****RESPONDING UNIT INFO**

6P25 M TUANO #459

6F1 B RODRIGUEZ #407

6P26 M CHANG #487

6PS1 M WEATHERMON #338

6P21 N ROBLES #451

**EVENT LOG**

J. Franco #C159 added Reporting Party

16:08:49

FIRST NAME: [REDACTED] LAST NAME: [REDACTED] PHONE NUMBER: [REDACTED]

J. Franco #C159 created Event #2211020133

16:08:49

AGENCY TYPE: Police BEAT: SA 4 CALL FOR SERVICE: 245 - ADW EVENT ORIGIN: Phone

LOCATION\_ENTITY\_LINK\_SUBDIVISION\_3\_ATTR\_ID: RD 113 LOC: 2050 VALINDA AVE

POLICE AGENCY: West Covina Police Department POLICE D-AREA: City PRIORITY: PRIORITY 1

RECEIVED DATE: 11/02/22 16:07 REPORTING DISTRICT: Beat 5 TRANSMITTED DATE: 11/02/22 16:08

J. Franco #C159 INITIAL NARRATIVE: MALE THREW A BOTTLE AT ANOTHER MALE / VICTIM HAS A GASH IN HIS HEAD, REQ MEDICS

16:08:49

J. Franco #C159: SUBJ WHO THREW THE BOTTLE STILL AT LOC MH 40S LONG HAIR GRN SHRT

16:09:21

J. Franco #C159: J. Franco #C159 requested X-Class Fire assistance from West Covina Fire Department. J. Franco #C159 created X-Class Fire event #2211020134 from Police event #2211020133

16:09:27

S. Jafaklou #C190 pre-empted 6P26 from Event #2211020129 to respond to Event #2211020133

16:09:31

S. Jafaklou #C190 assigned 6P25 as primary

16:09:31

S. Jafaklou #C190 assigned 6P26 as backup

16:09:31

6P25 set status to EN

16:09:34

6P26 set status to EN

16:09:34

S. Jafaklou #C190 assigned 6F1 as backup

16:09:44

J. Franco #C159: ALL SUBJS TO THE REAR OF LOCATION

16:09:51

J. Franco #C159: SUBJS DO NOT APPEAR TO BE ARGUING ANYMORE / SUBJS ARE STILL DRINKING

16:10:15

J. Franco #C159 edited Reporting Party

16:10:25

LOC: EMP

J. Franco #C159: PERSON WHO THREW THE BOTTLE AND THE VICTIM ARE STILL TO REAR, APPEAR TO KNOW EACH OTHER

16:11:20

N. Robles #451 assigned self 6P21 as backup

16:12:36

6F1 set status to A

16:13:22

S. Jafaklou #C190: F1 - OUT WITH 3 TO THE REAR

16:14:52

S. Jafaklou #C190 set 6P25 status to A

16:14:56

S. Jafaklou #C190 set 6P26 status to A

16:14:56

S. Jafaklou #C190: F1 - CLEAR TO ROLL

16:15:44

N. Robles #451 released self 6P21

16:15:57

S. Jafaklou #C190 assigned 6PS1 as backup

16:16:31

S. Jafaklou #C190: F1 - C4 SUSP IS GOA

16:17:57

S. Jafaklou #C190 set 6F1 status to C4	16:18:04
S. Jafaklou #C190 set 6PS1 status to C4	16:18:04
S. Jafaklou #C190 set 6P25 status to C4	16:18:04
S. Jafaklou #C190 set 6P26 status to C4	16:18:04
S. Jafaklou #C190 set 6PS1 status to EN	16:18:07
S. Jafaklou #C190 set 6PS1 status to A	16:19:52



16:20:19  
16:21:06  
16:21:09  
16:21:10  
16:21:10  
16:21:11  
16:21:11  
16:21:11  
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16:21:43  
  
16:21:43  
  
16:21:44  
  
16:21:47  
16:23:43  
16:33:29  
16:44:32  
16:55:01  
16:57:45

S. Jafaklou #C190 set 6PS1 status to C4  
S. Jafaklou #C190 released 6PS1  
6P25 generated DR # 22-07802  
M. Chang #487 released self 6P26  
6P25 cleared event

PRIMARY DISPOSITION: RT PRIMARY UNIT: 6P25



**West Covina Police Department**  
1444 W GARVEY AVE S | WEST COVINA, CA 91790 | P: 626.939.8500

EVENT #2204020008

**POLICE EVENT INFORMATION**

**CLEARED**

DATE / TIME INITIATED	DATE / TIME RECEIVED	DATE / TIME TRANSMITTED	FIRST DATE / TIME DISPATCHED	FIRST DATE / TIME ARRIVED
	04/02/2022 01:04:12	04/02/2022 01:04:21	04/02/2022 01:06:28	04/02/2022 01:07:23
FIRST DATE / TIME EN ROUTE			LAST DATE / TIME DISPATCHED	LAST DATE / TIME ARRIVED
04/02/2022 01:06:31				
CALLTAKER / ID#	DISPATCHER / ID#			
S. Jafaklou #C190	S. Jafaklou #C190			
PRIMARY UNIT DISPATCHED	BACKUP UNIT(S) DISPATCHED			
6P15	6P12, 6F1, 6P16, 6P14			
REN#				
22-02363				

LOCATION	APT/UNIT
REBEL YELL BAR, 2050 S VALINDA, DORE & AMAR, WEST COVINA, CA 91792	
LOCATION NOTES	

POLICE D-AREA	POLICE AGENCY	POLICE DISTRICT / SECTOR / GRID	
OOJ	West Covina Police Department	SA 4 / Beat 5	
POLICE RADIO	MERGED RADIO CHANNELS		
CALL FOR SERVICE		ADDITIONAL CALLS FOR SERVICE	
415 - DISTURBANCE			
RISK	PRIORITY	TYPE	ORIGIN
	P2	<input checked="" type="checkbox"/> DISPATCH <input type="checkbox"/> TRU	Phone

NARRATIVE
M/B PULLED OUT A SEMI AUTO PISTOL

**REPORTING PARTIES**

RP-1 FIRST NAME	LAST NAME	PHONE
		APT/UNIT
NOTES		DATE / TIME
		04/02/2022 01:04:21

**DISPOSITIONS**

D-1 PRIMARY DISPOSITION	ADDITIONAL DISPOSITION(S)	DATE / TIME
RPTT - Report Taken		04/02/2022 01:48:40
NOTES		USER / ID#
		S. Jafaklou #C190

**RELATED EVENTS**

X-CLASS
Fire Event #2204020009

**ASSISTING AGENCIES****RESPONDING UNIT INFO**

6P15 J WEAVER #477

6P12 M CHANG #487, B CERVANTES #466

6F1 G LEDESMA #452, S DE LA FUENTE #486

6P16 A ALLEN #460

6P14 N ROBLES #451

**EVENT LOG**

S. Jafaklou #C190 added Reporting Party 01:04:21  
PHONE NUMBER: [REDACTED]

S. Jafaklou #C190 created Event #2204020008 01:04:21  
AGENCY TYPE: Police CALL FOR SERVICE: 911 - 911 HANGUP EVENT ORIGIN: Phone  
LOC: 2050 S VALINDA POLICE AGENCY: West Covina Police Department  
POLICE D-AREA: Out of Jurisdiction PRIORITY: PRIORITY 2 RECEIVED DATE: 04/02/22 01:04  
TRANSMITTED DATE: 04/02/22 01:04

S. Jafaklou #C190 INITIAL NARRATIVE: M/B PULLED OUT A SEMI AUTO PISTOL 01:04:21  
N. Londi #C163 edited Reporting Party 01:04:48  
FIRST NAME [REDACTED] LAST NAME: [REDACTED]

