

April 22, 2025

Stevie Tu
1035 Norumbega Dr.
Monrovia, CA 91016

PROJECT NO. PRJ2024-001920-(1)
CONDITIONAL USE PERMIT NO. RPPL2024002872
18888 LABIN COURT, C201, ROWLAND HEIGHTS (APN 8761-011-020)

Dear Stevie Tu:

Hearing Officer Pat Hachiya, by her action of **April 22, 2025**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals:

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **May 6, 2025**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Steve Mar of the Puente Whittier Development Services Section at (213) 974-6435, or smar@planning.lacounty.gov.

Stevie Tui
April 22, 2025
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Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



Maria Masis, Supervising Regional Planner
Puente Whittier Development Services Section

MM:SM

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: PW (Building and Safety)
Zoning Enforcement

CP_DATE_FILENAME

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-001920-(1)
CONDITIONAL USE PERMIT NO. RPPL2024002872

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. **RPPL2024002872** (“CUP”) on April 22, 2025.
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on April 22, 2025, before the Hearing Officer. Hearing Officer Ms. Pat Hachiya was in attendance for the public hearing. The applicant’s representatives, Angie Castillo and Amilcar Castillo, were present and presented testimony in favor of the Project. There being no further testimony, Ms. Hachiya closed the public hearing and approved the Project.
3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Stevie Tu (“Permittee”), requests the CUP to authorize the continued operation of an existing karaoke center (“Full House KTV”) with a request to change its existing CUP grant to serve beer and wine for on-site consumption to allow full-line alcohol for on-site consumption located in a commercial shopping center in the C-3 (General Commercial) Zone pursuant to Los Angeles County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones). The establishment has been closed since the current owner assumed ownership in September 2023. Proposed minor tenant improvements include a reduction in the total number of entertainment rooms from fourteen (14) to twelve (12) and the addition of new restrooms, a new mop closet, and storage rooms. The proposed alcohol sales hours will remain the same as the previous CUP grant which are from 6:00 p.m. to 12:00 a.m. (midnight), seven days a week. If approved, this CUP will supersede the previously approved CUP No. RPPL2022004641.
4. **PREVIOUS ENTITLEMENT(S).** CUP No. 201200073, approved November 6, 2012, authorized the karaoke center with 15 entertainment rooms. A condition modification application was denied on November 17, 2015, to expand the karaoke center from 15 entertainment rooms to 26 entertainment rooms with no additional square footage being proposed. CUP No. 2017005530 was a proposal to expand the karaoke center from 15 entertainment rooms to 26 entertainment rooms and add an additional 2,700 square feet, but was withdrawn on April 23, 2018. CUP No. RPPL2022004641, approved June 20, 2023, authorized the sale of beer and wine for on-site consumption at the karaoke center. For the shopping center itself, Plot Plan (“PP”) No. 200800405, approved July 23, 2009, authorized the construction of the shopping center. PP No. 201000980, approved March 7, 2012, authorized the construction of a new four-level parking structure to provide a total of 618 parking spaces. PP No. 201500292, approved July 26, 2016, authorized an updated parking plan with 386 surface parking

spaces and 244 parking spaces within the parking structure, for a total of 630 parking spaces.

5. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the East San Gabriel Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
6. **ZONING.** The Project Site is located in the Puente Zoned District and is currently zoned C-3. Pursuant to County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones), a CUP is required for certain recreational uses (such as a karaoke center) and for alcoholic beverage sales for on-site consumption. The Project Site is also located within the Rowland Heights Community Standards District (“CSD”) and the East San Gabriel Valley Planning Area Standards District (“PASD”).

7. SURROUNDING LAND USES AND ZONING

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	IL (Light Industrial)	M-1.5-BE (Restricted Heavy Manufacturing - Billboard Exclusion)	SR-60 (Pomona) Freeway, Motel, Shopping Center
EAST	CG, H9 (Housing 9 – 0-9 Dwelling Units/Acre Maximum Density)	C-3, A-1-6,000 (Light Agricultural - 6,000 Square Feet Minimum Required Lot Area)	Commercial, Single-Family Residences
SOUTH	CG	MXD (Mixed Use Development)	Golf Driving Range
WEST	H18 (Housing 18 – 0-18 Dwelling Units/Acre Maximum Density)	R-3 (Limited Density Multiple Residence)	Mobile Home Community

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 6.01 acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with a multi-tenant shopping center.

B. Site Access

The Project Site is accessible via Labin Court, a 64-foot-wide public street to the east. Primary access to the Project Site will be via an entrance/exit on Labin Court. There is no secondary access point to the Project Site.

