

ZONING ADMINISTRATOR DECISION CONDITIONAL USE PERMIT



DECISION NO. 2013-04

HEARING DATE: February 11, 2013

DECISION DATE: March 6, 2013

FILE NO.: PCUP12-027

SUBJECT: A Conditional Use Permit request to establish and operate a cash for gold business within an existing 2,000 sq. ft. building located at 555 W. Holt Boulevard, within the C3 (Commercial Service) zoning designation.

STAFF

RECOMMENDATION: Approval Approval, subject to conditions Denial

PART A: BACKGROUND & ANALYSIS

Keith H. Hahmound, herein after referred to as "the applicant," has filed an application requesting Conditional Use Permit approval, described as follows:

(a) Project Description: A Conditional Use Permit request to establish and operate a cash for gold business within an existing 2,000 sq. ft. building located at 555 W. Holt Boulevard, within the C3 (Commercial Service) zoning designation.

(b) TOP Policy Plan Land Use Map Designation: MU (Mixed-Use)

(c) Zoning Designation: C3 (Commercial Service)

(d) Surrounding Zoning and Land Uses:

	<u>Zoning</u>	<u>Existing Land Use</u>
North:	C1	Commercial Shopping Center
South:	M1	Parking Lot & Industrial
East:	C3/M1	Retail
West:	C3	Retail

(e) Site Area: 6,850 Square Feet

(f) Assessor's Parcel No(s): 1049-021-08

(g) Project Analysis:

Approved By:

___LB___ Senior Planner

Project Setting: The subject property is composed of 6,850 sq. ft and is developed with a 1-story, 2,000 square foot commercial building, a 14' x 38' open patio and a small parking lot. The subject property is located on the south side of Holt Boulevard, just east of South San Antonio Avenue and west of North Bonita Court. To the north of the subject property, the site is developed with a large commercial shopping center; the east is developed with retail uses, the west with retail uses, and the south with a parking lot and industrial type uses (see Exhibit A-Site Aerial).

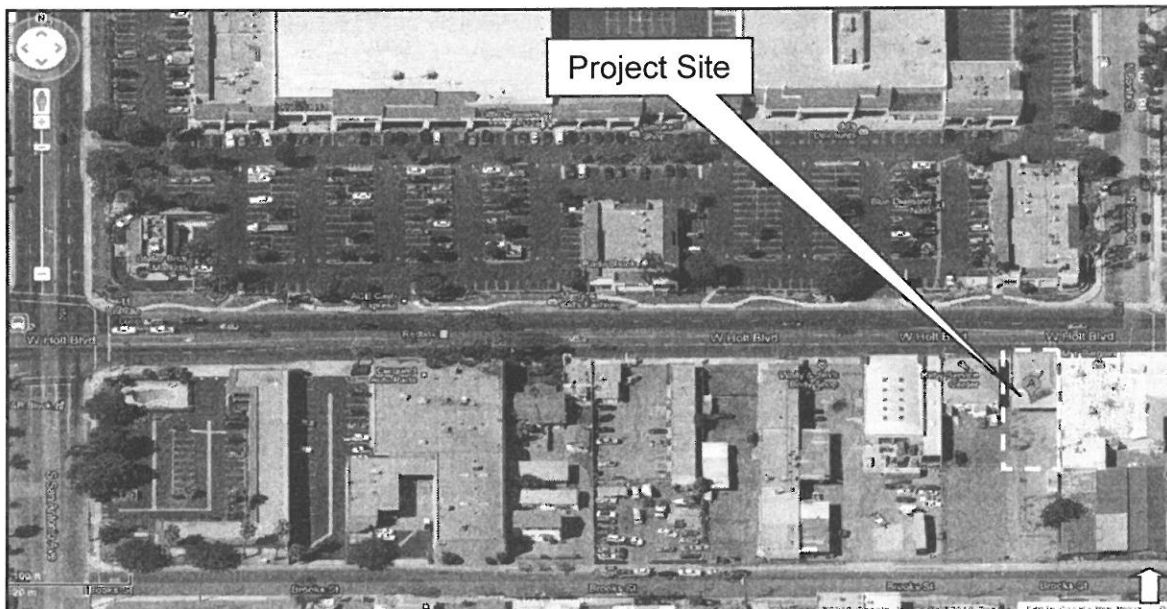


Exhibit A-Site Aerial

The existing building is located on zero setback along the north property line (Holt Boulevard), similar to the majority of the other buildings on the same block. Vehicle access will be available along a small driveway facing Holt Boulevard and an existing driveway along Brooks Street. The primary entrance to the building will be located along the north side of the building facing Holt Boulevard (see Exhibit B-Site Plan).

Proposed Use: The applicant is requesting approval of a Conditional Use Permit to establish and operate a cash for gold business. The applicant will buy the gold in the form of new, old or damaged jewelry. The applicant will then gather the gold purchased and will take it to be melted and made into gold bars. The gold bars will then be sold. The hours of operation will be 9 a.m. to 6 p.m., seven days a week. The applicant will have one full-time employee.

According to the applicant, he has four years of experience operating this type of use. Currently the applicant has 30 other similar stores throughout California, New Mexico and Texas.

