

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: April 10, 2025

HEARING DATE: April 22, 2025 AGENDA ITEM: 8

PROJECT NUMBER: PRJ2024-001920-(1)

PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2024002872

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 18888 Labin Court, Suite C201, Rowland Heights

OWNER: Rowland Ranch Pearl of the East

APPLICANT: Stevie Tu

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

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### 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 PRJ2024-001920-(1), CUP Number RPPL2024002872, 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, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

### ENTITLEMENT(S):

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2024002872 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

## **PROJECT DESCRIPTION**

### **A. Entitlement(s) Requested**

- Conditional Use Permit (“CUP”) for the continued operation of an existing karaoke center and to change the scope of alcohol sales for on-site consumption from beer and wine to a full-line of alcohol in the C-3 (General Commercial) Zone pursuant to County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones).

### **B. Project**

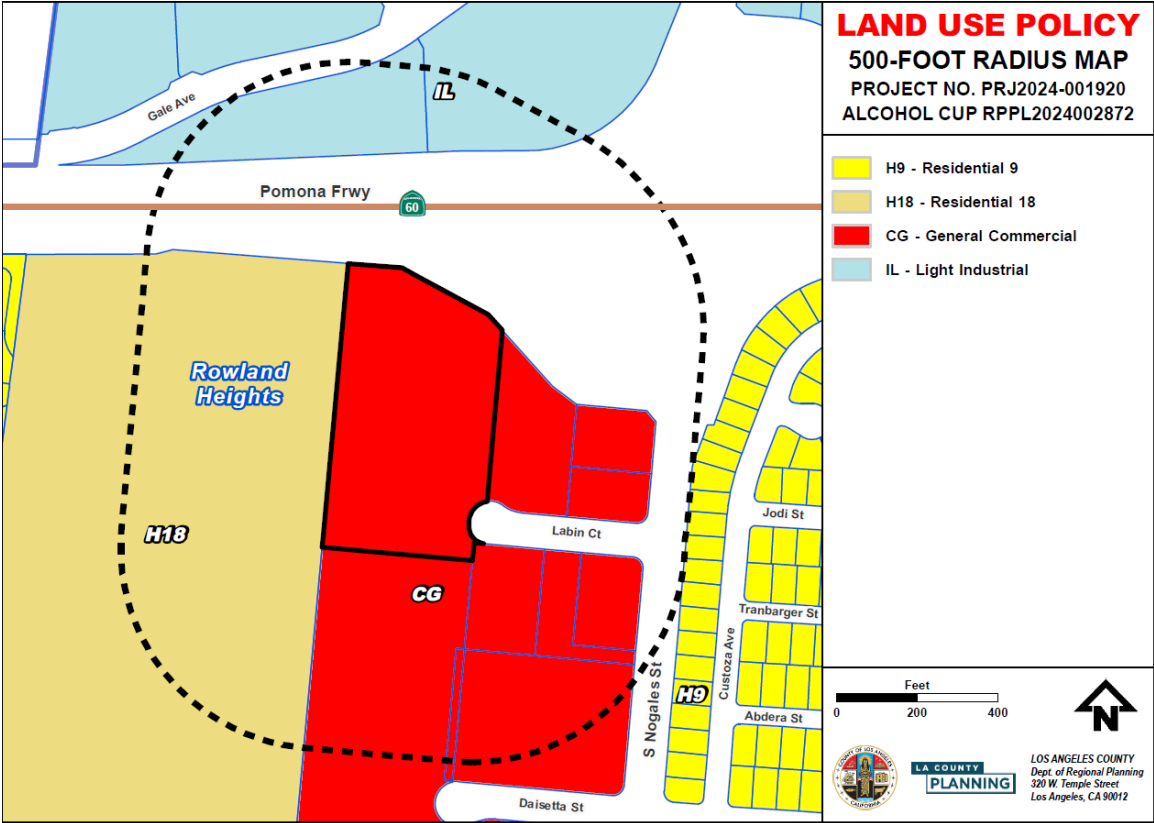
The applicant is requesting a CUP to authorize the continued operation of an existing karaoke center and to change its existing approval to serve beer and wine for on-site consumption to allow full-line alcohol for on-site consumption located in a commercial shopping center in the C-3 (General Commercial) Zone pursuant to Los Angeles County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones). The establishment has been closed since the current owner assumed ownership in September 2023. Proposed minor tenant improvements include a reduction in the total number of entertainment rooms from fourteen (14) to twelve (12) and the addition of new restrooms, a new mop closet, and storage rooms. The proposed alcohol sales hours will remain the same as the previous CUP approval which are from 6:00 p.m. to 12:00 a.m. (midnight), seven days a week. Staff recommends approval of the Project because the sale of full-line alcohol for on-site consumption at a karaoke establishment serves a public convenience and necessity by providing customers the opportunity to enjoy a broad range of alcoholic beverages to accompany their karaoke entertainment.

