

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: September 19, 2024

HEARING DATE: October 2, 2024 AGENDA ITEM: 10

PROJECT NUMBER: PRJ2023-004409-(1)

PERMIT NUMBER(S): Conditional Use Permit (“CUP”) RPPL2023006493

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 1388 Fullerton Road, Suite B, Rowland Heights

OWNER: Crystal Property LP

APPLICANT: Steven Chen

CASE PLANNER: Steve Mar, Senior Regional Planner
smar@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2023-004409-(1), CUP Number RPPL2023006493, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2023006493 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- CUP for the sale of on-site beer and wine at a restaurant in the C-2-DP-BE (Neighborhood Business – Development Program – Billboard Exclusion) Zone pursuant to County Code Section 22.20.030 C (Land Use Regulations for Commercial Zones).

B. Project

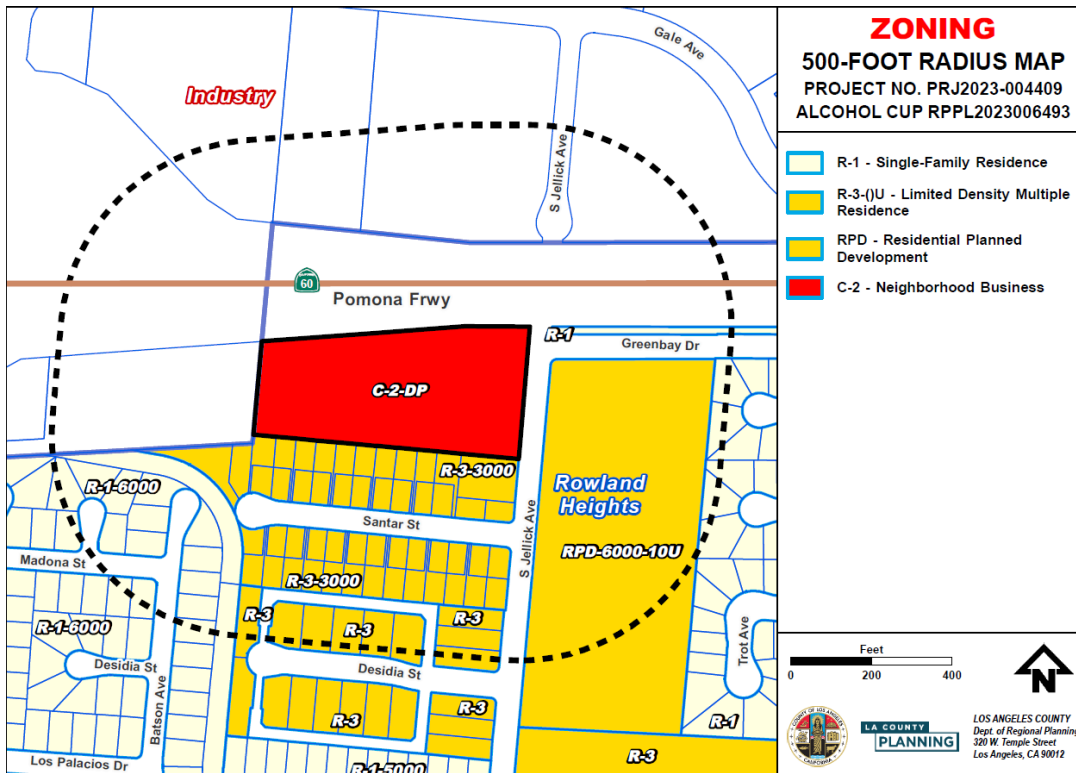
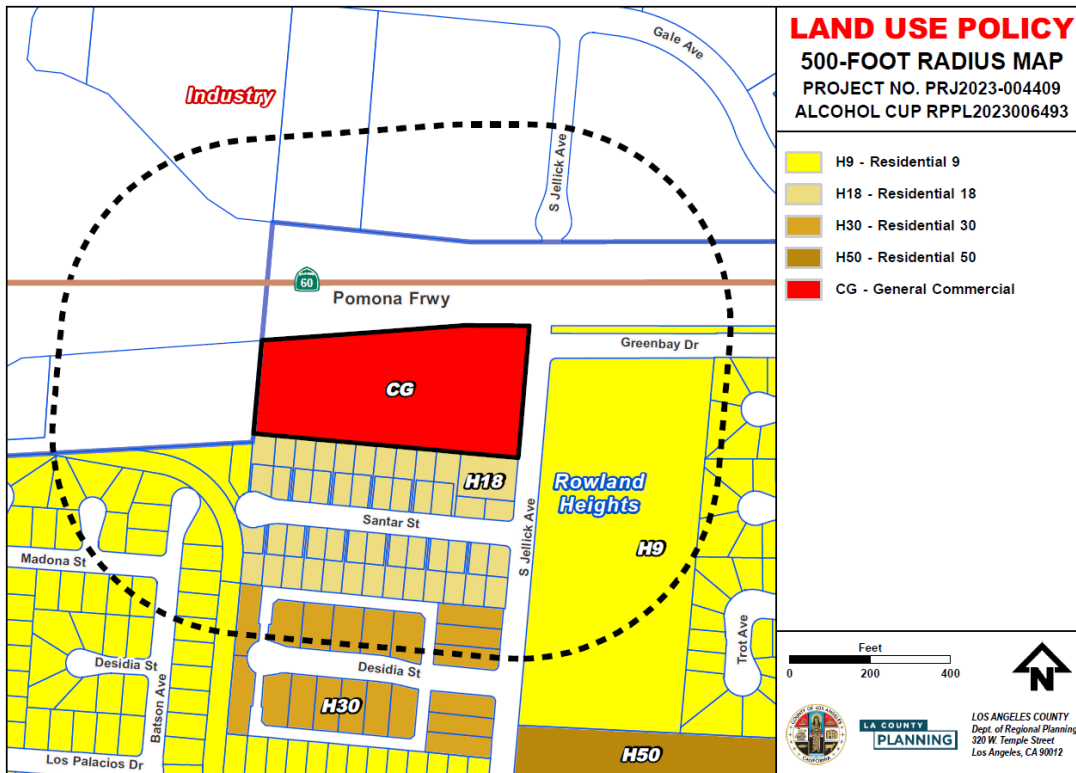
The applicant, Steven Chen, is requesting a CUP to authorize the sale of on-site beer and wine at an existing restaurant (“Chubby Cattle BBQ”) located in a commercial shopping center in the C-2-DP-BE (Neighborhood Business – Development Program – Billboard Exclusion) Zone pursuant to Los Angeles County Code Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

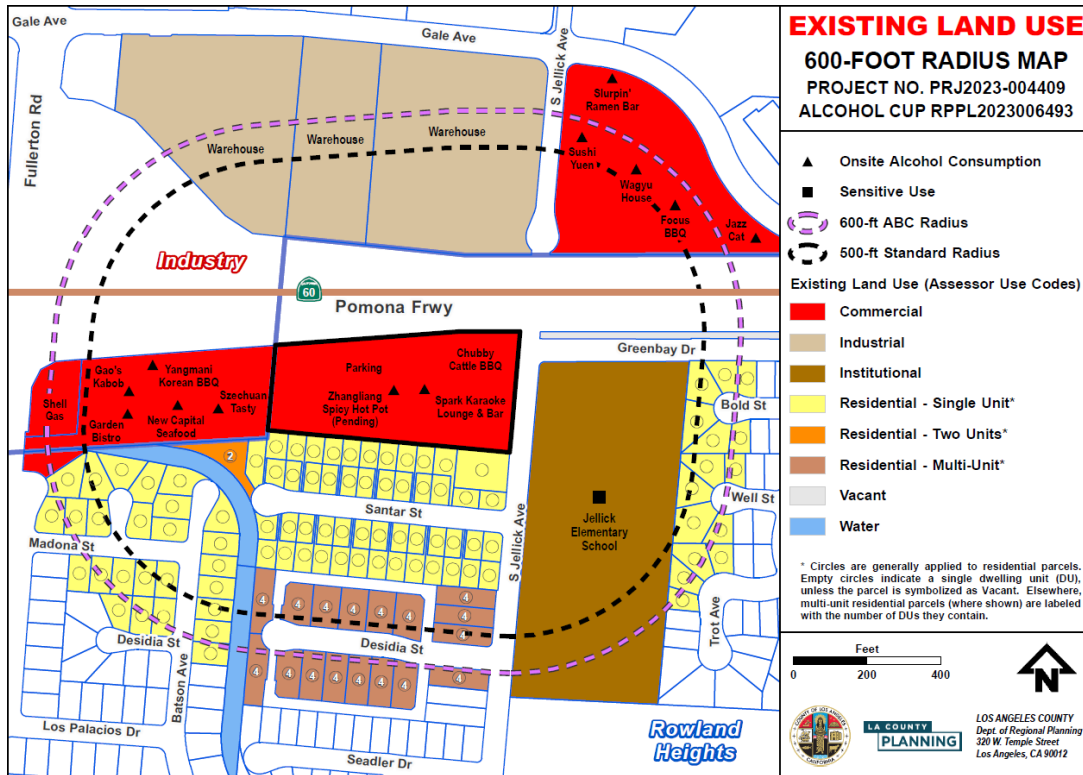
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	ROWLAND HEIGHTS COMMUNITY PLAN LAND USE POLICY*	ZONING	EXISTING USES
SUBJECT PROPERTY	C (Commercial)	C-2-DP-BE	Shopping Center
NORTH	City of Industry	City of Industry	Warehouse
EAST	U2 (Urban 2 – 3.3 to 6.0 Dwelling Units per Acre)	RPD-6000-10U (Residential Planned Development – 6,000 Square Feet Minimum Lot Area – 10 units per acre Maximum Density), R-1 (Single-Family Residence)	Elementary School, Single-Family Residences (SFRs)
SOUTH	U3 (Urban 3 – 6.1 to 12.0 Dwelling Units per Acre)	R-3-3000 (Limited Density Multiple Residence – 3,000 Square Feet Minimum Lot Area)	SFR, Multi-Family Residences
WEST	City of Industry	City of Industry	Shopping Center

* Note: On May 21, 2024, the Rowland Heights Community Plan (“Community Plan”) was rescinded with the adoption of the East San Gabriel Valley Area Plan (“Area Plan”). However, since the subject CUP application was deemed complete prior to the adoption of the Area Plan, the CUP is still being reviewed and analyzed under the Community Plan.





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1494_1	Zone 7 (Unrestricted)	9/12/1927
5122	A-1-10000 (Light Agricultural – 10,000 Square Foot Minimum Required Area)	5/25/1948
820065z	C-2-DP-BE	3/16/1982

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
CUP 90-242	Construction and operation of multi-tenant shopping center.	Approved 12/4/1991
Revised Exhibit “A” (“REA”) 201400277	REA to CUP 90-242 for tenant improvements for a new restaurant (in subject tenant space).	Approved 9/4/2014
CUP RPPL201500015	On-site beer and wine consumption at a	Approved 9/16/2015

	restaurant (in subject tenant space for previous restaurant).	
REA RPPL2023000253	New signage for “Chubby Cattle BBQ” restaurant.	Approved 2/25/2023

C. Violations

There are no open violations associated with the subject restaurant.

ANALYSIS

A. Land Use Compatibility

The sale of beer and wine for on-site consumption at the subject property is compatible with the surrounding neighborhood and serves the community by providing a beverage service that complements the restaurant’s food and dining service that is already common and expected from other restaurants in the community. Alcoholic beverage sales is a permitted use in the C-2 Zone once a CUP is obtained. Currently there are 12 other establishments within a 500-foot radius of the subject property that have alcohol licenses. All 12 establishments are restaurants that sell on-site beer and wine. Seven of the establishments are located within the same shopping center complex as the Project and five establishments are located in a shopping center northeast of the Project Site located on the opposite side of the SR-60 Freeway. Additionally, the County Sheriff’s Department (“Sheriff”) reviewed the site’s crime history and stated that the shopping center has had several vehicle burglary calls and a few vehicle theft, alarm activation, and “routine” calls, but had no specific concerns regarding the Project. There is one sensitive use within 600 feet of the subject property identified as an elementary school located to the east of the shopping center.

B. Neighborhood Impact (Need/Convenience Assessment)

Statistical data from the California Department of Alcoholic Beverage Control (“ABC”) report that the subject property is located in census tract no. 4082.13 and has an overconcentration of on-site alcohol licenses. 30 on-site alcohol licenses exist in the census tract and six licenses are allowed. The subject property is located in a high crime reporting district, defined as having a 20 percent greater number of reported crimes than the average number of reported crimes of other reporting districts. Although located in a high crime reporting district, the sale of beer and wine for on-site consumption would serve as a public convenience to the surrounding community by providing beverage services that are customary to and expected at a restaurant and supports the restaurant’s economic viability. This public convenience and necessity needs to be balanced with the potential adverse effects of the easy availability of alcoholic beverages either too early or too late in the day (see Exhibit L). Because of these potential adverse effects, alcoholic beverage sales at the establishment shall be limited to the hours of 10:00 a.m. to 10:00

p.m. daily. Additionally, the Sheriff has reviewed the site's crime history and noted that the subject property has had "routine" service calls and recommended approval of the CUP.

The subject restaurant is located within a multi-tenant shopping center with other restaurants, retail stores, and commercial services. The shopping center serves as an activity hub and community focal point with multiple options for shopping, dining, and other commercial services. The sale of alcoholic beverages for on-site consumption at the subject property will continue to support the site's economic vitality for the surrounding neighborhood.

