

CITY OF COVINA
PLANNING COMMISSION AGENDA
REGULAR MEETING, TUESDAY, MAY 13, 2014
COUNCIL CHAMBER, CITY HALL, 125 EAST COLLEGE STREET
7:00 P.M.

PLEASE NOTE: THOSE WHO WISH TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM ARE REQUESTED TO FILL OUT A SPEAKER'S CARD AND LEAVE IT WITH A MEMBER OF THE STAFF PRIOR TO THE ITEM BEING CALLED. THE PURPOSE OF THIS IS TO ENSURE THAT YOUR NAME AND ADDRESS ARE CORRECTLY IDENTIFIED IN THE MINUTES OF THE PLANNING COMMISSION.

1. Opening Matters
 - A. Pledge of Allegiance.
 - B. Roll Call of Commissioners: Connors, Hodapp, Manning, McMeekin and Patterson.
 - C. Amendments to the Agenda.
 - D. Minutes of the Regular Meeting of April 22, 2014
 - E. Public Comment:
Citizens wishing to address the Commission on any matter **not** on the agenda may do so at this time. Citizens wishing to be heard on any matter on the agenda, please wait until that point on the agenda. **Please keep your comments to five minutes or less and try not to be repetitive.**

Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests but may refer the matter to staff or to a subsequent meeting.

CONTINUED PUBLIC HEARINGS

2. Application GPA 14-001, an amendment to the Circulation Element of the Covina General Plan to change the required right of way width for the segment of West Puente Street between Third and Fourth Avenues from 80 feet to 73 feet by not requiring the dedication of 7 feet of right-of-way for street widening purposes along the southern side of this portion of West Puente Street to accommodate the relocation of and improvement to the existing abutting Covina Valley Unified School District "District Field" complex. **(Under this proposal, there would be no physical change in the existing configuration of West Puente Street in this area.)** A Negative Declaration of Environmental Impact will be considered with the aforementioned application.

- Staff Report
- Questions of staff from Commission
- Receive testimony in favor of and in opposition to the items
- Recommend continuing of application to the Planning Commission meeting of May 27, 2014
- Roll Call Vote

PUBLIC HEARINGS

3. Application CUP 14-004, a request to sell beer and wine for on-site consumption in an existing sit-down restaurant (Bronco's Mexican Grill), located within a community shopping center, at 960 East Badillo Street.

- Staff Report
- Questions of staff from Commission
- Open the public hearing
- Receive testimony in favor and in opposition of the item
- Close the public hearing
- Roll Call Vote

GENERAL MATTERS

None

ADMINISTRATIVE ITEMS

4. INFORMATION
5. COMMISSION COMMENTS
6. ADJOURNMENT

Adjourn to the regular meeting of the Planning Commission on May 27, 2014 at 7:00 p.m.

Additional information on any agenda item can be obtained by contacting the Planning Division at 125 East College Street, Covina, or by telephoning (626) 384-5450.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Planning Division office at (626) 384-5450 or the California Relay Service. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.



**MINUTES OF THE APRIL 22, 2014 REGULAR MEETING OF THE
COVINA PLANNING COMMISSION HELD IN THE COUNCIL
CHAMBERS OF CITY HALL, 125 EAST COLLEGE STREET AT 7:30
P.M.**

CALL TO ORDER

Chairman Manning called the Planning Commission meeting to order at 7:30 p.m.

ROLL CALL

Commission Members Present: Hodapp, Manning, Patterson

Commission Members Absent: Connors (excused), McMeekin

Staff Members Present: City Planner, Assistant City Attorney

PLEDGE OF ALLEGIANCE

Chairman Manning led the Pledge of Allegiance.

AMENDMENTS TO THE AGENDA

None.

MINUTES OF THE REGULAR MEETING OF APRIL 8, 2014

A motion was made and seconded to approve the Minutes of the Regular Meeting of April 8, 2014.

The motion carried 3-0 as follows:

AYES: HODAPP, MANNING, PATTERSON

NOES: NONE

ABSTAIN: NONE

ABSENT: CONNORS, MCMEEKIN

PUBLIC COMMENT

None.

CONTINUED PUBLIC HEARINGS

ITEMS NO. 2 & 3

2. Continued Public Hearing to consider Application PCD 13-001, a request to establish a Planned Community Development (PCD) overlay zone on two currently industrial properties zoned "M-1/Light Manufacturing," at 1566-1600 West San Bernardino Road, a) to allow, as a permitted use, wineries; and b) to allow, under the Conditional Use

Permit process, on-site wine tasting and on-site beer tasting with, respectively, a winery and a brewery; and

3. Continued Public Hearing to consider Application CUP 13-012, a request for a Conditional Use Permit to allow on-site wine tasting and on-site beer tasting with, respectively, a winery and a brewery at 1580 West San Bernardino Road, Suites H and I.

City Planner Alan Carter presented the report.

There were no speakers.

A motion was made and seconded to continue Applications PCD 13-001 and CUP 13-012 to the meeting of May 27, 2014 to allow for further staff review of operational concerns. Chairman Manning requested that the applicants be present at the May 27 meeting to answer any questions the Commission may have.

The motion carried 3-0 as follows:

AYES: HODAPP, MANNING, PATTERSON
NOES: NONE
ABSTAIN: NONE
ABSENT: CONNORS, MCMEEKIN

ITEM NO. 4

GENERAL MATTERS

Proposed resolution determining that the start time of the Regular Meetings of the Planning Commission shall be changed from 7:30 p.m. to 7:00 p.m.

City Planner Carter presented the report.

A motion was made and seconded to adopt **Resolution No 2014-004 PC**, determining that the start time of the regular meetings of the Planning Commission be changed from 7:30 p.m. to 7:00 p.m.

The motion carried 3-0 as follows:

AYES: HODAPP, MANNING, PATTERSON
NOES: NONE
ABSTAIN: NONE
ABSENT: CONNORS, MCMEEKIN

ADMINISTRATIVE ITEMS

ITEM NO. 5

INFORMATION

City Planner Carter reported that the Police Department expressed an interest in meeting with the Planning Commission to provide their input and address Police concerns about the increasing number of establishments in the downtown that have alcohol sales-related permits, and the possible impacts of those uses on the Police resources. A meeting will take place in the next three months or so, followed by a report to the City Council.

Mr. Carter also reported that staff is still looking into the Commission's request to look into the feasibility of expanding public notifications for major projects in downtown.

Mr. Carter also stated that staff will report back in the not too distant future about the status of the Zoning Code update.

In response to a question about the status of the Covina Valley Unified School District general plan amendment, Mr. Carter stated that staff is waiting to meet with school district representative to go over various items concerning the street widening. Each side is holding its own meetings and will then get together to meet soon.

ITEM NO. 6

COMMISSION COMMENTS

None

ITEM NO. 7

ADJOURNMENT

At 7:50 p.m. Chairman Manning adjourned the Planning Commission meeting to a meeting to be held on May 13, 2014 at 7:00 p.m.

Secretary

CITY OF COVINA

PLANNING COMMISSION MEMORANDUM

ITEM NO. 2

TO: PLANNING COMMISSION

FROM: LISA BRANCHEAU, ASSISTANT TO THE CITY MANAGER
ALAN CARTER, CITY PLANNER

DATE: MAY 13, 2014

SUBJECT: APPLICATION GENERAL PLAN AMENDMENT (GPA) 14-001, AN AMENDMENT TO THE CIRCULATION ELEMENT OF THE COVINA GENERAL PLAN TO CHANGE THE REQUIRED RIGHT OF WAY WIDTH FOR THE SEGMENT OF WEST PUENTE STREET BETWEEN THIRD AND FOURTH AVENUES FROM 80 FEET TO 73 FEET BY NOT REQUIRING THE DEDICATION OF 7 FEET OF RIGHT-OF-WAY FOR STREET WIDENING PURPOSES ALONG THE SOUTHERN SIDE OF THIS PORTION OF WEST PUENTE STREET TO ACCOMMODATE THE RELOCATION OF AND IMPROVEMENT TO THE EXISTING ABUTTING COVINA VALLEY UNIFIED SCHOOL DISTRICT "DISTRICT FIELD" COMPLEX. *(UNDER THIS PROPOSAL, THERE WOULD BE NO PHYSICAL CHANGE IN THE EXISTING CONFIGURATION OF WEST PUENTE STREET IN THIS AREA.)* A NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT WILL BE CONSIDERED WITH THE AFOREMENTIONED APPLICATION.