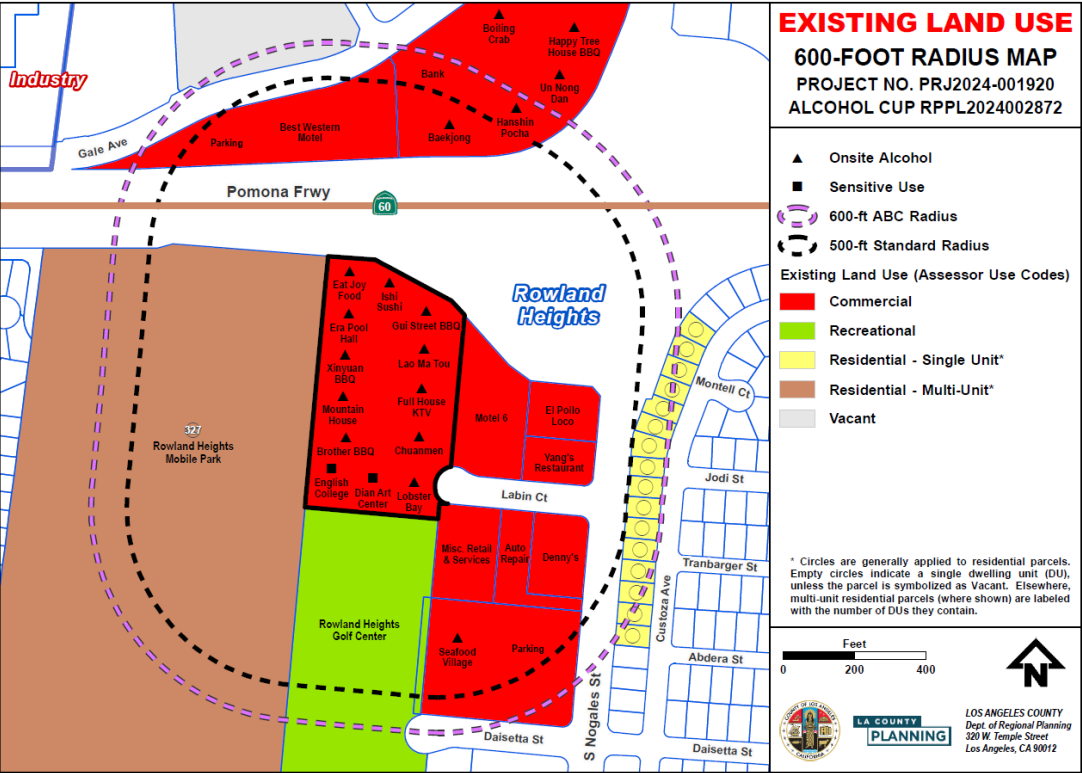
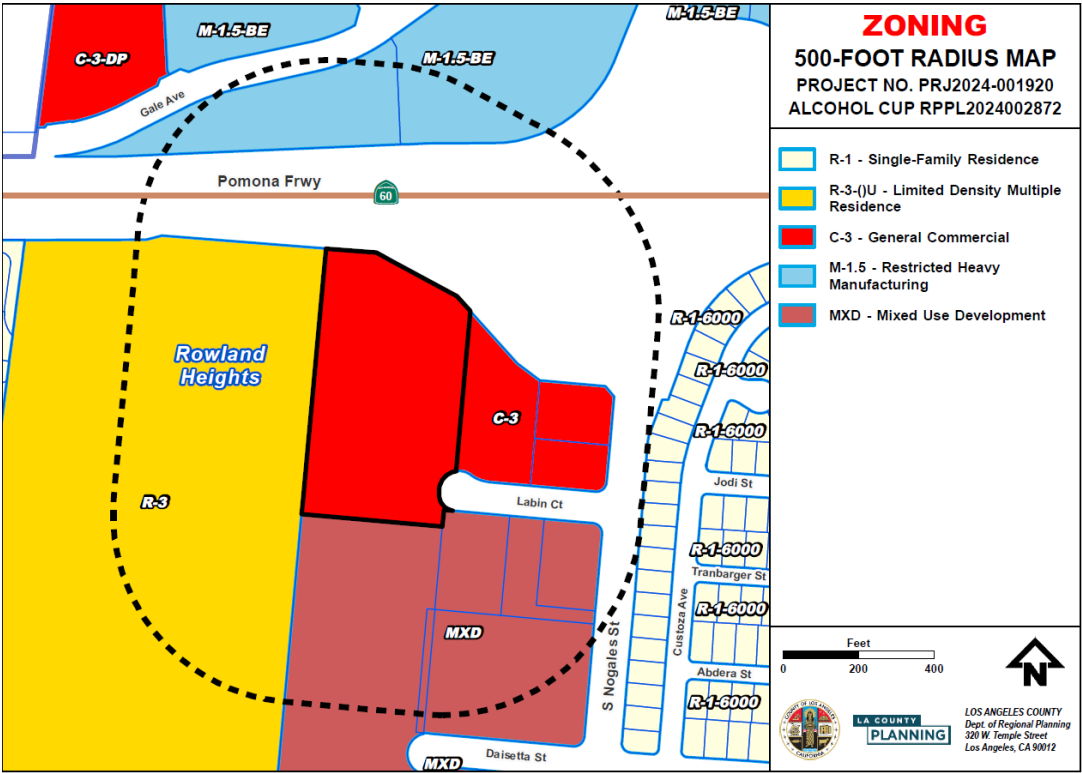
## **SUBJECT PROPERTY AND SURROUNDINGS**

