

ZONING ADMINISTRATOR DECISION CONDITIONAL USE PERMIT



DECISION NO. 2013-31

HEARING DATE: 10/21/2013

DECISION DATE: 11/25/2013

FILE NO.: PCUP12-031

SUBJECT: A public hearing to consider actions to further regulate, through modification of previously imposed conditions of approval, Conditional Use Permit **File No. PCUP12-031**, which allowed the establishment of a pawnshop, located at 1630 East Fourth Street, within the C3 (Commercial Service) zoning district.

STAFF

RECOMMENDATION: Approval Approval, subject to conditions Denial

PART A: BACKGROUND & ANALYSIS

SO-CAL JEWELRY & LOAN, INC., herein after referred to as "the applicant," has filed an application requesting Conditional Use Permit approval, described as follows:

(a) Project Description: A public hearing to consider actions to further regulate, through modification of previously imposed conditions of approval, Conditional Use Permit **File No. PCUP12-031**, which allowed the establishment of a pawnshop, located at 1630 East Fourth Street, within the C3 (Commercial Service) zoning district.

(b) TOP Policy Plan Land Use Map Designation: General Commercial

(c) Zoning Designation: C3 (Commercial Service)

(d) Surrounding Zoning and Land Uses:

	<u>Zoning</u>	<u>Existing Land Use</u>
North:	C3 (Commercial Service)	Fueling Station
South:	N/A	I-10 Freeway
East:	C3 (Commercial Service)	K-Mart
West:	C3 (Commercial Service)	Motel

(e) Site Area: Part of an approximate 14-acre multi-tenant commercial shopping center.

(f) Assessor's Parcel No.: 0110-181-13

(g) Project Analysis:

1. Conditional Use Permit Modification/Reconditioning: For reference, **File No. PCUP11-012** is a Conditional Use Permit, approved **August 2nd, 2011, Decision No. 2011-15**, which allowed So-Cal Jewelry and Loan, Inc. to establish their Pawnshop business at 1630 East Fourth Street. The business was successful and the owners desired to expand their floor area and include additional services, such as firearms sales. As a result, a Conditional Use Permit Modification, **File No. PCUP12-031** was approved on **January 17th, 2013, Decision No. 2012-20**, which entitled the business to expand.

The Ontario Police Department submitted a request (**Exhibit F: Police Department Recondition Request**) on **July 29, 2013**, to modify Conditional Use Permit **File No. PCUP12-031**, by including additional conditions of approval, to address certain hiring practices at So-Cal Jewelry & Loan, Inc. and in response to an altercation between an employee and a customer. This Conditional Use Permit and conditions of approval remain unchanged, with the exception of the following additional three conditions added to the Police Department's report:

1. *Background checks shall be conducted on all current and future employees by requiring a California Department of Justice (DOJ) Certificate of Eligibility from each employee as evidence that the employee is not prohibited from possessing firearms, pursuant to California Penal Code Section 26710.*
2. *Persons prohibited from possessing firearms by law shall not be employed at this business.*
3. *A copy of the current DOJ Certificate of Eligibility for each employee shall be submitted to the Ontario Police Department Criminal Intelligence Unit for review and verification.*

This is a request for a modification to the operating conditions. As a result, the same Conditional Use Permit File No., PCUP12-031, remains in effect. All previously approved conditions of approval in addition to the three new conditions shall become effective upon approval of this Conditional Use Permit modification.

2. Location & Operations: The business is located at 1630 East Fourth Street, Suites A, B, and F, which are part of a multi-tenant commercial shopping center, including K-mart, Burger King, Radio Shack, and a variety of smaller businesses (**Exhibit A: Aerial Map**). So-Cal Jewelry & Loan, Inc. is a Secondhand Dealer which also provides pawn services. The business was established in 2011 as a result of Conditional Use Permit (File No. PCUP11-012) approval on August 2nd, 2011, Decision No. 2011-15 and permitted to expand their lease area and operations as approved under CUP12-031. The expanded list of operations included

1. Pawn of General Merchandise

2. Sale of General Merchandise
3. Cash-for-Gold Services

4. Pawn of firearms
5. Sale of firearms
6. Pawn of automobile
7. Expand operating hours from 9:00am to midnight, daily.

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

(i) Correspondence: As of the preparation of this Decision, Planning Department staff has not received any written or verbal communications from the owners of properties surrounding the project site or from the public in general, regarding the subject application.

PART B: RECITALS

WHEREAS, the City of Ontario has received a request from the Ontario Police department to add conditions of approval to a previously approved Conditional Use Permit due to safety issues at the business; 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, On the 21st day of October 2013, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the Conditional Use Permit modification application, as follows:

(a) John Earle Hildebrand III, *Associate Planner*, presented the staff report on the proposed use, indicating the staff recommendation of approval for the additional Police Department operating conditions. Ontario Police Officer Rudy Lopez explained in more detail the circumstances surrounding the request for additional conditions, which is summarized and included as **Exhibit F: Police Department Recondition Request**.