APPLICANT:

City of Covina (on behalf of Covina Valley Unified School District)

LOCATION:

Portion of West Puente Street, between Third and Fourth Avenues (South Side).

BACKGROUND:

The Planning staff requests that this application be continued to the Planning Commission meeting on May 27th to allow for both the Planning staff and certain representatives of the Covina Valley Unified School District, who attended the last Planning Commission meeting relative to the associated District Field project proposal, additional time to address certain matters within our respective jurisdictions. The staff will elaborate for the Commission on the need for this continuance at the meeting.

RECOMMENDATION:

The staff recommends that the Planning Commission continue with its consideration of and raise any questions on application GPA 14-001, re-open the public hearing for any comments, and then continue the application to the Commission meeting on May 27, 2014.

CITY OF COVINA

STAFF REPORT

MAY 13, 2014

ITEM NUMBER 3

TO: PLANNING COMMISSION
FROM: LISA BRANCHEAU, ASSISTANT TO THE CITY MANAGER
COORDINATOR: VIDAL MÁRQUEZ, PLANNING TECHNICIAN
SUBJECT: APPLICATION CUP 14-004

APPLICANT:

Carest Inc. dba Broncos Mexican Grill

REQUEST:

Application CUP 14-004, a Conditional Use Permit to allow beer and wine sales for on-site consumption in an existing sit-down restaurant (Bronco's Mexican Grill), located within a commercial shopping center

LOCATION:

960 East Badillo Street

SURROUNDING LAND USES AND ZONING:

	EXISTING LAND USE	ZONING
Site	Commercial-Retail Tenant Space Within Community Shopping Center	C-3A (PCD) (Regional or Community Shopping Center with a Planned Community Development overlay zone)
North	Commercial Real Estate Office and Bank	C-P Commercial Professional Zone
South	Apartments	RD-1250 Multiple Family

East	Royal Oak Intermediate School	R-1-8500 (Residential – Single Family)
West	Single family residences	R-1-7500 (Residential – Single Family)

GENERAL PLAN DESIGNATION:

General Commercial

NOTIFICATION OF APPLICANT AND ADJACENT PROPERTY OWNERS:

The applicant has been sent a copy of the staff report. All property owners within a radius of 300 feet from the subject site were mailed notices of the Planning Commission public hearing on May 1, 2014.

ENVIRONMENTAL DETERMINATION:

The proposal is categorically exempt pursuant to Class 1, Section 15301(a) of the California Environmental Quality Act (CEQA) Guidelines.

PROJECT DATA:

PROJECT DATA TABLE

Development Standard	Proposed
Site Area	7.0 acres
Total Building Area in Shopping Center	29,525 square feet (approximately, consisting of various retail and service businesses)
Building Area of Appurtenant Restaurant	1,750 square feet
Estimated Numbers of Employees (excluding any security personnel) and Customers (when dining) in Restaurant at Peak Periods	3-5 employees; 38 customers (based on seating number and configuration shown on submitted plans)
Hours of Operation of Restaurant	8:00 a.m. – 10:00 p.m., all days

<p>Provided and Required Numbers of Parking Spaces for Restaurant in Shopping Center</p>	<p>Approximately 308 total parking spaces (including parking for disabled) currently exist on the property; the restaurant with beer and wine sales is considered to meet the applicable parking requirement 18 parking spaces--based on the restaurant-oriented standard of "1 stall per 100 square feet of gross floor area" for subject tenant space.</p>
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BACKGROUND:

The applicant, Carest Inc. dba Broncos Mexican Grill, proposes to sell beer and wine for on-site consumption in an existing sit-down restaurant. The restaurant is located among several in-line tenant spaces within a typical community shopping center. No live entertainment or other activities triggering further conditional use permit-related review is proposed at this time other than what is mentioned from the Police Department in reference to "Televised Sporting Events". For clarification on all facets of the proposed business, the Planning Commission should refer to the Project Data Table; to all Report-related Exhibits; and to the project plans. The Planning staff will summarize all salient elements of the proposal at the Planning Commission meeting.

COMMENT ON APPLICATION FROM POLICE DEPARTMENT TO PLANNING COMMISSION: *The Covina Police Department, while not wanting to deter business development, strongly encourages members of the Planning Commission to evaluate the impact that current and future restaurants and bars with high occupancy limits and live entertainment will have in regards to increased demand of police services.*

ANALYSIS AND FINDINGS:

Based upon an analysis of the proposed Conditional Use Permit request, the staff recommends that the Planning Commission make the following findings for the application:

1. That the site for the use is adequate in size and shape to accommodate the proposed use.

Fact: Both the overall 7.0-acre commercial center and the 1,750-square foot tenant space in which the restaurant and beer and wine sales activities would function appear to be large enough to accommodate the proposed business/uses. In addition, the property is flat and rectangular in shape, and the improvements on the site are situated in generally a conventional fashion, notably concerning the relation of the appurtenant tenant space to the adjacent on-site parking facility. No parking-related issues were identified with respect to the review of this application or the recollection of past eating establishments operating on the premises. And under the conditions of approval, among other requirements, the

establishment will be required to meet the occupancy limit(s) of the Los Angeles County Fire Department.

2. That the streets adjacent to the use are adequate to handle the traffic generated.

Fact: The Planning staff believes that the surrounding streets, notably Badillo Street and Grand Avenue have sufficient widths and capacities to safely accommodate the relatively minor additional daily trips that the restaurant with beer and wine sales would generate. And once more, these trips should be adequately handled in the on-site parking facility.

3. That the use will have no adverse effect on abutting properties.

Fact: The commercial space in which the restaurant with beer and wine sales would function is sufficiently buffered from the closest residential properties (apartments, to the south and residences to west) by the walls and window elements of the appurtenant building, by different sections of the parking facility, and by the surrounding public streets. In addition, the conditions of approval of the Conditional Use Permit application will provide the City and, in particular, the Police Department, with adequate safeguards for preventing potential negative impacts, such as illicit activities, noise, loitering, parking incursion, and drop-off- and pickup-associated problems.

4. That the proposed use does not affect the public health, safety, and general welfare of the community.

Fact: The proposed use under the submitted CUP application would only involve beer and wine sales associated with a (permitted by right) typical sit-down restaurant. The overall business would comply with the required Bona Fide Eating Establishment criteria under Section 17.04.100 of the Covina Municipal Code (CMC) (which generally calls for eating establishments with related beer, wine, and/or liquor sales for on-site consumption to be designed and to function as a restaurant, as opposed to a bar or cocktail lounge). In addition, no major public health- or safety-related impacts have been identified during project review. The Police Department, for example, has reviewed the proposal and does not oppose the approval of the application request, subject to the business operators complying with all of the associated conditions of approval.

STAFF RECOMMENDATION:

The Planning staff recommends that the Planning Commission approve application CUP 14-004, subject to the attached conditions of approval.

EXHIBITS:

- A. 300-Foot Radius Mailing Map
- B. Area Map
- C. Project Plans (under separate cover)

**CITY OF COVINA
APPLICATION CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT (CUP) NO. 14-004
AS RECOMMENDED FOR APPROVAL TO THE PLANNING COMMISSION
ON MAY 13, 2014**

The Conditional Use Permit (CUP) application shall permit beer and wine sales for on-site consumption in an existing sit-down restaurant (Bronco's Mexican Grill), located within a commercial shopping center at 960 East Badillo Street.

1.0 TIME LIMITS:

- 1.1** The approval of the Conditional Use Permit (CUP) application shall be subject to revocation one year from the date of the affirmation of the application by the Planning Commission if the approved use(s) has not commenced.