Proposed Improvements: Interior improvements include a customer's waiting area, cashiers area, storage space, restroom and an area reserved for future use, as the applicant does not need the entire space at this time. If the business does well, the applicant will expand the operation into the entire 2,000 square foot space. To establish the use, the applicant will be required to submit improvement plans to the Building and Safety Department for review and approval (see Exhibit C-Floor Plan). At this time, the applicant is not proposing exterior improvements to the building. However, since the building is an eligible historic structure, it has been conditioned to relocate an existing exterior storefront security gate to the interior of the store. This will improve the exterior appearance of the building. Also, since the exterior paint of the building is faded, staff has also conditioned that the exterior of the building be repainted to further enhance the look of the historically eligible structure (see Exhibit D-Project Site Photos).

Ontario Development Code requires the proposed cash for gold use to provide off-street parking at the rate of one space for each 250 square feet of gross floor area. Based on 2,000 sq. ft., a total of 8 parking spaces are required for the proposed use. The proposed project will provide 10 parking spaces. Therefore, no parking issues are anticipated.

The current condition of the rear parking lot is not good, so as a condition of approval, staff has also conditioned the project to slurry seal the parking lot and to re-stripe to City standards. The rear parking lot area is also secured with an 8'-tall chain link fence with barbed wire. The C3 zone allows a maximum height of 6-feet. Therefore, staff has conditioned the project to reduce the height of the fence to 6' tall and to remove the barbed wire. In addition, several sections of the fence are damaged and unsightly; therefore, they have also been conditioned to be repaired. Also because of the unsightly condition of the chain link gate along Holt Boulevard, staff has conditioned the gate to be removed. If the applicant wishes to replace the gate, the gate must be replaced with a decorative wrought iron/metal fence and must be located behind the first 20-feet from the front property line to allow vehicle stacking space. The gates must remain open during regular business hours.

Department Review: The Conditional Use Permit request was forwarded to the various City departments for review and comment. All the departments are recommending approval, some with conditions. A complete list of the conditions has been attached to this report. Some of the conditions of approval from the Police Department are the following:

- (1) The facility shall be equipped with an alarm system that has instant panic button/robbery notification capabilities and silent monitoring. The applicant shall maintain a valid alarm permit on file with the Ontario Police Department at all times.
- (2) Security cameras will be required to monitor front exterior, rear exterior, entry and exit areas of the location.
- (3) A digital photograph of each person, a copy of each person's photo ID, and a digital photograph of each item sold shall be required for each transaction.

- (4) All materials purchased are required to be held for 30 days, prior to disposition.
- (5) Secondhand Dealer Report Forms shall be submitted weekly to the Ontario Police Department.
- (6) No more than \$2,500 cash for the cash-for-gold business shall be kept onsite.
- (7) Patrons shall not be issued more than \$200 in cash for goods exchanged. A check shall be issued for exchanges in excess of \$200.01.

Determination of Use: A Determination of Use (File No. PDET09-003) was approved by the Planning Commission on November 24, 2009, which resulted in allowing cash for gold businesses as conditionally permitted uses within the Regional Commercial district of the Ontario Mills Specific Plan and the C3 (Commercial Service) zone. The Planning Commission made the determination that cash for gold businesses are similar to and no more objectionable than other uses conditionally permitted within certain commercial designations in the City of Ontario. Pursuant to the Determination of Use, cash for gold businesses shall follow all requirements as specified within the California Business and Professions Code, Sections 21641 and 21642 pertaining to Secondhand Dealer licensing and operations.

Land Use Compatibility: A Conditional Use Permit review is required in order to weigh a proposed use's compatibility with adjacent uses, and identify and establish measures to mitigate any potential nuisance activities. The subject site is located in the C3 (Commercial Service) land use designation. The proposed cash for gold use is a conditionally permitted land use. Staff believes that the recommended conditions of approval will sufficiently mitigate potential impacts associated with the proposed use due to the adjacent land uses being compatible with the use.

Airport Land Use Compatibility Plan (ALUCP) Consistency: The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT.

Public Notification: The subject application was advertised as a public hearing in at least one newspaper of general circulation in the City of Ontario (Inland Valley Daily Bulletin). In addition, notices were mailed to all owners of real property located within 300 feet of the exterior boundaries of the subject property, as shown on the records of the County Assessor.

Correspondence: As of the preparation of this Decision, staff has not received any written or verbal communications from the owners of properties surrounding the project site or from the public in general.

