

City of West Covina Operation Plan

1200 S Glendora Ave, West Covina, CA. 91790

The applicant is requesting Conditional Use Permit to add beer and wine license to their existing market that operates 4am to Midnight, 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 residential properties southeast nearby. This is a common and accepted practice at most like type businesses.

The market 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 convenience market 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.

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

The Market is located on a commercially zoned and developed SEC section of Glendora Ave and Merced Ave. The surrounding area has compatible and similar uses that of the proposed use. The subject property is classified as commercial as is approximately 2,250 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 is 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 market with a new image to our community. We employ approximately 5 - 10 employees at our location. Hours of operation will be 4am-midnight limited hours on alcohol from limited to 6am – midnight 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. We have cameras inside and outside surrounding our site.

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.