(b) The Zoning Administrator, Jerry Blum, asked Officer Lopez for more details surrounding the altercation at the business. Detective Rudy Lopez, continued the presentation regarding an employee assault with a firearm on a customer. The employee was convicted of a felony and is believed to be currently still employed with the pawn shop business. Mr. Hildebrand stated Exhibit F describes further information regarding the incident.

(c) Martha Salas, owner, 1600 East Fourth Street, Suite F Ontario, CA 91764, appeared and spoke. Ms. Salas spoke about the employee in question adding he is her nephew. She stated firearms are no longer for sale however she has a firearm in her office safe box.

Mr. Blum addressed Detective Lopez asking if Ms. Salas were to withdraw the portion of the Conditional Use Permit dealing with the sale of firearms would that remove the issue of hiring an ex felon. Detective Lopez answered yes. They should also be conditioned to not store firearms at the store location and are subject to random safety checks.

Mr. Blum addressed Detective Lopez asking which crime the felon was convicted of. Detective Lopez stated he pled no contest to an ex felon with possession of a firearm and was sentenced to 36 months probation. Detective Lopez stated the original charge in 2006 was conviction of possessing an assault weapon.

Ms. Salas stated she did not witness the incident. The video was accidentally deleted.

Mr. Blum asked if the Ms. Salas is willing to revise the Conditional Use Permit and delete the opportunity to sell, purchase, and swap any firearms.

Ms. Salas answered yes.

Mr. Blum spoke about the conditions of possessing firearms. Ms. Salas is responsible for who she hires and brings in to the community as an employee.

Mr. Blum stated he is supportive of rehabilitation of individuals but having someone violating parole is unacceptable.

Mr. Blum asked if the employee in question is currently working at the pawn shop.

Ms. Salas stated yes; two days per week. She added her reasoning for hiring her nephew.

Detective Lopez stated any access to all firearms all together including the firearm in her office safe box, and any other weapons will be prohibited under a new condition.

As there was no one else wishing to speak, Mr. Blum closed the public testimony

Mr. Blum stated he will follow up on the offer to eliminate firearm and weapons sales.

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. There is substantial evidence presented that the business has not operated in compliance with reasonable business practices and within the intent of the Conditional Use Permit. The hiring of ex-felons on parole to buy and sell weapons is unconscionable. The fact was not contested by the Applicant, who, in fact, substantiated the fact that she had hired him and he was still employed after the altercation.
2. The location of the business in the C3 (Commercial Services) zone is appropriate with a conditional use permit, which was granted to the Applicant with conditions of approval. Those conditions were deemed to be applicable to the use.
3. The existing conditions of approval for CUP12-031 did not specifically cover the hiring practices of the business. As a result of the altercation between a customer and an employee who allegedly brandished a weapon in the parking lot, it was discovered that the employee was an ex-felon on parole. Although it should be clear to the ex-felon and to the business operator, it is not legal for ex-felons or persons on parole to possess firearms. As a result of this fact, clarity needs to be brought to the hiring practices of the business.
4. It is a fact that the Applicant verbally offered to stop the purchase and sales of firearms at the business location if that meant that her employee could remain at his job. Instead of making that decision, which was not a part of the advertised hearing and therefore questionable as to being open to discussion, the Zoning Administrator hereby finds that the Applicant has the ability, under the proposed conditions of approval, to continue to buy and sell firearms and not employ persons who are prohibited by California law from possessing firearms or not buy and sell firearms or weapons and be allowed to hire ex-felons.

(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 Section § 15301 (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 the addition of conditions of approval for File No. PCUP12-031, subject to the existing conditions of approval attached hereto and incorporated herein by this reference. The additional conditions of approval are as follows and amended from the original Police Department conditions:

1. The conditions below shall be in effect if the Applicant, as any part of their operations, buys and / or sell firearms or weapons at any time:

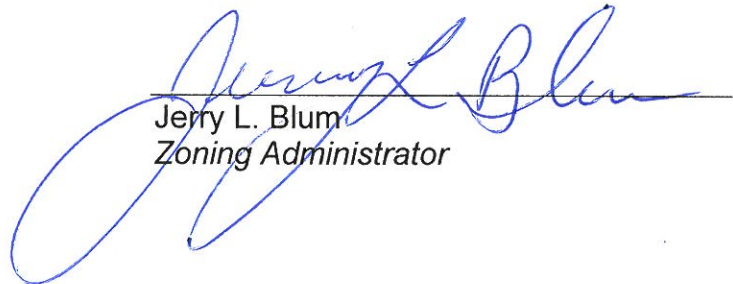
(a) Background checks shall be conducted on all current and future employees by requiring a California Department of Justice (DOJ) Certificate of Eligibility

from each employee as evidence that the employee is not prohibited from possessing firearms, pursuant to California Penal Code Section 26710.