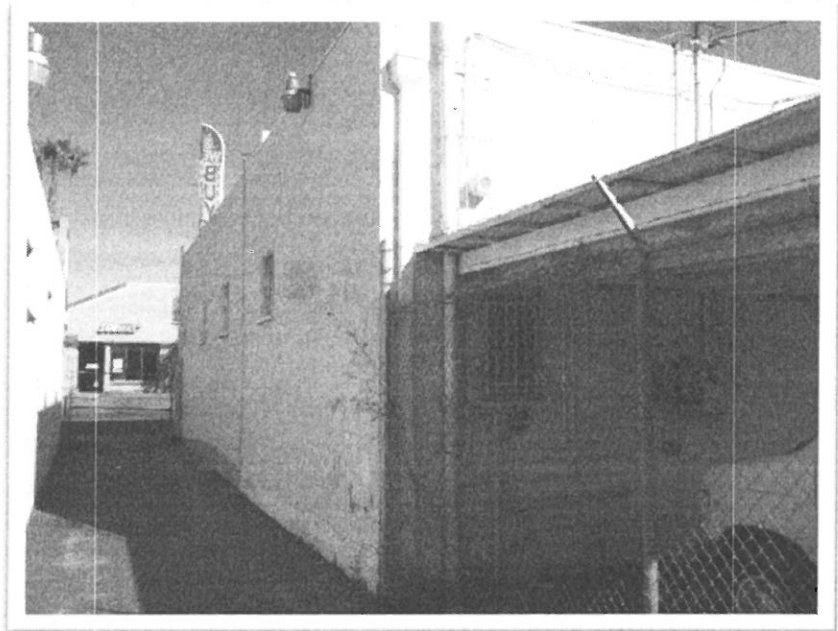
It is staff's belief that the proposed use will provide a needed service to the community and it will also revitalize the existing site. The proposed cash for gold use will create new employment, revitalize the existing building and will introduce new lighting that will make the site and the immediate area safer. As such, staff recommends approval of the application, subject to the attached conditions of approval.