C. Site Plan

The site plan depicts the subject establishment located in a 7,180 square-foot tenant space on the second floor of a multi-tenant shopping center. The entrance to the establishment is oriented towards the shopping center's interior central courtyard. Vehicular access to the property is via a driveway off of Labin Court. The floor plan depicts the establishment's interior layout including twelve (12) karaoke entertainment rooms, storage rooms, restrooms, and a kitchen area for preparing sandwiches, snacks, and other fast-food items.

D. Parking

The Project Site provides a total of 630 parking spaces (386 surface parking spaces and 244 parking spaces within the parking structure) as approved under PP No. 201500292. Entertainment uses require three parking spaces per three occupants. The Project has an occupancy load of 234 persons requiring 78 parking spaces. The shopping center's existing 630 parking spaces can accommodate these 78 parking spaces.

9. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the continued operation of an existing karaoke center with a reduction in the number of entertainment rooms from fourteen (14) to twelve (12). The proposal to serve full-line alcohol for on-site consumption is a complementary service to the establishment's primary use as a karaoke entertainment center. Additionally, the Project Site is not located within or in close proximity to a scenic highway, a hazardous waste site, nor a historical resource. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

10. COMMUNITY OUTREACH. Prior to the Hearing Officer's public hearing on the Project, the Permittee submitted a petition containing 19 signatures in support the Project.

11. PUBLIC COMMENTS.

Prior to the publication of the Report to the Hearing Officer, LA County Planning staff received a petition containing 19 signatures in support of the Project.

Rowland Heights Community Coordinating Council ("RHCCC")

The RHCCC, in a letter dated August 1, 2024, voted to oppose the Project on the basis that the community has previously spoken about noise issues coming from the karaoke establishment.

12. AGENCY RECOMMENDATIONS.

- A. County Sheriff's Department ("Sheriff"): Recommended approval in a letter received December 12, 2024.

13. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure of the County Code, the community was properly notified of the public hearing by mail, newspaper (*San Gabriel Valley Tribune*), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On March 3, 2024, a total of 145 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 11 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the CG land use designation is intended for retail commercial, service, and office uses, categories into which this Project falls. The Hearing Officer further finds that the continued operation of an existing karaoke center with the sale of alcoholic beverages promotes a commercial entertainment activity that is compatible with the commercial shopping center where the establishment will be located.
15. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following goals and policies:

The following policies of the General Plan are applicable to the proposed project:

- *(Policy LU 5.2) Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*

The Project provides a social and recreational space for karaoke, giving a distinctive commercial recreational activity for singing entertainment in the neighborhood. This helps add to the diversity in services offered.

The following policies of the Area Plan are applicable to the proposed project:

- *(Policy LU-3.1: Land Use Diversity) Enable a more diverse land use pattern to meet the needs of residents and employees, including increased housing options, viable commercial uses, a variety of employment opportunities, ample parks and open spaces, and a range of superior community services and amenities to support the mental, physical, emotional, economic, and social well-being of the community.*
- *(Policy LU-3.11: Commercial Use Flexibility) Provide flexibility in permitted land uses in commercially designated areas to allow a mix of retail, restaurant, small-scale institutional, office, and other compatible uses in commercial centers to prevent vacancies and increase accessibility to the community's everyday needs.*

The Project will continue the operation of an existing karaoke center and will offer a greater variety of alcoholic beverages that has the potential to enhance the entertainment experience for its customers. The Project helps maintain an existing entertainment amenity in a neighborhood that has a mix of commercial and residential uses. The establishment is located in an existing commercial shopping center that supports a variety of other retail, restaurant, and commercial services.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the C-3 zoning classification. Although karaoke centers are not a specified use under County Code, similar entertainment uses such as bowling alleys, billiard halls, and arcades are permitted in such zone with a CUP pursuant to County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones). Alcoholic beverage sales for on-site consumption is also permitted in such zone with a CUP pursuant to County Code Section 22.20.030.C.
17. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.060 (On-Site Parking). Entertainment uses require three parking spaces per three occupants. The Project has an occupancy load of 234 persons requiring 78 parking spaces. The shopping center's existing 630 parking spaces can accommodate these 78 parking spaces.
18. **PLANNING AREA STANDARDS DISTRICT.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.366 (East San Gabriel Valley Planning Area Standards District). While the request is to allow the continued operation of an existing karaoke center with the sale of alcoholic beverages, the existing shopping center was approved under PP No. 200800405 and abides to the development standards in effect at the time of approval before the adoption of the PASD.
19. **COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.366.090 (Rowland Heights CSD). While the request is to allow the continued operation of an existing karaoke center with the sale of alcoholic beverages, the existing shopping center was approved under PP No. 200800405 and abides to the CSD development standards in effect at the time of approval. The Project does not propose any physical alterations to the existing shopping center other than minor tenant improvements within the interior of the existing lease space.