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

LOCATION	EAST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-3	Shopping Center
NORTH	IL (Light Industrial)	M-1.5-BE (Restricted Heavy Manufacturing - Billboard Exclusion)	SR-60 (Pomona) Freeway, Motel, Shopping Center
EAST	CG, H9 (Residential 9 – 0-9 Dwelling Units Per Acre)	C-3, A-1-6,000 (Light Agricultural - 6,000 Square Feet Minimum Required Lot Area)	Commercial, Single-Family Residences

SOUTH	CG	MXD (Mixed Use Development)	Golf Driving Range
WEST	H18 (Housing 18 – 0-18 Dwelling Units Per Acre)	R-3 (Limited Density Multiple Residence)	Mobile Home Community







## **PROPERTY HISTORY**

### **A. Zoning History**

<b>ORDINANCE NO.</b>	<b>ZONING</b>	<b>DATE OF ADOPTION</b>
5122	A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area)	5/25/1948
8841	C-3 (Unlimited Commercial)	5/11/1965
12143	C-3-BE (Unlimited Commercial – Billboard Exclusion)	5/25/1980
RPPL2022014158	C-3	5/21/2024

### **B. Previous Cases**

<b>CASE NO.</b>	<b>REQUEST</b>	<b>DATE OF ACTION</b>
Plot Plan (“PP”) No. 200800405	Authorized the construction of the shopping center.	Approved 7/23/2009
PP No. 201000980	Authorized the construction of a new four-level parking structure to provide a total of 618 parking spaces for the shopping center.	Approved 3/7/2012
CUP No. 201200073	To authorize a new karaoke center with 15 entertainment rooms.	Approved 11/06/2012
Condition Modification to CUP No. 201200073	To expand the karaoke center from 15 entertainment rooms to 26 entertainment rooms with no additional square footage proposed.	Denied 11/17/2015
PP No. 201500292	Authorized for an updated parking plan with 386 on-surface parking spaces and 244 parking spaces within the parking structure, for a total of 630 parking spaces.	Approved 7/26/2016
CUP No. 2017005530	To expand the karaoke center from 15 rooms to 25 rooms and add an	Withdrawn 4/23/2018

	additional 2,700 square feet.	
CUP No. RPPL2022004641	For the continued operation of the karaoke center with new beer and wine sales for on-site consumption with 14 karaoke rooms.	Approved 6/20/2023

### C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
Zoning Permit Enforcement Case No. 2022002282	Operating 18 karaoke rooms when only 15 rooms are permitted per CUP No. 201200073. Subsequently approved CUP No. 2022004641 allows only 14 rooms.	Open

## ANALYSIS

### A. Land Use Compatibility

The continued operation of an existing karaoke center with a change in sale of alcohol for on-site consumption from beer and wine to a full line of alcohol, is compatible with the surrounding neighborhood and provides a recreation and entertainment service to the community. The establishment is located in a large commercial shopping center with other typical commercial uses offering a variety of dining, shopping, and entertainment services. Other existing commercial uses and shopping centers, including restaurants and recreation uses that serve alcoholic beverages for on-site consumption, are located adjacent to the subject property. Karaoke entertainment centers are not a specified use under Title 22 (Planning and Zoning) of the County Code. The uses that are most similar to a karaoke facility are other recreational uses such as bowling alleys, billiard halls, or arcades which are all permitted uses in the C-3 zone once a CUP is obtained. The sale of full-line alcohol for on-site consumption at a karaoke center is also a permitted use in the C-3 zone once a CUP is obtained. The karaoke center with alcoholic beverage sales for on-site consumption are compatible with the location's CG (General Commercial) land use designation in the Area Plan.