Exhibit D-Project Site Photos



Front of Store

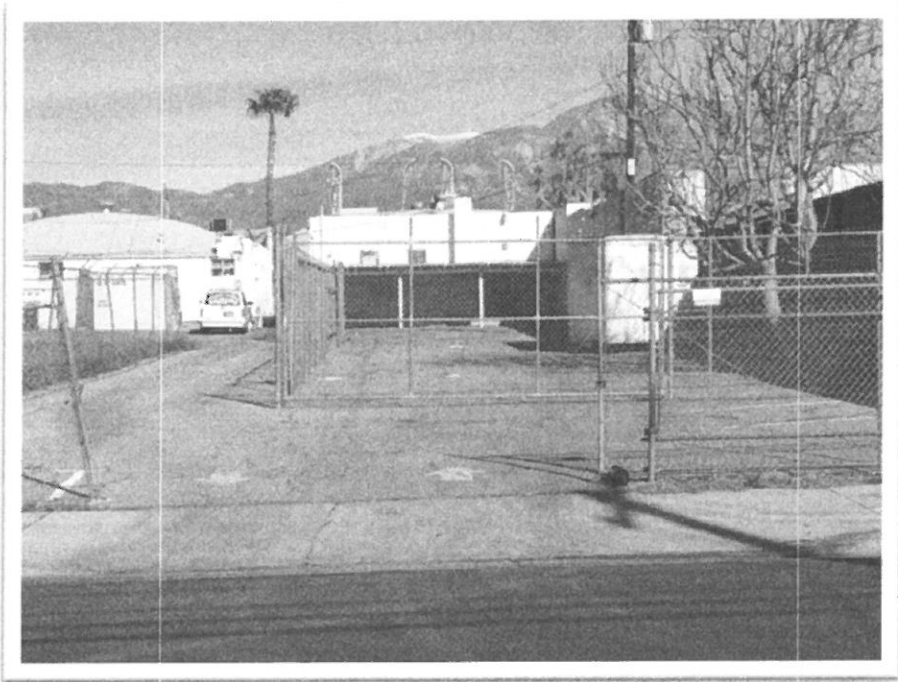
**Side of Building
Looking North**



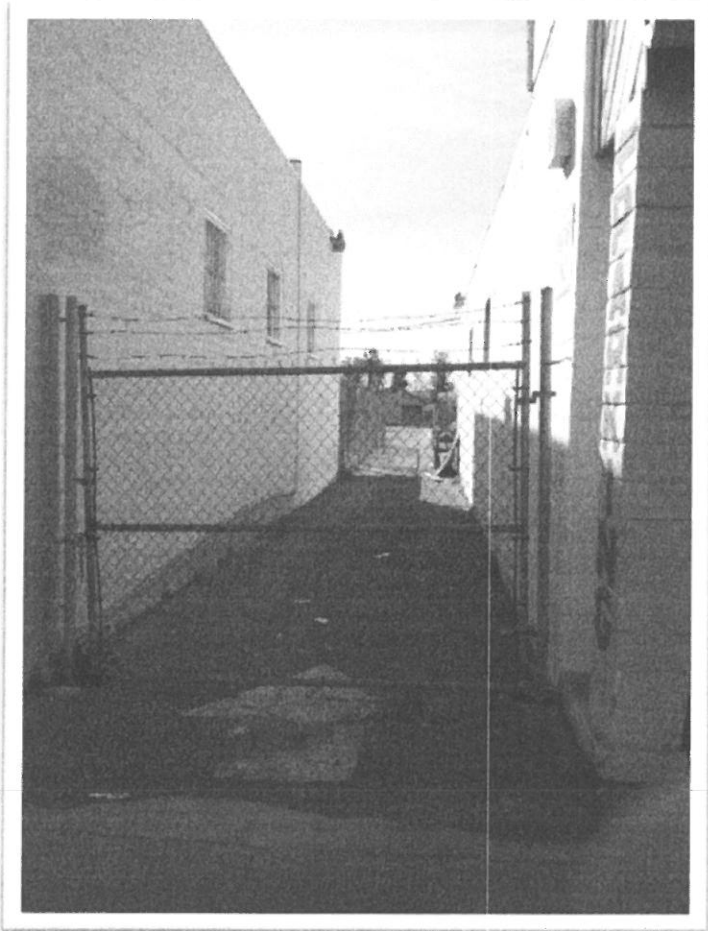
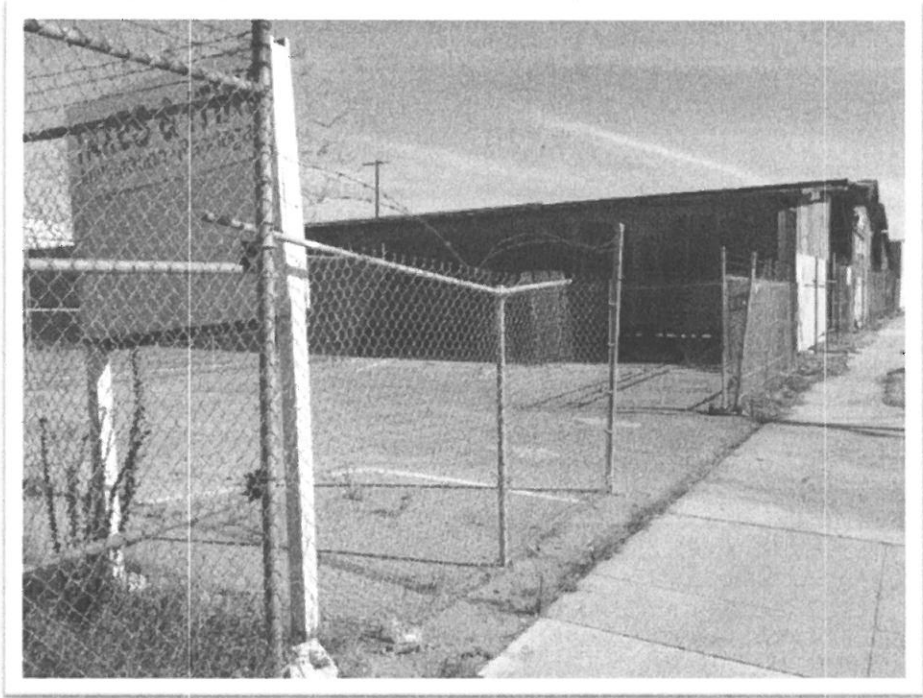


**View of Rear
Parking Lot &
Fence**

**View from Brooks
Street**



**View of
Fence Along
Brooks Street**



**View of Front
Driveway Looking
South**

PART B: RECITALS

WHEREAS, the City of Ontario has received a request for Conditional Use Permit approval as described in Part A, above; and

WHEREAS, Ontario Municipal Code § 9-1.0405(f) provides that the Zoning Administrator has the responsibility and authority to review and act upon Conditional Use Permits for existing structures; and

WHEREAS, all members of the Development Advisory Board of the City of Ontario were provided the opportunity to review and comment on the requested Conditional Use Permit, and no comments were received opposing the proposed use; and

WHEREAS, On the 4th day of February 2013, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

- (a) Luis E. Batres, Senior Planner, presented the staff report on the proposed use, indicating the staff recommendation of approval subject to the attached conditions of approval. Following staff's presentation, the Zoning Administrator opened the public hearing.
- (b) Mr. Keith H. Mahmoud, the applicant, explained the business operation and spoke in favor of the application.
- (c) Corporal Fred Alvarez with the Ontario Police Department spoke at the meeting to answer questions the Zoning Administrator had. One of the questions was, if a Cash for Gold use is required to provide bullet proof glass in front of the counter/register area. Corporal Alvarez indicated that at this time it was not a requirement. The Administrator then indicated that the Police Department and Planning Staff should meet in the future to discuss if bullet proof glass should be required.
- (d) At the February 4, 2013 Zoning Administrators hearing, the Zoning Administrator expressed concerns with the amount of unpermitted signs that were located on the exterior of the subject building. He was concerned with the negative appearance the signs gave. As a result, the Zoning Administrator continued the hearing for one week to allow the applicant time to remove all the unpermitted signs.
- (e) At the February 11, 2013 Zoning Administrator hearing, staff presented the Zoning Administrator with color photos illustrating that the unpermitted signs on the subject building had been removed. The Administrator also indicated at the meeting that he had also driven by the site and that he had noticed that the signs had been removed. However, he indicated that the small poles that held the banners on top of the building had not been removed. He then informed the applicant that they also had to be removed as a condition of his approval. At the meeting, the applicant agreed to remove the poles from the top of the building.

(f) There being no one else to offer testimony regarding the application, the Zoning Administrator closed the public hearing.

WHEREAS, all legal prerequisites to the adoption of this Decision have occurred.

PART C: THE DECISION

NOW, THEREFORE, it is hereby found, determined and resolved by the Zoning Administrator of the City of Ontario as follows:

(a) All facts set forth in this Zoning Administrator Report and Decision are true and correct.

(b) Based upon the evidence presented to the Zoning Administrator during the above-referenced public hearing, the Zoning Administrator hereby concludes as follows:

(1) The proposed location of the Conditional Use Permit and the proposed conditions under which it will be operated or maintained will be consistent with the General Plan and will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The proposed cash for gold use lies within the C3 (Commercial Service) zoning designation and the proposed use is a conditionally allowed use.