- (b) Persons prohibited from possessing firearms by law shall not be employed at this business, should firearms or weapons be bought and / or sold as part of the business operations.
- (c) A copy of the current DOJ Certificate of Eligibility for each employee shall be submitted to the Ontario Police Department Criminal Intelligence Unit for review and verification.



APPROVED by the Zoning Administrator of the City of Ontario on this 25th day of November, 2013.


Jerry L. Blum
Zoning Administrator

EXHIBITS
Exhibit A: Aerial Map

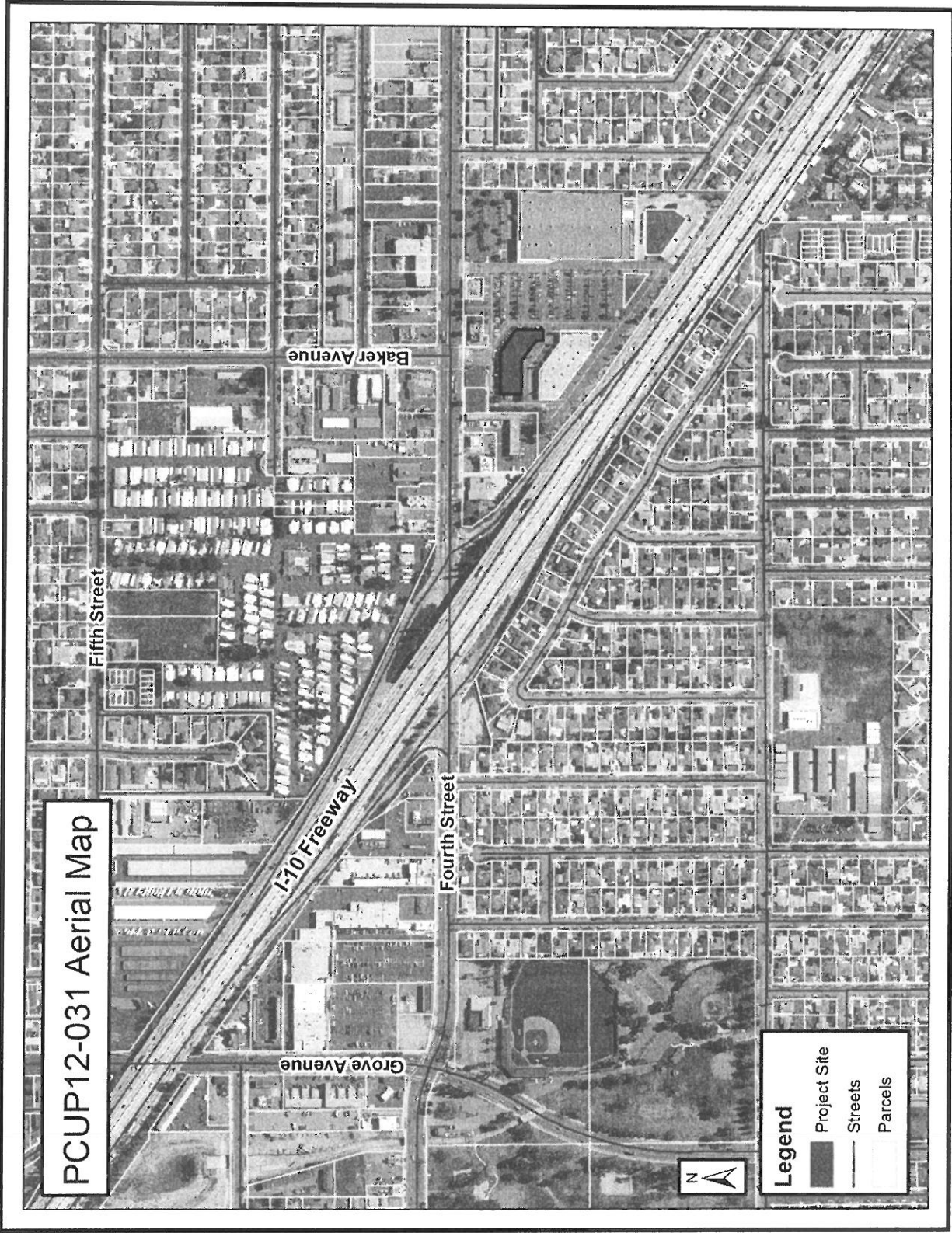


Exhibit B: Site Plan

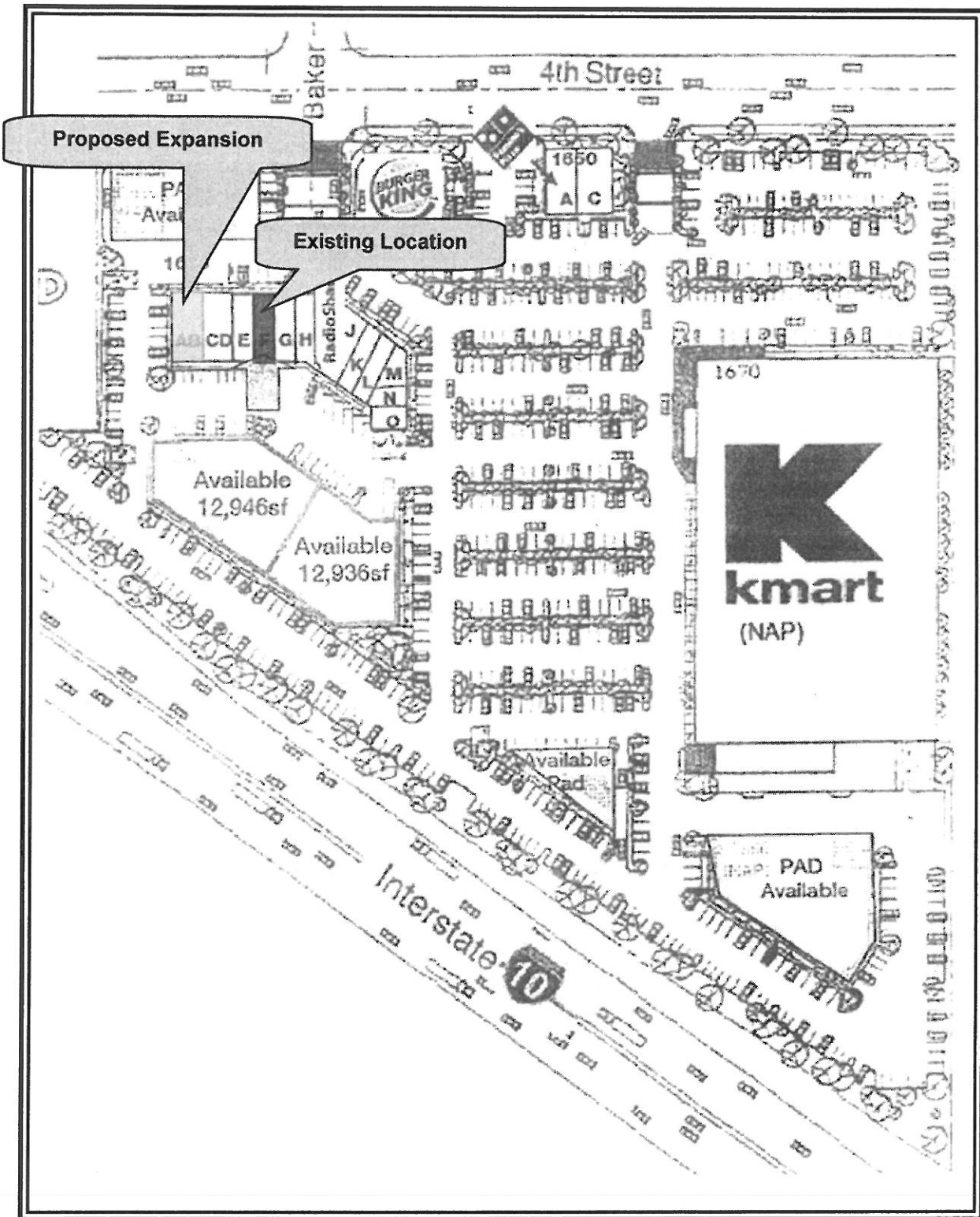


Exhibit C: Existing Floor Plan (Tenant Space F)