Currently there are 16 other establishments within a 500-foot radius of the subject property that sell alcohol, not including the subject karaoke center. All 16 establishments sell beer and wine for on-site consumption.

There are no uses within 600 feet of the subject property which are defined as sensitive uses.

**B. Neighborhood Impact (Need/Convenience Assessment)**

The continued operation of a karaoke center on the subject property is compatible with the surrounding neighborhood and provides a recreation and entertainment service to the community. The establishment is located in an existing commercial shopping center where the business's entrance is oriented towards the shopping center's central courtyard and faces away from the adjacent mobilehome park community to the west. The use is further buffered from the adjacent mobilehome park by the shopping center's parking lot and landscaping trees. All business operations for the establishment take place within the enclosed tenant space. The establishment also provides an indoor waiting area so that customers avoid waiting outside of the establishment and uses a reservation system to reduce customers' wait time.

The sale of full-line alcohol for on-site consumption at the karaoke center on the subject property is appropriate and will not likely result in a nuisance situation, provided that the sales are conducted in compliance with the recommended conditions of Project approval. The subject business is located within an existing commercial shopping center surrounded by other commercial uses, a golf driving range, and a mobilehome community. There are no sensitive uses within 600 feet of the subject property. The shopping center serves as an activity hub and community focal point with multiple options for shopping, dining, recreational, and other commercial services.

There are 16 businesses with on-site alcoholic beverage licenses, not including the subject karaoke center, within a 500-foot radius of the subject property. Fifteen (15) establishments are restaurants and one establishment is a billiards hall. There are no businesses within a 500-foot radius that sell alcohol for off-site consumption. The sale of alcoholic beverages at the karaoke center is not likely to adversely impact the neighborhood, provided that the sales are conducted in compliance with the recommended conditions of Project approval.

The subject property is located in Census Tract No. 4082.13 and is located in a census tract with an overconcentration of alcohol licenses for on-site consumption according to statistics provided by the California Department of Alcoholic Beverage Control ("ABC") in a report dated July 16, 2024. Thirty (30) on-site alcohol licenses exist in the census tract, including the subject karaoke center's existing license, and six on-site licenses are allowed. If the subject karaoke center were granted a new full-line alcohol license, they would be required to forfeit their existing beer and wine license; therefore there is no net change in the number of licenses with this approval.

The subject property is located in Crime Reporting District No. 2931 and is within a high crime reporting district according to statistics provided by ABC. The subject property is located near the major commercial corridor of Nogales Street which has a large concentration of retail and other commercial establishments and is a destination for nearby residents and regional visitors. This concentration of retail and commercial

establishments tends to lead to a higher number of reported crimes in the Crime Reporting District compared to the average number of reported crimes in other reporting districts. The County Sheriff ("Sheriff") has reviewed the request and noted that the shopping center has had incidents where various establishments have sold alcohol to minors or without a license but did not indicate that the subject karaoke center was one of these establishments. Despite this prior service call history for the shopping center, the Sheriff recommended approval of the CUP request.

Pursuant to County Code Section 22.140.030.F.2.a.i (Public Convenience or Necessity), the Hearing Officer must make a finding of public convenience or necessity when a requested use is located in a census tract with an overconcentration of alcohol licenses or within a high crime reporting district. Although located in a census tract with an overconcentration and in a high crime reporting district, the sale of full-line alcohol for on-site consumption would serve as a public convenience to the surrounding community by providing alcoholic beverage services that are customary to a karaoke center and supports the business's economic viability. However, 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 N). Due to these potential adverse effects, alcoholic beverage sales at the establishment shall be limited to the hours approved in the previous CUP which are from 6:00 p.m. to 12:00 a.m. (midnight) daily, precluding sales either too early or too late in the day.

#### Recommended Hours of Alcohol Sales

The proposed alcohol sales hours are 6:00 p.m. to 12:00 a.m. (midnight), seven days a week. Staff recommends approval of the Project with these proposed alcohol sales hours because the sale of full-line alcohol for on-site consumption at a karaoke center serves a public convenience and necessity by providing customers the opportunity to enjoy a broad range of alcoholic beverages to accompany their karaoke entertainment, which is a common complementary and customary service that is usually offered at karaoke centers. The business's operating hours shall be between 2:00 p.m. to 12:00 a.m. (midnight), Monday to Thursday, and 2:00 p.m. to 2:00 a.m., Friday to Sunday.