C. Design Compatibility

The subject restaurant is located within a multi-tenant shopping center with other restaurants, retail stores, and commercial services. The sale of beer and wine for on-site consumption on the premises does not affect the physical design of the establishment nor of the shopping center. The shopping center was previously approved under all required development standards under Title 22.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and the Community Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Sections 22.158.050 (Findings and Decision) and 22.140.030 (Alcoholic Beverage Sales) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The sale of on-site beer and wine at a restaurant at an existing shopping center does not significantly alter the shopping center's appearance or overall commercial operations. Additionally, the Project Site is not located within or in close proximity to an environmentally sensitive area, a hazardous waste site, nor designated historic district. 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. Therefore, staff recommends that the Regional Planning Commission determine that the project is categorically exempt

from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The Sheriff's Department, in a letter dated April 29, 2024, recommended that the Project proceed to public hearing.

B. Public Comments

1. The Rowland Heights Community Coordinating Council, in a letter dated March 18, 2024 recommended approval of the Project.
2. Staff has received 11 letters in support of the Project.

Report

Reviewed By:



Maria Masis, AICP, Supervising Regional Planner

Report

Approved By:



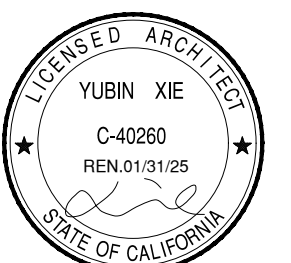
Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Sheriff's Comment Letter
EXHIBIT I	ABC B&P Worksheet
EXHIBIT J	RHCCC Letter
EXHIBIT K	Support Letters
EXHIBIT L	Reference Documents
1. "Effectiveness of Policies Restricting Hours of Alcohol Sales in Preventing Excessive Alcohol Consumption and Related Harms". US National Library of Medicine National Institutes of Health. 2010. https://www.ncbi.nlm.nih.gov/pubmed/21084080	

2. "International alcohol control study: pricing data and hours of purchase predict heavier drinking". US National Library of Medicine National Institutes of Health. <https://www.ncbi.nlm.nih.gov/pubmed/24588859>
3. "How To Use Local and Land Use Powers to Prevent Underage Drinking". Pacific Institute for Research and Evaluation, August 2013 (<https://www.ojp.gov/ncjrs/virtual-library/abstracts/how-use-local-regulatory-and-land-use-powers-prevent-underage>)

Table with 2 columns: DATE, NO. and a triangle icon.



DATE:

DRAWN BY: S.C.

SCALE: AS NOTED

SHEET NO.

CHUBBY CATTLE ROWLAND HEIGHTS 1388 FULLERTON ROAD, SUITE B ROWLAND HEIGHTS, CA 91748

ACCESSIBILITY NOTE

TURNING SPACE 1. Circular turning spaces shall be a space of 60 inches diameter minimum... 2. T-Shape turning spaces shall be a T-shaped space within a 60 inch square minimum... 3. At lavatories in toilet and bathing facilities, knee clearance shall be provided that is 30 inches in height above the finish floor or ground for a depth of 19 inches minimum... 4. At dining and work surfaces required to be accessible, knee clearance shall be provided that is 30 inches in height above the finish floor or ground for a depth of 19 inches minimum... 1. Doors, doorways, and gates providing user passage shall be provided in accordance with 11B-206.5 Doors, Doorways, and Gates, §11B-404.1 2. Doors, doorways and gates that are part of an accessible route shall comply with 11B-404 Doors, Doorways, and Gates, §11B-404.1 3. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees... 1. Ramp runs shall have a running slope not steeper than 1:12 (8.33%), §11B-405.2 2. Cross slope of ramp runs shall not be steeper than 1:48 (2.083%), §11B-405.3 3. Floor or ground surfaces of ramp runs shall comply with 11B-302 Floor or Ground Surfaces, Changes in level other than the running slope and cross slope are not permitted on ramp runs, §11B-405.4 4. The clear width of a ramp run shall be 48 inches minimum, §11B-405.5 5. The rise for any ramp run shall be 30 inches maximum, §11B-405.6 6. Ramps shall have landings at the top and the bottom of each ramp run, §11B-405.7 7. Landings shall comply with 11B-302 Floor or Ground Surfaces, Changes in level are not permitted, §11B-405.7.1

GENERAL NOTE

1. THE CONTRACTOR SHALL PROVIDE SAFE AND CONTINUOUS PASSAGE FOR LOCAL PEDESTRIAN AND VEHICULAR TRAFFIC AT ALL TIMES. 2. SHOULD ANY OF THE EXISTING UTILITIES OR ANY OTHER FACILITIES CONFLICT WITH THE PROPOSED WORK AS SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND AWAIT THE RELOCATION AND/OR ALTERNATE DESIGN. 3. THE CONTRACTOR SHALL SO CONDUCT HIS OPERATIONS AS TO OFFER THE LEAST POSSIBLE OBSTRUCTION AND INCONVENIENCE TO THE PUBLIC, AND HE SHALL HAVE UNDER CONSTRUCTION NO GREATER LENGTH OR AMOUNT OF WORK THAN HE CAN EXECUTE PROPERLY WITH DUE REGARD TO THE RIGHTS OF THE PUBLIC. 4. CONVENIENT ACCESS TO DRIVEWAYS AND BUILDINGS ALONG THE LINE OF WORK SHALL BE MAINTAINED, AND TEMPORARY CROSSINGS SHALL BE PROVIDED AND MAINTAINED IN GOOD CONDITIONS, NOT MORE THAN ONE CROSSING OR INTERSECTING STREET OR ROAD SHALL BE CLOSED AT ANY ONE TIME WITHOUT THE APPROVAL OF THE OWNER. 5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SUCH FENCES, BARRIERS, DIRECTIONAL SIGNS, LIGHTS, AND FLAG MEN AS ARE NECESSARY TO GIVE ADEQUATE WARNING TO THE PUBLIC AT ALL TIMES OF ANY DANGEROUS CONDITIONS TO BE ENCOUNTERED AS A RESULT OF THE CONSTRUCTION WORK AND TO GIVE DIRECTIONS TO THE PUBLIC. 6. THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID INJURY TO EXISTING IMPROVEMENTS OR FACILITIES, UTILITY FACILITIES, ADJACENT PROPERTY, AND TREES AND SHRUBBERY.CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT PRIOR TO ENTERING PROJECT SITE. 7. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK, AND THE CONTRACTOR SHALL FULLY COMPLY WITH ALL STATE AND FEDERAL LAWS, RULES, REGULATIONS, AND ORDERS RELATING TO SAFETY TO THE PUBLIC AND WORKERS. 8. ALL WORK RELATED TO ELECTRICAL SERVICE SHALL BE PERFORMED IN CONFORMANCE WITH THE GOVERNING POWER COMPANY REQUIREMENTS. 9. ALL WORK EMBODIED IN THESE PLANS SHALL BE DONE IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE CURRENT GOVERNING BUILDING CODE. 10. THE ARCHITECT SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY" REGULATIONS OF U.S. DEPARTMENT LABOR OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS" OR ANY OTHER GOVERNING AGENCY SAFETY REQUIREMENTS.

8. The landing clear width shall be at least as wide as the widest ramp run leading to the landing, §11B-405.7.2 9. Top landings shall be 60 inches wide minimum, §11B-405.7.2.1 10. The landing clear length shall be 60 inches long minimum, §11B-405.7.3 11. Bottom landings shall extend 72 inches minimum in the direction of ramp run, §11B-405.7.3.1 12. Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 72 inches minimum in the direction of downward travel from the upper ramp run, §11B-405.7.4 13. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 11B-404.2.4 and 11B-404.3.2 shall be permitted to overlap the required landing area. Doors, when fully open, shall not reduce the required ramp landing width by more than 3 inches. Doors, in any position, shall not reduce the minimum dimension of the ramp landing to less than 42 inches, §11B-405.7.5 14. Ramp runs shall have compliant handrails per 11B-505 Handrails, §11B-405.8 15. Edge protection complying with 11B-405.9.2 Curb or Barrier shall be provided on each side of ramp runs and at each side of ramp landings, §11B-405.9 (See exceptions) 16. A curb, 2 inches high minimum, or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor or ground surface. To prevent wheel entrapment, the curb or barrier shall provide a continuous and uninterrupted barrier along the length of the ramp, §11B-405.9.2 17. Landings subject to wet conditions shall be designed to prevent the accumulation of water, §11B-405.10 CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS 1. Perpendicular ramp runs shall have a running slope not steeper than 1:12 (8.33%), §11B-406.2.1 2. For perpendicular ramps, where provided, curb ramp flares shall not be steeper than 1:10, §11B-406.2, Figure 11B-406.2.2 3. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12 (8.33%), §11B-406.3.1, Figure 11B-406.3.2 4. A running space 48 inches minimum by 48 inches minimum shall be provided at the bottom of the curb ramp. The slope of the turning space in all directions shall be 1:48 maximum (2.083%), §11B-406.3.2 5. Blended transition ramps shall have a running slope not steeper than 1:20 (5%), §11B-406.4.1 6. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides, §11B-406.5.1 7. The clear width of curb ramp runs (excluding any flared sides), blended transitions, and turning spaces shall be 48 inches minimum, §11B-406.5.2 8. Landings shall be provided at the tops of curb ramps and blended transitions (parallel curb ramps shall not be required to comply). The landing clear length shall be 48 inches minimum. The landing clear width shall be at least as wide as the curb ramp, excluding any flared sides, or the blended transition leading to the landing. The slope of the landing in all directions shall be 1:48 (2.083%) maximum, §11B-406.5.3 9. Grade breaks at the top and bottom of curb ramp runs shall be perpendicular to the direction of the ramp run. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. Surface slopes that meet at grade breaks shall be flush, §11B-406.5.6 10. The cross slope of curb ramps and blended transitions shall be 1:48 (2.083%) maximum, §11B-406.5.7 11. Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches of the curb ramp shall not be steeper than 1:20 (5%). The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level, §11B-406.5.8 12. The bottom of diagonal curb ramps shall have a clear space 48 inches minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches minimum clear space within the markings, §11B-406.5.9 13. Curb ramps and blended transitions shall have detectable warnings complying with 11B-705 Detectable Warnings, §11B-406.5.12 14. Raised islands in crossings shall be out through level with the street or have curb ramps at both sides. The clear width of the accessible route at islands shall be 60 inches wide minimum. Where curb ramps are provided, they shall comply with 11B-406 Curb Ramps, Blended Transitions and Islands, Landings complying with 11B-406.5.3 Landings and the accessible route shall be permitted to overlap. Islands shall have detectable warnings complying with 11B-705 Detectable Warnings and Detectable Directional Texture, §11B-406.6, Figure 11B-406.6 GENERAL SITE AND BUILDING ELEMENTS 1. Where parking spaces are provided, accessible parking spaces shall be provided in number and kind required per Section 11B-208 Parking Spaces, §11B-208.1 2. Where passenger loading zones, drop-off zones, and/or bus stops are provided, accessible passenger loading zones, drop-off zones, and/or bus stops are required.

11. CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITIES FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT HIS RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, THE ARCHITECT, AND THE ARCHITECT'S CONSULTANTS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ARCHITECT. 12. SITE ACCESSIBILITY REQUIREMENTS (CBC CHAPTER 11-9) WILL BE REVIEWED UNDER THE GRADING PLAN CHECK NUMBER. 13. ALL MATERIALS INSTALLED SHALL BE A MINIMUM OF CLASS III INSULATION, PIPING, WIRING ETC. SHALL HAVE A MINIMUM FLAME SPREAD CLASS PER SECTION 707. 14. ALL HORIZONTAL DIMENSIONS ARE TAKEN FROM FACE OF STUD UNLESS OTHERWISE NOTED. 15. ALL STUDS ARE 2X6 UNLESS NOTED OTHERWISE. 16. PADS AT ROUGH GRADING WILL HAVE A MINIMUM SLOPE OF 1% TOWARDS THE STREET DESIGNED DRAINAGE OUTLET. REFER TO CIVIL DRAWINGS. 17. FINISH GRADING WILL BE COMPLETED AND APPROVED AND SLOPE PLANTING AND IRRIGATION SYSTEMS INSTALLED BEFORE OCCUPANCY OF BUILDINGS. 18. SECURE ENCROACHMENT PERMIT PER THE CITY'S REQUIREMENTS FOR CONSTRUCTION, GRADING AND OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT OF WAY. 19. SECURITY REQUIREMENTS FOR SWINGING DOORS SHALL COMPLY WITH THE CITY OF LOS ANGELES BUILDING CODE. 20. CONTRACTOR SHALL PROVIDE STEEL CERTIFICATIONS TO THE CITY GOVERNING AGENCY BUILDING DIVISION PRIOR TO INSTALLATION. 21. THE GENERAL CONTRACTOR SHALL FURNISH HYDRAULICALLY CALCULATED AUTOMATIC FIRE SPRINKLER SYSTEMS. CONTRACTOR SHALL PREPARE SHOP DRAWINGS AND OBTAIN APPROVALS FROM THE INSURANCE SERVICE OFFICE, (I.R.I.), BUILDINGS, FIRE DEPARTMENT AND OTHER REQUIRED GOVERNING AGENCIES PRIOR TO SUBMITTAL TO THE ARCHITECT FOR HIS REVIEW PRIOR TO ANY INSTALLATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE SYSTEM FROM CONNECTION TO SITE WATER MAIN TO INTERIOR OF BUILDING. REFER TO SPECIFICATIONS AND TO PLAN INDICATING BUILDINGS TO BE SPRINKLED ALL COSTS ASSOCIATED TO UPGRADE THE FIRE SPRINKLERED SYSTEM SHALL BE PAID BY THE CONTRACTOR. FIRE SPRINKLER DRAWINGS SHALL BE UNDER A DEFERRED SUBMITTAL. 22. THE FIRE SPRINKLER SERVICE MUST BE EQUIPPED AND INSTALLED PER FIRE DEPARTMENT SPECIFICATIONS AND DIRECTIONS. FIRE SPRINKLER CONTRACTOR SHALL CONTACT THE FIRE DEPARTMENT FOR WATER DESIGN SPECS. ON UNDERGROUND CONNECTION.