N. Londi #C163 edited Reporting Party 01:05:10  
LOC: [REDACTED]

N. Londi #C163 edited event 01:05:22  
BEAT: SA 4 REPORTING DISTRICT: Beat 5

N. Londi #C163: 10 MINS AGO THERE WAS A HBD FEM THAT THE RP WAS TRYING TO 01:06:11  
HELP


S. Jafaklou #C190 assigned 6P15 as primary 01:06:28  
S. Jafaklou #C190 assigned 6P16 as backup 01:06:28  
6P15 set status to EN 01:06:31  
N. Londi #C163: THERE WAS A M/B THAT BECAME 415 W THE RP AND ANOTHER MALE IN 01:06:33  
THE BACK OF THE RPS VEH

6P16 set status to EN 01:06:33

N. Londi #C163: M/B 600 25-29YRS BLU JACKET BLK PANTS 01:07:18  
S. Jafaklou #C190 set 6P15 status to A 01:07:23  
S. Jafaklou #C190 set 6P16 status to A 01:07:36  
N. Londi #C163: RP IN A GRY TOYT TUNDRA 01:07:54  
N. Londi #C163: M/25YRS REQ MEDICS POSS CONCUSSION 01:08:27  
N. Londi #C163: N. Londi #C163 requested X-Class Fire assistance from West Covina Fire 01:08:34  
Department. N. Londi #C163 created X-Class Fire event #2204020009 from Police event  
#2204020008

N. Londi #C163: M/25YRS REQ MEDICS POSS CONCUSSION 01:08:46  
N. Londi #C163: Station Order: 4 26 5 1 2 3 18 70 01:09:34  
M. Chang #487 assigned self 6P12 as backup 01:09:54



N. Robles #451 assigned self 6P14 as backup	01:10:13
6P14 set status to A	01:12:01
S. Jafaklou #C190 assigned 6F1 as backup	01:14:09
S. Jafaklou #C190: 16 C4	01:14:19
S. Jafaklou #C190 released 6P12	01:14:23
S. Jafaklou #C190 set 6P14 status to C4	01:14:33
S. Jafaklou #C190 set 6P16 status to C4	01:14:33
S. Jafaklou #C190 set 6P15 status to C4	01:14:33
S. Jafaklou #C190 set 6F1 status to C4	01:14:33
S. Jafaklou #C190: 15 CONTINUE FIRE	01:15:32
	01:20:03
	01:20:13
	01:20:15
	01:20:16
	01:20:16
	01:20:17
	01:20:17
	01:20:17
	01:20:32
	01:20:33
	01:20:33
	01:20:35
	01:20:36
	01:20:37
	01:20:37
	01:20:37
	01:20:38
	01:20:38
	01:20:38
	01:20:39
01:24:32	
01:29:37	
01:29:52	

CALL FOR SERVICE: ~~911~~ 911 HANGUP 415 - DISTURBANCE

S. Jafaklou #C190 cleared event 01:48:40

PRIMARY DISPOSITION: RT PRIMARY UNIT: 6P15

**West Covina Police Department**

1444 W GARVEY AVE S | WEST COVINA, CA 91790 | P: 626.939.8500

EVENT #2201270006

**POLICE EVENT INFORMATION****CLEARED**

DATE / TIME INITIATED	DATE / TIME RECEIVED 01/27/2022 01:00:33	DATE / TIME TRANSMITTED 01/27/2022 01:02:49	FIRST DATE / TIME DISPATCHED 01/27/2022 01:03:41	FIRST DATE / TIME ARRIVED 01/27/2022 01:07:49
FIRST DATE / TIME EN ROUTE 01/27/2022 01:03:41			LAST DATE / TIME DISPATCHED	LAST DATE / TIME ARRIVED
CALLTAKER / ID# S. Dorsey #C141		DISPATCHER / ID# A. Allen #460		
PRIMARY UNIT DISPATCHED 6P14	BACKUP UNIT(S) DISPATCHED 6P16, 6P12, 6P11, 6P15, 6PS1, 6PL			
REN# 22-00615				

LOCATION REBEL YELL BAR, 2050 S VALINDA, DORE & AMAR, WEST COVINA, CA 91792	APT/UNIT
--	----------

LOCATION NOTES

POLICE D-AREA Out of Jurisdiction	POLICE AGENCY West Covina Police Department	POLICE DISTRICT / SECTOR / GRID	
POLICE RADIO		MERGED RADIO CHANNELS	
CALL FOR SERVICE 417 - BRANDISH WEAPON		ADDITIONAL CALLS FOR SERVICE	
RISK	PRIORITY P1	TYPE <input checked="" type="checkbox"/> DISPATCH <input type="checkbox"/> TRU	ORIGIN Phone

NARRATIVE  
FH 25-26YR 5FT WHI SHRT/KHAKI PNTS HAIR IN BUN HAD A POCKET KNIFE CAME BEHIND THE BAR TRIED TO FIGHT W/RP  
PULLED A KNIFE ON HER /

**REPORTING PARTIES**

RP-1 FIRST NAME [REDACTED]	LAST NAME	PHONE [REDACTED]
LOCATION		APT/UNIT
NOTES		DATE / TIME 01/27/2022 01:02:49

**VEHICLES**

V-1 TAG# / VIN# [REDACTED]	STATE
	STATE

**DISPOSITIONS**

D-1 PRIMARY DISPOSITION RPTT - Report Taken	ADDITIONAL DISPOSITION(S)	DATE / TIME 01/27/2022 02:07:26
NOTES		USER / ID# J. Franco #C159

**RELATED EVENTS****ASSISTING AGENCIES****RESPONDING UNIT INFO**

6P14 A ALLEN #460  
 6P16 J CANTON #450  
 6P12 M AROS #458  
 6P11 K CLIFTON #453, J LEDESMA #480  
 6P15 B CERVANTES #466  
 6PS1 S MCLEAN #416  
 6PL S SPAGON #438

**EVENT LOG**

S. Dorsey #C141 added Reporting Party	01:02:49
FIRST NAME: [REDACTED] PHONE NUMBER: [REDACTED]	
S. Dorsey #C141 created Event #2201270006	01:02:49
AGENCY TYPE: Police CALL FOR SERVICE: 417 - BRANDISH WEAPON EVENT ORIGIN: Phone	
LOC: 2050 S VALINDA POLICE AGENCY: West Covina Police Department	
POLICE D-AREA: Out of Jurisdiction PRIORITY: PRIORITY 1 RECEIVED DATE: 01/27/22 01:00	
TRANSMITTED DATE: 01/27/22 01:02	
S. Dorsey #C141 INITIAL NARRATIVE: FH 25-26YR 5FT WHI SHRT/KHAKI PNTS HAIR IN BUN HAD A POCKET KNIFE CAME BEHIND THE BAR TRIED TO FIGHT W/RP PULLED A KNIFE ON HER /	01:02:49
S. Dorsey #C141: RP HIDING IN BATHROOM	01:03:20
A. Allen #460 assigned self 6P14 as primary	01:03:41
S. Dorsey #C141: FEM W/2 OTHER FEMS	01:03:41
J. Franco #C159 pre-empted 6P11 from Event #2201260214 to respond to Event #2201270006	01:03:43
J. Franco #C159 assigned 6P11 as backup	01:03:43
S. Dorsey #C141: FEMS BACK OUTSIDE	01:03:59
J. Franco #C159 assigned 6P15 as backup	01:04:55
S. Dorsey #C141: FEM DRIVES WHI BMW	01:05:42
6P11 set status to EN	01:06:16
S. McLean #416 assigned self 6PS1 as backup	01:06:49
M. Aros #458 assigned self 6P12 as backup	01:07:00
6P15 set status to EN	01:07:27
J. Franco #C159 set 6PS1 status to A	01:07:49
J. Franco #C159 assigned 6PL as backup	01:08:30
J. Franco #C159: s1 - [REDACTED] / WHI BMW 4D 328I	01:08:54
6P14 set status to A	01:09:05
J. Franco #C159: PL - [REDACTED]	01:09:11
J. Franco #C159 queried vehicle by PurposeCode: C, Plate: [REDACTED] on behalf of 6PS1	01:09:21
RMS - RESULT RETURNED for PurposeCode: C, Plate: [REDACTED]	01:09:21