### **C. Design Compatibility**

The continued operation of the karaoke center with the sale of full-line alcohol for on-site consumption is compatible with the design of the shopping center. Proposed minor tenant improvements include a reduction in the total number of entertainment rooms from 14 to 12 and the addition of new restrooms, a new mop closet, and storage rooms. No physical exterior alterations are proposed with this CUP request. The subject karaoke center is located within the East San Gabriel Valley Planning Area Standards District ("PASD") and the Rowland Heights Community Standards District ("CSD"). The continued operation of the karaoke center with the sale of full-line alcohol for on-site consumption does not conflict with any design standards of the PASD or the CSD. The shopping center's design and appearance is appropriate for the existing commercial development of the

neighborhood. The establishment is located on the second floor of the shopping center and its entrance is oriented towards the shopping center's interior central courtyard.

The Rowland Heights Community Coordinating Council ("RHCCC") has commented that there have been prior community concerns regarding noise from the subject business. LA County Planning Zoning Enforcement records show no prior Notice of Violations issued to the business regarding noise complaints.

### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the General Plan and Area 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 (CUP Findings and Decision) and 22.140.030.F (Alcoholic Beverage Sales Findings) 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 karaoke center is an existing facility and is proposing to reduce the number of entertainment rooms from fourteen (14) to twelve (12). The proposal to serve full-line alcohol for on-site consumption is a complementary service to the establishment's primary use as a karaoke entertainment center. Additionally, the Project Site is not located within or in close proximity to a scenic highway, a hazardous waste site, nor a historical resource. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption. Therefore, staff recommends that the Hearing Officer 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, in a letter dated December 12, 2024, recommended that the Project proceed to public hearing.

## B. Public Comments

The RHCCC, in a letter dated August 1, 2024, opposed the Project based on prior community concerns regarding noise from the establishment.

1. The applicant submitted a petition containing 19 signatures 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	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	CUP No. RPPL2022004641
EXHIBIT I	Photos
EXHIBIT J	ABC B&P Worksheet
EXHIBIT K	Sheriff's Comment Letter, December 12, 2024
EXHIBIT L	RHCCC Letter, August 1, 2024
EXHIBIT M	Public Comments

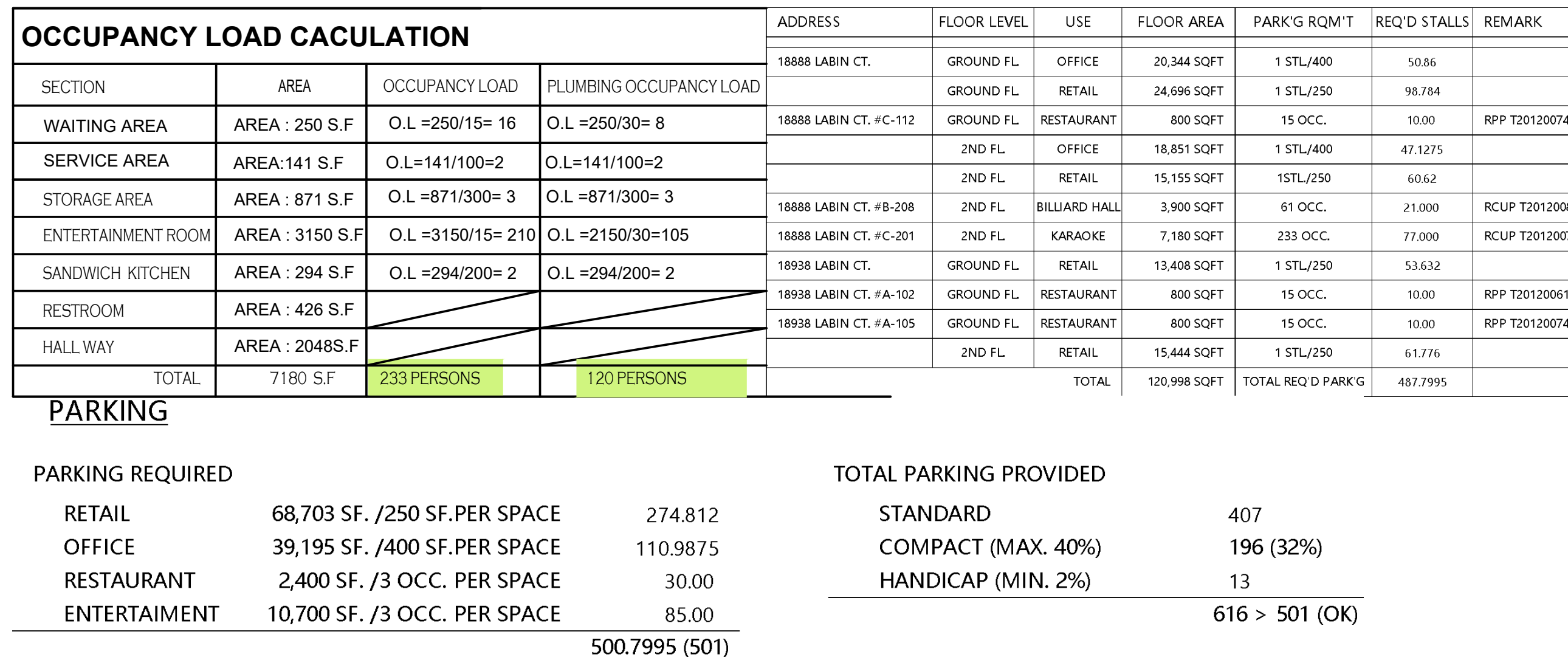
### EXHIBIT N

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>)