(2) A cash for gold use is allowed upon approval of a Conditional Use Permit. The project has been conditioned so that the site and use are operated in a manner that will not be detrimental to the health and safety of the surrounding community.

(3) The proposed location of the Conditional Use Permit is in accord with the objectives and purposes of the Ontario Development Code and zoning designation within which the site is located.

(4) Traffic generated by the proposed Conditional Use Permit will not overload the capacity of the surrounding street system and will not create a hazard to public safety. The project was reviewed by all the various City Departments including the Traffic Division of the Engineering Department and the Ontario Police Department; they are all recommending approval and or approval subject to conditions of approval.

(5) The proposed Conditional Use Permit will comply with each of the applicable provisions of the Ontario Development Code and applicable municipal codes. The proposed use will comply with the number of parking spaces required for the use.

(6) For a proposed use in the R2 or R3, also classified in the EA Euclid Avenue Overlay District, the use will be appropriate and consistent with the purposes of the district and will enhance the visual character and quality of Euclid Avenue. The

proposed project is not located within the R2 or R3 land use designations, the site is located within the C3 (Commercial Service) zoning designation.

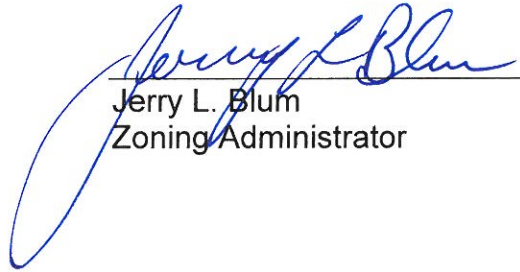
(7) For a proposed office use in the R2 or R3 Districts, also classified in the EA District, the proposed conditional use will be compatible with any existing residential use in the vicinity, in terms of scales and character, as prescribed in Article 23. The proposed project is not located within the R2 or R3 land use designations, the site is located within the C3 (Commercial Service) zoning designation.

(c) The Zoning Administrator hereby finds and determines that the project identified in this Decision is categorically exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, pursuant to § 15301 (Class 1-Existing Facilities) of the State CEQA Guidelines.

(d) Based upon the findings and conclusions set forth in Parts A, B and C above, the Zoning Administrator hereby approves File No. PCUP12-027, subject to the conditions of approval attached hereto and incorporated herein by this reference.



APPROVED by the Zoning Administrator of the City of Ontario on this 6th day of March, 2013.