PROJECT DESCRIPTION

PROJECT ADDRESS: 1388 FULLERTON RD, SUITE B, ROWLAND HEIGHTS, CA 91748 ASSESSOR'S PARCEL NUMBER: 8270-002-051 ZONING DESIGNATION: C-3 MEDIUM COMMERCIAL GENERAL PLAN DESIGNATION: COMMERCIAL EXISTING LAND USE/PROPOSED LAND USE: COMMERCIAL TOTAL GROSS LAND AREA: 136,876 S. F. TOTAL UNIT AREA: 1,263 S.F. OCCUPANCY CLASSIFICATION: A-2 TYPE OF CONSTRUCTION: V-B NUMBER OF STORY: 1 FIRE SPRINKLER: YES

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA MECHANICAL CODE (CMC) 2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA FIRE CODE (CFC) 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

SEPARATE PERMIT

- SINGAGE PERMIT IS UNDER DIFFERED PERMIT

PAGE INDEX

ARCHITECTURAL A1 TITLE SHEET A2 SITE PLAN A3 FLOOR PLAN

SCOPE OF WORK

EXISTING RESTAURANT - ADMINISTRATIVE USE PERMIT - TYPE 41 ABC LICENSE (ON-SITE BEER & WINE- EATING ESTABLISHMENT) NOTE: - PLANNING FINAL REQUIRED - COMMERCIAL INTERIOR TENANT IMPROVEMENT ONLY, NO NEW SQUARE FEET - NO NEW EXTERIOR MECHANICAL UNITS - EXTERIOR BUILDING WALL SHALL NOT BE ALTERED - BUSINESS LICENSE REQUIRED PRIOR TO PLANNING FINAL

OPERATION

NUMBER OF EMPLOYEES: DURING THE LARGEST SHIFT: 15 NUMBER OF MANAGERS: 2 DAYS AND HOURS OF OPERATION - MONDAY TO SUNDAY - 12PM-11PM DAYS AND HOURS OF SERVING ALCOHOL - MONDAY TO SUNDAY - 12PM-11PM NUMBER OF FIXED SEATING: 40

VICINITY MAP



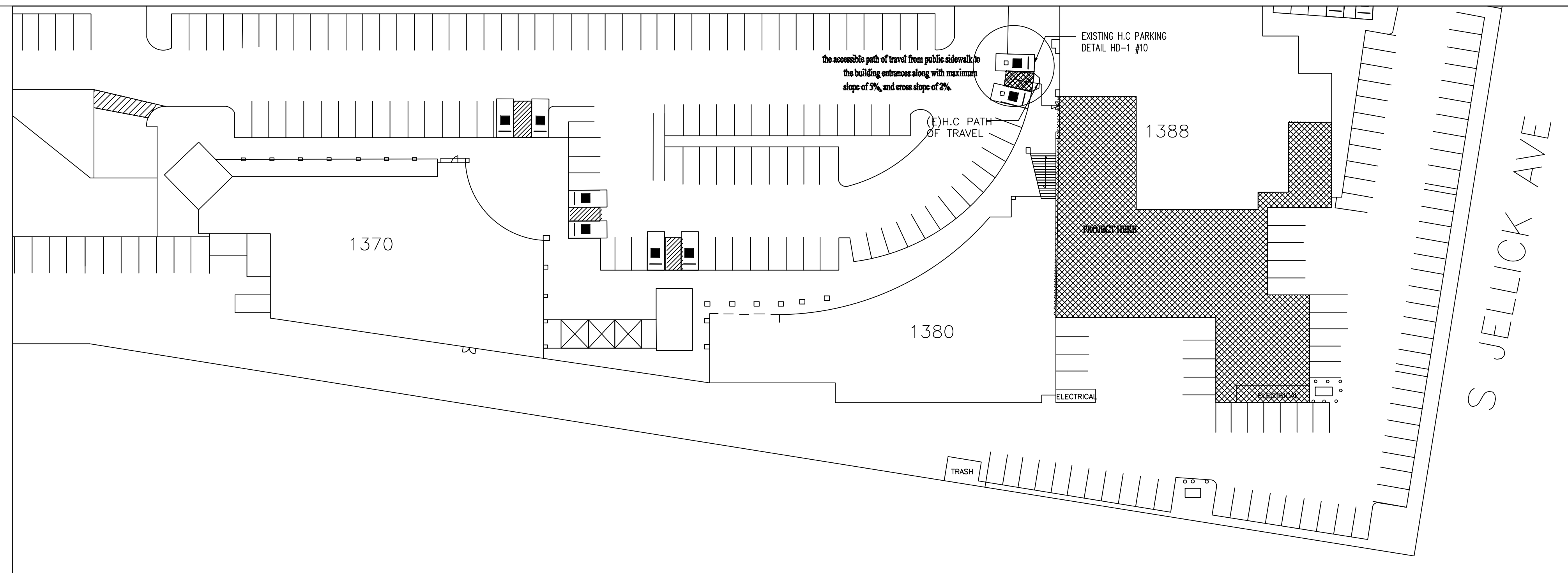
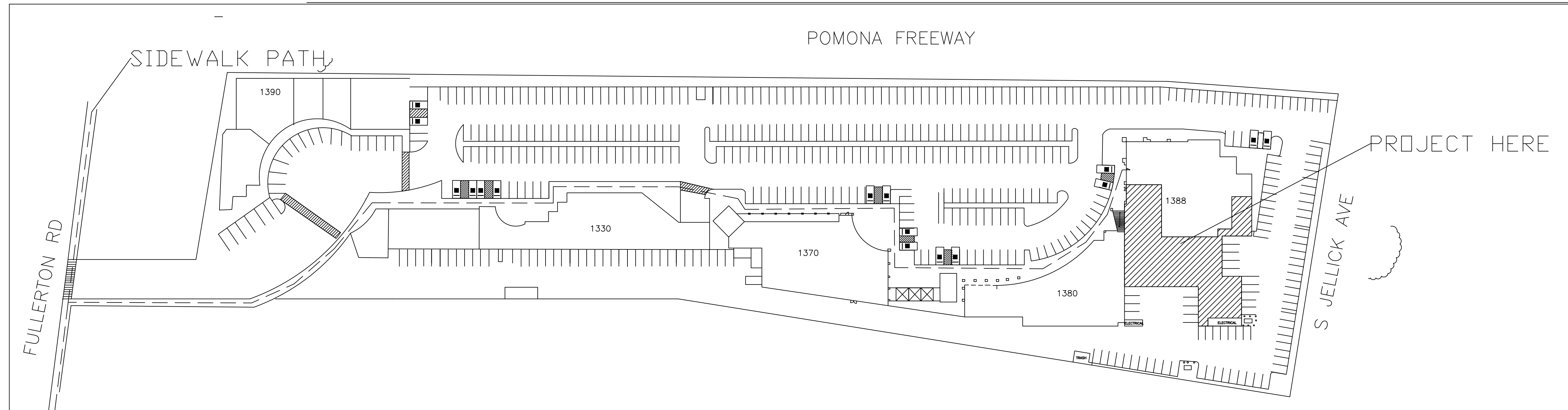
CONTACT INFO

TENANT: CHUBBY CATTLE ROSEMEAD MAILING ADDRESS: 18558 GALE AVE, STE 122-128, ROWLAND HEIGHTS, CA 91748 P: 702-858-8378

ARCHITECTURAL DESIGN: TOP ARC GROUP ADDRESS: 1140 CENTRE DR, STE E, WALNUT, CA 91789 P: 626-226-3939 E: YAOLONG0221@YAHOO.COM

ABBREVIATION

Table of abbreviations for architectural elements. Columns include symbols like &, <, Ø, ØL, #, # (E), A.B., A/C, A.C., A.C.T., ACOUS., ADJ., A.F.F., ALT., ALUM., ANOD., A.P., APPROX., ARCH., B.D., BLDG., BLK., BLKG., BOT., B.R., B.SMT., B.U.R., C.A.B., CP.T, C.B., CEM, CER, C.I., CLG., C.L.O., CL.R., C.M.U., CNTR., COL, CONC., COND., CONN., CONST., CONT., CONTR., CORR., C.T., CTR., CTSK., C.W., D.B., DBL, DET., D.F., DIA., DIAG., DIM., DISP., DN., D.O., D.P., DR., D.S., D.S.P., DW.C., DW.R., E.A., E.J., ELECT., ELEV., EMER., ENCL., E.O.S., E.Q., E.W.P., E.D.F., EXH., EXP., EXPO., EXT., F.D., FDN., F.E., F.E.C., F.F., F.G., F.H.C., FIN., FIXT., FLASH., FLR., FLUOR., F.O.C., F.O.F., F.O.M., F.O.S., FPRF., F.T.G., FURR., FUT., GA., G.B., G.C., G.I., GND., GYP., H.B., H.C., I.D., INCL., INSUL., INT., INV., JAN., JST., JOINT, J.T., KIT., LAM., LAV., L.F., LGTH, L.H., LIN., LKR., L.R., L.T., LVR., MAT., MAX., M.B., MECH., MEMB., MET., MEZZ., MFR., MH., MIN., MIR., MISC., M.D.G., M.O., M.R., MTD., MUL., N., (N), N.G., N.I.C., NO., NOM., N.S., N.T.S., O/, O.A., OBSC., O.C., O.D.J., O.D., O.F.C., OFF., O.H., OPNG., OPP., P.L., P.L., P.L.D.G., P.L.A.M., PLAS., PLYWD., PNL., PR., PT., PT.D., PTN., Q.T., R., R.A.D., R.D., REF., REF.R., RECS, REINF., REQ., RESIL., REV.SD., RFG., RGH., R.H., RM., RND, R.O., RWD., S., S.C., SCHED., SCR., SDC., SECT., SEP., SH., SHR., SH.T., SIM., SLDG., S.M., S.P.C., SPL, SQ., S.S., S.S.K., STD., STL., STOR., STRUCT., SUSP., SW., "SW.BRD.", SYM., SYN, SYS., T., T.B., T & G., T.C., T.F., TEL., TEMP., TER., THK., THR., TOIL., T.P., T.P.D., T.S., T.V., T.W., TYP., UNF., U.O.N., UR., VG, VERT., VEST., VOL., VTR., W., W/, W/O, W.C., WD., WP., WP.M., W.S.P., WT., TREAD TOWEL BAR TONGUE & GROOVE TOP OF CURB TOP OF FOOTING TELEPHONE "TEMPERED, TEMPERATURE" TERRAZZO "THICK, THICKNESS" THRESHOLD TOILET TOP OF PARAPET TOILET PAPER DISPENSER TOP OF SHEATHING TELEVISION TOP OF WALL TYPICAL UNFINISHED UNLESS OTHERWISE NOTED URINAL VERTICAL GRAIN VERTICAL VESTIBULE VOLUME VENT THROUGH ROOF WEST WITH WATER HEATER WITHOUT WATER CLOSET WOOD WATERPROOF WATERPROOF MEMBRANE WAINSCOT WET STANDPIPE WEIGHT

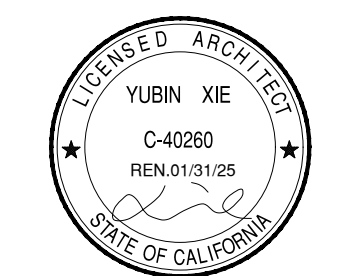


SITE PLAN
1/4" = 1'-0"



REVISIONS

DATE	NO.
	△



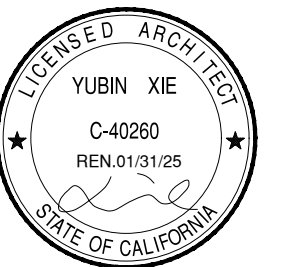
DATE:

DRAWN BY: S.C.

SCALE: AS NOTED

SHEET NO.

DATE	NO.
	1



DATE:

DRAWN BY: S.C.