2.0 GENERAL REQUIREMENTS:

- 2.1** The Conditional Use Permit (CUP) application shall permit 1) the operation of a food service establishment (not a bar, cocktail lounge, night club, or similar use) with beer and wine sales for on-site. The property shall be operated/used and remodeled/improved in accordance with all application-related information; all representations of record made by the applicant; the approved project plans and design details (including any necessary or required revisions thereto), as approved by the Planning Commission; the Conditions of Approval contained herein; and the Covina Municipal Code and the Covina Design Guidelines. Prior to the completion of the approved improvements, all Conditions of Approval shall be complied with to the satisfaction of the City Planner or his/her designee.
- 2.2** Minor modifications to this approval that are determined by the City Planner or his/her designee to be in substantial conformance with the approved project plans and that do not intensify or change the use or require any deviations from adopted standards may be approved by the City Planner upon submittal of an administrative application and required fee.
- 2.3** Failure to comply with any of the Conditions of Approval noted herein shall be deemed just cause for the revocation of the approval of the CUP by the Planning Commission.
- 2.4** Final or construction plans incorporating all Conditions of Approval and any plan-related changes required in the approval process shall be submitted for review to and approval by the City Planner or his/her designee prior to building permit

MAY 13, 2014

issuance in conjunction with the Plan Check process of the Building Division (see also Condition 2.28 or applicable attachment). All final or construction plans and documents shall conform to the plans approved by the Planning Commission. The Conditions listed herein shall further be printed upon the face of and included as part of these plans.

- 2.5 Any previously existing zoning entitlements for the property shall remain in effect, except for the provisions thereof that have been expressly superseded by the Conditions of Approval and the associated approved project plans of this CUP application.
- 2.6 Under certain provisions of the California Environmental Quality Act (CEQA), the project proposal has been determined to be categorically exempt from environmental review. If a Notice of Exemption is filed with the City, then the period during which legal challenges can be filed based upon violations of CEQA is reduced from 180 days to 35 days. To file the Notice of Exemption, please contact the Planning Division.
- 2.7 Approval from the Planning Division shall be obtained to allow for any food service establishment-related seating in the outside area, and all applicable requirements would need to be met.
- 2.8 An Encroachment Permits from the Engineering Division shall be obtained for any building or business-related elements that would project into the public right-of-way.
- 2.9 The business shall have access to an on-site trash bin.
- 2.10 Any construction-related grading and all drainage on and leaving the site shall conform to the applicable requirements of the Covina Public Works Department, Engineering Division.
- 2.11 Any new exterior ground-, wall-, or roof-mounted mechanical and/or utility equipment (and any communication-related facilities that are not exempt from local regulation) shall be screened from all views by building features, the elements of which must match the style and color of the building, and/or landscaping. The method of screening shall be identified on the construction plans and is subject to staff approval (see also Condition 2.28 or applicable attachment).
- 2.12 Any required site features for the disabled, including, but not limited to, property access identification, parking stall and unloading area dimensions, path of travel, and building access, must comply with all applicable State Codes and must be reviewed by the Building Division (contact the Building Division for specific requirements).

MAY 13, 2014

- 2.13 In accordance with Chapter 11.36 of the Covina Municipal Code, no street trees adjacent to the property shall be cut or trimmed in any manner by any persons associated with management, operational, or maintenance activities on the site without first obtaining a permit from the Covina Public Works Department.
- 2.14 Any new exterior lighting associated with the building shall conform to the building architecture and shall be located and oriented in a manner that would not generate any glare onto any adjacent business or property or onto any surrounding public street or alley, while meeting the applicable foot-candle standards of the City to maintain safety and security.
- 2.15 The applicant or his associates shall perform any project- or use-related construction work that could be heard by any residents of the nearby residential properties only between the hours of 7:00 a.m. and 8:00 p.m., Monday through Saturday (excluding legal holidays), unless a special permit is obtained from the City.
- 2.16 The approval of this request shall not waive compliance with all other applicable sections of the Covina Municipal Code, the Covina Design Guidelines, and all other associated plans and non-City laws and regulations that are in effect at the time of Building Permit issuance or the approval of this application.
- 2.17 The City shall have the reasonable right of entry to inspect the improvements on the property to verify compliance with the Conditions of Approval.
- 2.18 The permittee shall defend, indemnify and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this grant, which action is brought within the applicable time period of Government Code Section 65009. The City must promptly notify the permittee of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the permittee of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
- 2.19 The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this grant. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this Condition.
- 2.20 If any provision of this grant is held or declared to be invalid, then the application approval shall be void and the privileges granted hereunder shall lapse.

MAY 13, 2014

- 2.21** The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by the applicant/property owner's violation of any Condition imposed by this approval or any provision of the Covina Municipal Code shall be paid by the applicant/property owner.
- 2.22** Any new and changing ordinances adopted prior to the final approval of the project may warrant new review.
- 2.23** All proposed permanent exterior signage for the property is subject to a separate, follow-up review and approval process, and all applicable codes and requirements shall be met. Also, sign permits must be obtained from the City prior to the installation of any new permanent or temporary signs. And all illuminated signage shall be prohibited from generating any glare or imposing any other negative impacts onto any adjacent properties or onto the adjoining sidewalks and streets.
- 2.24** An administrative Site Plan Review (SPR) application was not needed for this use.
- 2.25** The installation of a new or the modification of any existing security system(s) in the appurtenant building, as addressed under Chapter 8.20 of the Covina Municipal Code, shall be coordinated with the Covina Police Department. Please determine at the earliest possible time whether a security system will be installed or altered, as failure to inform Police of security system installation plans may impact the commencement of the business and/or delay building permit issuance relating to the Plan Check process (see Condition 2.28).
- 2.26** The following item is required in order to comply with the Los Angeles County Fire Department code requirements as they pertain to this proposal: More detailed project plans shall be submitted to the Los Angeles County Fire Department in order for the Department to determine a) the occupancy limit(s) for the overall establishment; and a) whether fire sprinklers will be required. Please contact the Fire Department staff for any questions.
- 2.26.1** All outside food preparation facilities or outside fire related elements shall meet all applicable standards of the City, Los Angeles County Fire Department and if applicable the Air Quality Management District (AQMD).
- 2.27** The following items are required in order to comply with the Police Department code requirements as they pertain to this proposal:
- 2.27.1** The hours of operation will be no earlier than 6:00 am and no later than 2:00 a.m.

MAY 13, 2014

- 2.27.2 All live entertainment will cease at 1:00 a.m. "Live entertainment" includes music provided by a live entertainer, and/or music played in combination with a disc-jockey or televised major sporting events.
- 2.27.3 All service of alcoholic beverages will cease at 1:30 a.m.
- 2.27.4 No alcoholic beverages or their containers, such as bottles and glasses will be present other than stored behind the bar or in the trash receptacles after 2:00 a.m.
- 2.27.5 Only on-duty employees will be allowed inside the restaurant between the hours of 2:00 a.m. and 6:00 a.m.
- 2.27.6 The rear or south facing doors shall be utilized only for emergency exits, deliveries and for employee arrival and departure from work.
- 2.27.7 The owners, operators, managers and all employees shall adhere to and obey all State laws and City ordinances relating to the service, consumption and possession of alcoholic beverages. Any violations of State laws or City ordinances will be presented to the District Attorney's office for prosecution and will be grounds for revocation or modification of this permit.
- 2.27.8 The owners or operators will be responsible for ensuring they are in compliance with the restrictions, provisions and guidelines of their license from the State of California Alcoholic Beverage Control Board in regards to the ratio of alcoholic beverages sales to food sales.
- 2.27.9 The owners, operators, management staff and employees shall allow inspection of the premises by members of the Covina Police Department at any time when there are employees present inside the location.
- 2.27.10 The owners, operators, managers or employees shall not permit any type of activity where persons are compensated, either by the business or by a customer, for dancing, conversation or anything other than bona-fide service consistent with a restaurant and bar.
- 2.27.11 The owner or operator shall contract with a security company for security personnel or hire security personnel as employees.
- 2.27.12 In the event the owner or operator provide their own security personnel, all personnel must be employed only as security personnel and not have other responsibilities while acting in that capacity. Additionally, all employees acting as security personnel must be licensed and in good standing with the State of California throughout their time of employment.