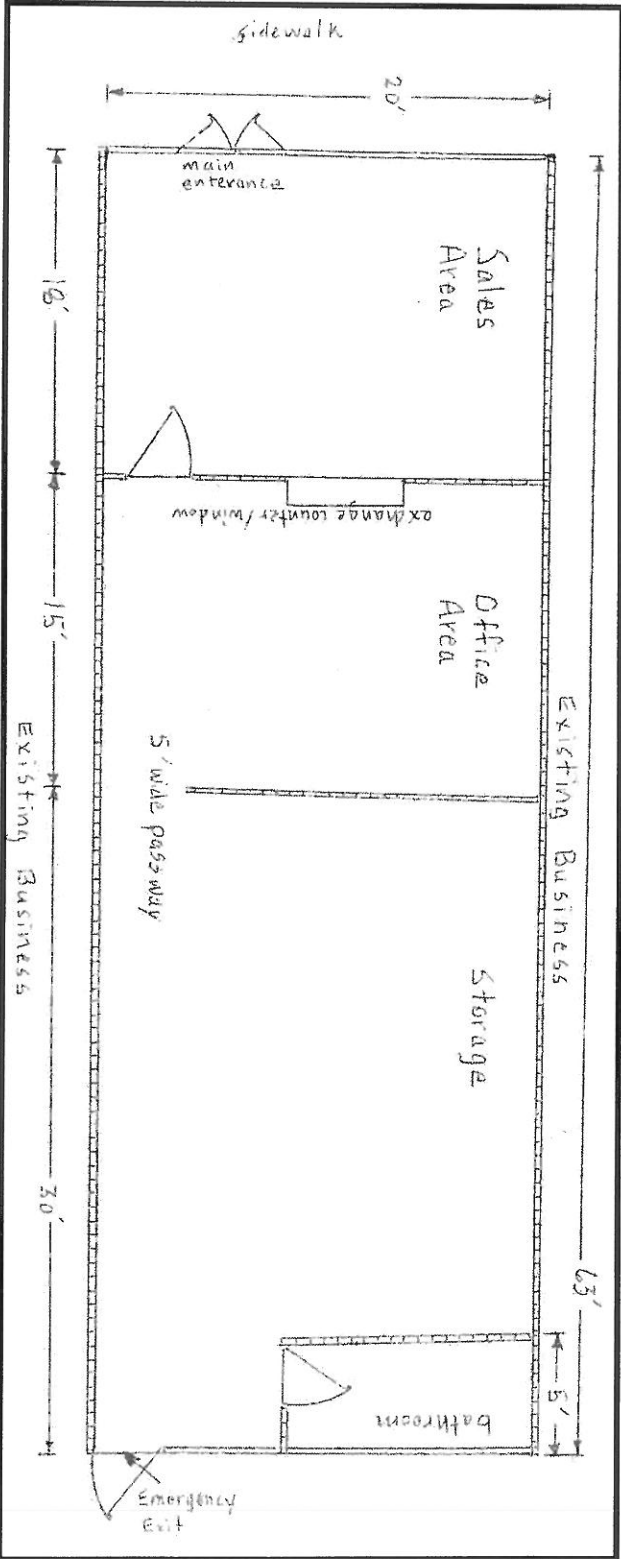
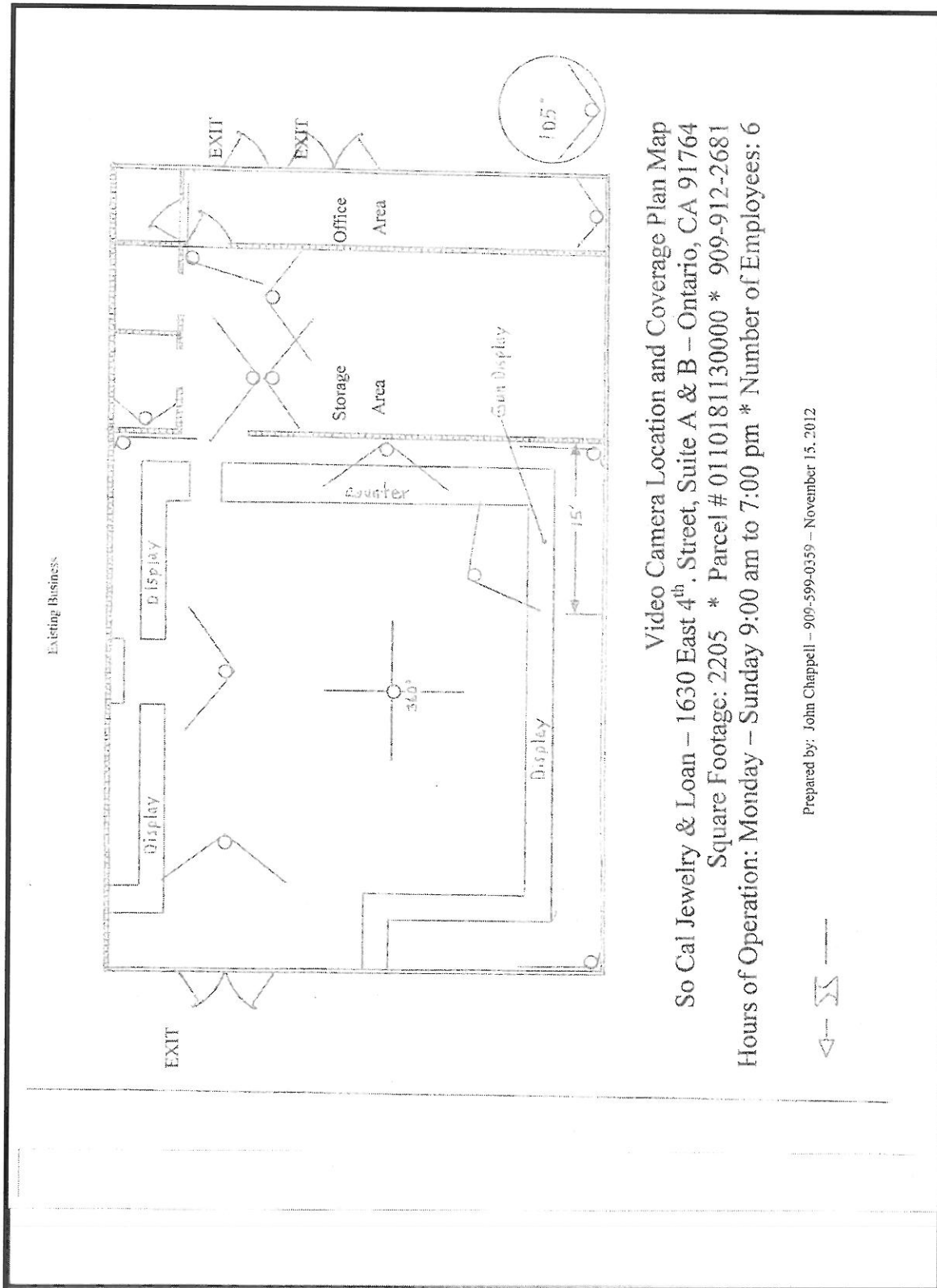