SCALE: AS NOTED

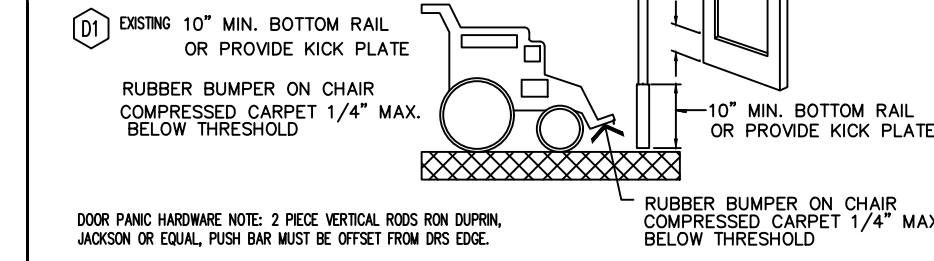
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DOORS SCHEDULE

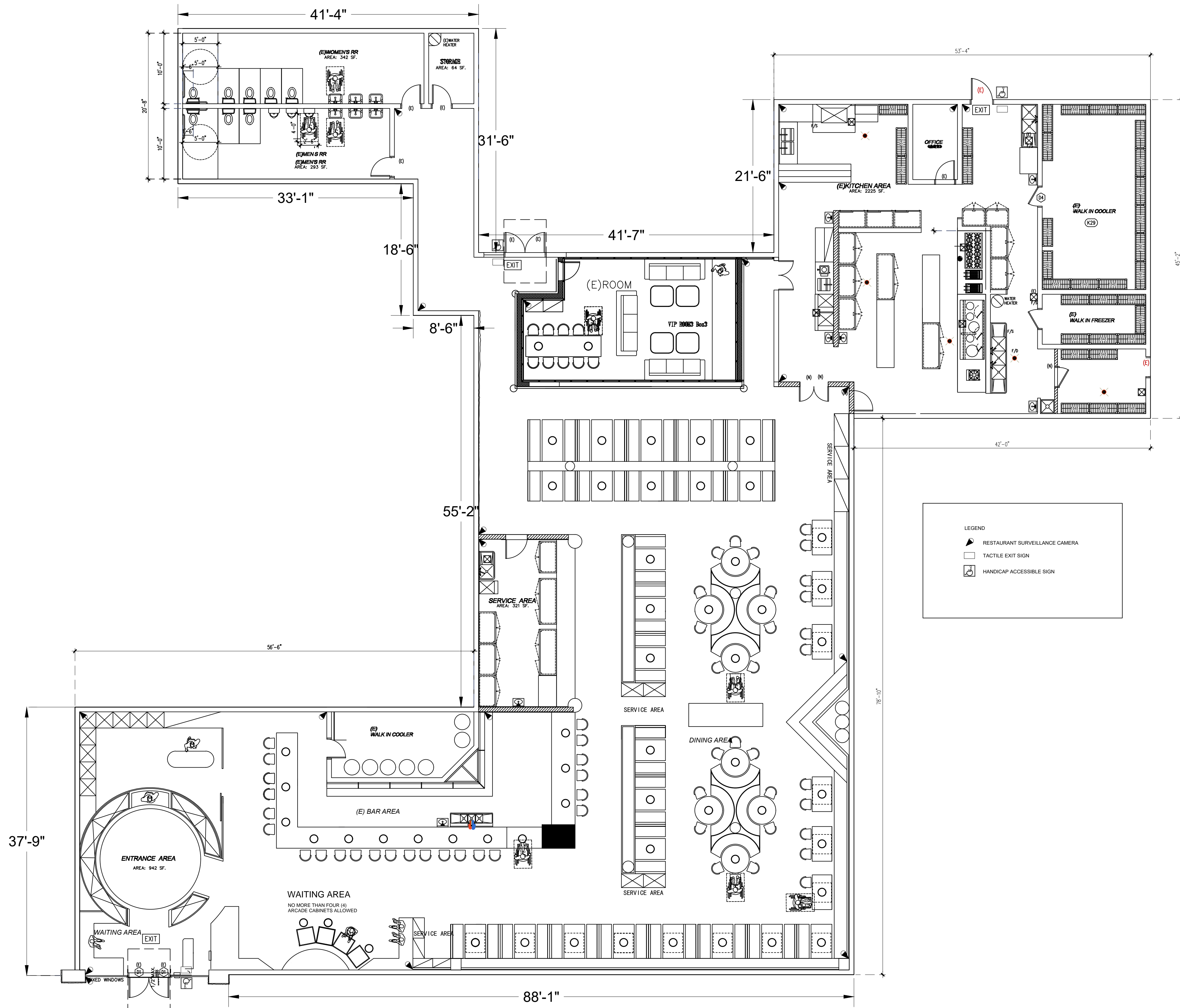
SCALE
 N.T.S. **3**

DR. TYPE/SIZE	DESCRIPTION	FRAME	REMARKS
D1) 36"x6'-8"	ALUM./TEMP. GLASS TWO-WAY SWING	WOOD	3/2" CLR. EA. DR. 1 1/2" P/2" PANIC HWK. (PUSH TYPE) SELF-CLOSING. EX [D1]
D2) 36"x6'-8"	WOOD, PAINT	H/W/2"	1 1/2" CLR. SELF-CLOSING. 3/2" CLR. EA. DR. EX [D2]
D3) 36"x7'-0"	METAL FIRE-RATED 20 MIN.	STEEL	1 1/2" P/2" PANIC HWK. (PUSH TYPE) SELF-CLOSING. EX [D3]
D4) 36"x6'-8"	GALV. (WALK-IN)	GALV.	3/2" CLR. EX [D4]

DOOR PANIC HARDWARE NOTE: 2 PIECE VERTICAL RODS RON DUPRIN, JACKSON OR EQUAL, PUSH BAR MUST BE OFFSET FROM DR'S EDGE. A PROPERLY COVERED PROTECTIVE ENCLOSURE SHALL BE REQUIRED AROUND THE BACKSIDE OF HALF-EXPOSED FLOOR SINK.



DOOR PANIC HARDWARE NOTE: 2 PIECE VERTICAL RODS RON DUPRIN, JACKSON OR EQUAL, PUSH BAR MUST BE OFFSET FROM DR'S EDGE. THE DOOR SHALL SWING TO THE FULLY OPEN POSITION WHEN AN OPENING FORCE NOT TO EXCEED 5 POUNDS (EXTERIOR/INTERIOR DOORS) AND 15 POUNDS (FIRE DOORS) IS APPLIED TO THE LATCH SIDE (CBC 1003.3.1.5 AND 1133B.2.5)



FLOOR PLAN
 1/4" = 1'-0"





PROJECT NUMBER PRJ2023-004409-(1)
HEARING DATE October 2, 2024
REQUESTED ENTITLEMENT(S)
 Conditional Use Permit No. RPPL2023006493

PROJECT SUMMARY

OWNER / APPLICANT Crystal Property LP / Steven Chen	MAP/EXHIBIT DATE N/A
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PROJECT OVERVIEW

The applicant, Steven Chen, is requesting a conditional use permit (“CUP”) to authorize the sale of on-site beer and wine at an existing restaurant (“Chubby Cattle BBQ”) located in a commercial shopping center in the C-2-DP-BE (Neighborhood Business – Development Program – Billboard Exclusion) Zone pursuant to Los Angeles County Code Section 22.20.030 (Land Use Regulations for C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

LOCATION 1388 Fullerton Road, Suite B, Rowland Heights	ACCESS via Fullerton Road (emergency access via Jellick Avenue)
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ASSESSORS PARCEL NUMBER(S) 8270-002-051	SITE AREA 4.32 Acres
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GENERAL PLAN / LOCAL PLAN Rowland Heights Community Plan*	ZONED DISTRICT Puente	PLANNING AREA East San Gabriel Valley
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LAND USE DESIGNATION C (Commercial)	ZONE C-2-DP-BE
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PROPOSED UNITS N/A	MAX DENSITY/UNITS N/A	COMMUNITY STANDARDS DISTRICT Rowland Heights
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ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the General Plan and Rowland Heights Community Plan*
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision)
 - Section 22.140.030.F (Alcoholic Beverage Sales Findings for Uses Subject to Conditional Use Permit)
 - Chapter 22.332 (Rowland Heights CSD)
 - Chapter 22.20.040 (Development Standards for Commercial Zones)
 - 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M)

* Note: On May 21, 2024, the Rowland Heights Community Plan (“Community Plan”) was rescinded with the adoption of the East San Gabriel Valley Area Plan (“Area Plan”). However, since the subject CUP application was deemed complete prior to the adoption of the Area Plan, the CUP is still being reviewed and analyzed under the Community Plan.

CASE PLANNER: Steve Mar	PHONE NUMBER: (213) 893-7009	E-MAIL ADDRESS: smar@planning.lacounty.gov
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LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2023-004409-(1)
CONDITIONAL USE PERMIT NO. RPPL2023006493

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2023006493** on October 2, 2024.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The permittee, Steven Chen ("permittee"), requests the CUP to authorize the sale of on-site beer and wine ("Project") at an existing restaurant (“Chubby Cattle BBQ”) located in a commercial shopping center at 1388 Fullerton Road, Suite B in the unincorporated community of Rowland Heights ("Project Site") in the C-2-DP-BE (Neighborhood Business – Development Program – Billboard Exclusion) Zone pursuant to Los Angeles County Code ("County Code") Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).
4. **PREVIOUS ENTITLEMENT(S).** CUP 90-242, approved December 4, 1991, authorized the construction and operation of a multi-tenant shopping center. Revised Exhibit “A” (“REA”) 201400277, approved September 4, 2014, authorized a revision to CUP 90-242 for tenant improvements for a new restaurant in the subject tenant space. CUP RPPL201500015, approved September 16, 2015, authorized on-site beer and wine sales at the restaurant approved under REA 201400277. REA RPPL2023000253, approved February 25, 2023, authorized new signage for the “Chubby Cattle BBQ” restaurant.
5. **LAND USE DESIGNATION.** The Project Site is located within the C (Commercial) land use category of the Rowland Heights Community Plan (“Community Plan”) Land Use Policy Map. On May 21, 2024, the Community Plan was rescinded with the adoption of the East San Gabriel Valley Area Plan (“Area Plan”). However, as the subject CUP application was deemed complete prior to the adoption of the Area Plan, it is still being reviewed and analyzed under the, then applicable, Community Plan.
6. **ZONING.** The Project Site is located in the Puente Zoned District and is currently zoned C-2-DP-BE. Pursuant to County Code Section 22.20.030, a CUP is required for the sale of alcoholic beverages within this zoning classification.

7. SURROUNDING LAND USES AND ZONING

LOCATION	ROWLAND HEIGHTS COMMUNITY PLAN LAND USE POLICY*	ZONING	EXISTING USES
NORTH	City of Industry	City of Industry	Warehouse
EAST	U2 (Urban 2 – 3.3 to 6.0 Dwelling Units per Acre)	RPD-6000-10U (Residential Planned Development – 6,000 Square Feet Minimum Lot Area – 10 units per acre Maximum Density), R-1 (Single-Family Residence)	Elementary School, Single-Family Residences (SFRs)
SOUTH	U3 (Urban 3 – 6.1 to 12.0 Dwelling Units per Acre)	R-3-3000 (Limited Density Multiple Residence – 3,000 Square Feet Minimum Lot Area)	SFR, Multi-Family Residences
WEST	City of Industry	City of Industry	Shopping Center

* Note: On May 21, 2024, the Rowland Heights Community Plan (“Community Plan”) was rescinded with the adoption of the East San Gabriel Valley Area Plan (“Area Plan”). However, since the subject CUP application was deemed complete prior to the adoption of the Area Plan, the CUP is still being reviewed and analyzed under the Community Plan.

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 4.32 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. The shopping center is two-stories tall, and the subject restaurant is located on the ground floor on the eastern end of the shopping center. Parking, to serve the subject restaurant and shopping center, is provided by surface and subterranean parking lots.

B. Site Access

The Project Site is accessible via Fullerton Road to the west. Primary access to the Project Site is via entrances/exits on Fullerton Road. Emergency access to the Project Site is provided via a gated entrance/exit on Jellick Avenue to the east.

C. Site Plan

The site plan depicts the Project Site located at the eastern end of a multi-tenant shopping center located to the east of Fullerton Road. Parking is provided by

surface and underground parking spaces on the property. The subject restaurant is located in an existing tenant space within the shopping center. The restaurant's floor plan depicts the dining and bar areas where food and beverage service will occur. The restaurant's waiting area provides up to four arcade game cabinets to entertain customers.

9. CEQA DETERMINATION.

Prior to the Commission'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 proposes the sale of on-site beer and wine at a restaurant at an existing shopping center which does not significantly alter the shopping center's appearance or overall commercial operations. Additionally, the Project Site is not located within or in close proximity to an environmentally sensitive area, a hazardous waste site, nor designated historic district. 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. PUBLIC COMMENTS.

Prior to the publication of the Report to the Commission, the Department of Regional Planning ("LA County Planning") staff received 11 letters in support of the Project.

Rowland Heights Community Coordinating Council

In a letter dated March 18, 2024, the Rowland Heights Community Coordinating Council has reviewed the Project and had recommended approval of the CUP request.

11. AGENCY RECOMMENDATIONS.

County Sheriff's Department: Recommended clearance to public hearing with conditions in a letter dated April 29, 2024.

12. 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 August 22, 2024, a total of 99 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-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.

13. HEARING PROCEEDINGS. *Reserved.*

GENERAL PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Rowland Heights Community Plan because the C (Commercial) land use designation is intended for retail commercial, service, and office uses. The sale of on-site beer and wine at a proposed restaurant supports the continued commercial use of the property.

15. **GOALS AND POLICIES.** The Commission 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 4.4) Encourage mixed use development along major commercial corridors in urban and suburban areas.*
- *(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 allows for the sale of beer and wine for on-site consumption at a restaurant located in a shopping center along the major commercial corridor of Fullerton Road. The Project allows for the existing restaurant to provide alcoholic beverage service with its dining services and will help maintain an existing restaurant business in the neighborhood.

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

- *(Policy 8.g) All businesses in a center (three establishments or more) should present a general harmony of facades.*

The sale of beer and wine for on-site consumption at a restaurant will not affect existing signs or facades of the shopping center. The shopping center currently provides adequate signage and façade appearances. The subject restaurant's proposed signage has been approved under REA RPPL2023000253. The restaurant's façade will not be altered as a part of this project.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the C-2 zoning classification as alcoholic beverage sales is permitted in such zone with a CUP pursuant to County Code Section 22.20.030 C (Land Use Regulations for Zones ...).

17. **COMMUNITY STANDARDS DISTRICT (“CSD”).** The Commission finds that the sale of alcoholic beverages is not subject to any standards identified in County Code Chapter 22.332 (Rowland Heights Community Standards District). The existing restaurant and shopping center have been previously reviewed and approved to be consistent with any applicable CSD standards.