MAY 13, 2014

- 2.27.13 The restaurant and bar will have no less than two personnel assigned for security purposes, with valid guard cards issued by the State of California, on duty at all times when any type of entertainment is taking place or during televised sporting events.
- 2.27.14 The Police Department may, after meeting with the owners or managers of the restaurant and bar, increase the number of required security personnel for planned events or incidents where the police department determines that the number of on-duty security personnel is deficient.
- 2.27.15 At no time will any security personnel, whether employed by a private company or licensed by the City or employed by the restaurant, be armed with any type of firearm.
- 2.27.16 The owners, operators or managers of the location, subject to the approval of the Police Department, will develop a plan for staging customers outside the restaurant on the sidewalk (public right of way) who wish to enter the restaurant and bar and cannot be accommodated inside the location.
- 2.27.17 In the event patrons waiting to enter the location are lined up outside, the owners or operators will work in conjunction with the Police Department to ensure the waiting area is properly illuminated during hours of darkness.
- 2.27.18 In the event patrons waiting to enter the restaurant and bar are lined up outside the restaurant, the owner, operator or manager shall assign at least one security person to monitor the conduct of all customers waiting in line.
- 2.27.19 The owners, operators or managers of the location shall not conduct any type of valet parking unless they have received prior approval pursuant to City of Covina Municipal Code 10.64.040.
- 2.27.20 The owners, operators or managers will, subject to approval of the Police Department, ensure that the location has, upon opening for business, a video security system that includes digital cameras and a quality recording system that covers all major interior and exterior areas of concern to the police department.
- 2.27.21 The owners, operators or managers shall cooperate with all police investigations regarding crimes that occur at the location or are as a result of conduct while at the location. This cooperation includes, but is not limited to, allowing access to view video images and providing recordings of video images of any activity deemed important by any officer of the department investigating a crime that is alleged to have occurred on the premises or as a result of conduct occurring at the premises.

MAY 13, 2014

- 2.27.22 The owners, operators or managers shall preserve the video security system's recorded information of each business day for a period of not less than ten (10) business days thereafter for the Police Department's review in connection with a criminal investigation.
- 2.27.23 The owners, operators or managers shall, subject to approval of the Police Department, develop a plan to monitor the area surrounding the location for trash and other discarded items that impact public health and the cleanliness of the parking lots, sidewalks and the property of adjacent business owners.
- 2.27.24 The owners, operators or managers shall, subject to approval of the Police Department, develop a plan to monitor adjacent parking areas for activity that is detrimental to public safety or public health.
- 2.27.25 The owners, operators or managers shall, subject to approval of the Police Department, develop a plan to ensure the front and back of the location are adequately and safely illuminated during hours of darkness.
- 2.27.26 The owners, operators or managers shall ensure that all occupancy levels are strictly adhered to. At any time, the Police Department Watch Commander can cease all operations of the business in order to determine if the occupancy level is over the allowed number of occupants. The Watch Commander, in addition to a representative from the Los Angeles County Fire Department, will also have the authority to close the business if he feels the occupancy levels are jeopardizing public safety.
- 2.27.27 PLEASE TAKE FURTHER NOTICE your business license is subject to revocation, amendment, modification or conditions pursuant to Section 5.04.035 B. of the Covina Municipal Code, if the City Council determines your establishment is being operated in a manner that is contrary to, or inimical to the preservation of the public peace, safety or welfare, or it is otherwise detrimental to other properties or businesses in the vicinity.
- 2.27.28 PLEASE TAKE FURTHER NOTICE a breach of any condition of this Permit constitutes a public nuisance pursuant to Chapter 8.40 of the Covina Municipal Code. Pertinent provisions in that chapter are as follows:

“8.40.030 Prohibited public nuisance conditions.

The city council finds and declares that, notwithstanding any other provision of the Covina Municipal Code, it is a public nuisance and unlawful for any person to allow, cause, create, maintain, or suffer, or permit others to cause, create, or maintain, the following:

G. Any building, structure, or use of real property that violates or fails to comply with (1) any applicable approval, permit, license, or entitlement or condition relating thereto, (2) any ordinance of the city, including, but not limited to, any provision of this code, or (3) any applicable county, state, or federal law or regulation.”

“8.40.040 Penalty.

A. Notwithstanding any other provision of the Covina Municipal Code to the contrary, any person who causes, permits, suffers, or maintains a public nuisance, or any person who violates any provision of this chapter, or who fails to comply with any obligation or requirement of this chapter, is guilty of a misdemeanor offense punishable in accordance with CMC 1.16.010(A). A criminal prosecution and/or civil litigation may be initiated without the commencement of the “nuisance abatement” procedures outlined in Article II of this chapter.

B. Each person shall be guilty of a separate offense for each and every day, or part thereof, during which a violation of this chapter, or of any law or regulation referenced herein, is allowed, committed, continued, maintained or permitted by such person, and shall be punishable accordingly.”

2.27.29 PLEASE TAKE FURTHER NOTICE that if a breach of a condition of this Permit (which is a public nuisance – see above) results in an imminent hazard to persons or property, the Police Chief or other authorized official may, if necessary to summarily abate the nuisance, require a cessation of your business operations or a closure of the Premises pursuant to Section 8.40.180 [Emergency Action to Abate an Imminent Hazard] of the Covina Municipal Code. That section states in part as follows:

A. “Notwithstanding any provision of the Covina Municipal Code to the contrary, the police chief, the fire chief, or the building official, or any of their designees, may cause a public nuisance to be summarily abated if it is determined that the nuisance creates an imminent hazard to a person or persons, or to other real or personal property.”

2.28 The following items are required in order to comply with the Building Division code requirements as they pertain to this proposal: refer to applicable attachment.

MAY 13, 2014

2.29 The following items are required in order to comply with the Environmental Services Division code requirements as they pertain to this proposal: refer to applicable attachment.

3.0 PRIOR TO THE GRANTING OF FINAL APPROVAL OF THE BUILDING IMPROVEMENTS OR THE CONDITIONAL USE OR THE COMMENCEMENT OF OPERATIONS OF THE APPROVED CONDITIONAL USE ON THE SITE:

3.1 All site, building, and any landscape improvements shall be constructed or installed in a good workmanlike manner, consistent with the standard best practices of the subject trades and in a manner acceptable to the City.

3.2 The Conditional Use Permit (CUP) approval shall not be effective until such time as the applicant/owner of the property obtains an Inspection and Verification Permit (IVP) and the City Planner or his/her designee certifies on said Permit that the premises and uses comply with all of the Conditions of Approval.

3.3 This grant shall not be effective for any purposes until the applicant/owner of the property has filed with the Planning Division an affidavit stating that he is aware of, and agrees to accept, all of the Conditions of Approval.

3.4 The required trash bin enclosure (see Condition No. 2.9) shall be completely installed or otherwise addressed in a manner that is acceptable to the City.

3.5 All exterior lighting fixtures on the property shall be installed in accordance with the approved plans on file with the Planning and Building Divisions and shall be fully operational.

3.6 The applicant shall obtain all necessary approvals and permits from the State Department of Alcoholic Beverage Control regarding the sale of the beer and wine in the food service establishment.

3.7 The applicant shall obtain all necessary licenses and permits from the Finance Department (e.g., a general Business License) and the Police Department (e.g., an Entertainment Permit) concerning the business.

3.8 The applicant shall obtain all necessary approvals from the Los Angeles County Fire Department for the establishment.

