

**City of West Covina
Conditional Use Permit**

2887 E Valley Blvd, West Covina, CA. 91792

The applicant is requesting Conditional Use Permit. The applicant would like to modify their existing beer and wine license to add distilled spirits behind our cashier area within their market that operates 24 hours a day, seven days a week. The applicant has been operating as a good community neighbor for many years. The area is in a commercial area with very low-med residential properties nearby. This is a common and accepted practice at most like type businesses.

7-Eleven provides a convenient place for commuters and for residents to pick up a variety of goods that cater to a variety of needs of consumers. With a selection of other goods such as medicines, fresh foods, hot foods, pre-packaged food items, beauty products, dairy products, meats, breads, coffee station, Danishes, and a pleasant atmosphere to relax in. Residents and employees within the immediate area can benefit from an offering of this kind since there is no other offering like ours in the immediate area.

Our 24-hour convenience it offers a safe destination for many patrons to shop if they need a cup of coffee after a late shift or have an emergency with a child needing medicine after normal business hours.

7-Eleven has extensive training program in place to ensure that all age restricted products are sold responsibly, and no underage products are sold. 7-Eleven does not tolerate any deviation from their programs.

7-Eleven Market is located on a commercially zoned and developed NWC section of Valley Blvd and Sentous Ave. The surrounding area has compatible and similar uses that of the proposed use. The subject property is classified as commercial as is approximately 2,400 square feet. The property is located and designed to encourage business and job growth within the city. We offer a variety of items for our customers to choose from. Parking will be provided on site, not to create traffic flow problems.

The requested use at the proposed location will not adversely affect the economic welfare of the nearby community. This request will only benefit the community. We offer an up-scale 7- Eleven with a new image to our community. We employ approximately 2 – 5 people at each our locations. Hours of operation will be 24 hours with limited hours on alcohol from limited to 6am – 2 am 7 days a week.

This location will not be materially detrimental to the use, enjoyment of property of others located in the vicinity of the site. Residential zoned and developed properties are buffered from site and sound of other surrounding businesses, streets and alleys.

This proposed change will have very minimal noise impact beyond what normally occurs for this type of use.

The approval of the conditional Use permit will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare. Since this business is unique in the immediate area. Traffic will not be an issue at this subject property. This will only enhance the thriving area of this community.

This subject property will continue to bring jobs within the community to create economic growth in this area.