Exhibit D: Proposed Floor Plan (Tenant Space AB)

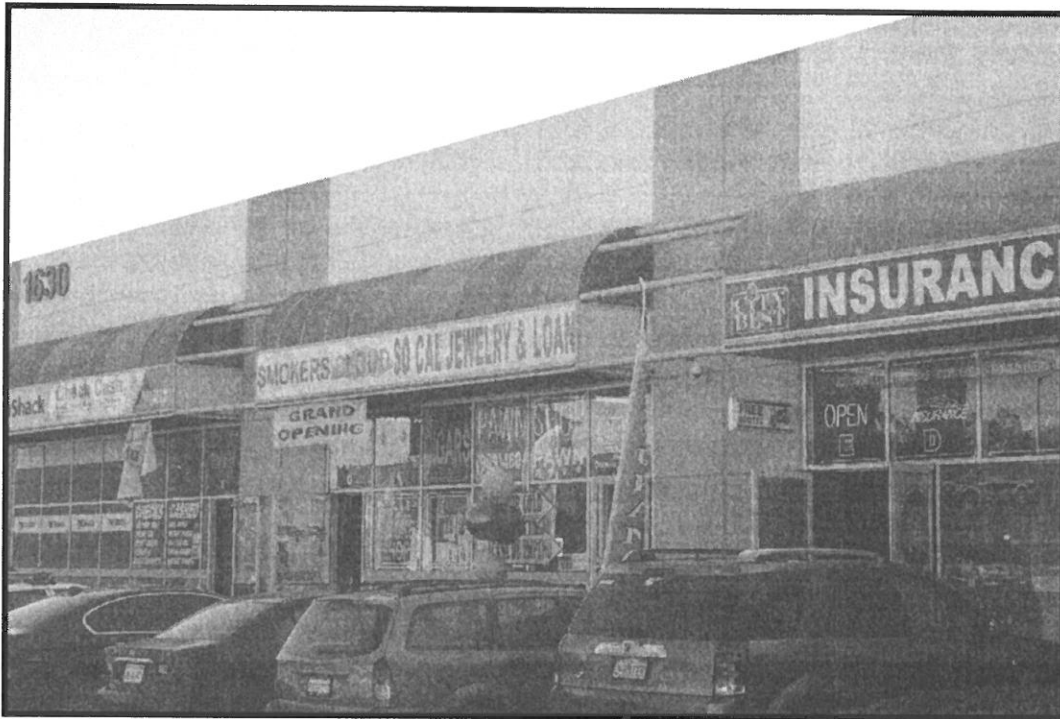


Video Camera Location and Coverage Plan Map
So Cal Jewelry & Loan – 1630 East 4th Street, Suite A & B – Ontario, CA 91764
Square Footage: 2205 * Parcel # 0110181130000 * 909-912-2681
Hours of Operation: Monday – Sunday 9:00 am to 7:00 pm * Number of Employees: 6