4.0 THE APPROVED CONDITIONAL USE AND THE OVERALL PROPERTY SHALL BE OPERATED IN ACCORDANCE WITH THE FOLLOWING:

4.1 THE APPLICANT SHALL COMPLY WITH ALL OPERATIONAL REQUIREMENTS OF THE POLICE DEPARTMENT (SEE CONDITION 2.27).

- 4.2 All business activities or uses on the property shall conform to the permitted uses of the underlying "C-3A (PCD)" zoning district.
- 4.3 The operational and other Conditions of Approval that are listed herein shall apply to all periods that the entire food service establishment and approved ancillary functions are permitted to be open to the general public and are used by private groups that are invited by the applicant or an associate in conjunction with special events, including, but not limited to, receptions and parties. Not more than twenty-four (24) applicant-coordinated special events (**not open to the public**) shall be permitted in any one calendar year, and such special events shall not occur on more than thirty (30) total days in any one calendar year.
- 4.4 All areas of the eating establishment that are components of the principal use and the ancillary uses (i.e., the dining, any future patio, hallway, and food preparation and storage areas) shall function in an integral manner, as illustrated on the approved project plans, and none of the areas or components of the eating establishment (or portions of the areas) shall operate on an independent basis or as a separate use/business.
- 4.5 Any food service establishment-related activities and any legal or permitted special events occurring on the property shall be conducted in a manner that does not disturb adjacent businesses and residences, relative to excessive noise and vibrations, and that conforms to the provisions of Sections 9.40 (Noise) and 9.42 (Environmental Disturbances) of the Covina Municipal Code.
- 4.6 Full food service or the complete business-related menu of cooked meals and related food items shall be offered to all customers in all portions of the eating establishment during all hours that the establishment is open to the public.
- 4.7 The serving of beer and wine shall be for on-site, inside-of-the-building consumption only and may occur in all sections of the business where customers are seated for food service. In addition, the applicant shall continually comply with all requirements of the State Department of Alcoholic Beverage Control in providing this service.
- 4.8 The hours of operation of the various components of the food service establishment (i.e., general business hours, beer and wine sales, televised sporting events) shall comply with the requirements of the Police Department (see Condition 2.28). (Activities pertaining to the general repair, servicing, or maintenance of legal or permitted improvements on the property or general business-related administrative functions may occur at any time, providing that the activities or functions conform to the provisions of the Chapter 9.40 (Noise Ordinance) and other applicable Chapters of the Covina Municipal Code.)
- 4.9 No outside speakers pertaining to the business shall be permitted.

MAY 13, 2014

- 4.10 The maximum number of employees, entertainers, and customers that may be in the eating establishment at any one time shall conform to the occupancy limit(s) of the Los Angeles County Fire Department.
- 4.11 All portions of the food service establishment shall be continuously supervised by business management or employees. At least one supervisor that is at least 21 years of age shall be on duty at all times that the business is operating. This supervision shall further function to ensure a) that customers in any interior or outside areas of the overall business do not exhibit any behavior that disturbs either other establishment customers or passers-by on the sidewalk; b) that any customers that are awaiting to enter the food service use by standing on the public sidewalk are doing so in an orderly manner and not exhibiting any behavior that disturbs either other establishment customers, persons associated with other businesses, or passers-by on the sidewalk; and c) that any loitering either on the public sidewalk or in areas immediately around the business is prevented.
- 4.12 When any lines of customers that seek to enter the eating establishment form on the outside of the appurtenant building, security and/or other personnel employed by the restaurant shall ensure that there is adequate, legally-sufficient room on all portions of the sidewalk where the customers are standing (including portions thereof that are not directly in front of the appurtenant building, if applicable) for non-customer-associated passers-by and the disabled to safely walk or maneuver by the lines (or, without having to go into the adjoining streets or feeling compelled to go into the adjoining streets to avoid the lines of persons). Also, whether or not the customer-related lines form, either at the close of business on the same day or prior to the opening of the restaurant on the following day, the security and/or other personnel employed by the restaurant shall inspect all portions of the sidewalk, notably areas where the customers were standing (including, if applicable, portions that do not directly front on the appurtenant building) and shall immediately and completely remove any and all litter, trash, and waste (including, but not limited to, food, drinks, cups, bottles, cans, papers, cigarette butts, gum, and bodily fluids (including, but not limited to, blood, vomit, and urine)) from the sidewalk, and, if necessary, the adjoining streets.
- 4.13 The applicant shall provide sufficient security for the entire business, conforming to the requirements of the Police Department (refer to Condition 2.27 or applicable attachment).
- 4.14 No pool tables are permitted in conjunction with the operations of any section of the business.
- 4.15 Not more than three video, mechanical, and/or other arcade games may be used in conjunction with the operations in any section of the food service establishment. If the applicant wishes to have more than three such games, then a new CUP shall be obtained and certain new requirements shall be met.

MAY 13, 2014

- 4.16 The business shall publicize to its customers through its internet page, social media, and/or other generally accepted methods the location of available parking in the shopping center.
- 4.17 No valet parking of any type is permitted in conjunction with the operations of any section of the establishment unless the applicant obtains from the City all required Valet Parking Permits (under the provisions of the Covina Valet Parking Rules and Regulations). If the required Valet Parking Permits are obtained, the applicant shall further abide by all applicable requirements of the City concerning valet parking.
- 4.18 To avoid any potential on-street, on-site, or circulation-related issues, any "take-out"-associated curbside service that is proposed for the food service establishment shall be reviewed and approved by the Engineering Division of the Public Works Department.
- 4.19 Any loading and unloading activities concerning any facet of the business shall conform to the City of Covina Noise Ordinance (Chapter 9.40 of the Covina Municipal Code) and to any other applicable provisions of the Covina Municipal Code. In addition, the loading and unloading activities shall be conducted in a manner that does not interfere with the operations or any other on-site businesses or any surrounding property/uses and that minimizes vehicle access-related disruptions in the appurtenant alley.
- 4.20 No trash or discarded items shall be placed in the outside portion of the property, except in the business-related refuse bin.
- 4.21 The Covina Police Department reserves the right to modify the hours of operation, cease any type of entertainment, or close the business altogether at any time should, in the opinion of the on-duty Watch Commander or his designee, the operation of the business impact normal police operations to the extent that public safety has been jeopardized.
- 4.22 If, in the opinion of the Chief of Police or his designee, there is or may be a need to change or modify the Conditions of this Conditional Use Permit, the Chief of Police or his designee may initiate a public hearing before the Planning Commission. After due notice, which affords the applicant an opportunity to be heard, the Planning Commission may, but is not obligated to, change or modify the Conditions stated herein.
- 4.23 Any subsequent change(s) in the uses or improvements on the property or operational activities (including, but not limited to, the size or layout of the interior of the building; the building architecture and/or features; and/or the type and/or intensity of the permitted uses) beyond what is permitted under this CUP application shall not proceed without further City review and approval to ensure

MAY 13, 2014

compliance with the applicable codes and requirements and, if necessary, the mitigation of any identified impacts (such as design, noise, traffic, and parking). A new zoning application(s) and possibly an impact-related study(ies) may be required for such future change(s) or improvements.

- 4.24** Any outdoor storage pertaining to the business is prohibited.
- 4.25** The site, building, signage, and any landscape improvements shall be maintained in a sound and attractive condition, free of weeds, trash or debris, visible deterioration, graffiti, or other conditions that violate the Covina Municipal Code. The City may require that the applicant/property owner pay the actual and reasonable cost for code compliance services needed to address any problem conditions.



CITY OF COVINA

INTER-OFFICE MEMORANDUM

Date: 03/19/2014
To: Planning Division
From: Vijay Mepani, Building Inspector II
Subject: CUP 14-004
Applicant: Carest Inc. DBA Broncos Mexican Grill

After you have successfully completed the Planning Division's plan review process your plans should be ready for submitting to the Building Section for review of State and local Building Code requirements. These are general comments intended to prepare the applicant for a successful and expeditious plan review through the Building Section. Please be prepared to address the following checked items:

- Please submit 6 sets of complete plans including any proposed utilities and earthwork; two sets shall be "stamped approved" by the Covina Planning Division and include the Building Section's comments for consultant review. This project must comply with the 2013 California Building Standards and 2013 energy code.
- Two sets each of any structural and energy calculations shall be submitted with the above mentioned plans. All calculations must bear an original signature from the documented author.
- This project must comply with Federal and State Accessibility requirements to and throughout the building. Include compliance methods and structural details on the plans.
- Demolition and renovations activities require an asbestos containing materials (ACM) survey. (SCAQMD RULE 1403) The ACM report shall be prepared by an accredited testing laboratory in accordance with SCAQMD rules and regulations. Proof of notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with your permit application for all renovations and demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has been approved by the SCAQMD, a formal demolition plan and permit must be obtained from the Building Division.
SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA, (909) 396-2381
- The Los Angeles County Fire Department needs to review your construction plans, to expedite this process you will need to contact one or more of their Regional plan check office(s): Appointments to discuss Fire Department requirements may be made between 7:30 a.m. and 10:30 a.m. The main office is located at 5823 Rickenbacker Road, Commerce, CA 90040-3027. Phone number is (323) 890-4125.