J. Franco #C159 added Vehicle 01:09:21

LICENSE PLATE / REGISTRATION #: [REDACTED]

DMV - RESULT RETURNED for PurposeCode: C, Plate: [REDACTED] 01:09:25

SVS - RESULT RETURNED for PurposeCode: C, Plate: [REDACTED] 01:09:25

CWS - RESULT RETURNED for PurposeCode: C, Plate: [REDACTED] 01:09:27

J. Franco #C159 queried vehicle by PurposeCode: C, Plate: [REDACTED] on behalf of 6PL 01:09:41

RMS - RESULT RETURNED for PurposeCode: C, Plate: [REDACTED] 01:09:41

J. Franco #C159 added Vehicle 01:09:41

LICENSE PLATE / REGISTRATION #: [REDACTED]

DMV - RESULT RETURNED for PurposeCode: C, Plate: [REDACTED] 01:09:43

SVS - RESULT RETURNED for PurposeCode: C, Plate: [REDACTED] 01:09:44

CWS - RESULT RETURNED for PurposeCode: C, Plate: [REDACTED] 01:09:45

6P12 set status to A 01:10:09

J. Franco #C159: S1 - NOBODY OUT FRONT AT THIS TIME / NEXT UNIT CK THE ALLEY 01:10:33

6P11 set status to A 01:10:41

J. Franco #C159: S1 - HAVE RP STEP OUT 01:10:42

J. Franco #C159: S1 - EMP AT THE BAR ADVD THEY ARE NOT AWARE OF ANYTHING GOING ON 01:11:46

J. Canton #450 assigned self 6P16 as backup 01:11:52

J. Franco #C159 set 6P15 status to A 01:11:58

J. Franco #C159: S1 - PER EMP / 415 BETWEEN FEMS OUT FRONT, NEG KNIVES INVOLVED 01:13:14

J. Franco #C159: 15 - UTL IN STATER BROS PARKING LOT 01:13:39

J. Franco #C159: 11 - WITH RP 01:14:23

6P16 set status to A 01:15:07

J. Franco #C159: S1 - C4 01:17:05

J. Franco #C159 set 6PS1 status to C4 01:17:08

S. McLean #416 released self 6PS1 01:31:18

J. Franco #C159 released 6PL 01:31:21

J. Franco #C159 generated DR # 22-00615 01:35:33

J. Franco #C159 released 6P11 01:47:41

A. Allen #460 assigned 6P12 as primary 01:47:47

A. Allen #460 released self 6P14 01:47:48

M. Aros #458 assigned 6P15 as primary 02:03:18

M. Aros #458 released self 6P12 02:03:18

J. Franco #C159 cleared event 02:07:26

PRIMARY DISPOSITION: RT PRIMARY UNIT: 6P15

**Jo-Anne Burns**

**From:** Nha Nguyen <nhanguyens222@gmail.com>  
**Sent:** Monday, September 18, 2023 7:50 PM  
**To:** Jo-Anne Burns  
**Subject:** Permanently revoke the business license of Rebel Yell Bar

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

I am Nha Nguyen. This email was in regard to loud noises coming from Rebel Yell Steak Bar which is unbearable to most of the neighbors including me and my family who are residing adjoining the property. Due to my different work timings, it won't be possible for me to come to the Public Hearing so I'll explain via this email.

Many nights, I struggle to fall asleep because of the loud noise, yelling, and music coming from it. I even have to put on earplugs in order to be able to sleep. Even though the operation hours are until 12 am and 2 am on certain nights, I notice that they do extend the hours sometimes, especially on holidays. In addition, their customers never leave right away after closing time, I can hear the chaos because of the yelling, screaming, and honking loudly and these disrupt the peace of the neighborhood.

I've spoken with them and asked that they try to minimize the noise and not turn the music so loud, but they've refused to do so. I eventually had to report to the police at one point but nothing has really changed. This ongoing noise issue is not only affecting me but also my family's ability to sleep and, in turn, my father's performance at work since he has to go to work at 5 in the morning. In addition, we have children in our family. Adequate sleep contributes to children's overall health and well-being.

I have enjoyed the peace and quiet since the bar was temporarily shut down by the city. I hope that this ongoing issue will be resolved as soon as possible and the business license of Rebel Yell Bar will be permanently revoked.

Sincerely,  
Nha Nguyen

## Jo-Anne Burns

---

**From:** Joe G <JMG2651@proton.me>  
**Sent:** Tuesday, September 19, 2023 12:17 PM  
**To:** Jo-Anne Burns  
**Subject:** Planning Commission Hearing regarding the business, Rebel Yell...

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Ms. Burns,

This message is for the Planning Commission. It is in regards to the business, Rebel Yell at 2050 South Valinda.

I live 790 feet from this location, in West Covina. I have been concerned about activity at the bar for many months. I have heard shots being fired, noise, including music and yelling, vehicles peeling rubber from this location during the late night and early morning hours, I have heard accounts from my neighbors of patrons hanging out after 2 a.m. and throwing trash over fences of residents next to this business. I have seen and heard the police respond to this location on several occasions.

We were fortunate to experience peace and quiet when the business was closed by the State Alcohol and Beverage Control.

I urge the Planning Commission to permanently revoke the business license for Rebel Yell.

Joe Gardner,

Sent with [Proton Mail](#) secure email.

**Jo-Anne Burns**

---

**From:** classy3127@aol.com  
**Sent:** Thursday, September 21, 2023 10:35 AM  
**To:** Jo-Anne Burns  
**Subject:** Neighborhood safety

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am writing in regard to Rebel Yell Bar business. Since the bar has been closed we have enjoyed quiet and peace since being shut down. Please do not allow them to reopen. I live in the track directly behind the bar.

[Sent from the all new AOL app for iOS](#)

**STATE OF CALIFORNIA**  
**DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL**

ABC-122 (4/95)

REBEL YELL BAR AND STEAKHOUSE, LLC  
REBEL YELL BAR & STEAKHOUSE LLC  
2050 S VALINDA AVE  
WEST COVINA, CA 91792

File: 47-554947  
Reg: 19089148  
Order: 20 Days Suspension

County: Los Angeles

## CERTIFICATE OF FILING APPEAL

I certify that I        have X have not filed an appeal with the Alcoholic Beverage Control Appeals Board from the decision of the Department of Alcoholic Beverage Control made on .

RECEIVED

The appeal was filed on \_\_\_\_\_

OCT 14 2019

Licensee **Alcoholic Beverage Control  
Office of Legal Services**

## CERTIFICATE OF SERVICE OF NOTICE

I, \_\_\_\_\_, certify that on \_\_\_\_\_,  
I received the following order of the Department of Alcoholic Beverage Control relating to the above-named  
licensee(s):

☐ Order of Suspension
 ☐ Order after Appeals Board Decision

☐ Order of Revocation
 ☐ Order after Court Decision

I certify that at the hour of \_\_\_\_ M. on \_\_\_\_\_, I served said order by

exhibiting said order to \_\_\_\_\_ at \_\_\_\_\_  
and informing \_\_\_\_ said respondent \_\_\_\_ respondent's attorney \_\_\_\_ respondent's agent of the contents of  
said order, and notified said person that the order was thereupon made operative.