Jerry L. Blum
Zoning Administrator

Exhibit B-Site Plan

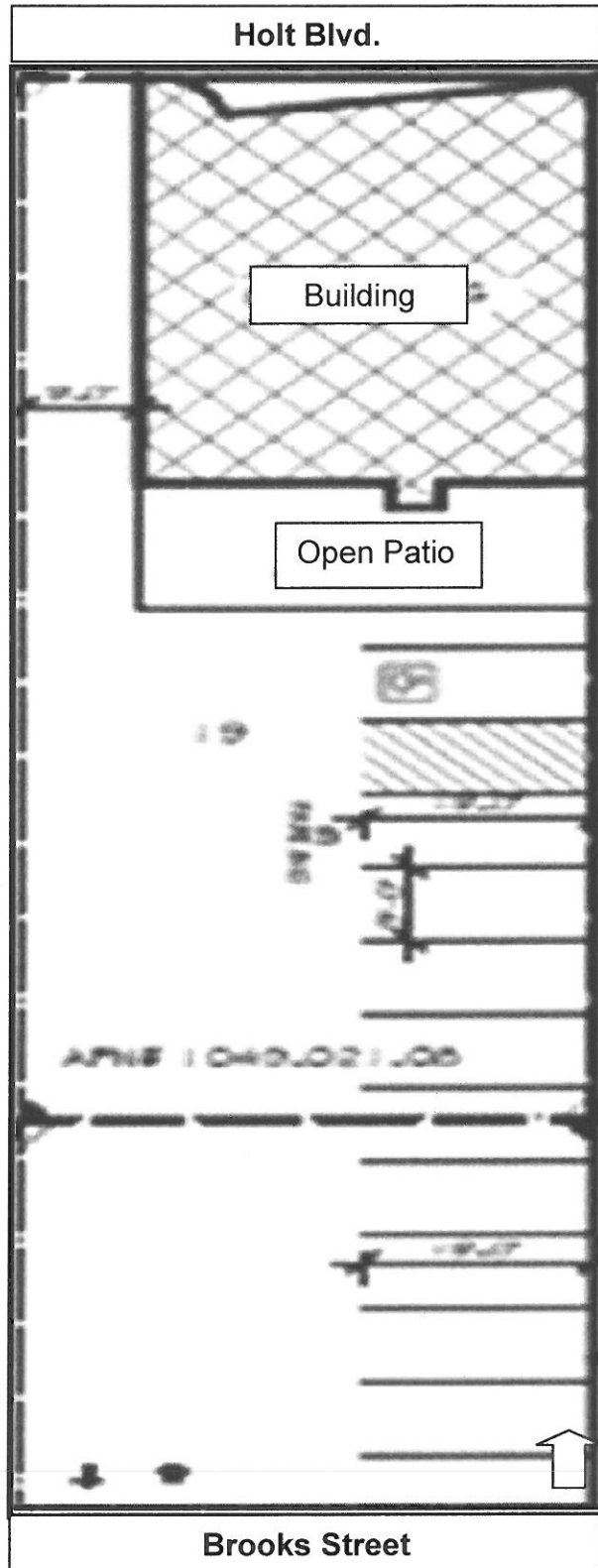
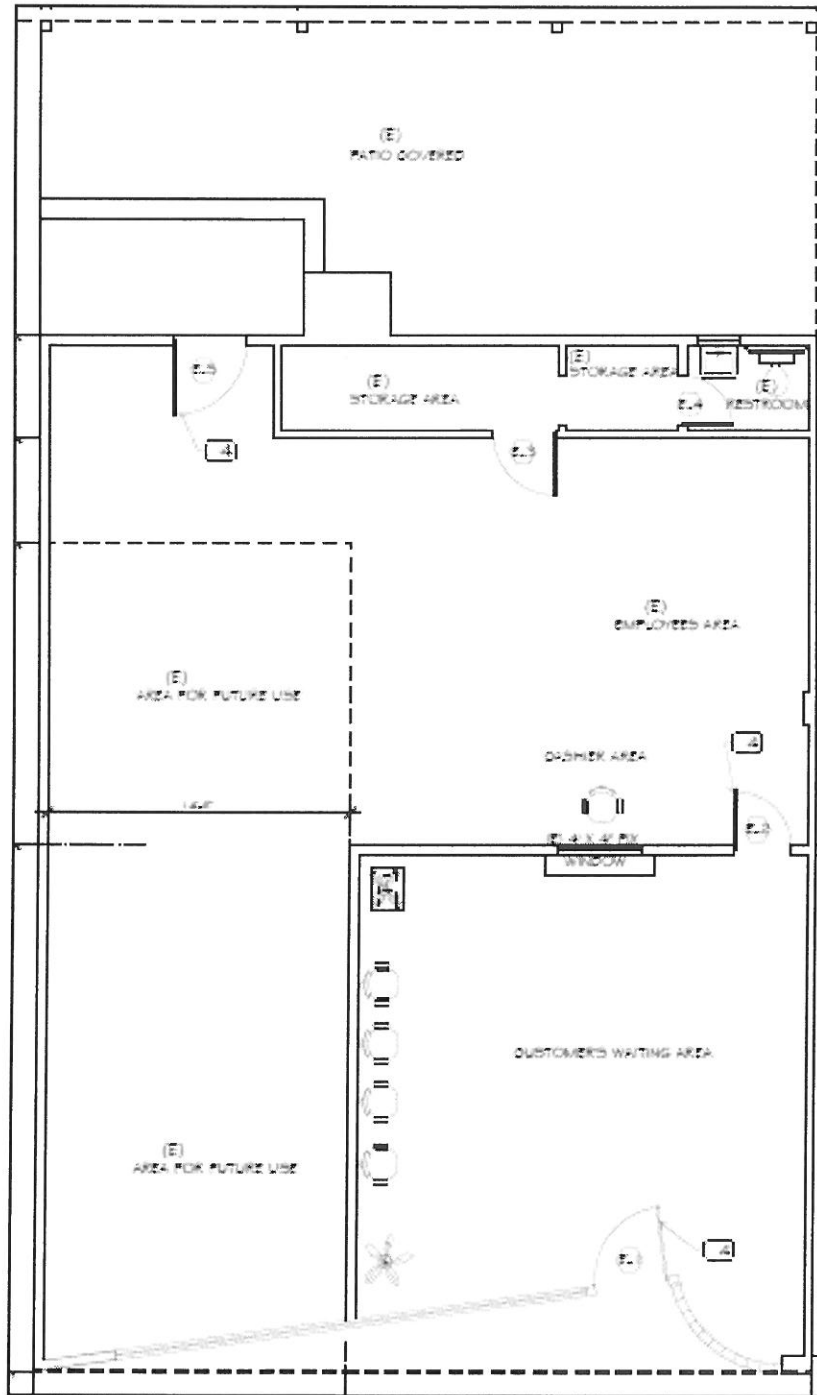


Exhibit C-Floor Plan



**DEPARTMENT ADVISORY BOARD
COMMENTS, CONDITIONS AND RECOMMENDATIONS**

DATE: February 4, 2013

FILE NO.: PCUP12-027

SUBJECT: A Conditional Use Permit request to establish and operate a cash for gold business within an existing 2,000 sq. ft. building located at 555 W. Holt Boulevard, within the C3 (Commercial Service) zoning designation.

The subject application has been reviewed by each agency/department listed below. A copy of each agency/department recommendation and comments are available for review in the Planning Department project file. Conditions of approval have been recommended by those agencies/departments marked below and are attached.

- PLANNING
- ENGINEERING
- UTILITIES/SOLID WASTE
- PUBLIC FACILITIES

- BUILDING

- POLICE
- FIRE
- REDEVELOPMENT AGENCY
- HOUSING & NEIGHBORHOOD
REVITALIZATION
- OTHER: _____



CONDITIONS OF APPROVAL

DATE: February 4, 2013

FILE NO.: PCUP12-027

SUBJECT: A Conditional Use Permit request to establish and operate a cash for gold business within an existing 2,000 sq. ft. building located at 555 W. Holt Boulevard, within the C3 (Commercial Service) zoning designation.