Regional plan check offices for the Los Angeles County Fire Department:

Glendora Office, Building Plan Review Only
231 W. Mountain View Avenue
Glendora, CA 91740
(626) 963-0067

Commerce Office, Sprinkler & Alarm Plan Review
5823 Rickenbacker Road
Commerce, CA 90040-3027
(323) 890-4125

Commerce Office, Land Development / Access
5823 Rickenbacker Road
Commerce, CA 90040-3027
(323) 890-4243

- Please provide an additional digital copy (pdf preferred) of the building floor plan, elevations, and site plan to be submitted to the LA County Assessor. This copy should be in sufficient detail to allow the assessor to determine the square footage of the building and, in the case of residential buildings, the intended use of each room.

-For additional information, please contact the LA County Assessor's, Public Service Desk at 888-807-2111.

- Construction activity within 500' of a residential zone is prohibited between the hours of 8:00pm and 7:00am and on Sundays and Holidays unless otherwise permitted by the City.
- The Building Section plan check process may address additional concerns.

CITY OF COVINA
INTEROFFICE MEMORANDUM

DATE: March 11, 2014

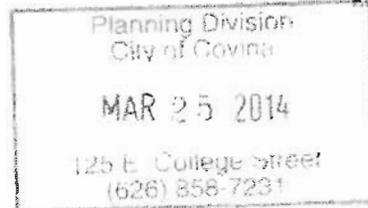
TO: *Detective Bureau Lieutenant, Covina Police Department
*James Barnes, Inspector, Fire Department
*Amy Hall-McGrade, Parks & Recreation Director
*Lisa Brancheau, Community Development Department
**Public Works Department:
 Building and Safety Section
 Engineering Section
 Environmental Services Section
 Water Division
*Risk Management Division

Received: Public Works

MAR 12 2014

Eng/Env IP

FROM: PLANNING DIVISION



SUBJECT: CUP 14-004

APPLICANT: CAREST INC. DBA BRONCOS MEXICAN GRILL

REQUEST: CONDITIONAL USE PERMIT TO ALLOW ON SITE BEER & WINE
AT EXISTING RESTAURANT.

ADDRESS: 960 EAST BADILLO STREET.

It is requested that all comments and requirements for the above project be submitted to the Planning Division no later than the date listed below. If responses can be made sooner, it would be greatly appreciated.

DUE NO LATER THAN: MARCH 24, 2014

COMMENTS: *Please see attached.*

Vivian Costa

Name

3/25/14

Date

**ENVIRONMENTAL SERVICES SECTION
PLAN REVIEW COMMENTS**

Project Address: 960 E Badillo Project #: CUP 14-04
Date Due: Rec'd 3/12/14 Date Returned: 3/25/14 Reviewed By: Vivian Castro
Description: onsite beer and wine at existing restaurant

After initial review of your project, it has been determined that that your project requires submission of the following items and estimated fees.

Required Documents

Three (3) reports of each of the items noted below, including plans, must be submitted to Environmental Services. All signatures and stamps must have wet-ink application.

- Storm Water Pollution Prevention Plan (SWPPP - The project area is 1 acre or greater. A SWPPP must be provided for this project as required by the State Water Resources Control Board.
- Standard Urban Stormwater Mitigation Measure (SUSMP) - The project meets the Los Angeles Regional Water Quality Control Board's criteria for a Priority Planning Project. A SUSMP must be provided for this project.
- Site-Specific SUSMP - The project falls into a category specified by the Los Angeles Regional Water Quality Control Board as requiring a Site-Specific Mitigation Review.

Required Forms

All signatures and stamps must have wet-ink application.

- Form OC1 / OC1-A (must also attach copy onto field plans)
- Form P1
- Form PC
- Form P2
- Form LSWPPP (Local Stormwater Pollution Prevention Plan). If project area is acre or greater.
- Maintenance Covenant. See template and instructions.
- Construction and Demolition Debris Recycling MAY / WILL be required for this project. Please see forms and instructions.

Estimated Plan Review Costs - Total Estimated Environmental Review Fees \$ 40.00
May be more if SUSMP requires multiple reviews by Stormwater Consultant.

- Initial Plan Review by Environmental Services - \$40, now due.
- Review of subsequent submissions to Environmental Services - \$40 (per subsequent submission). Estimated 4 reviews
- SWPPP - \$600, plus fees for additional review or consultation with City stormwater consultant, if requested. If 1 acre or more.
- SUSMP - New development or redevelopment projects that meet redevelopment thresholds in the following project categories. Base cost, plus fees for additional review or consultation with City stormwater consultant, if requested.
 - o Single-family hillside home - \$300
 - o Ten or more unit homes - \$1,200. May be more if SUSMP requires multiple reviews by Stormwater Consultant.
 - o Industrial/Commercial development with 10,000 or more square feet of impervious surface area- \$1,200
 - o Automotive service facility- \$1,200
 - o Retail gasoline outlet - \$1,200
 - o Restaurant - \$1,200
 - o Parking lot (5,000 square feet or more surface area or 25 or more parking spaces) - \$1,200
 - o Other development - \$600
- Construction site stormwater compliance inspection and reinspection fees of \$75 - \$125 per inspection may apply. (Estimated 18 inspections/yr).
- Site Specific Mitigation Review - \$600 for projects with any of the following characteristics:
 - o Vehicle or equipment fueling areas
 - o Vehicle or equipment maintenance areas, including washing and repair
 - o Commercial or industrial waste handling or storage
 - o Outdoor handling or storage of hazardous materials
 - o Outdoor manufacturing areas
 - o Outdoor food handling or processing
 - o Outdoor animal care, confinement, or slaughter
 - o Outdoor horticultural activities

Additional Comments

Industrial Waste Permit may be required. Please check with Building Section.
Other Verify applicant has IWP. Verify applicant has paid annual Stormwater Facility Inspection fee.

You are hereby advised that only Athens Services/Covina Disposal (888-336-6100), the City's exclusive franchise trash hauler, is allowed to provide bins and pick up and dispose of trash and recyclables, including all construction and demolition projects. The ONLY exception is that the project contractor, using his own equipment and staff, can take recyclables to a recycling facility.

ENVIRONMENTAL SERVICES FEES

LOCATION: 960 E Badillo

Project# CUP 14-04

Fee Description	Fee	Account Number	Munis Code	v
NPDES				
Hazardous Material/Illicit Discharge Response - Cleanup and Disposal Fee	Actual cost	6200555043160	ESSITE	
Hazardous Material/Illicit Discharge Response - Material Fee	Actual cost	6200555043160	ESSITE	
Hazardous Material/Illicit Discharge Response (per hour) 7:00am-6:00pm Monday - Thursday	\$ 75.00	6200555043160	ESSITE	
Hazardous Material/Illicit Discharge Response (per hour) 6:00pm-7:00am; Friday; Saturday; Sunday & Holidays	\$ 125.00	6200555043160	ESSITE	
NPDES Construction Site Inspection	\$ 75.00	6200555043262	ESMITA	
NPDES Construction Site Inspection - Violation follow-up (per incident)	\$ 125.00	6200555043262	ESMITA	
NPDES Site Specific Mitigation Review	\$ 600.00	6200555043262	ESMITA	
NPDES SUSMP and Site Specific Mitigation Review - 10 or more units, =>10,000 sf commercial/industrial; automotive shops or restaurants, =>5,000 sf or 25 spaces parking lot	\$ 1,200.00	6200555043262	ESMITA	
NPDES SUSMP Review - Hillside Residential	\$ 300.00	6200555043262	ESMITA	
NPDES SUSMP Review - Other Development	\$ 600.00	6200555043262	ESMITA	
Environmental Impact Report - Initial Study (per application)	\$ 610.00	6200555043290	ESEIR	
Environmental Impact Report - Review and Admin of EIR	\$ 610.00	6200555043290	ESEIR	
NPDES WDID and SWPPP verification (document review)	\$ 25.00	6200555043290	ESEIR	
Environmental Plan Review - Initial Study (3 reviews)	\$ 40.00	6200555043400	ESPLAN	✓
Environmental Plan Review - Additional Study (per review)	\$ 40.00	6200555043400	ESPLAN	
NPDES Permit Inspection - Commercial/Industrial (business License - annual)	\$ 85.00	6200555046385	ESNPDE	
NPDES Permit Inspection - Restaurants (business License annual)	\$ 50.00	6200555046385	ESNPDE	
NPDES - Environmental Compliance Fee (charged to all businesses with business license application)	\$ 15.00	6200555046387	ESENVF	
INDUSTRIAL WASTE				
Industrial Waste - Permit Application/Issuance Fee	\$ 15.00	6200557041190	ESIWAP	
Industrial Waste - Permit, Annual Inspection Fee	See IW Fee Sheet	6200557041190	ESIWP	
MISCELLANEOUS				
Promotion Supplies	Enter Amt.	6200555046390	ESPRMO	
REFUSE				
Refuse - large event and venue waste reduction & recycling plan review	\$ 50.00	6200558046390	ESLARG	
Illegal Recycling Container Impound Fee	\$ 500.00	6200558046395	ESIMP	