## CERTIFICATE OF POSTING NOTICE OF SUSPENSION

Pursuant to Rule 108, I certify that at the hour of 1420 P.M. on 10/10/2019,

I furnished copies of Notice of Suspension to ERIC ROQUE,

and informed X him \_\_\_ her \_\_\_ them of the provisions of Rule 108. Said Notices of Suspension were posted on the premises, one copy on the interior and one copy on the exterior in conspicuous places by

<u>V. ROCK #1200</u>	<u>AGENT</u>
Name	Title

Premises not posted for the following reasons: \_\_\_\_\_

Dated at 10/10/19 W. PINNEY #1238  
Investigator

Investigator



**BEFORE THE  
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
OF THE STATE OF CALIFORNIA**

IN THE MATTER OF THE ACCUSATION  
AGAINST:

REBEL YELL BAR AND STEAKHOUSE, LLC  
DBA: REBEL YELL BAR & STEAKHOUSE LLC  
PREMISES: 2050 S VALINDA AVE  
WEST COVINA, CA 91792

}  
}  
} FILE: 47-554947  
}  
} REG: 19089148  
}  
}  
}  
}  
}

**DECISION FOLLOWING  
DEFAULT**

**RECEIVED**

**SEP 27 2019**

Alcoholic Beverage Control  
Office of Legal Services

under the Alcoholic Beverage Control Act.

This proceeding is conducted pursuant to Government Code section 11520. An Accusation against the above-referenced Respondent-licensee was registered by the Department August 19, 2019.

According to Department records the Accusation, Notice of Defense, Statement re Discovery and Department's Request for Discovery were served on Respondent-licensee on August 19, 2019.

According to Department records, no timely Notice of Defense has been filed. Accordingly, it is hereby found that Respondent licensee is in default and the Department makes the following Findings of Fact, Conclusions of Law, and Order:

Exhibits:

1. A true and correct copy of the Accusation registered in this matter is identified and admitted into evidence as Exhibit 1. Official Notice is taken of the license history as outlined in said Accusation.
2. A true and correct copy of the Proof of Service of Notice of Defense, Accusation, Department's Request for Discovery and Statement re Discovery, establishing service on Respondent-licensee, is identified and admitted into evidence as Exhibit 2.
3. A true and correct copy of the Department form ABC-333, Report of Investigation, and related documents are identified and admitted into evidence as Exhibit 3.

Findings of Fact:

1. Pursuant to Exhibit 2 as well as Government Code section 11505 and Miller Family Home, Inc. v. Department of Social Services (1997) 57 Cal.App.4th 488, it is found that Respondent-licensee was properly served with the Accusation, Notice of Defense, Statement re Discovery and Department's Request for Discovery in this matter. No timely Notice of Defense has been received.

2. Pursuant to Exhibits 1 and 3 it is found that Respondent-licensee did violate the Alcoholic Beverage Control Act.

Conclusions of Law:

1. Pursuant to Finding 1 above, Respondent-licensee has defaulted in this matter and the Department is authorized pursuant to Government Code section 11520 to conduct this default proceeding.
2. Pursuant to Finding 2 above, Respondent-licensee did violate the Alcoholic Beverage Control Act as alleged in said Accusation.
3. That by reason of the foregoing Findings of Fact and Conclusions of Law, grounds for suspension or revocation of such license(s) exist and the continuance of such license(s) would be contrary to public welfare and morals, as set forth in Article XX, Section 22, State Constitution, and Section(s) 24200(a) and (b) of the Business and Professions Code.

Order:


WHEREFORE, it is hereby ordered that the license be, and hereby is, Revoked, provided, however, said revocation to be stayed for a period of one year on condition that no cause for disciplinary action occur within the stayed period. If cause for disciplinary action based upon the same or similar violation occurred during the stayed period, the Director may, in the Director's discretion and without further hearing, vacate the stay and revoke the license. Should no cause for disciplinary action occur during the stayed period, the stay shall become permanent.

Additionally, it is hereby ordered that Respondent-licensee's license be, and hereby is, suspended for a period of **20** days. The suspension will not *commence* until *after* a representative of the Department posts the Notice of Suspension. A representative of the Department will call on Respondent-licensee on or after OCT 08 2019 to pick up the license certificate.

This Decision Following Default is hereby adopted and is effective immediately.

Dated: \_\_\_\_\_

2/22/19

  
Matthew Botting  
General Counsel

Should you have any questions regarding the penalty imposed herein contact your local Alcoholic Beverage Control office.

Any Motion to Vacate this default decision must be made in accordance with Government Code section 11520, subdiv. (c), which states:

(c) Within seven days after service on the respondent of a decision based on the respondent's default, the respondent may serve a written motion requesting that the decision be vacated and stating the grounds relied on. The agency in its discretion may vacate the decision and grant a hearing on a showing of good cause. As used in this subdivision, good cause includes, but is not limited to, any of the following:

- (1) Failure of the person to receive notice served pursuant to Section 11505.
- (2) Mistake, inadvertence, surprise, or excusable neglect.

If you wish to file a Motion to Vacate this default decision, it must be directed to the General Counsel. In addition, any other parties in the matter, including the Department's Office of Legal Services, must be served. The Motion must be sent by mail, but you may also e-mail it. The addresses for filing and service are:

ABC General Counsel  
c/o Administrative Records Secretary  
3927 Lennane Drive, Suite 100  
Sacramento, CA 95834

Department of Alcoholic Beverage Control  
Office of Legal Services  
3927 Lennane Drive, Suite 100  
Sacramento, CA 95834

[Mark.Kinyon@abc.ca.gov](mailto:Mark.Kinyon@abc.ca.gov)

[Beth.Matulich@abc.ca.gov](mailto:Beth.Matulich@abc.ca.gov)

Any appeal of this decision must be made in accordance with Business and Professions Code sections 23080-23089. For further information, call the Alcoholic Beverage Control Appeals Board at (916) 445-4005, or mail your written appeal to the Alcoholic Beverage Control Appeals Board, 1325 J Street, Suite 1560, Sacramento, CA 95814.

**BEFORE THE  
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
OF THE STATE OF CALIFORNIA**

IN THE MATTER OF THE ACCUSATION  
AGAINST:

REBEL YELL BAR AND STEAKHOUSE, LLC  
REBEL YELL BAR & STEAKHOUSE, LLC  
2050 S. VALINDA AVE  
WEST COVINA, CA 91792

ON-SALE GENERAL EATING PLACE - LICENSE  
  
under the Alcoholic Beverage Control Act.

File: 47-554947

Reg: 19089148

**DECLARATION OF SERVICE BY MAIL**

The undersigned declares:

I am employed at the Department of Alcoholic Beverage Control. I am over 18 years of age and not a party to this action. My business address is 3927 Lennane Drive, Suite 100, Sacramento, California 95834. On September 27, 2019, I served, by CERTIFIED mail (unless otherwise indicated) a true copy of the following documents:

**DECISION FOLLOWING DEFAULT**

on each of the following, by placing them in an envelope(s) or package(s) addressed as follows:

REBEL YELL BAR AND STEAKHOUSE, LLC

Office of Legal Services  
Headquarters, Inter Office Mail

7018 0680 0000 9834 1045

and placing said envelope or package for collection and mailing, following our ordinary business practices. I am readily familiar with this department's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service, County of Sacramento, State of California, in an envelope with the postage fully prepaid. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on September 27, 2019 at Sacramento, California.