CONDITIONAL USE FINDINGS

18. **The Commission 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 subject restaurant is located in an existing multi-tenant shopping center where the restaurant's tenant space previously hosted a restaurant that served on-site beer and wine. The proposed on-site beer and wine sales at the proposed restaurant complements the shopping center's commercial use and will not create an adverse impact to the vicinity.
19. **The Commission 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, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is located in an existing shopping center that has been previously approved in conformance with all development standards prescribed under Title 22. No physical expansion or changes are proposed as part of the Project. The Project does not affect any physical development standards prescribed under Title 22.
20. **The Commission 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 is accessible from Fullerton Road with emergency access off of Jellick Avenue. These streets can handle all vehicular traffic generated by the businesses in the shopping center. The Project Site is serviced by all necessary public services and utilities that are needed for the Project Site's tenants.
21. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 years.

SUPPLEMENTAL FINDINGS

22. **The Commission 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.** There is one sensitive use located within a 600-foot radius of the Project Site identified as an elementary school. The school is located across the street from the shopping center on Jellick Avenue to the east. The school is sufficiently buffered from the Project Site since the subject restaurant, along with all of the shopping center's tenant spaces, are oriented towards the center of the subject property facing north towards the SR-60 freeway and away from the school's direction. The Project will not have an adverse impact to nearby sensitive uses. The entrance off of Jellick Avenue is for emergency access only and will have little impact to the school and residences along that street.

23. **The Commission 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 Project Site is adjacent to residences to the south. These residences are buffered from the site by an existing block wall. The subject restaurant, along with all of the shopping center's tenant spaces, are oriented towards the center of the subject property facing north towards the SR-60 freeway and away from the adjacent residences, and primary activities take place within enclosed structures. The Project will not have a negative affect on any nearby residential areas.
24. **The Commission finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The subject tenant space has hosted a previous restaurant that served on-site beer and wine. The requested use does not deviate from this previous restaurant use with on-site beer and wine and the granting of the request will not have an adverse effect to the economic welfare of the community and has the potential to enhance sales for the restaurant.
25. **The Commission 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 on-site sale of beer and wine at the restaurant would not alter the existing exterior appearance of the shopping center's structure. Thus, the structure will continue to have an overall consistent appearance with the rest of the shopping center and neighborhood. No alterations to the exterior of the structure are proposed as a part of this project.
26. **The Commission finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district or 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 sale of on-site beer and wine at the restaurant is a complementary and expected service for the type of cuisine being served at the restaurant. Other nearby restaurants also serve on-site alcoholic beverages as part of their dining service. By providing on-site beer and wine, the restaurant can provide a public convenience to its customers by offering beverage service that is similar to other nearby restaurants.

ENVIRONMENTAL FINDINGS

27. The Commission 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 sale of on-site beer and wine at a proposed restaurant does not significantly alter the shopping center's appearance or overall commercial operations. Additionally, the Project Site is not located within or in close proximity to an environmentally sensitive area, a hazardous waste site, nor designated historic district. 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

28. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Commission'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 COMMISSION CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan and Community 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 or 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 COMMISSION:

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. RPPL2023006493**, subject to the attached conditions.

ACTION DATE: October 2, 2024

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

MM:SM

10/02/2024

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-004409-(1)
CONDITIONAL USE PERMIT NO. RPPL2023006493

PROJECT DESCRIPTION

The project is to authorize the sale of on-site beer and wine at an existing restaurant 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 ten 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 ("Recorder"). 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 October 2, 2034.** 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 two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
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 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 **\$2,205.00**, 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 \$441.00 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 directly relate to the business being operated on the premises or 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 **December 2, 2024**.
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, County Zoning Enforcement inspector, or State of California Department of Alcoholic Beverage Control 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).

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

19. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary. If loitering occurs on a continuous basis, as determined by the County Sheriff, a security guard shall be required during business hours at the discretion of the Director of Regional Planning;
20. 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 the State of California Department of Alcoholic Beverage Control, 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, indicated 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;
21. 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;

22. 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;
23. No publicly accessible telephones shall be maintained or permitted on the exterior of the premises. Any existing publicly accessible telephones shall be removed within 90 days of the effective date of this Conditional Use Permit;
24. Alcoholic beverages shall only be sold or served to patrons age 21 or older;
25. The permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all parking areas and walkways under control of the permittee or required as a condition of this grant. 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, shall comply with County Code Chapter 22.80 (Rural Outdoor Lighting District) if applicable, and shall be turned off within thirty minutes after conclusion of activities, except for sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot;
26. 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 of Regional Planning;
27. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited;
28. The premises, including exterior facades, designated parking areas, fences, and adjacent sidewalks and other public rights-of-way, 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;
29. This grant authorizes the sale of alcoholic beverages from 10:00 a.m. to 10:00 p.m., seven days a week;
30. There shall be no consumption of alcoholic beverages outside the dining areas of the subject facility, 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;

31. 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 on all tables in the facility or an explanation regarding this program shall be printed on the menu;
32. Music or other audible noise at the premises shall comply with Title 12 to the satisfaction of the Department of Public Health;
33. 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.
34. No live entertainment, dancing, or dance floor is authorized in or outside the premises;
35. Employees age 18 or older may serve alcoholic beverages in an area primarily designed and used for the sale and service of food for consumption on the premises as an incidental part of their overall duties. Bartenders and cocktail waiters and waitresses shall be age 21 or older;
36. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant's dining areas;
37. The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the permissible hours of operation;
38. The permittee shall not advertise or hold any "happy hour" drink specials, "two for one" specials, or similar promotions;
39. Food service shall be continuously provided during operating hours.
40. The business shall install a security alarm system and install security cameras inside the establishment and outside facing the parking lot.
41. There shall be no more than four (4) arcade game cabinets allowed in the subject establishment's waiting area. Arcade game cabinets shall not be placed outside of the designated waiting area on the Exhibit "A."

CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

<p>B.1 The proposed use will be consistent with the adopted General Plan for the area.</p>
<p>B.2 The requested use at the location proposed will not:</p> <ul style="list-style-type: none"> a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
<p>B.3 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.</p>

<p>B.4 The proposed site is adequately served:</p> <ul style="list-style-type: none">a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; andb. By other public or private service facilities as are required.

ALCOHOLIC BEVERAGE SALES STATEMENT OF FINDINGS

In addition to the Conditional Use Permit Findings required pursuant to County Code Section [22.158.050](#) (Findings and Decision), pursuant to County Code Section [22.140.030](#) (Alcoholic Beverage Sales), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

ABC License Type Requested(s):: __ _____ (e.g. Type 20, Type 41)

F.1.a. 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.1.b. 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.

F.1.c. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.

F.1.d. 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.

Additional findings of public convenience or necessity.

Findings of public convenience or necessity, in accordance with County Code Section [22.140.030.F.2.a](#), shall be made when:

- i. The requested use is located in a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act; or
- ii. A use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption.

Findings of public convenience or necessity shall be based upon review and consideration of relevant factors, which shall include, in accordance with [Section 22.140.030.F.2.b](#), but not be limited to, the following, as applicable:

- | |
|---|
| <ul style="list-style-type: none"> i. The extent to which the requested use would duplicate services and, therefore, contribute to an over-concentration of similar uses. ii. The extent to which alcoholic beverage sales are related to the function of the requested use, and the possibility of the use operating in a viable manner without alcohol sales. iii. The extent to which the requested use will enhance the economic viability of the area. iv. The extent to which the requested use will enhance recreational or entertainment opportunities in the area. v. The extent to which the requested use compliments the established or proposed businesses within a specific area. vi. The ability of the requested use to serve a portion of the market not served by other uses in the area. vii. The convenience of purchasing alcoholic beverages at the requested use in conjunction with other specialty food sales or services. viii. The aesthetic character and ambiance of the requested use. ix. The extent to which the requested use, location, and/or operator has a history of law enforcement problems. |
| |
| |
| |
| |

Additional findings for a modification request to the shelf space limitations.

For a request to modify the shelf space limitation pursuant to County Code [Section 22.140.030.E.1](#), the applicant shall address at least one of the findings, in accordance with County Code Section [22.140.030.F.3.b](#), below:

- | |
|---|
| <ul style="list-style-type: none"> i. The requested use is not located in a high crime reporting district, as described in the California Alcoholic Beverage Control Act and the regulations adopted under that Act; ii. The requested use is a specialty retailer with a unique product mix that requires a greater allocation of shelf space to alcoholic beverages than would be the case for a general purpose retailer; or iii. The requested use involves the relocation of a use that was not previously subject to the alcoholic beverage shelf space limitation provided in Section 22.140.030.E.1, above, and the new location will allocate less shelf space to alcoholic beverages than was the case at the previous location. |
| |
| |

Additional findings for a modification request to requirement to carry a minimum of three varieties of fresh produce.

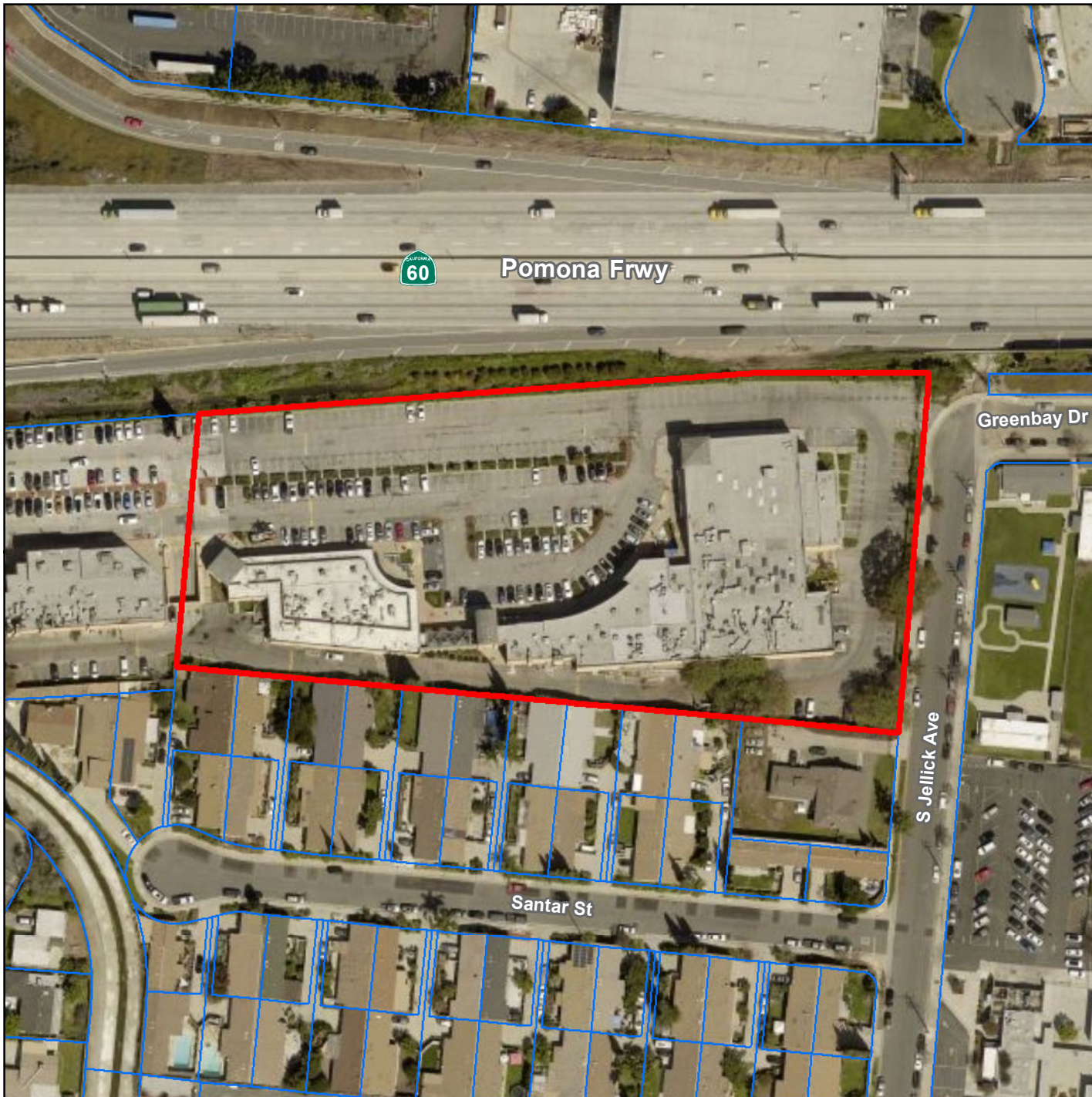
For a request to modify the requirement to carry a minimum of three varieties of fresh produce pursuant to County Code Section [22.140.030.E.2](#), the applicant shall address the findings, in accordance with County Code Section [22.140.030.F.3.b](#), below:

i. The requested use is not a general purpose retailer and is located in an area with sufficient access to fresh produce and whole grains.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: September 19, 2024
PROJECT NUMBER: PRJ2023-004409-(1)
PERMIT NUMBER(S): CUP RPPL2023006493
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 1388 Fullerton Road, Suite B, Rowland Heights
OWNER: Crystal Property LP
APPLICANT: Steven Chen
CASE PLANNER: Steve Mar, Senior Regional Planner
smar@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 1, Existing Facilities categorical exemption under State CEQA Guidelines Section 15301 because the sale of on-site beer and wine at an existing restaurant at an existing shopping center does not significantly alter the shopping center’s appearance or overall commercial operations. Additionally, the Project Site is not located within or in close proximity to an environmentally sensitive area, a hazardous waste site, nor designated historic district. 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.