Prepared by: John Chappell – 909-599-0359 – November 15, 2012



Exhibit E: Site Photos

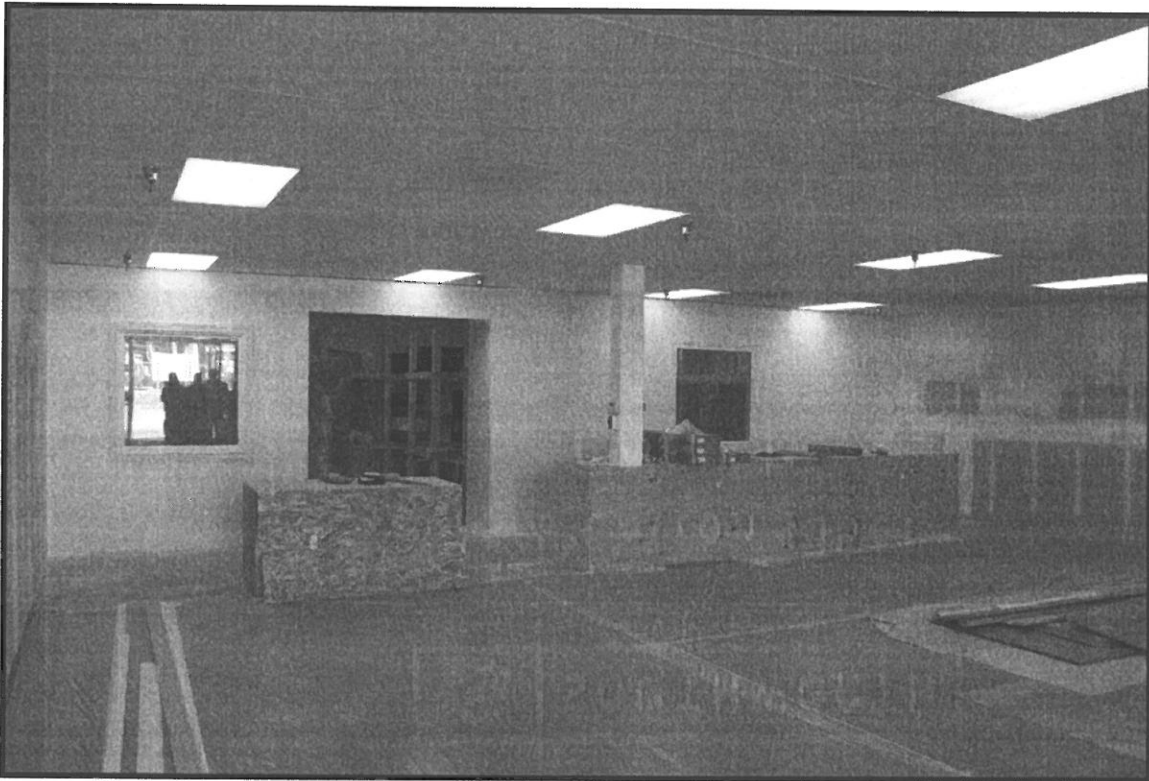


Existing Store Frontage (Tenant Space "F")



New Store Frontage (Tenant Space "AB")

Exhibit E: Site Photos (continued)



Inside New Store (Tenant Space "AB")

Exhibit F: Police Department Recondition Request



CITY OF ONTARIO
MEMORANDUM
"Excellence Through Teamwork"



TO: City of Ontario Zoning Administrator
FROM: Rudy Lopez, Police Detective *R.L.*
DATE: July 29, 2013
SUBJECT: RECONDITIONING PROPOSAL FOR PCUP12-031 – CASH TO GOLD
(So-Cal Jewelry & Loan) 1630 EAST FOURTH STREET, SUITES A, B & F

So-Cal Jewelry & Loan, located at 1630 E. 4th St, Suites A & B & F, currently has a Pawnbroker License that is up for renewal on August 3, 2013. The initial issue date for their Pawnbroker License is August 3, 2011. In reviewing calls for service at the business, I discovered that 44 days after the initial issue date of their license (September 16, 2011), one of their employees got upset at a customer for negotiating a deal with another customer. The employee was carrying a loaded concealed firearm and confronted the customer in the parking lot. The employee displayed his handgun to the customer by lifting his shirt up and threatened to shoot the customer if he was ever to return.

Officers responded to the business and found the employee still in possession of a loaded concealed handgun. The employee was subsequently arrested (Ontario PD report number 110900942) and convicted of being an ex-felon in possession of a firearm. The same employee was contacted by law enforcement for weapons violations on July 11, 2012. During that contact, the employee listed So-Cal Jewelry & Loan as his employer, indicating he may still be employed at the business. The employee is believed to be related to the owner of So-Cal Jewelry & Loan, Martha Salas.

Although California Penal Code 26915 prohibits a firearms dealer from allowing its employees to have access to firearms if they know the employee is prohibited from possessing them, there is no such wording listed in the current conditional use permit. As a direct result of this violation of law, I propose the City of Ontario recondition PCUP12-031 to include the following conditions:

- **Background checks shall be conducted on all current and future employees by requiring a California Department of Justice (DOJ) Certificate of Eligibility from each employee as evidence that the employee is not prohibited from possessing firearms, pursuant to California Penal Code Section 26710.**
- **Persons prohibited from possessing firearms by law shall not be employed at this business.**
- **A copy of the current DOJ Certificate of Eligibility for each employee shall be submitted to the Ontario Police Department Criminal Intelligence Unit for review and verification.**

I also propose a grace period for the licensee to screen her current employees and come into compliance with these conditions (DOJ estimates 90-120 days for issuance).

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

DATE: 10/21/2013

FILE NO.: PCUP12-031

SUBJECT: A public hearing to consider actions to further regulate, through modification of previously imposed conditions of approval, Conditional Use Permit **File No. PCUP12-031**, which allowed the establishment of a pawnshop, located at 1630 East Fourth Street, within the C3 (Commercial Service) zoning district.

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: 10/21/2013

FILE NO.: PCUP12-031

SUBJECT: A public hearing to consider actions to further regulate, through modification of previously imposed conditions of approval, Conditional Use Permit **File No. PCUP12-031**, which allowed the establishment of a pawnshop, located at 1630 East Fourth Street, within the C3 (Commercial Service) zoning district.