☒ MONROVIA DISTRICT OFFICE (INTEROFFICE MAIL)  
☐ DIVISION OFFICE (INTEROFFICE MAIL)

  
Mark Kinyon

**BEFORE THE  
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
OF THE STATE OF CALIFORNIA**

**In the Matter of the Accusation Against:**

**File:** 47-554947

REBEL YELL BAR AND STEAKHOUSE, LLC

**FILED**

**Reg:** 19089148

DBA: REBEL YELL BAR & STEAKHOUSE LLC

AUG 19 2019

PREMISES: 2050 S VALINDA AVE  
WEST COVINA, CA 91792

ALCOHOLIC BEVERAGE CONTROL  
ALCOHOLIC BEVERAGE CONTROL  
**ACCUSATION UNDER  
ALCOHOLIC BEVERAGE  
CONTROL ACT AND  
STATE CONSTITUTION**

**LICENSE(S):** On-Sale General Eating Place

I hereby complain and accuse the above respondent(s), holding the above license(s), based on the following statement of facts:

**COUNT 1**

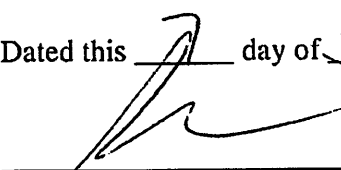
By reason of the following facts, there is cause for suspension or revocation of the license(s), in accordance with Section 24200 and Sections 24200(a) and (b) of the Business and Professions Code. It is further alleged that the continuance of the license would be contrary to public welfare and/or morals as set forth in Article XX, Section 22 of the California State Constitution and Sections 24200(a) and (b) of the Business and Professions Code. The facts which constitute the basis for the suspension or revocation by the Department are as follows:

On or about April 11, 2019, respondent-licensee's manager, officer or person holding [REDACTED] or more of the voting interests of the limited liability company, namely Eric Phillip Roque, was the subject of a plea, verdict or judgment of guilty or pled nolo contendere to a public offense involving moral turpitude, to-wit: Penal Code section 32 – accessory after the fact, such conviction being grounds for suspension or revocation of the license under Business and Professions Code Sections 23405.2(e) and 24200(d).

Licensee(s) Previous Record: Licensed as above since December 16, 2015.

WHEREFORE, I recommend that a hearing be held on this accusation.

Dated this 7 day of June 2019

  
\_\_\_\_\_  
Sean Klein

Attorney

Department of Alcoholic Beverage Control

exl

**BEFORE THE  
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
OF THE STATE OF CALIFORNIA**

IN THE MATTER OF THE ACCUSATION  
AGAINST:

REBEL YELL BAR AND STEAKHOUSE, LLC  
REBEL YELL BAR & STEAKHOUSE LLC  
2050 S VALINDA AVE  
WEST COVINA, CA 91792

ON-SALE GENERAL EATING PLACE - LICENSE  
under the Alcoholic Beverage Control Act.

File: 47-554947

Reg: 19089148

DECLARATION OF SERVICE BY MAIL

The undersigned declares that I am employed at the Department of Alcoholic Beverage Control. I am over 18 years of age and not a party to this action. My business address is 3927 Lennane Drive, Suite 100, Sacramento, California 95834. On August 19, 2019, I served, by CERTIFIED mail (unless otherwise indicated) a true copy of the following documents:

NOTICE OF DEFENSE  
ACCUSATION UNDER ALCOHOLIC BEVERAGE CONTROL ACT AND STATE  
CONSTITUTION  
COPIES OF GOVERNMENT CODE SECTIONS 11507.5, 11507.6, AND 11507.7  
DEPARTMENT'S REQUEST FOR DISCOVERY

on each of the following, by placing them in an envelope(s) or package(s) addressed as follows:

REBEL YELL BAR AND STEAKHOUSE, LLC  
REBEL YELL BAR & STEAKHOUSE LLC  
[REDACTED]

7018 0680 0000 9835 0801

and placing said envelope or package for collection and mailing, following our ordinary business practices. I am readily familiar with this department's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service, County of Sacramento, State of California, in an envelope with the postage fully prepaid. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on August 19, 2019 at Sacramento, California.



Matthew Nystrom

☒ MONROVIA DISTRICT OFFICE (INTEROFFICE MAIL)  
ABC-116 (04/14)

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## INVESTIGATION REPORT



1. REPORT NUMBER 19-02-026	2. ASSIGNMENT NUMBER MON-10093256	3. PAGE 1 of 6
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## 4. CODE SECTIONS INVESTIGATED (Section number and title)

24200(d) B&P – The plea, verdict, or judgment of guilty, or plea of nolo contendere to a public offense involving moral turpitude

## 5. DAY/DATE/TIME OF INCIDENT

Saturday, December 22, 2018, at approx. 1540 hours

## 6. LOCATION OF INCIDENT

2050 S. Valinda Ave., Valinda, CA 91744

CODE: L – Licensee; E – Employee; V – Victim; W – Witness; S – Suspect; O – Other

7. CODE S/L	8. NAME (Last, first, middle) ROQUE, Eric Phillip	9. TELEPHONE NUMBER [REDACTED]
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10. HOME ADDRESS [REDACTED]	11. OTHER ADDRESS N/A
--------------------------------	--------------------------

12. RACE O	13. SEX M	14. BIRTHDATE [REDACTED] 66	15. AGE 52	16. APPARENTAGE 52	17. HAIR BRN	18. EYES BRN	19. HEIGHT 5'9	20. WEIGHT 210 lbs
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21. OPERATOR'S LICENSE NUMBER [REDACTED]	22. CLOTHING DESCRIPTION N/A
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## 23. MISCELLANEOUS INFORMATION

[REDACTED] owner/licensee of Rebel Yell Bar and Steakhouse LLC

## VEHICLE

24. LICENSE N/A	25. STATE	26. YEAR	27. MAKE	28. MODEL	29. COLOR
--------------------	-----------	----------	----------	-----------	-----------

30. REGISTERED OWNER	31. ADDRESS
----------------------	-------------

## 32. SUMMARY OF REPORT

On December 22, 2018, the licensee of Rebel Yell Bar and Steakhouse, Eric Phillip ROQUE, was arrested for violating Section 32 of the Penal Code – Accessory After the Fact.

On April 11, 2019, ROQUE plead Nolo Contendere to a violation of Section 32 PC, a public offense involving moral turpitude, in violation of Business and Professions Code Section 24200(d).

<b>ABC USE ONLY</b>	
LICENSEE NAME REBEL YELL BAR AND STEAKHOUSE, LLC	DBA REBEL YELL BAR & STEAKHOUSE LLC
PREMISES ADDRESS 2050 S. VALINDA AVE., WEST COVINA, CA 91792	LICENSE NUMBER 47-554947
INVESTIGATOR/ID W. Pinney #1238	SUPERVISOR/ID E. Burlingame #1093 <i>EB</i>
SIGNATURE <i>[Signature]</i>	ROUTING Administrative only
DATE 5-22-19	DATE 5/12/19

ex3

## INVESTIGATION REPORT



1. REPORT NUMBER	2. ASSIGNMENT NUMBER	3. PAGE
19-02-026	MON-10093256	2 of 6

CODE: L – Licensee; E – Employee; V – Victim; W – Witness; S – Suspect; O – Other

7. CODE W	8. NAME (Last, first, middle) Deputy S. Aleman #602944 Deputy A. Nelson #541595 Sgt. Gomez #514216		9. TELEPHONE NUMBER 626-330-3322					
10. HOME ADDRESS		11. OTHER ADDRESS 150 Hudson Ave, Industry, CA 91744						
12. RACE	13. SEX	14. BIRTHDATE	15. AGE	16. APPARENTAGE	17. HAIR	18. EYES	19. HEIGHT	20. WEIGHT
21. OPERATOR'S LICENSE NUMBER		22. CLOTHING DESCRIPTION						
23. MISCELLANEOUS INFORMATION Arresting/Investigating Deputies, Los Angeles County Sheriff's Department, City of Industry Station								

CODE: L – Licensee; E – Employee; V – Victim; W – Witness; S – Suspect; O – Other

7. CODE W	8. NAME (Last, first, middle) Floyd, Christopher		9. TELEPHONE NUMBER [REDACTED]					
10. HOME ADDRESS [REDACTED]		11. OTHER ADDRESS N/A						
12. RACE B	13. SEX M	14. BIRTHDATE [REDACTED] 75	15. AGE 43	16. APPARENTAGE 43	17. HAIR BLK	18. EYES BRN	19. HEIGHT 5'11	20. WEIGHT 160 lbs
21. OPERATOR'S LICENSE NUMBER [REDACTED]		22. CLOTHING DESCRIPTION N/A						
23. MISCELLANEOUS INFORMATION Main suspect arrested in police report								

CODE: L – Licensee; E – Employee; V – Victim; W – Witness; S – Suspect; O – Other