1.0 TIME LIMIT

- 1.1 Conditional Use Permit approval shall become null and void one (1) year following the effective date of application approval, unless the approved use has commenced. This Permit does not supersede any individual time limits specified herein for performance of specific conditions or improvements.

2.0 GENERAL REQUIREMENTS

- 2.1 Failure to maintain compliance with the herein-listed conditions of approval shall be deemed just cause for revocation of conditional use permit approval.
- 2.2 The use shall be operated in full conformance with the description and requirements of the Conditional Use Permit on file with the City. Any variations from, or changes in, the approved use (i.e., increase in hours/days of operation, expansion or intensification of use, etc.), must first be reviewed and approved by the Zoning Administrator prior to commencement of the change.
- 2.3 The approved use is subject to all conditions, requirements and recommendations from all other affected departments/agencies, provided on the attached reports/memorandums.
- 2.4 A copy of the herein-listed conditions of approval shall be maintained on the subject premises at all times.
- 2.5 The Planning Department may, from time to time, conduct a review of the approved use to ascertain compliance with the herein-stated conditions of approval. Any noncompliance with the conditions of approval shall be immediately referred to the Zoning Administrator for possible action.

3.0 PARKING AND CIRCULATION

3.1 The project shall provide off-street parking spaces pursuant to the requirements of Ontario Municipal Code § 9-1.3010. Parking shall be calculated and continuously maintained in accordance with established standards, as follows:

<i>Use</i>	<i>Area (in SF)</i>	<i>Parking Ratio</i>	<i>Parking Spaces Required</i>
Cash for Gold	2,000	1:250	8
TOTAL			8

4.0 GRAFFITI REMOVAL

- 4.1 Use of anti-graffiti material. Anti-graffiti material of a type and nature that is acceptable to the Director of Public Works, shall be applied to each of the publicly viewable surfaces on the improvements to be constructed on the site, which are deemed by the Director of Public Works to be likely to attract graffiti (“graffiti attracting surfaces”).
- 4.2 Right of access to remove graffiti. The City shall be granted the right of entry over and access to parcels, upon 48-hours of posting of notice by authorized City employees or agents, for the purpose of removing or “painting over” graffiti from graffiti attracting surfaces previously designated by the Director of Public Works, and the right to remove such graffiti.
- 4.3 Supply City with graffiti removal material. The City shall be provided sufficient matching paint and/or anti-graffiti material on demand, for a period of two (2) years after imposing this condition, for use in the painting over or removal of designated graffiti attracting surfaces.

5.0 SITE LIGHTING

- 5.1 Site lighting shall be reviewed and approved by the Planning Department and Police Department prior to the issuance of building/electrical permits.
- 5.2 Exterior lighting shall be arranged or shielded in such a manner as to contain direct illumination on the parking area and avoid glare on any adjoining site.

6.0 ENVIRONMENTAL REVIEW

- 6.1 The proposed project is categorically exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, pursuant to § 15301 (Class 1-Existing Facilities) of the State CEQA Guidelines.
- 6.2 The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

7.0 ADDITIONAL REQUIREMENTS

- 7.1 Exterior of building must be painted. Colors must be approved by the Planning Department.
- 7.2 Parking lot must be slurry sealed and re-striped per City requirements.
- 7.3 Graffiti on exterior of building/property must be removed.
- 7.4 The height of existing chain link fencing shall be reduced to 6'-tall. Any barbed wire on fencing shall be removed.
- 7.5 Any damage to existing exterior fencing shall be repaired to industry standards and or replaced.
- 7.6 Existing chain link gates on driveway along Holt Boulevard shall be removed and or replaced with a decorative wrought iron/metal fence. Fence shall be painted black. Gates shall remain open during regular business hours.
- 7.7 All existing unpermitted signs on building and parking lot shall be removed. All new signs shall be approved by the City.
- 7.8 Window signage painted or otherwise shall not exceed 25% of the total window area.
- 7.9 Grouting around the exterior blocks along the front of the store shall be re-grouted.
- 7.10 All exterior improvements, modifications, or alterations to the building are subject to Article 26, Historic Preservation Ordinance of the Ontario Development Code

7.11 (New) The poles on top of the building that hold the roof banners shall be removed.



CITY OF ONTARIO
MEMORANDUM
"Excellence Through Teamwork"



TO: Luis Batres, Senior Planner

FROM: Fred Alvarez, Corporal

DATE: October 9, 2012

SUBJECT: FILE NO. PCUP12-027– CASH TO GOLD
555 WEST HOLT BLVD

The Police Department is placing the following conditions:

1. Hours of operation will be 9:00 am until 6:00 pm daily.
2. Prior to the operation of business, the business shall submit a security plan to the Ontario Police Department outlining procedures for employees/management's responsibilities during emergency incidents. The security plan shall also outline how to access the business' video recordings, alarm systems and procedures on how employees are to record/document sales transactions required by California law. Police Department approval of the security plan is required prior to the commencement of business.
3. The facility shall have an extensive digital video recording system that covers all points of entry, exit and areas of purchase. The video recording shall also cover areas where cash and gold/precious metals are stored within the facility. Records of this recording capability shall be of good quality and have archives up to 60 days. The video recording archives shall be accessible to members of the Ontario Police Department and California Department of Justice upon request. The hard-drive or computer storing all digital records shall be maintained in a secured area and away from the view of the public.
4. The facility shall be equipped with an alarm system that has instant panic button/robbery notification capabilities and silent monitoring. The applicant shall

