

Mohsen Karimi

246 N. Citrus *St.*

West Covina, CA 91791

February 03/ 2023

Honorable Mayor & Planning Commission Members

City of West Covina

1444 West Garvey Ave.

West Covina, CA 91790

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

Dear Sir,

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

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

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

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

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

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

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

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

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

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

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

“(c) Sale of alcoholic beverages.”

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

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

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Mohsen Karimi', written over a horizontal line.

Mohsen Karimi

Eastland Chevron Extra Mile (Business Owner)