7. CODE W	8. NAME (Last, first, middle) Padilla, Karla		9. TELEPHONE NUMBER [REDACTED]					
10. HOME ADDRESS [REDACTED]		11. OTHER ADDRESS						
12. RACE H	13. SEX F	14. BIRTHDATE [REDACTED] 96	15. AGE 22	16. APPARENTAGE 22	17. HAIR	18. EYES	19. HEIGHT	20. WEIGHT
21. OPERATOR'S LICENSE NUMBER [REDACTED]		22. CLOTHING DESCRIPTION N/A						
23. MISCELLANEOUS INFORMATION Employee at Rebel Yell Bar and Steakhouse								



## INVESTIGATION REPORT



1. REPORT NUMBER	2. ASSIGNMENT NUMBER	3. PAGE
19-02-026	MON-10093256	3 of 6

CODE: L – Licensee; E – Employee; V – Victim; W – Witness; S – Suspect; O – Other

7. CODE

O

8. NAME (Last, first, middle)

Agent W. Pinney #1238

9. TELEPHONE NUMBER

626-256-3241

10. HOME ADDRESS

11. OTHER ADDRESS

222 E. Huntington Dr. Ste. 114, Monrovia, CA 91016

12. RACE

13. SEX

14. BIRTHDATE

15. AGE

16. APPARENTAGE

17. HAIR

18. EYES

19. HEIGHT

20. WEIGHT

21. OPERATOR'S LICENSE NUMBER

22. CLOTHING DESCRIPTION

23. MISCELLANEOUS INFORMATION

Reporting Agent, Department of Alcoholic Beverage Control, Monrovia District Office

**INVESTIGATION REPORT**

1. REPORT NUMBER	2. ASSIGNMENT NUMBER	3. PAGE
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**ATTACHMENTS:**

1. Certified Copy of ABC-208-A (Individual Personal Affidavit)(2 pages) for Eric ROQUE, signed 2/23/2015.
2. Certified Copy of ABC-256-LLC (Limited Liability Company Questionnaire), signed 2/24/2015.
3. Certified Copy of Eric ROQUE's California Driver License.
4. Certified Copy of Cal-Photo for Eric ROQUE.
5. Copy of Los Angeles County Sheriff's Department Police Report #918-16657-1441-151 (10 pages), dated 12/22/2018.
6. Certified Copy of Los Angeles County Superior Court Minute Order and Case Summary, Case #KA119960 (5 pages), dated 5/14/2019.
7. Certified Copy of Los Angeles County Superior Court Amended Complaint, Case #KA119960 (5 pages), filed 2/25/2019.

The original attachments are with the original investigative report located in the Monrovia District Office base file under DR #19-02-026.

**HISTORY:**

On February 23, 2015, Eric ROQUE completed ABC-208-A (Individual Personal Affidavit), see attachment #1.

On February 24, 2015, Eric ROQUE completed ABC-256-LLC (Limited Liability Company Questionnaire), see attachment #2. On the ABC-256-LLC, ROQUE is listed as [REDACTED] owner of Rebel Yell Bar and Steakhouse LLC.

On December 16, 2015, Rebel Yell Bar and Steakhouse LLC was issued a Type 47, On-Sale General Eating Place, ABC License #554947, located at 2050 S. Valinda Ave., West Covina, CA 91792.

**CIRCUMSTANCES/INVESTIGATIONS:**

The following is a brief summary of Los Angeles County Sheriff's Department police report #918-16657-1441-151 (see attachment #5):

On December 22, 2018, at approximately 1540 hours, Los Angeles County Sheriff's Deputies responded to a call for service regarding a vehicle stripping. While driving to the location for the call, they observed an adult male matching the description of the suspect. However, they did not contact him based on his distance from the call for service location.

Once deputies arrived on scene they were informed the suspect fled the location. The deputies went back to the location where they observed the adult male matching the suspect's description. The deputies walked towards the adult male, later identified as Christopher Floyd, and he immediately fled into Rebel Yell Bar and Steakhouse, located at 2050 S. Valinda Avenue, West Covina.

The sheriff's deputies conducted an investigation regarding a vehicle in the parking lot containing two other adult males and called for backup to address Floyd, who was inside the premises. Once additional units arrived on scene, everyone from inside Rebel Yell Bar and Steakhouse was called out and Floyd was taken into custody without incident.

Sheriff's deputies contacted licensee of Rebel Yell Bar and Steakhouse, Eric ROQUE. Deputies requested to view the premises video cameras and ROQUE stated they were not functioning. However, ROQUE gave deputies permission to access the video surveillance.

## INVESTIGATION REPORT



1. REPORT NUMBER	2. ASSIGNMENT NUMBER	3. PAGE
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Prior to deputies reviewing any video surveillance, ROQUE spontaneously stated he was sorry and made a huge mistake. ROQUE admitted "D" (Moniker for Floyd) gave him a handgun to hide and ROQUE concealed it in an office inside the premises. Deputies recovered a semi-auto handgun on a shelf inside of a closet.

A sheriff's deputy interviewed employee Karla Padilla. Padilla stated "D" ran into the bar and handed her a firearm. Padilla was scared and handed the firearm to her boss, ROQUE. Padilla asked ROQUE to wipe her fingerprints off of the firearm so she did not get into trouble with police and he complied.

A sheriff's deputy was able to access the video surveillance and observed Floyd run into the premises. Floyd retrieved a firearm from his waistband and handed it to Karla Padilla. Padilla immediately handed the firearm to ROQUE, who took possession of it. ROQUE left the view of the cameras, into an office. ROQUE returned shortly thereafter without the firearm.

ROQUE was read his Miranda Rights and he agreed to speak with deputies. ROQUE stated his friend "D" ran into the bar. ROQUE believed the handgun given to him belonged to another employee that worked security for the premises. ROQUE admitted placing the firearm in the back office and acknowledged the firearm was not his. ROQUE requested to speak with an attorney and the interview concluded.

ROQUE and Floyd were transported to the City of Industry Sheriff's Station. While at the station, ROQUE spontaneously stated he was sorry for his actions and hiding the gun for "D," so "D" did not go back to prison.

Floyd was interviewed by sheriff's deputies. Floyd stated he was an employee of Rebel Yell Bar and Steakhouse. Floyd divulged he works at the bar doing security and previously took the firearm from an unruly patron. Floyd admitted being in possession of the firearm when deputies arrived on scene and handed it to Padilla inside of the premises.

Sheriff's deputies determined the firearm to be stolen out of Orange County. ROQUE was booked for a violation of Section 32 of the Penal Code – Accessory After the Fact.

For further information refer to Los Angeles Sheriff's Department police report #918-16657-1441-151.

The following is a synopsis of the Superior Court of California, County of Los Angeles, Minute Orders for Eric ROQUE regarding Case No. KA119960 (See attachment #6):

On December 23, 2018, ROQUE posted bail in the amount of \$[REDACTED] and was subsequently released.

On January 11, 2019, a felony complaint was filed charging ROQUE with a violation of Section 32 of the Penal Code, Case No. KA119960.

On January 16, 2019, ROQUE appeared for his arraignment. ROQUE was represented by private counsel, Gabriel Castellanos. The matter was continued to January 28, 2019.

On January 28, 2019, ROQUE appeared for his arraignment and he plead not guilty.

On January 29, 2019, a probation memorandum was forwarded.

**INVESTIGATION REPORT**

1. REPORT NUMBER	2. ASSIGNMENT NUMBER	3. PAGE
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On February 25, 2019, a Pre-Preliminary hearing was held. The matter was continued to March 25, 2019. PC 1203.7 Report was received and placed in the Court file. On that same date, an Amended Petition was filed charging ROQUE with a misdemeanor violation of Section 32 of the Penal Code, Case No. KA119960 (see attachment #7).

On March 25, 2019, a Pre-Preliminary hearing was held. The matter was continued to April 11, 2019.