ES Staff Vivian Castro

Date 3/25/14

Revised 11-30-11

Take this invoice to the Covina Finance Department to make your payment. You will be provided a receipt that must be shown at the Building and Engineering counters as proof of payment prior to any permit being issued.

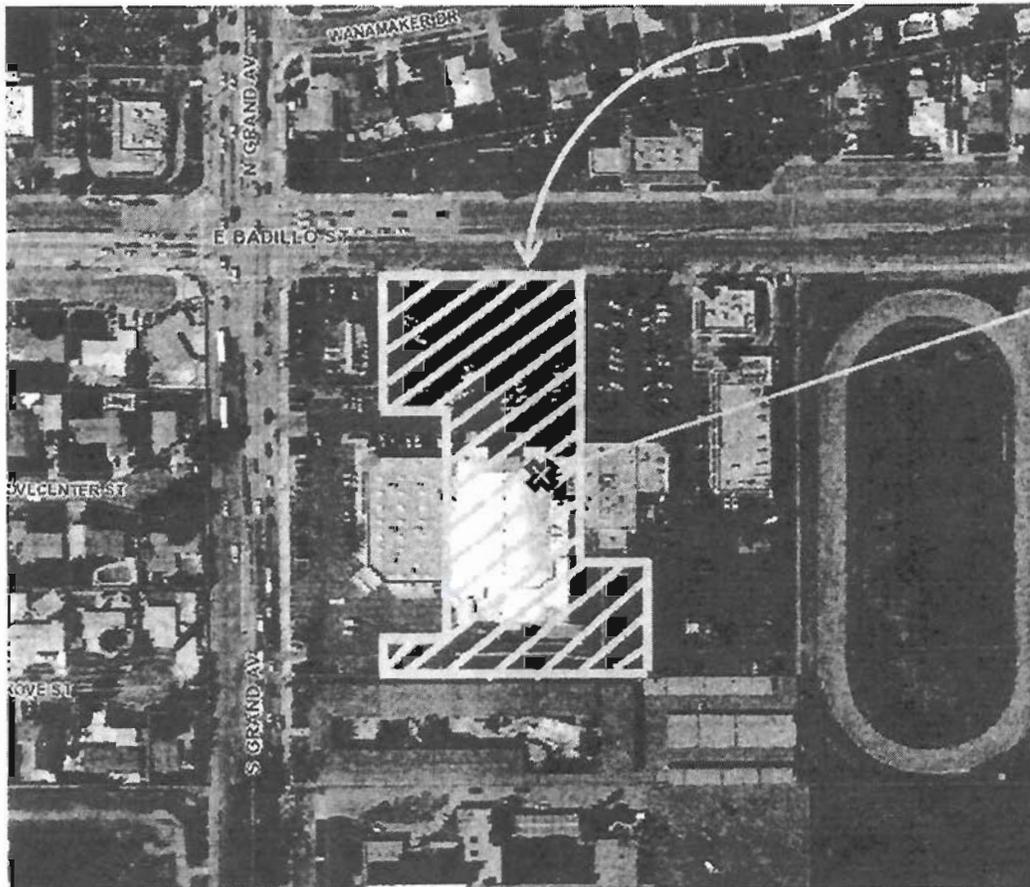
CITY OF COVINA

NOTICE OF PUBLIC HEARING

960 EAST BADILLO STREET, SUITE B

CUP 14-004

Subject Site



Suite Location





A DRAFTING ASSOCIATES
 2010 WILSON AVENUE
 SUITE 100
 SAN FRANCISCO, CA 94133
 TEL: (415) 774-1100
 WWW.ADASSOCIATES.COM

BRONCOS
 MEXICAN GRILL
 960 E BADILLO ST
 COVINA, CA 91724

DATE DRAWN
 12-10-13
DRAWN BY
 THERESA VARGAS
SCALE
 AS NOTED
CHECKED BY
 CARLOS CONTRAL

PERMIT NO.

SHEET TITLE
 SITE PLAN

SHEET NO.
 T-1

SHEET INDEX

- T-1 SITE PLAN
- T-2 EXISTING UTILITIES
- T-3 EXISTING CONCRETE
- T-4 EXISTING ASPHALT
- T-5 EXISTING GRAVEL
- T-6 EXISTING SAND
- T-7 EXISTING GRAVEL
- T-8 EXISTING SAND
- T-9 EXISTING GRAVEL
- T-10 EXISTING SAND

PROJECT INFORMATION

PROPERTY INFORMATION
 Project Name: BRONCOS MEXICAN GRILL
 Property No.: 960 E BADILLO ST
 City: COVINA, CA
 County: LOS ANGELES
 Assessor's Parcel No.: 063-001-001-001
 Zoning: C-2
 Project Description: RESTAURANT
 Building Description: 1,100 SQ FT
 Project Manager: CARLOS CONTRAL
 Designer: THERESA VARGAS
 Date: 12-10-13

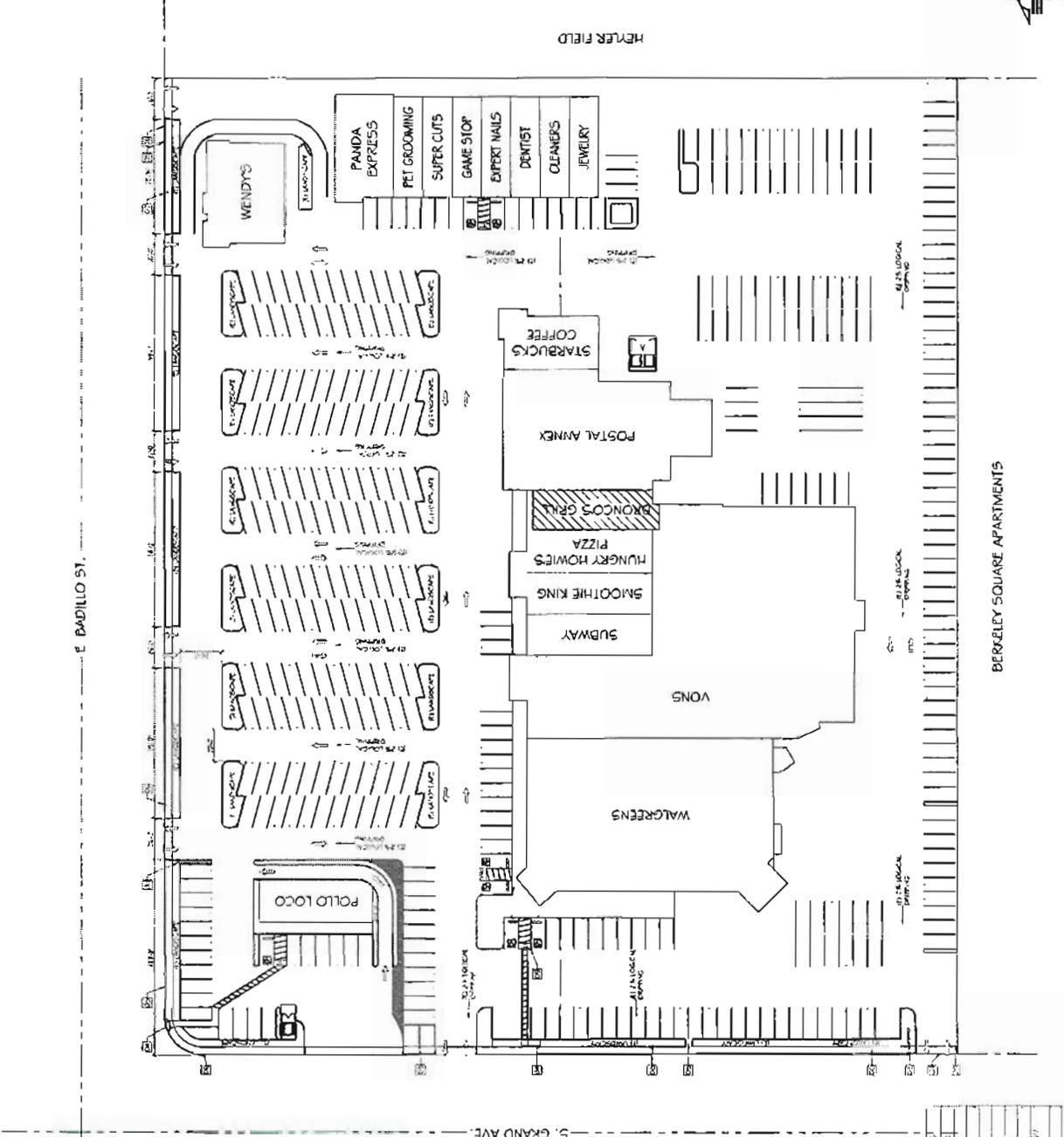
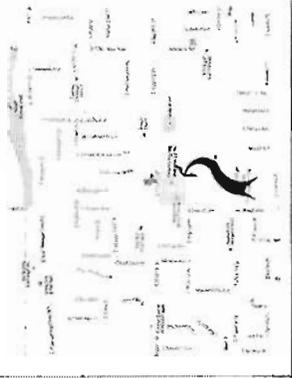
OWNER INFORMATION
 Name: BRONCOS MEXICAN GRILL
 Address: 960 E BADILLO ST
 City: COVINA, CA 91724
 Phone: (626) 963-1100