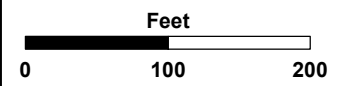


AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2023-004409
ALCOHOL CUP RPPL2023006493

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2023



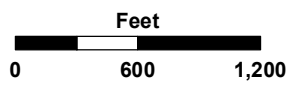
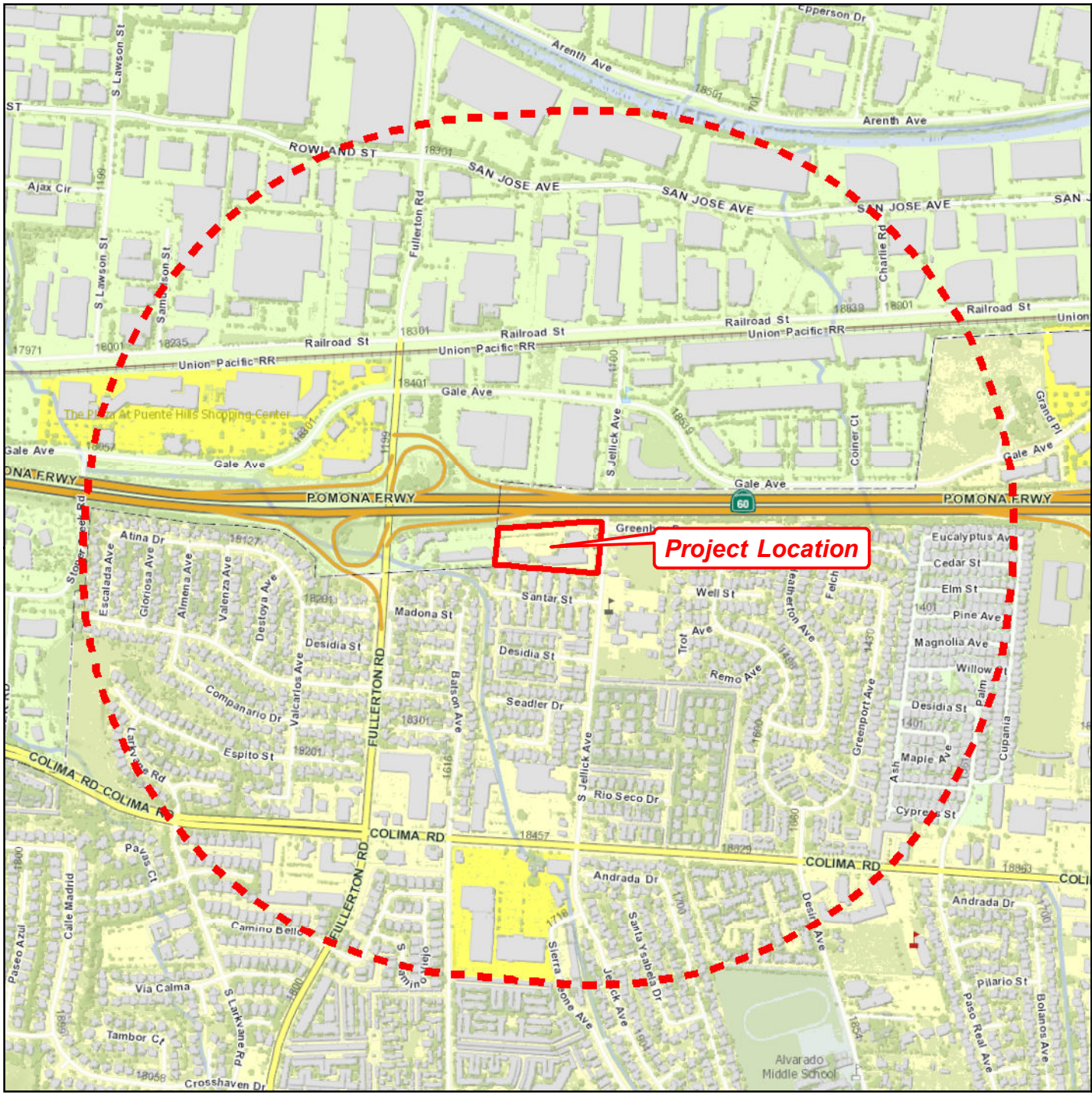
LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2023-004409
ALCOHOL CUP RPPL2023006493



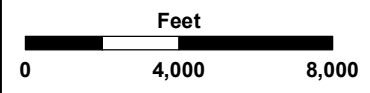
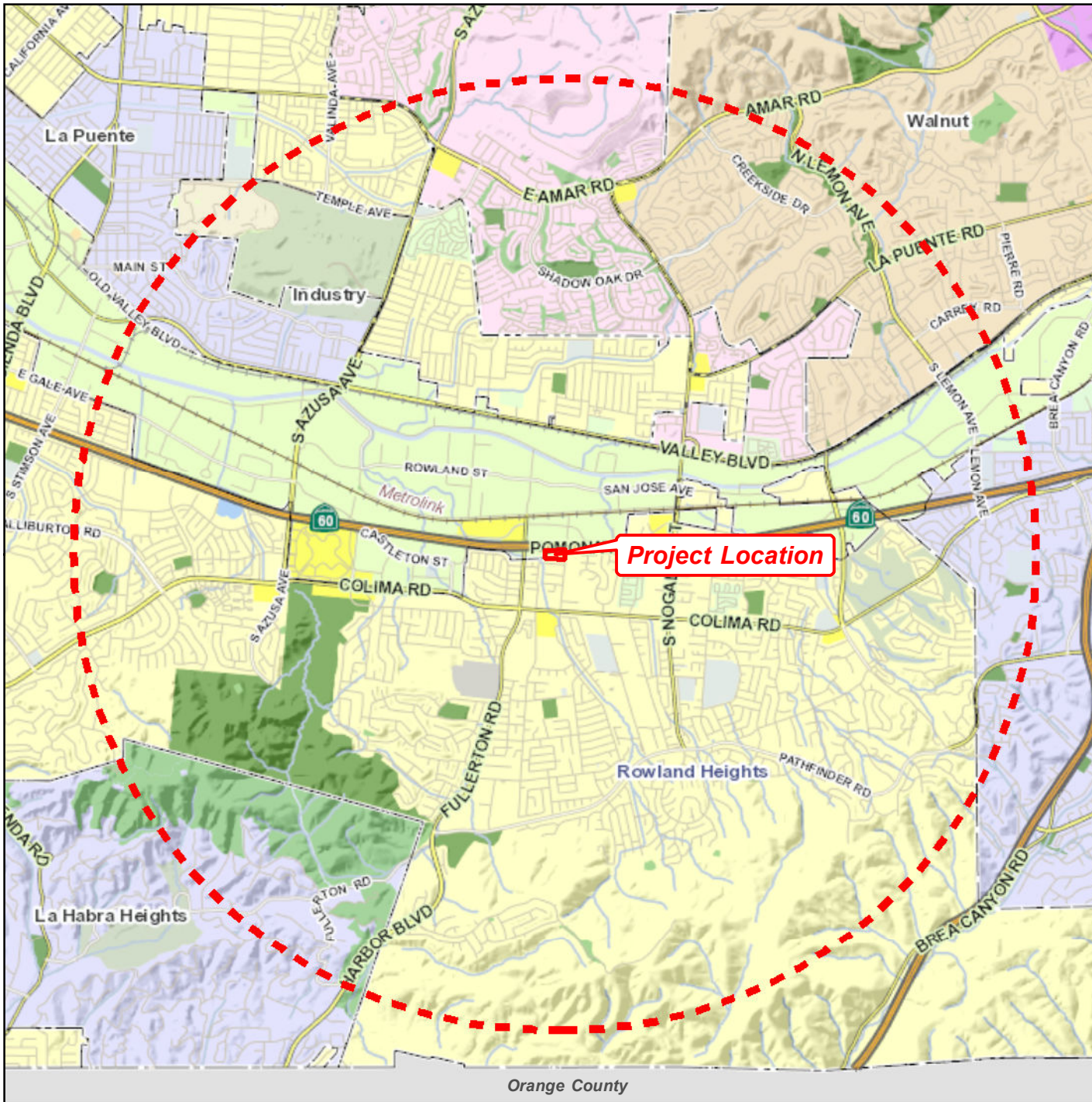
LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2023-004409
ALCOHOL CUP RPPL2023006493



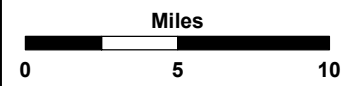
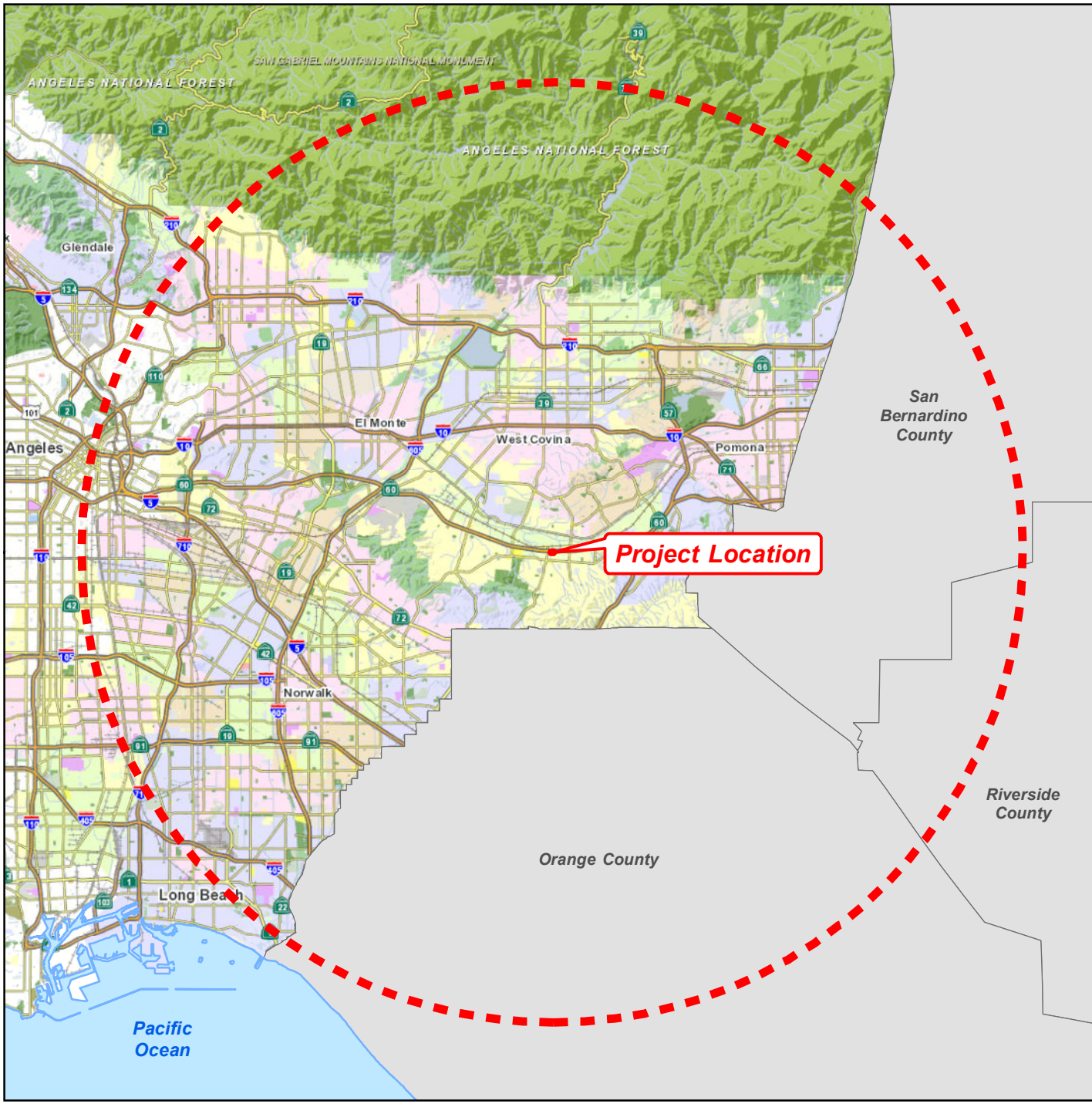
LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2023-004409
ALCOHOL CUP RPPL2023006493



LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE



ROBERT G. LUNA, SHERIFF

Subject: Conditional Use Permit (CUP) Consultation for Sale of Alcohol
Project No.: PRJ2023-004409-(1)
Permit No.: Conditional Use Permit (CUP) No. RPPL2023006493
Establishment: Chubby Cattle BBQ
Location: 1388 Fullerton Road, Suite B, Rowland Heights
Description: CUP application for on-site beer and wine sales at a proposed restaurant.

(1) Summary of service calls and crime history for the project site over the last five years:

The complex has had several vehicle burglary calls. There have been a few vehicle theft, alarm activations and routine calls. The complex is shared by Industry Sheriff Station. It is unknown what calls have been generated on the Industry Sheriff portion of the complex. At this time we have no specific concerns.

(2) Comments/recommended conditions:

We recommend that the locations have security cameras installed inside and outside facing the parking lot. The location is also near the 60 freeway which could make it a target for burglaries and robberies. The location is near apartment complexes with gang activity which may lead to additional criminal activity concerns. The area also suffers from a large homeless population that resides near the location. We recommend burglary and robbery alarms. We also recommend that if the locations are used in a nightclub or bar setting in the later hours, a security guard be hired for those evenings.

(3) Overall recommendation:

- Sheriff recommends approval of this CUP.
 Sheriff does **NOT** recommend approval of this CUP.