# T-1





ROOM FINISH SCHEDULE									
ITEM  ROOM	FLOOR		BASE		WALL		CEILING		
	QUARRY TILE SMOOTH EPOXY SEAL ON CONC.	SHEET VINYL 1 PC / BASE	CARPET	CER. TILE	S.S. STEEL	SEALED CONC. SMOOTH	4" OR 4" HIGH WOOD BASE 6" CER. TILE W/ 3/8" R. WHITE COLOR COORD.	QUARRY TILE - 6" HI. W/ 3/8" R. CER. TILE	6" HIGH SHEET METAL CONTINUE WITH 3/8" RAD.
KITCHEN									
WAITING AREA									
ENTERTAINMENT ROOM									
RESTROOM									
STORAGE									

FLAME SPREAD CLASSIFICATION									
For St- 1 inch = 25.4 mm, 1 square foot = 0.0929m2, NP = Not permitted (SFM)									
a. Class C interior finish materials shall be permitted for waingcotting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over burning strips applied to a noncombustible base and fireblocked as required by Section 903.11.1.									
b. In exit enclosures of buildings less than three stories above grade plane of other than Group 1-3, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted.									
c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.									
d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.									
e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.									
f. For places of religious worship, wood used for ornamental purposes, trusses, paneling or chancel furnishing shall be permitted.									
g. Class B material is required where the building exceeds two stories.									
h. Class C interior finish materials shall be permitted in administrative spaces. i. Class C interior finish materials shall be permitted in rooms with a capacity of four persons or less.									
j. Class B materials shall be permitted as waingcotting extending not more than 48 inches above the finished floor in corridors. k. Finish materials as provided for in other sections of this code.									
l. Applies when the exit enclosures, exit passageways, corridors or rooms and enclosed spaces are protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.									

INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH BUILDING CODE 803 AND TABLE 803.9

CLASS A: FLAME SPREAD 0-25; SMOKE-DEVELOPED INDEX 0-450. ← USE THIS

CLASS B: FLAME SPREAD 26-75; SMOKE-DEVELOPED INDEX 0-450.

CLASS C: FLAME SPREAD 76-200; SMOKE-DEVELOPED INDEX 0-450.

METAL THRESHOLD	COUNTER SECTION DETAIL

LEGEND:									
ALL ARE EXISTING WALL, NO CHANGE.									
NEW INTERIOR NON BEARING WALL, 2X6A, 35/8\"/>									
EXIT SIGN PROVIDE ILLUMINATED "EXIT" SIGN BACKUP POWER 90 MIN.									
CLASS K PORTABLE FIRE EXTINGUISHER REQUIRED WITHIN 30 FEET OF THE COOKING EQUIPMENT									
TACTILE EXIT SIGN									
H.C SIGN									

OCCUPANCY LOAD CALCULATION

NTS

5

SECTION	AREA	OCCUPANCY LOAD	PLUMBING OCCUPANCY LOAD
WAITING AREA	AREA : 250 S.F	O.L.=250/15= 16	O.L.=250/30= 8
SERVICE AREA	AREA:141 S.F	O.L.=141/100=2	O.L.=141/100=2
STORAGE AREA	AREA: 900 S.F	O.L.=900/300= 3	O.L.=900/300= 3
ENTERTAINMENT ROOM	AREA : 3164 S.F	O.L.=3164/15= 210	O.L.=3164/30=105
SANDWICH KITCHEN	AREA : 267 S.F	O.L.=267/200= 2	O.L.=267/200= 2
RESTROOM	AREA : 496 S.F		
HALL WAY	AREA : 1962 S.F		
TOTAL	7180 S.F	233 PERSONS	120 PERSONS

SCALE

NTS

6

PLUMBING FACILITIES PER TABLE 422.1

The total occupant load shall be determined by minimum exiting requirements. The minimum number of fixtures shall be calculated at fifty (50) percent male and fifty (50) percent female based on the total occupant load.