CONDITIONAL USE PERMIT FINDINGS

20. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project is located in a large, multi-tenant shopping center which serves as a commercial, retail, restaurant, and entertainment hub for the

community. The subject establishment itself is located within the shopping center with its front entrance facing the center's interior courtyard and oriented away from neighboring properties. The establishment's location within the shopping center, along with the CUP conditions, will ensure that the Project will not have an adverse effect on neighboring properties.

21. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 (Planning and Zoning) of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** While the request is to allow the continued operation of an existing karaoke center with the sale of alcoholic beverages, the shopping center was constructed in compliance with the development standards prescribed under Title 22 (Planning and Zoning) of the County Code as approved under PP No. 200800405 and as approved under the shopping center's four-level parking structure under PP No. 201000980 and subsequent parking plan update approved under PP No. 201500292. The Project's size and shape can be accommodated by the existing shopping center and the Project's 78 required parking spaces can be accommodated by the property's existing 630 parking spaces. The Project does not propose any physical alterations to the existing shopping center other than minor tenant improvements within the interior of the existing lease space.
22. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site and shopping center are served by existing public streets and utilities, including electricity, gas, water, and sewer. Nogales Street, a 100-foot-wide major highway, serves the Project Site off of Labin Court, a 64-foot wide public street. While the request is to allow the continued operation of an existing karaoke center with the sale of alcoholic beverages, the shopping center was constructed in compliance with the development standards prescribed under Title 22 (Planning and Zoning) of the County Code at the time of approval.

SUPPLEMENTAL FINDINGS – ALCOHOLIC BEVERAGE SALES

23. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** The Project Site is not located within a 600-foot radius of any of these sensitive uses. There is an art school and an English school located in the same shopping center of the subject karaoke establishment but these schools are not bona-fide K-12 general education schools and therefore are not considered to be sensitive uses.
24. **The Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** The establishment's entrance is oriented towards the shopping center's central courtyard and faces away from the adjacent mobilehome park community to the west. All business operations for the

karaoke establishment take place within the enclosed tenant space. The establishment also provides an indoor waiting area so that customers avoid waiting outside of the establishment and uses a reservation system to reduce customers' wait time. The use is sufficiently buffered from surrounding residential areas.

25. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The request is to change the business's existing CUP grant to serve beer and wine for on-site consumption to allow full-line alcohol for on-site consumption. The sale of full line of alcoholic beverages for on-site consumption is a typical and ancillary service for a karaoke business and has the potential to enhance business for the karaoke establishment and for the shopping center.
26. **The Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.** The karaoke center is an existing use and the Project scope does not include any proposed changes to the existing exterior appearance of the establishment. The Project is located in a tenant space of an existing shopping center.
27. **The Hearing Officer finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district and in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcohol at the subject property contributes to the public convenience or necessity.** The Project will allow the continued operation of an existing karaoke business with a change to the sale for on-site consumption from beer and wine to full-line alcohol, to enhance the entertainment experience for its customers. According to California Department of Alcoholic Beverage Control ("ABC"), six licenses for alcohol sales for onsite consumption are allowed in the Census Tract where the Project Site is located (Census Tract Number 4082.13), while 30 such licenses are currently active. This indicates that the Project Site is located in an area with an overconcentration of alcohol sales as defined and determined by ABC. ABC further indicates that the Project Site is located in a High Crime Reporting District. However, the public convenience of allowing customers to enjoy alcoholic beverage service that accompanies karaoke entertainment outweighs this fact. The establishment also offers non-alcoholic beverages, sandwiches, snacks, and other light food items to accompany their karaoke service. The Project's conditions of approval will ensure that negative impacts due to alcoholic beverage sales will remain minimal. The establishment already sells beer and wine for on-site consumption and approval of the Project will not result in a net gain in the number of businesses that sell alcoholic beverages in the vicinity.

28. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 years.

ENVIRONMENTAL FINDINGS

29. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The karaoke center is an existing facility and is proposing to reduce the number of entertainment rooms from fourteen (14) to twelve (12). The proposal to serve full-line alcohol for on-site consumption is a complementary service to the establishment's primary use as a karaoke entertainment center. Additionally, the Project Site is not located within or in close proximity to a scenic highway, a hazardous waste site, nor a historical resource. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

ADMINISTRATIVE FINDINGS

30. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Puente Whittier Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.

- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
- I. Even though the proposed sale of alcohol would occur at a site within a high crime reporting district and in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcohol at the subject property contributes to the public convenience or necessity.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024002872**, subject to the attached conditions.