On April 11, 2019, a Pre-Preliminary hearing was held. On the Peoples motion, amended complaint alleges the count against ROQUE as a misdemeanor pursuant to 17b of the Penal Code. ROQUE withdraws his plea of Not Guilty and pleads Nolo Contendere. The court finds ROQUE guilty of violating Section 32 of the Penal Code.

ROQUE was sentenced to four days in custody with two days served and two days good time credit. ROQUE was placed on Summary Probation for three years.

As a result of the aforementioned, Eric ROQUE is in violation of Business and Professions Code Section 24200(d), the plea, verdict, or judgment of guilty, or plea of nolo contendere to any public offense involving moral turpitude.

# **ATTACHMENT #1**

## INDIVIDUAL PERSONAL AFFIDAVIT

Instructions: This form must be completed by: sole owners and their spouses; each general partner and their spouses; officers of a corporation and a majority of the board of directors; persons holding 10% or more of the capital or stock of a corporation and their spouses; persons holding 10% or more of the capital or stock of a limited liability company or limited partnership and their spouses.

If Item #23b is checked, you must complete Form ABC-208-B, Financial Affidavit.

FINGERPRINTING (ABC USE ONLY)  
☐ Active ☒ Livescan  
Date: 2/23/15

1. FIRST NAME <b>ERIC</b>		MIDDLE NAME <b>PHILLIP</b>	LAST NAME <b>ROQUE</b>		2. PREVIOUS NAME(S) (include maiden name, etc.) <b>N/A</b>
3. PREMISES ADDRESS <b>2050 S. Valinda Ave. West Covina, CA 91792</b>					4. PREMISES TELEPHONE NUMBER <b>(None)</b>
5. HOME ADDRESS <b>[REDACTED]</b>					6. HOME TELEPHONE (no. area) <b>(None)</b>
7. SOCIAL SECURITY NUMBER <b>[REDACTED]</b>	8. DRIVER'S LICENSE OR ID NUMBER <b>C</b>		9. STATE WHERE DL OR ID ISSUED <b>CA</b>		10. WORK OR CELL TELEPHONE NUMBER <b>[REDACTED]</b>
11. PERSONAL DATA <input checked="" type="checkbox"/> Male <input type="checkbox"/> Female		HEIGHT <b>5'9</b>	WEIGHT <b>220</b>	EYE COLOR <b>Brown</b>	HAIR COLOR <b>Brown</b>
12. BIRTHDATE <b>[REDACTED] 66</b>		13. BIRTHPLACE (City, State, Country) <b>[REDACTED]</b>		14. MARITAL STATUS <b>[REDACTED]</b>	
15. SPOUSE/REGISTERED PARTNER'S NAME (Last, first, middle) (include alias) <b>[REDACTED]</b>				16. MARRIAGE DATE <b>[REDACTED]</b>	
17. MARRIAGE PLACE (City, State) <b>[REDACTED]</b>					
18. I AM OR WILL BE <input type="checkbox"/> Sole Owner <input type="checkbox"/> General Partner <input type="checkbox"/> Food Lessee <input type="checkbox"/> Officer    Title: _____ <input type="checkbox"/> Spouse/Registered Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Director <input checked="" type="checkbox"/> LLC Member/Managing Member <input type="checkbox"/> Partner <input type="checkbox"/> Manager <input type="checkbox"/> Stockholder					
19. Do you now have any direct, or indirect, interest in any other alcoholic beverage business, or have you ever been an alcoholic beverage licensee or an officer or director of a corporate licensee in or outside of California? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
IF YES, EXPLAIN (List license number and/or premises address)					

20. Have you as an individual, a partner, or while an officer, director, or stockholder of a corporation ever had an alcoholic beverage license denied, suspended, revoked, or an offer in compromise accepted or rejected?  
☐ Yes ☒ No

IF YES, EXPLAIN

21. EMPLOYMENT HISTORY (Past five years - include unemployed, student, homemaker, etc. Use additional sheets if needed.)

FROM (MONTH/YEAR)	TO (MONTH/YEAR)	JOB TITLE	COMPANY NAME AND CITY
<b>[REDACTED]</b>			

22. Have you ever, anywhere or at any time, (1) forfeited bail, (2) been convicted, (3) fined, or (4) placed on probation for any violation of the law? (5) Are you now actively being prosecuted for a criminal offense?  
(If any of these events has occurred, this question must be answered "Yes" regardless of subsequent court action resulting in expungement, unless an order sealing records under Section 1203.45 of the Penal Code, relating to persons under age 18 years, has been issued. If no order has been issued, the answer must be "Yes.")

ARREST DATE	PLACE OF ARREST	OFFENSE	RESULT/DISPOSITION
<b>[REDACTED]</b>			

23. FINANCIAL CONTRIBUTION TO THE BUSINESS (If Box B is checked, complete Form ABC-208-B)  
☐ A. I am not making a contribution in any form  
☒ B. I am making a financial contribution  
☐ C. I am contributing labor/expertise only  
☐ D. Same as the affidavit of

I have read all of the above and declare under penalty of perjury that each and every statement is true, correct and complete.

AFFIANT SIGNATURE <b>[Signature]</b>		TITLE <b>owner / operating manager</b>
DATE SIGNED <b>2/23/2015</b>	PLACE SIGNED <b>Mon ESCOBAR</b>	ATTEST (ABC EMPLOYEE OR NOTARY PUBLIC) <b>Monica E. Vega</b>
ABC-208-A (rev. 06-13)		MONICA E. VEGA, NOTARY PUBLIC

Department of Alcoholic Beverage Control  
**INDIVIDUAL FINANCIAL AFFIDAVIT**

State of California  
Edmund G. Brown Jr., Governor

Refer to Form ABC-208-A instructions for who must complete this form.

1 NAME (Last, first, middle) GAVE, ERIC P. / REBEL YELL BAR and stock house	2 PREMISES ADDRESS (Street number and name, city, zip code) 2050 S. Valinda Ave. West Covina, CA 91791
3 MY TOTAL CONTRIBUTION IS \$ [REDACTED]	4 MY CASH CONTRIBUTION IS \$ [REDACTED]

5. SOURCE OF FUNDS (Explain fully) Source 1 Source 2 (If more than one source)

A. Savings/Checking/Stock Accounts

Financial Institution Name	[REDACTED]
Financial Institution Address	[REDACTED]
Account Type	[REDACTED]
Account Number	[REDACTED]
Persons Authorized to Sign (Print)	[REDACTED]
Amount Being Invested	[REDACTED]
Source of This Money	[REDACTED]

B. Loans (e.g., loans from financial institutions, individuals, etc.)

Date of Loan		
Amount of Loan	\$	\$
Term(s)		
Security		
Lender(s)		
Occupation of Lender(s)		

C. Sale of Property (e.g., Real estate or personal such as vehicles, jewelry, etc.)

Type of Property	[REDACTED]	
Address of Property	[REDACTED]	
Date Sold	[REDACTED]	
Buyer's Name	[REDACTED]	
Net Proceeds	\$	\$

D. Other Source of Funds (Inheritance, lawsuit settlements, gifts, etc.)

Source(s)	
-----------	--

I understand that falsification of the information on this form may constitute grounds for denial or revocation of the license(s). For a period of 90 days from this date, I hereby authorize the Department of Alcoholic Beverage Control, or any of its officers, to examine and secure copies of financial records consisting of signature cards, checking and savings accounts, notes and loan documents, deposit and withdrawal records, and escrow documents of my financial institution(s) or any financial records established in connection with this business. This authorization to examine records at any financial institution may be revoked at any time. I also authorize the Department of Alcoholic Beverage Control, or any of its officers, to examine and secure copies of any business records or documents established in connection with this business including, but not limited to those on file with my bookkeeper. *I have read all of the above and declare under penalty of perjury that each and every statement is true and correct*

6. AFFIANT SIGNATURE [Signature]	7. DATE SIGNED 2/23/2010	8. PLACE SIGNED MAY ESCROW/Alhambra	9. ATTEST (ABC employee or Notary Public) MONTCA E. VEGA
-------------------------------------	-----------------------------	--	---

## **ATTACHMENT #2**



**LIMITED LIABILITY COMPANY QUESTIONNAIRE**

Instructions: An individual managing member or designee may sign on behalf of the limited liability company.  
Attach a copy of original operating agreement and all amendments.