DESIGNER INFORMATION
 Name: A DRAFTING ASSOCIATES
 Address: 2010 WILSON AVENUE, SUITE 100
 City: SAN FRANCISCO, CA 94133
 Phone: (415) 774-1100

ABBREVIATIONS

- 11 ASPHALT DRIVEWAY
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VICINITY MAP



SCALE
 1/32" = 1'-0"

SITE PLAN

SITE PLAN NOTES

1. SEE EXISTING UTILITIES SHEET
2. SEE EXISTING CONCRETE SHEET
3. SEE EXISTING ASPHALT SHEET
4. SEE EXISTING GRAVEL SHEET
5. SEE EXISTING SAND SHEET
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BRONCOS
 960 E. B. ADILLO ST
 MEDICAN GRILL
 COVINA, CA 91724

DATE DRAWN
 12-10-13

DRAWN BY
 FLORIBERTO VIERRELLA

SCALE
 AS NOTED

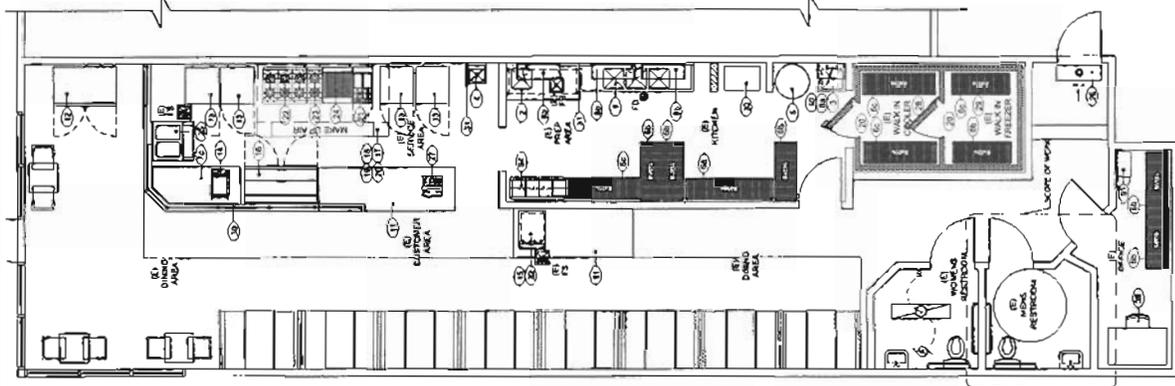
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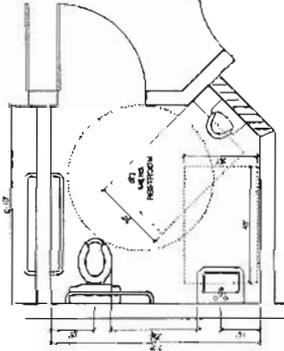
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SHEET TITLE
 FLOOR PLAN

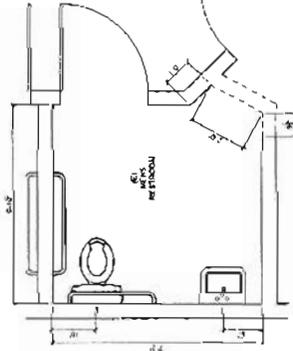
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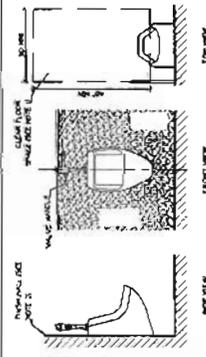
EXISTING FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 1



PROPOSED RESTROOM
 SCALE: 1/4" = 1'-0"
 3



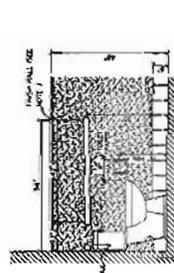
DEMO PLAN
 SCALE: 1/4" = 1'-0"
 2



10 WC - LAVATORY ELEVATION
 SCALE: 1/2" = 1'-0"

NOTES:
 1. PROVIDE 1" CLEARANCE UNDER VANITY AND 1" CLEARANCE UNDER OTHER FIXTURES.
 2. PROVIDE 1" CLEARANCE UNDER VANITY AND 1" CLEARANCE UNDER OTHER FIXTURES.
 3. PROVIDE 1" CLEARANCE UNDER VANITY AND 1" CLEARANCE UNDER OTHER FIXTURES.
 4. PROVIDE 1" CLEARANCE UNDER VANITY AND 1" CLEARANCE UNDER OTHER FIXTURES.

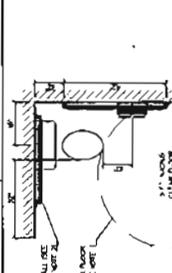
6 ACCESSIBLE COMPLIANCE REQMTS. FOR URINAL
 SCALE: 1/2" = 1'-0"



9 ACCESSIBLE LAVATORY REQMTS
 SCALE: 1/2" = 1'-0"

NOTES:
 1. PROVIDE 1" CLEARANCE UNDER VANITY AND 1" CLEARANCE UNDER OTHER FIXTURES.
 2. PROVIDE 1" CLEARANCE UNDER VANITY AND 1" CLEARANCE UNDER OTHER FIXTURES.
 3. PROVIDE 1" CLEARANCE UNDER VANITY AND 1" CLEARANCE UNDER OTHER FIXTURES.

5 REACH RANGE @ WATER CLOSET (SIDE DETAIL)
 SCALE: 1/2" = 1'-0"



4 CLEAR FLOOR SPACE AT WC
 SCALE: 1/2" = 1'-0"

NOTES:
 1. PROVIDE 1" CLEARANCE UNDER VANITY AND 1" CLEARANCE UNDER OTHER FIXTURES.
 2. PROVIDE 1" CLEARANCE UNDER VANITY AND 1" CLEARANCE UNDER OTHER FIXTURES.
 3. PROVIDE 1" CLEARANCE UNDER VANITY AND 1" CLEARANCE UNDER OTHER FIXTURES.

8 CLEAR FLOOR SPACE AT LAVATORY
 SCALE: 1/2" = 1'-0"