Sincerely,

ROBERT G. LUNA, SHERIFF

Steven H. Tousey, Captain
Walnut/Diamond Bar Sheriff's Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

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— Since 1850 —



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

Transmittal: B&P Application Worksheet Request

TO	ABC Office	Service Area	Fax	E-Mail
<input type="checkbox"/>	Long Beach/ Lakewood	Southeastern	562-982-1337	LongBeach/Lakewood@abc.ca.gov
<input type="checkbox"/>	LA Metro	Central	213-833-6043	LAMetro@abc.ca.gov
<input checked="" type="checkbox"/>	Monrovia	Northeastern	626-256-3241	Monrovia@abc.ca.gov
<input type="checkbox"/>	Van Nuys	North and Northwestern	818-901-5017	VanNuys@abc.ca.gov

The Department of Regional Planning is processing a Conditional Use Permit (CUP) to authorize the sale of alcoholic beverages. Please provide (by fax or e-mail) a **"B&P Worksheet"** referencing if the subject property is located within a "high-crime reporting district," and indicate if there is an undue concentration of alcoholic beverage licenses within the subject census tract. If you need further information, please contact the case planner. Thank you for your assistance.

	ABC License Type	Description
<input type="checkbox"/>	Type 20	Beer and wine, off-site consumption (retail)
<input type="checkbox"/>	Type 21	Full-line (beer, wine, distilled spirits), off-site consumption (retail)
<input checked="" type="checkbox"/>	Type 41	Beer and wine, on-site consumption (restaurant)
<input type="checkbox"/>	Type 42	Beer and wine, on-site consumption (bar, tavern)
<input type="checkbox"/>	Type 47	Full-line (beer, wine, distilled spirits), on-site consumption (restaurant)
<input type="checkbox"/>	Type 48	Full-line (beer, wine, distilled spirits), on-site consumption (bar, night club)
<input type="checkbox"/>	Other:	
DATE OF REQUEST: 3/4/2024		<input checked="" type="checkbox"/> 1st Request <input type="checkbox"/> 2nd Request <input type="checkbox"/> 3rd Request
PROJECT NO.: PRJ2023-004409-(1)		CUP NO. RPPL2023006493
ESTABLISHMENT: Chubby Cattle BBQ		
LOCATION: 1388 Fullerton Rd., Suite B, Rowland Heights		

320 West Temple Street • Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292

@LACDRP | planning.lacounty.gov

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

- Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
 - Part 2 is to be completed by the applicant, and returned to ABC.
 - Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

2. PREMISES ADDRESS (Street number and name, city, zip code)

1388 FULLERTON RD., SUITE B, ROWLAND HEIGHTS, CA 91748-1210

3. LICENSE TYPE

41

4. TYPE OF BUSINESS

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern: Beer | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast: | <input type="checkbox"/> Theater | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only | <input type="checkbox"/> All | | |

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input checked="" type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-in Dairy |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline | |
| <input type="checkbox"/> Other - describe: | | | |

5. COUNTY POPULATION

N/A

6. TOTAL NUMBER OF LICENSES IN COUNTY

N/A

On-Sale Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

1,944

On-Sale Off-Sale

8. CENSUS TRACT NUMBER

4082.13

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

6

On-Sale Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

30

On-Sale Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

Yes, the number of existing licenses exceeds the number allowed

No, the number of existing licenses is lower than the number allowed

P679-A4

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

Yes (Go to Item #13)

No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

2931

14. TOTAL NUMBER OF REPORTING DISTRICTS

572

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

43,839

16. AVERAGE NO. OF OFFENSES PER DISTRICT

76.6

17. 120% OF AVERAGE NUMBER OF OFFENSES

91.9

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

378

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17

No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.

b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.

c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

Jaqueline Manzano 03/07/2024

JM

PART 2 - TO BE COMPLETED BY THE APPLICANT (If box #20b is checked)

21. Based on the information on the reverse, the Department may approve your application if you can show that public convenience or necessity would be served by the issuance of the license. Please describe below the reasons why issuance of another license is justified in this area. You may attach a separate sheet or additional documentation, if desired. Do *not* proceed to Part 3.

Lined area for providing reasons for public convenience or necessity.

22. APPLICANT SIGNATURE

23. DATE SIGNED

PART 3 - TO BE COMPLETED BY LOCAL OFFICIALS (If box #20c is checked)

The applicant named on the reverse is applying for a license to sell alcoholic beverages at a premises where undue concentration exists (i.e., an over-concentration of licenses and/or a higher than average crime rate as defined in Section 23958.4 of the Business and Professions Code). Sections 23958 and 23958.4 of the Business and Professions Code requires the Department to deny the application unless the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance.

Please complete items #24 to #30 below and certify or affix an official seal, or attach a copy of the Council or Board resolution or a signed letter on official letterhead stating whether or not the issuance of the applied for license would serve as a public convenience or necessity.

24. WILL PUBLIC CONVENIENCE OR NECESSITY BE SERVED BY ISSUANCE OF THIS ALCOHOLIC BEVERAGE LICENSE?

Yes No See Attached (i.e., letter, resolution, etc.)

25. ADDITIONAL COMMENTS, IF DESIRED (may include reasons for approval or denial of public convenience or necessity):

Lined area for providing additional comments.

26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED

03/07/2024 09:45 AM

Over-Concentration (Summary)

County Name	Census Tract	On-Sale Allowed	On-Sale Existing	Off-Sale Allowed	Off-Sale Existing
LOS ANGELES	4082.13	6	30	3	7

FFIEC Year: 2024 v Address: 1388 Fullerton Rd, Rowland Heights, CA, 91748, USA

1388 Fullerton Rd, Rowland Heights, CA, 91748, USA

X

Matched Address

Address	1388 Fullerton Rd, Rowland Heights, California, 91748
MSA/MID Code	31084
State Code	06
County Code	037
Tract Code	4082.13
MSA/MID Name	LOS ANGELES-LONG BEACH- GLENDALE, CA
State Name	CALIFORNIA
County Name	LOS ANGELES COUNTY

The Census Demographic Data for 2024 is not available yet. This information is updated with the regular release of the FFIEC Census in the summer. However, the state, county, MSA, and census tract information has been updated for 2024.

Census Demographic Data

User Select Tract

P639-A4



Find Address Geographies

House number & Street name:

1388 FULLERTON RD., SUITE B

City:

ROWLAND HEIGHTS

State:

CA

ZIP Code:

91748-1210

Benchmark:

Public_AR_Current ▾

Vintage:

Current_Current ▾

Get Results

Input:

Address: 1388 FULLERTON RD., SUITE B

City: ROWLAND HEIGHTS

State: CA

ZIP Code: 91748-1210

Benchmark: Public_AR_Current (4)

Vintage: Current_Current (4)

Matched Address: 1388 FULLERTON RD, ROWLAND HEIGHTS, CA, 91748**Interpolated Longitude (X) Coordinates:** -117.9051771613713**Interpolated Latitude (Y) Coordinates:** 33.992773765286955**Tigerline ID:** 632887452**Tigerline ID Side:** LAddress Range Components:**Tiger Address Range:** 1350 - 1498**Street PreQualifier:****Street PreDirection:****NAME:** State Senate District 302022 State Legislative Districts - Lower:**STATE CODE:** 06**CENTLON:** -117.9482744**GEOID:** 06056**CENTLAT:** +33.9976574**AREAWATER:** 3778053**AREALAND:** 308090366**NAME:** Assembly District 562020 Census Blocks:**STATE CODE:** 06**CENTLON:** -117.9036926**GEOID:** 060374082132004**CENTLAT:** +33.9908100**COUNTY CODE:** 037**TRACT CODE:** 408213**AREAWATER:** 0**AREALAND:** 49260**BLOCK CODE:** 2004**UR:** U**NAME:** Block 2004Census Tracts:**STATE CODE:** 06**CENTLON:** -117.8987220**GEOID:** 06037408213**CENTLAT:** +33.9915986**COUNTY CODE:** 037**TRACT CODE:** 408213**AREAWATER:** 0**AREALAND:** 1548582**NAME:** Census Tract 4082.13118th Congressional Districts:**STATE CODE:** 06**CENTLON:** -117.9747774**GEOID:** 0638**CENTLAT:** +33.9724350**AREAWATER:** 3545479**CD118:** 38**AREALAND:** 386756742**NAME:** Congressional District 38

Look Up a ZIP Code™ FAQs

Go to

ZIP Code™ by Address

You entered:

1388 FULLERTON RD STE B
ROWLAND HEIGHTS CA

If more than one address matches the information provided, try narrowing your search by entering a street address and, if applicable, a unit number. **Edit and search again. ([zip-code-lookup.htm?byaddress](https://www.facts.htm))**

1388 FULLERTON RD STE B
ROWLAND HEIGHTS CA **91748-1210**

CARRIER ROUTE	C009
COUNTY	LOS ANGELES
DELIVERY POINT CODE	88
CHECK DIGIT	1
COMMERCIAL MAIL RECEIVING AGENCY	N
LAC™	-
eLOT™	0039
eLOT ASCENDING/DESCENDING INDICATOR	A
RECORD TYPE CODE	S
PMB DESIGNATOR	-
PMB NUMBER	-
DEFAULT FLAG	-
EWS FLAG	-
DPV CONFIRMATION INDICATOR	S

Feedback

[Look Up Another ZIP Code™](#)

[Edit and Search Again \(/zip-code-lookup.htm?byaddress\)](https://www.facts.htm)

License Report Ad-Hoc

Having trouble viewing the report?

Results for: Active On-Sale Retail Licenses

City: ROWLAND HEIGHTS

Report Date: Wednesday, March 06, 2024

Show 10 entries

Search: 4082.13

License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Premises Addr.	Business Name	Geo Code
487848	ACTIVE	41	04/23/2010	03/31/2024	HUA CULINARY GROUP	18441-443 COLIMA RD, ROWLAND HEIGHTS, CA 91748-5815 Census Tract: 4082.13	NEWPORT SEAFOOD RESTAURANT	1900
510547	ACTIVE	41	07/21/2011	06/30/2024	SEAFOOD VILLAGE INC.	1463 NOGALES ST, ROWLAND HEIGHTS, CA 91748-2254 Census Tract: 4082.13	SEAFOOD VILLAGE ROWLAND HEIGHTS	1900
538180	ACTIVE	41	09/10/2015	08/31/2024	LOBSTER BAY GROUP	18888 LABIN CT. #	LOBSTER BAY	1900

						HEIGHTS, CA 91748 Census Tract: 4082.13		
556212	ACTIVE	58	03/18/2016	02/28/2025	BOILING CRAB RESTAURANT GROUP LLC	18922 GALE AVE, ROWLAND HEIGHTS, CA 91748-1355 Census Tract: 4082.13	BOILING CRAB THE	1900
556212	ACTIVE	41	03/18/2016	02/28/2025	BOILING CRAB RESTAURANT GROUP LLC	18922 GALE AVE, ROWLAND HEIGHTS, CA 91748-1355 Census Tract: 4082.13	BOILING CRAB THE	1900
575407	ACTIVE	41	11/07/2016	10/31/2024	KMC HOPE, LLC	18333 COLIMA RD, STE B, ROWLAND HEIGHTS, CA 91748-2793 Census Tract: 4082.13	LOVE LETTER PIZZA & CHICKEN	1900
576722	ACTIVE	41	03/27/2017	02/28/2025	ZKAL HOLDINGS LLC	18938 LABIN CT, STE A209, ROWLAND HEIGHTS, CA 91748-2283 Census Tract: 4082.13	GUI STREET BBQ	1900
590118	ACTIVE	41	06/29/2018	05/31/2024	HAPPY TREE HOUSE BBQ (INDUSTRY) RESTAURANT LLC	18904 GALE AVE, ROWLAND HEIGHTS, CA 91748-1333 Census Tract:	HAPPY TREE HOUSE BBQ	1900
593411	ACTIVE	41	09/20/2018	08/31/2024	CHUANG HAI INC.	18932 E GALE AVE, ROWLAND HEIGHTS, CA 91748-1334 Census Tract: 4082.13	SHANCHENG LAMEIZI HOT POT	1900
595500	ACTIVE	41	08/13/2018	09/30/2024	ISHI SUSHI GROUP INC.	18888 LABIN CT, # C110, ROWLAND HEIGHTS, CA 91748-2291 Census Tract: 4082.13	ISHI SUSHI	1900

License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Premises Addr.	Business Name	Geo Code
595999	ACTIVE	41	09/05/2018	08/31/2024	G&C RESTAURANT MANAGEMENT LLC	18331 COLIMA RD, ROWLAND HEIGHTS, CA 91748-2762 Census Tract: 4082.13	NICE TO MEET YOU	1900
596807	ACTIVE	41	10/02/2018	09/30/2024	JUNG, HO KWANG	18301 COLIMA RD, ROWLAND HEIGHTS, CA 91748-2762 Census Tract: 4082.13	YEI SAN JIB RESTAURANT	1900
600450	ACTIVE	41	12/31/2018	11/30/2024	KOOL CORNER, INC.	18311 COLIMA RD, STE A, ROWLAND HEIGHTS, CA 91748-2794 Census Tract: 4082.13	RH BBQ	1900
603915	ACTIVE	41	01/14/2020	12/31/2024	WANG, PENG	18938 LABIN CT STE A102, ROWLAND HEIGHTS, CA 91748-2282 Census Tract: 4082.13	LAO MA TOU	1900
605671	ACTIVE	41	11/21/2019	10/31/2024	PRIMO BAR AND GRILL LLC	1380 FULLERTON RD, STE 205 & 206, ROWLAND HEIGHTS, CA 91748-1250 Census Tract: 4082.13	SPARK KARAOKE LOUNGE & BAR	1900
615207	ACTIVE	41	06/15/2020	05/31/2024	XINGUANG, INC	18958 DAISSETTA ST, STE 106, ROWLAND HEIGHTS, CA 91748-2278 Census Tract: 4082.13	LATE NIGHT BAR	1900
615684	ACTIVE	47	05/18/2020	04/30/2024	SSB FOOD, INC.	18891 COLIMA RD, ROWLAND HEIGHTS, CA 91748-2958 Census Tract: 4082.13	SEOUL GAMJACHON	1900
616796	ACTIVE	41	10/30/2020	09/30/2024	YEE ZOON FOO INC.	18888 LABIN CT, # C113, ROWLAND HEIGHTS, CA 91748-2291 Census Tract: 4082.13	EAT JOY FOOD	1900
617272	ACTIVE	41	03/04/2021	02/28/2025	VERY HAPPY HARBOR RESTAURANT LLC	1015 NOGALES ST, STE 126, ROWLAND HEIGHTS, CA 91748-1311 Census Tract: 4082.13	HAPPY HARBOR RESTAURANT	1900