1.0 GENERAL REQUIREMENTS

- 1.1 Failure to maintain compliance with the herein-listed conditions of approval shall be deemed just cause for revocation of conditional use permit approval.
- 1.2 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.
- 1.3 The approved use is subject to all conditions, requirements and recommendations from all other affected departments/agencies, provided on the attached reports/memorandums.
- 1.4 A copy of the herein-listed conditions of approval shall be maintained on the subject premises at all times.
- 1.5 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.
- 1.6 Signs shall comply with all City of Ontario sign regulations. No more than 25% of the total window area shall bear advertising or signs of any sort. Window signs shall be placed and maintained in a manner so that there is clear and unobstructed view of the interior of the premises from the building exterior.

- 1.7 This Conditional Use Permit, File No. PCUP12-031, and each attached condition of approval, supersedes the previously approved Conditional Use Permit, File No. File No. PCUP11-012, Decision No. 2011-15. As a result, File No. PCUP11-012 has been nullified. All previous conditions, where applicable, have been applied to this modified Conditional Use Permit and are restated here.

2.0 ENVIRONMENTAL REVIEW

- 2.1 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 Section § 15301 (Existing Facilities) of the State CEQA Guidelines.
- 2.2 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.

3.0 ADDITIONAL REQUIREMENTS

- 3.1 The business shall follow all requirements as specified within the California Business and Professions Code and Financial Code pertaining to Secondhand Dealer and Pawnshop licensing and operations.
- 3.2 Acquire and maintain a valid City of Ontario Business License.
- 3.3 Comply with all City of Ontario Police Department operating conditions.
- 3.4 Conditional Use Permit modification approval is required prior to any expansion of the firearms storage/display area, as identified on the approved floor plan.
- 3.5 Conditional Use Permit modification approval is required prior to taking in pawn or selling more than four vehicles in a single year.



CITY OF ONTARIO
MEMORANDUM
“Excellence Through Teamwork”



TO: John Hildebrand, Associate Planner

FROM: Fred Alvarez, Corporal

DATE: December 10, 2012

SUBJECT: FILE NO. PCUP12-031– CASH TO GOLD (So-Cal Jewelry & Loan)
1630 EAST FOURTH STREET, SUITES A, B & F

The Police Department is placing the following conditions:

1. Hours of operation will be 9:00 am until 12:00 am 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 \$500.00 in cash for goods exchanged. A check shall be issued for exchanges in excess of \$500.01.
 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.

FIREARM CONDITIONS

1. Hours of firearm pawning and sales will be 9:00 am until 7:00 pm daily.
2. The purchasing of firearms will follow the same conditions as Cash to Gold purchases stated in this Conditional Use Permit.
3. The applicant is required to obtain all Federal and State permits needed to sell and purchase firearms. These permits shall be posted in a conspicuous place and a copy shall be provided to the Ontario Police Department.
4. All firearms shall be secured in a locked safe when the location is not open for business. (California Penal Code 26890a3)
5. The safe used for the storage of firearms shall be anchored to the floor and alarmed. The safe shall be shown on a plan check.
6. Display of firearms will be limited to 15 feet of display area. That area must be shown on a plan check.
7. The entrance and exit from the firearms showroom will be monitored and customers will be buzzed in and out from a secured area. That area will be showed on a plan check.

8. All exterior glass windows and doors shall be secured from the inside by either roll down locking doors or metal gates. If these are not permanently affixed to the windows they shall be locked during non business hours.
9. All access into the business from the exterior of the building including skylights, vents, and exterior doors shall be reinforced with steel bars or gates. These reinforcements shall be secured/locked during non business hours.
10. An inspection by the Ontario Police Department and Planning Department will be conducted before the location will be allowed to sell or purchase firearms.

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.

The following new Conditions of Approval have been added on **10/21/2013**, as a result of Conditional Use Permit ("CUP"), **File No. PCUP12-031** modification. Upon approval of this CUP all conditions shall become effective:

1. Background checks shall be conducted on all current and future employees by requiring a California Department of Justice (DOJ) Certificate of Eligibility from each employee as evidence that the employee is not prohibited from possessing firearms, pursuant to California Penal Code Section 26710.
2. Persons prohibited from possessing firearms by law shall not be employed at this business.
3. A copy of the current DOJ Certificate of Eligibility for each employee shall be submitted to the Ontario Police Department Criminal Intelligence Unit for review and verification.

CITY OF ONTARIO
Memorandum

TO: PLANNING DEPARTMENT, John Hildebrand
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: October 30, 2012
SUBJECT: PCUP12-031

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

Conditions of Approval

1. Building permits and plans are required for all construction.

KS:kb

**CITY OF ONTARIO
MEMORANDUM**

TO: John Hildebrand, Associate Planner
FROM: Brent Schultz, Housing and Neighborhood Revitalization Director
DATE: November 28, 2012
SUBJECT: PCUP12-031

The Housing Department has the following comment on the above mentioned project:

- Applicant to inform property management manager to remove discarded automotive parts from rear of Suites A & B.