MALE : 952-48

FEMALE: 952-48

TYPE OF BUILDING OR OCCUPANCY

WATER CLOSETS (FIXTURES PER PERSON)

URINAL (FIXTURES PER PERSON)

LAVATORIES (FIXTURES PER PERSON)

RESTAURANTS, PUBS, AND LOUNGES

MALE

FEMALE

1 :1-50

1 :1-15

2 :51-150

2 :26-50

MALE

FEMALE

1 :1-200

1:1-150

MALE

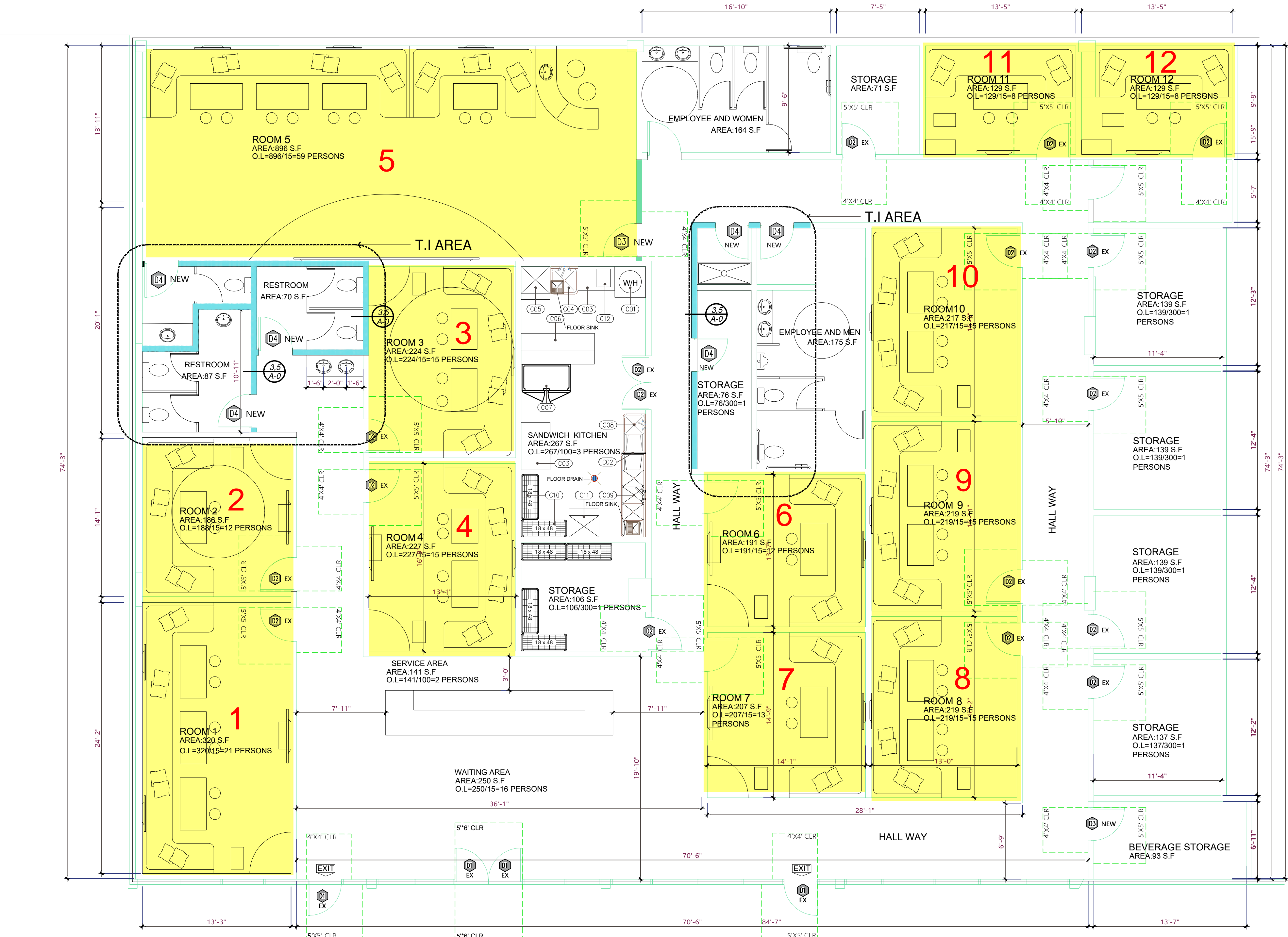
FEMALE

1:1-150

1:1-150

REMARK  
FINISH SCHEDULE NOTES:  
1) Wall and ceilings in all areas except dining area shall be durable, smooth, and nonabsorbent, with a light colored (light colored identified as having a light reflectance value of 70% or greater), easily cleanable, washable finish.  
2) All counter surface including underside to be durable, smooth, nonabsorbent, easily cleanable and washable finish (may require stainless steel or NSF approved high pressure laminate).  
3) Flooring under equipment and at the base covers shall be completely smooth. Floor surfaces which contain slip resistant agents shall be restricted to traffic areas only.  
4) All equipment shall be either easily movable (ie, on casters), min. 6 inch rounded metal legs, or sited to min. 2 inch solid masonry island with min. three-eighths inch coved radius.  
5) Floor Smooth Conc. must be Top-set type ceramic covered base.  
6) Water resistant walls (ie, FRP, stainless steel, ceramic tile ), are required behind all sinks and dishwashers, material to be min. 8 ft. high for CITY.  
7) A min. 20-foot cordless of light measured 30\"/>

ALL FINISHES SHALL COMPLY WITH TABLE 803.5, CBC.  
TO SUBMIT SHOP DRAWINGS AND FOAM PANEL SPECS OF WALK IN COOLER AND FREEZER  
TO BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.