623669	ACTIVE	41	06/15/2021	05/31/2024	DADREAM, INC	18902 GALE AVE, STE B, ROWLAND HEIGHTS, CA 91748-1312 Census Tract: 4082.13	HANSHIN POCHA	1900
637625	ACTIVE	41	07/15/2022	06/30/2024	BUGA, INC.	18981 COLIMA RD, ROWLAND HEIGHTS, CA 91748-2942 Census Tract: 4082.13	BUGA	1900
638457	ACTIVE	41	11/03/2022	10/31/2024	YUMENYAN INC	18359 COLIMA RD, ROWLAND HEIGHTS, CA 91748-2762 Census Tract: 4082.13	YUMENYAN	1900
640624	ACTIVE	41	11/23/2022	11/30/2024	TOFUBEAN K-FOOD, INC.	18409 COLIMA RD, ROWLAND HEIGHTS, CA 91748-2898 Census Tract: 4082.13	TOFU BEAN	1900
647952	ACTIVE	41	01/31/2024	12/31/2024	MOUNTAIN HOUSE LA 1 INC	18888 LABIN CT, STE C101, ROWLAND HEIGHTS, CA 91748-2290 Census Tract: 4082.13	MOUNTAIN HOUSE	1900
648335	ACTIVE	41	12/19/2023	11/30/2024	SUN NONG DAN ROWLAND HEIGHTS CORPORATION	18902 GALE AVE, STE A, ROWLAND HEIGHTS, CA 91748-1312 Census Tract: 4082.13	SUN NONG DAN ROWLAND HEIGHTS	1900
650445	ACTIVE	41	09/07/2023	10/31/2024	XINYUAN GROUP INC	18888 LABIN CT, STE B109, ROWLAND HEIGHTS, CA 91748-2286 Census Tract: 4082.13	XINYUAN BARBEQUE RESTAURANT	1900
650493	ACTIVE	41	09/18/2023	08/31/2024	BROTHER BBQ INC	18888 LABIN CT, STE C105, ROWLAND HEIGHTS, CA 91748-2290 Census Tract: 4082.13	BROTHER BBQ	1900
650514	ACTIVE	42	09/21/2023	08/31/2024	CAPE NO.7, LLC	18888 LABIN CT, STE C201, ROWLAND HEIGHTS, CA 91748-2292 Census Tract: 4082.13	MELODY GROUP	1900

650524	ACTIVE	42	09/12/2023	08/31/2024	CAPE NO.7, LLC	18888 LABIN CT, STE B208, ROWLAND HEIGHTS, CA 91748-2288 Census Tract: 4082.13	ERA POOL HALL CLUB	1900
654408	ACTIVE	41	12/27/2023	11/30/2024	PHY MANAGEMENT, INC.	18751 COLIMA RD, ROWLAND HEIGHTS, CA 91748-2949 Census Tract: 4082.13	RH BBQ2	1900



ROWLAND HEIGHTS
COMMUNITY COORDINATING COUNCIL
IMPROVING OUR COMMUNITY

P.O. Box 8171

Rowland Heights, CA 91748

www.rowland-heights.org

rhccc4RH@gmail.com

Rowland Heights Community Coordinating Council

To: Carl Nadela, Principal Regional Planner

From: Cary Chen, President of Rowland Heights Coordinating Council

Date: March 18, 2024

Re: Chubby Cattle Restaurant (1388 Fullertin Rd. #B Road Rowland Heights, CA 91748)

Steven Chen, the applicant's representative presented the business intent of alcoholic beverage sale at the subject premise to the Board of Directors of the Rowland Heights Community Coordinating Council (RHCCC) on Wednesday, March 13, 2024.

RHCCC Board has voted to support this CUP application of obtaining a business license for alcoholic beverage sale.

If you have any additional comments or questions, please feel free to contact us at rhccc4RH@gmail.com.

Cary Chen

Cary Chen

President, Rowland Heights Community Coordinating Council

626-643-1313

P.O. Box 8171

Rowland Heights, CA 91748

CARL VINCENT NADELA, AICP (he/him/his)

PRINCIPAL REGIONAL PLANNER, Puente Whittier Development Services

Office: (213) 974-6411 • Direct: (213) 893-7010

Email: cnadela@planning.lacounty.gov

=====

Rowland Heights Community Coordinating Council Executive Board Officers
(July 1, 2023 - June 30, 2024)

Cary Chen - President

Yvette Romo - First Vice President, Program

Maria Kramer - Second Vice President, Membership

Henry Woo - Third Vice President, Community Improvement

Esther Hernandez - Recording Secretary

Denise Jackman - Corresponding Secretary

Linda Kuo - Treasurer

Wanda Ewing - Historian

**CHUBBY CATTLE
ALCOHOL CUP SUPPORT LETTER FROM LOCAL BUSINESS**

Dear Planning Deputy,

I am writing to express my support for Chubby Cattle's application for a Conditional Use Permit to serve alcohol at their restaurant located at 1388 Fullerton Road, Suite B, Rowland Heights, CA91748. As a local business owner/manager within the community, I believe that Chubby Cattle's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

Chubby Cattle has consistently demonstrated a commitment to excellence and community engagement. I am confident that they will continue to uphold these values while responsibly serving alcohol.

I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,

By signing below, you indicate your support for the alcohol license application for Chubby Cattle, located at 1388 Fullerton Rd, Suite B, Rowland Heights, CA 91748.

Business Name : Wagyu House by the X Pole

Business Address : 18558 Gale Ave, City of Industry, CA 91748

Printed Name : Yao Feng Wang

Signature : 

**CHUBBY CATTLE
ALCOHOL CUP SUPPORT LETTER FROM LOCAL BUSINESS**

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Sincerely,

By signing below, you indicate your support for the alcohol license application for Chubby Cattle, located at 1388 Fullerton Rd, Suite B, Rowland Heights, CA 91748.

Business Name : Diao chun Hui s/m

Business Address : 1380 Fullerton Rd unit# 204 Rowland Heights CA91748

Printed Name : Sam Li

Signature : 

**CHUBBY CATTLE
ALCOHOL CUP SUPPORT LETTER FROM LOCAL BUSINESS**

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Sincerely,

By signing below, you indicate your support for the alcohol license application for Chubby Cattle, located at 1388 Fullerton Rd, Suite B, Rowland Heights, CA 91748.

Business Name : **J&K Restaurant Management Group**

Business Address : **1380 Fullerton Rd #105
Rowland Heights, CA 91748**

Printed Name : **Kelvin Wang**

Signature :



**CHUBBY CATTLE
ALCOHOL CUP SUPPORT LETTER FROM LOCAL BUSINESS**

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I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,

By signing below, you indicate your support for the alcohol license application for Chubby Cattle, located at 1388 Fullerton Rd, Suite B, Rowland Heights, CA 91748.

Business Name : Primo Bar & Grill LLC

Business Address : 1380 Fullerton Rd #205
Rowland Heights, CA 91748

Printed Name : Kelvin Wang

Signature :



**CHUBBY CATTLE
ALCOHOL CUP SUPPORT LETTER FROM LOCAL BUSINESS**

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Sincerely,

By signing below, you indicate your support for the alcohol license application for Chubby Cattle, located at 1388 Fullerton Rd, Suite B, Rowland Heights, CA 91748.

Business Name : Xcob Boutique

Business Address : 18558 Gale ave #156, city of industry, CA 91748

Printed Name : Kaiyun Wu

Signature : 

**CHUBBY CATTLE
ALCOHOL CUP SUPPORT LETTER FROM LOCAL BUSINESS**

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I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,

By signing below, you indicate your support for the alcohol license application for Chubby Cattle, located at 1388 Fullerton Rd, Suite B, Rowland Heights, CA 91748.

Business Name : T-Swirl Crepe .

Business Address : 18558 Gale Ave #112, City of Industry, CA 91748

Printed Name : Simon

Signature :



**CHUBBY CATTLE
ALCOHOL CUP SUPPORT LETTER FROM LOCAL BUSINESS**

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Sincerely,

By signing below, you indicate your support for the alcohol license application for Chubby Cattle, located at 1388 Fullerton Rd, Suite B, Rowland Heights, CA 91748.

Business Name : Solomon nail Beauty INC.

Business Address : 1380 Fullerton Rd #202. Rowland Heights CA 91748

Printed Name : Sarah Jay

Signature : 

**CHUBBY CATTLE
ALCOHOL CUP SUPPORT LETTER FROM LOCAL BUSINESS**

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Sincerely,

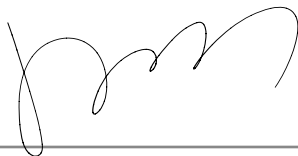
By signing below, you indicate your support for the alcohol license application for Chubby Cattle, located at 1388 Fullerton Rd, Suite B, Rowland Heights, CA 91748.

Business Name : Yumiyaki Sukiyaki House

Business Address : 18184 Colima Road, Rowland Heights, CA 91748

Printed Name : Justin Liu

Signature :



CHUBBY CATTLE
ALCOHOL CUP SUPPORT LETTER FROM LOCAL BUSINESS

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I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,

Guangbin Zhuang

By signing below, you indicate your support for the alcohol license application for Chubby Cattle, located at 1388 Fullerton Rd, Suite B, Rowland Heights, CA 91748.

Business Name : Dun Huang

Business Address : 1370 Fullerton Road, Unit 105, Rowland Heights

Printed Name : Guangbin Zhuang

Signature : [Handwritten Signature]

**CHUBBY CATTLE
ALCOHOL CUP SUPPORT LETTER FROM LOCAL BUSINESS**

Dear Planning Deputy,

I am writing to express my support for Chubby Cattle's application for a Conditional Use Permit to serve alcohol at their restaurant located at 1388 Fullerton Road, Suite B, Rowland Heights, CA 91748. As a local business owner/manager within the community, I believe that Chubby Cattle's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

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Sincerely,

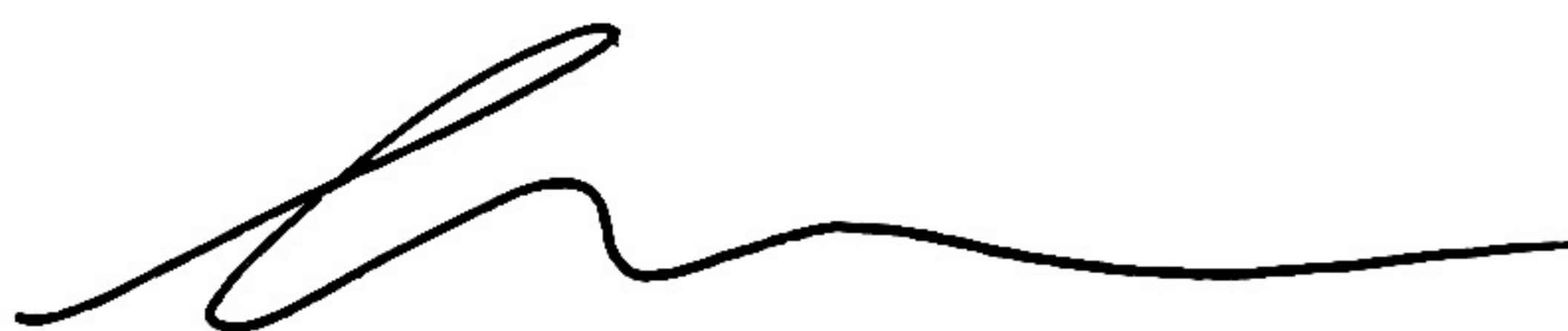
Karen Woo

By signing below, you indicate your support for the alcohol license application for Chubby Cattle, located at 1388 Fullerton Rd, Suite B, Rowland Heights, CA 91748.

Business Name : *Eleven Optical*

Business Address : *18558 Gale Ave, Suite 162, City of Industry*

Printed Name : *Karen Woo*

Signature : 

CHUBBY CATTLE
ALCOHOL CUP SUPPORT LETTER FROM LOCAL BUSINESS

Dear Planning Deputy,

I am writing to express my support for Chubby Cattle's application for a Conditional Use Permit to serve alcohol at their restaurant located at 1388 Fullerton Road, Suite B, Rowland Heights, CA 91748. As a local business owner/manager within the community, I believe that Chubby Cattle's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

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I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,

By signing below, you indicate your support for the alcohol license application for Chubby Cattle, located at 1388 Fullerton Rd, Suite B, Rowland Heights, CA 91748.

Business Name :

Moonware USA.

Business Address :

18558 Eagle Ave Unit 160 City of Industry CA 91748

Printed Name :

PENG ZHAO

Signature :