ACTION DATE: April 22, 2025

MM:SM

4/22/2025

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-001920-(1)
CONDITIONAL USE PERMIT NO. RPPL2024002872

PROJECT DESCRIPTION

The project is to authorize the continued operation of an existing karaoke center ("Full House KTV") located in an existing commercial center with twelve (12) entertainment rooms and new sales of full-line alcohol for on-site consumption subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on April 22, 2035.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the karaoke center and satisfaction of Condition No. 2 shall be considered use of this grant.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved

site plan on file. The Permittee shall deposit with the County the sum **\$2,280.00** which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **five (5)** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
14. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, a modified Exhibit "A" shall be submitted to LA County Planning by **June 22, 2025**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit revised plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
18. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector, or State of California Department of Alcoholic Beverage Control ("ABC") agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

PROJECT SITE-SPECIFIC CONDITIONS – KARAOKE CENTER

19. This grant shall authorize the continued operation of an existing karaoke center ("Full House KTV").
20. No more than twelve (12) entertainment rooms shall be maintained. No consolidation of rooms shall be permitted without the submission of a Revised Exhibit "A" application.
21. The permittee shall maintain an entertainment manager over the age of 21 on-site at all times while the establishment is open.
22. The total occupancy of the establishment shall not exceed 234 persons.
23. If the karaoke center substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.
24. Operating hours shall be between 2:00 p.m. to 12:00 a.m. (midnight), Monday to Thursday, and 2:00 p.m. to 2:00 a.m., Friday to Sunday. Alcoholic beverage sales are limited to the hours specified under Condition No. 40.

25. Any noise associated with the karaoke center shall not be audible from the shopping center courtyard, the shopping center's parking areas, and from the boundaries of the subject property.
26. Entertainment rooms shall have automatic door closers at each entry door. Doors shall remain closed to the greatest extent possible while an entertainment room is in use.
27. Doors to entertainment rooms shall include windows that shall remain visually unobstructed and unimpaired at all times.
28. Doors to entertainment rooms shall not have door locks and shall remain incapable of being locked.
29. All exterior doors shall have automatic door closers. Doors shall remain closed to the greatest extent possible during operating hours.
30. There shall be no cover charge or prepayment fee for food and/or beverage service required for admission to the karaoke center.
31. No dance floor is permitted on the premises.

PERMIT-SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)

32. This grant shall authorize the sale of full-line alcohol for on-site consumption at an existing karaoke center ("Full House KTV").
33. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request of any County Sheriff, Zoning Enforcement inspector, or ABC agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).
34. All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by ABC, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment, such as the lobby, indicating they have participated in this program. Proof of completion of the facility's training program by employees, the licensee, and all managers shall be provided to Zoning Enforcement within 90 days of the effective date of this Conditional Use Permit, and subsequently within 90 days of the hire date of all new employees and/or managers.

35. The permittee and all managers and employees shall not allow the sale of alcoholic beverages to any intoxicated person, any person appearing to be intoxicated, or any person exhibiting behaviors associated with being intoxicated.
36. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property, including windows, walls, fences or similar structures, or within any portion of the interior of any structure that is visible from the outside.
37. Alcoholic beverages shall only be sold or served to patrons age 21 or older.
38. The permittee shall provide adequate exterior lighting above all entrances and exits to the establishment. All exterior lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed to direct light and glare only onto the premises. All exterior lighting by this grant shall also be hooded and directed away from neighboring residences to prevent direct illumination and glare.
39. A numbering address sign, in compliance with County Code Chapter 22.114 (Signs), shall be located at the front of the building in a location clearly visible from the property grounds and the nearest public street, to the satisfaction of the Director.
40. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
41. The area immediately outside of the establishment shall be maintained in a neat and orderly condition and be free of garbage, trash, debris, or junk and salvage, except in designated trash collection containers and enclosures. All garbage, trash, debris, or junk and salvage shall be collected, and disposed of, daily.
42. This grant authorizes the sale of alcoholic beverages from 6:00 p.m. to 12:00 a.m. (midnight), seven days a week.
43. There shall be no sales or consumption of alcoholic beverages outside of the designated karaoke rooms, including any waiting areas or hallways, as depicted on the site and floor plans labeled Exhibit "A." The permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
44. The permittee shall develop and implement a Designated Driver program (e.g. free soft drinks or coffee to a designated driver of a group). A printed two-side card explaining this program shall be placed in all entertainment rooms in the facility or an explanation regarding this program shall be printed on food, drink, and/or snack menus.

45. Music or other audible noise at the premises shall comply with Title 12 of the County Code to the satisfaction of the County Department of Public Health.
46. The permittee shall post the telephone numbers of local law enforcement agencies and shall post the telephone numbers of taxicab companies or a sign promoting ridesharing options, at or near the cashier or within a similar public service area. Such telephone numbers shall be visible by, and available to, the public.
47. All servers of alcoholic beverages shall be age 21 or older.
48. All employees on duty after 10 p.m. shall be age 21 or older.