1 LIMITED LIABILITY COMPANY NAME <b>Rebel Yell Bar and Steakhouse LLC</b>		2 TELEPHONE NUMBER <b>(323) 707-5410</b>
3 PREMISES ADDRESS (Street number and name, city, zip code) <b>2050 S. Valinda Ave. West Covina, CA 91792</b>		
4 COMPANY HEADQUARTERS ADDRESS (Street number and name, city, state, zip code) [REDACTED]		5 HEADQUARTERS TELEPHONE NUMBER [REDACTED]
6 COMPANY ATTORNEY'S NAME <b>Ronnie Magana</b>		7 ATTORNEY'S TELEPHONE NUMBER [REDACTED]
8 COMPANY ATTORNEY'S ADDRESS (Street number and name, city, state, zip code) <b>3329 W. 115th St. Inglewood, CA 90303</b>		
9 DATE LLC-1 FILED WITH SECRETARY OF STATE <b>8-22-2014</b>	10 STATE WHERE LLC-1 FILED WITH SECRETARY OF STATE <b>California</b>	11 STATE WHERE LLC FORMED <b>CA</b>
12 ARTICLES OF ORGANIZATION (LLC-2 OR LLC-10) HAS BEEN AMENDED YES NO		
13 OPERATING AGREEMENT DATE		14 LAST AMENDMENT DATE

## 15. The Limited Liability Company will be managed by (check one)

☒ One Manager ☐ More than one Manager ☐ Members ☐ Single Member

## 16. NAME OF MANAGER(S)

MANAGER PRINTED NAME <b>Eric Phillip Roque</b>	MANAGER PRINTED NAME
MANAGER PRINTED NAME	MANAGER PRINTED NAME

## 17. NAME OF OFFICERS AUTHORIZED BY ARTICLES OR AGREEMENT

OFFICER PRINTED NAME	OFFICER PRINTED NAME
OFFICER PRINTED NAME	OFFICER PRINTED NAME

## 18. LIST ALL MEMBERS

MEMBER'S PRINTED NAME	PERCENTAGE OF OWNERSHIP	EFFECTIVE DATE
<b>Eric Phillip Roque</b>	[REDACTED]	[REDACTED]
MEMBER'S PRINTED NAME	PERCENTAGE OF OWNERSHIP	EFFECTIVE DATE
MEMBER'S PRINTED NAME	PERCENTAGE OF OWNERSHIP	EFFECTIVE DATE
MEMBER'S PRINTED NAME	PERCENTAGE OF OWNERSHIP	EFFECTIVE DATE

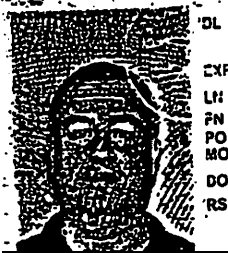
I hereby certify that the above are the present managers, officers, and members of the limited liability company and that each such manager, officer, and member is the real party in interest with respect to his or her position and is not acting, directly or indirectly as an agent, employee or representative of any other person not reported to the Department. The provisions of sections 23405.2 and 23405.3 of the Business and Professions Code are hereby acknowledged and it is understood that changes within the limited liability company and/or entities holding interest in the limited liability company will be reported to the Department as required.

19 SIGNATURE OF MANAGER OR DESIGNEE 	PRINTED NAME <b>Eric Phillip Roque</b>	DATE SIGNED <b>2-24-2015</b>
--	---	---------------------------------

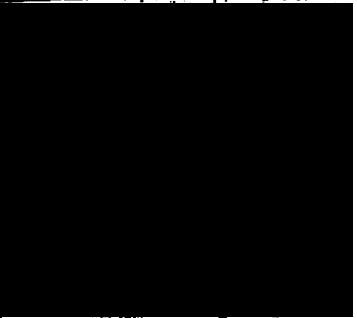
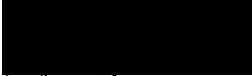
(Use reverse for additional names if needed)

## **ATTACHMENT #3**

CALIFORNIA DRIVER LICENSE



DL  
EXP  
LN  
PN  
PO  
MO  
DO  
RS



## **ATTACHMENT #4**

Department of Motor Vehicles Image - CAL-PHOTO

CALIFORNIA DEPARTMENT OF MOTOR VEHICLES  
IMAGE RECORD FOR:

ROQUE ERIC PHILLIP

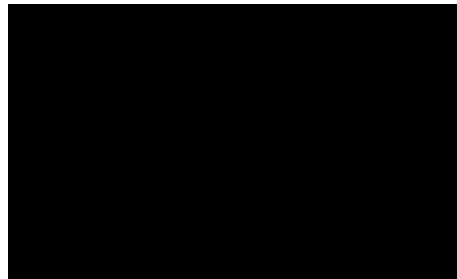
[REDACTED]	EXPIRES: [REDACTED]	CLASS: F	SEX: M
HAIR: BRN	EYES: BRN	HEIGHT: 509	WEIGHT: 190
DATE OF BIRTH: [REDACTED] 66			
ADDRESS: [REDACTED]			
PHOTO DATE: 04/15/2019	PHOTO OFFICE: [REDACTED]	APPLICATION DATE: 04/15/2019	APPLICATION OFFICE: 618
ISSUE DATE: N/A	ISSUE OFFICE: N/A	RESTRICTIONS:	
PHOTO SEQ #: 6459		ENDORSEMENTS:	



SIGNATURE:



FINGERPRINT:



This photograph is a true copy of the photograph that is contained on the Department of Motor Vehicles photo database and delivered over the Department of Justice Cal-Photo communications network.

Date: \_\_\_\_\_ /s/ \_\_\_\_\_

# **Attachment # 5**

The Department will not produce any documents which pertain to on-going criminal investigations or are otherwise protected by Government Code section 6254. Local law enforcement agencies are obligated to notify the Department of any arrests for violations over which the Department has jurisdiction which involve a licensee or a licensed premise under Business and Professions Code section 24202. The Department cannot determine if any such reports relate to on-going investigations or are otherwise protected by Government Code section 6254. Accordingly, the Department will not produce any documents reflecting citations, arrests, or investigations generated by any other law enforcement agency. You should subpoena such records directly from the appropriate law enforcement agencies to give them the opportunity to assert any privileges covering such documents.

# **Attachment # 6**

The Department will not produce any documents which pertain to on-going criminal investigations or are otherwise protected by Government Code section 6254. Local law enforcement agencies are obligated to notify the Department of any arrests for violations over which the Department has jurisdiction which involve a licensee or a licensed premise under Business and Professions Code section 24202. The Department cannot determine if any such reports relate to on-going investigations or are otherwise protected by Government Code section 6254. Accordingly, the Department will not produce any documents reflecting citations, arrests, or investigations generated by any other law enforcement agency. You should subpoena such records directly from the appropriate law enforcement agencies to give them the opportunity to assert any privileges covering such documents.

# **Attachment # 7**

The Department will not produce any documents which pertain to on-going criminal investigations or are otherwise protected by Government Code section 6254. Local law enforcement agencies are obligated to notify the Department of any arrests for violations over which the Department has jurisdiction which involve a licensee or a licensed premise under Business and Professions Code section 24202. The Department cannot determine if any such reports relate to on-going investigations or are otherwise protected by Government Code section 6254. Accordingly, the Department will not produce any documents reflecting citations, arrests, or investigations generated by any other law enforcement agency. You should subpoena such records directly from the appropriate law enforcement agencies to give them the opportunity to assert any privileges covering such documents.