- maintain a valid alarm permit on file with the Ontario Police Department at all times.
5. A separate room/area shall be maintained and alarmed for the storage of precious metals and cash. Property may be stored off-site for the Department of Justice 30-day holding requirements. Property is subject to inspection and upon request shall be produced at the licensee's business premises within one business day of request.
 6. The following licensing requirements shall be maintained by the applicant/owner:
 - a. The applicant shall maintain a valid City of Ontario Business License.
 - b. The applicant shall maintain a valid Secondhand Dealer's License issued by that California Department of Justice (21641 Business & Professions Code). This license shall be displayed in a conspicuous manner as to easily be seen by the public.
 7. The applicant shall properly document all property taken in trade or exchanged for cash and documented by the Secondhand Dealer Report Form (JUS 123).
 8. The following forms of documentation/processes shall be administered during each customer transaction:
 - a. A clear photo or digital copy of each person's driver's license, identification card, passport, military identification or any valid government issued form of identification.
 - b. A digital photograph shall be taken of the customer taking property to be exchanged for cash.
 - c. A digital photograph of each item of property taken in trade or exchanged for cash. This photograph shall be maintained by the business for a minimum of five (5) years.
 - d. All property shall be stored and maintained by the business for 30 days prior to disposition.
 - e. All Secondhand Dealer Report Forms shall be submitted weekly to the Ontario Police Department (Detective Bureau) at 2500 S. Archibald Ave, Ontario, CA 91761.
 9. The licensee shall not engage in the business of secondhand jewelry dealer with any minor or with any person who is intoxicated or under the influence of drugs.
 10. The licensee shall not be convicted of an attempt to receive stolen property or any other offense involving stolen property.

11. Patrons shall not be issued more than \$200.00 in cash for goods exchanged. A check shall be issued for exchanges in excess of \$200.01.
12. No more than \$2,500.00 shall be kept on the premises at any given time.
13. Rooftop address numbers shall be installed on the electronic support building or on the adjacent building with the same address to support a helicopter response in the event of alarm activation. The rooftop numbers shall be a minimum of three (3) feet in length and one (1) foot in width and shall be painted on the rooftops in reflective white paint on a flat black painted background, away from any rooftop obstacles. The rooftop numbers shall be placed on the rooftops in a parallel direction to the displayed street side numbers. Such rooftop numbers shall be screened from public view and visible only from aircraft.
14. Roof top numbers will be maintained by the property owner and must be repainted every 3 years.
15. A blue strobe light (minimum 25-watt) shall be installed on the rooftop and activated with any proposed alarm systems.
16. All lighting fixtures on building, walkways and parking lot areas will be kept in working order. The lighting shall be on from sunset to sunrise, and be operated by a photocell.
17. Security cameras will be required to monitor front exterior, rear exterior, entry and exit areas of the location.

If crimes resulting from the use at this location are higher than other similar establishments in the overall City during any quarter, the CUP will automatically be referred to the Zoning Administrator for review and re-conditioning or revocation of the permit. The Police Department may, at their sole discretion, request a revocation hearing if they determine that the establishment is being operated in violation of this CUP or has violated the laws of the State or City are the intent of this action.

The Applicant is invited to call Corporal Alvarez at (909) 395-2845 regarding any questions or concerns.



CITY OF ONTARIO

MEMORANDUM

TO: Luis Batres, Senior Planner
Planning Department

FROM: Jim Heenan, Fire Safety Specialist
Bureau of Fire Prevention

DATE: October 16, 2012

SUBJECT: PCUP12-027 - A Conditional Use Permit to establish a cash for gold business inside an existing Historic Eligible building, located at 555 West Holt Boulevard within the C3 (Commercial Service) zoning district.

The plan **does** adequately address the departmental concerns at this time.

No comments

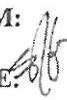
Report below.


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1. Fire Extinguishers shall be provided in accordance with Chapter 9 section 906 of the 2010 California Fire Code.
 2. Required exit accesses, exits, or exit discharges shall be continually maintained free from obstructions for full instant use in case of fire or other when the areas served are occupied. As outlined in Chapter 10 of the 2010 California Fire Code.

For copies of Ontario Fire Department Standards please access the City of Ontario web site at www.ci.ontario.ca.us, click on Fire Department and then on forms.

CITY OF ONTARIO
MEMORANDUM

TO: Luis Batres, Senior Planner

FROM:  Brent Schultz, Housing and Neighborhood Revitalization Director

DATE:  October 22, 2012

SUBJECT: FILE NO. PCUP12-027

The Housing Department has the following conditions and comments on the above mentioned project:

- Applicant is required to correct all Code Enforcement violations per their citation.

**CITY OF ONTARIO
MEMORANDUM**

TO: PLANNING DEPARTMENT, Luis Batres
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: November 20, 2012
SUBJECT: PCUP12-027

-
- The plan **does** adequately address the departmental concerns at this time.
 No comments
 Report below.

Conditions of Approval

1. No permits issued for interior work done.
2. Handicap upgrades are required for restroom, doors, and parking.

KS : kc