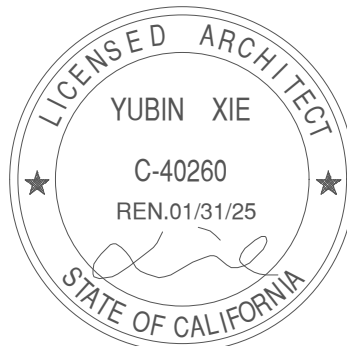
(TENANT IMPROVEMENT ONLY)  
**PROPOSED FLOOR PLAN**  
SCALE: 3/16"=1'-0"

**TOP-ARC GROUP**  
ARCHITECTURAL DESIGN FIRM  
PHONE: (626) 226-3939  
EMAIL: YAO LONG0221@YAHOO.COM

PROJECT TITLE / ADDRESS  
**MELODY GROUP**  
18888 Labin Ct Rowland Heights, CA 91748

DRAWING TITLE

**PROPOSED FLOOR PLAN**



REVISIONS

DATE	NO.
	1

DATE:

DRAWN BY: S.C.

SCALE: AS NOTED

SHEET NO.

**A-2**



<b>PROJECT NUMBER</b>	<b>HEARING DATE</b>
PRJ2024-001920	April 22, 2025
<b>REQUESTED ENTITLEMENT(S)</b>	
Conditional Use Permit No. RPPL2024002872	

## PROJECT SUMMARY

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**OWNER / APPLICANT**

Rowland Ranch Pearl of the East / Stevie Tu

**MAP/EXHIBIT DATE**11/22/2024

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**PROJECT OVERVIEW**

The applicant is requesting a conditional use permit (“CUP”) to authorize the continued operation of an existing karaoke center and to change its existing approval to serve beer and wine for on-site consumption to allow full-line alcohol for on-site consumption located in a commercial shopping center in the C-3 (General Commercial) Zone pursuant to Los Angeles County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones). Proposed minor tenant improvements include a reduction in the total number of entertainment rooms from fourteen (14) to twelve (12) and the addition of new restrooms, a new mop closet, and storage rooms.

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**LOCATION**

18888 Labin Court, C201, Rowland Heights

**ACCESS**via Labin Court

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**ASSESSORS PARCEL NUMBER(S)**

8761-011-020

**SITE AREA**6.01 Acres

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**GENERAL PLAN / LOCAL PLAN**

East San Gabriel Valley Area Plan

**ZONED DISTRICT**

Puente

**PLANNING AREA**East San Gabriel Valley

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**LAND USE DESIGNATION**

CG (General Commercial)

**ZONE**C-3 (General Commercial)

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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

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**KEY ISSUES**

- Consistency with the Los Angeles County General Plan and the East San Gabriel Valley Area 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 Requirements)
    - Section 22.140.030 (Alcoholic Beverage Sales Findings and Decision Requirements)
    - Chapter 22.366 (East San Gabriel Valley Planning Area Standards District)
    - Chapter 22.332 (Rowland Heights CSD Requirements)
    - Section 22.20.040 (Development Standards for Commercial Zones)
- 

**CASE PLANNER:**

Steve Mar

**PHONE NUMBER:**

(213) 893-7009

**E-MAIL ADDRESS:**

smar@planning.lacounty.gov



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

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. **RPPL2024002872** ("CUP") on April 22, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Stevie Tu ("Permittee"), requests the CUP to authorize the continued operation of an existing karaoke center ("Full House KTV") with a request to change its existing approval to serve beer and wine for on-site consumption to allow full-line alcohol for on-site consumption located in a commercial shopping center in the C-3 (General Commercial) Zone pursuant to Los Angeles County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones). The establishment has been closed since the current owner assumed ownership in September 2023. Proposed minor tenant improvements include a reduction in the total number of entertainment rooms from fourteen (14) to twelve (12) and the addition of new restrooms, a new mop closet, and storage rooms. The proposed alcohol sales hours will remain the same as the previous CUP approval which are from 6:00 p.m. to 12:00 a.m. (midnight), seven days a week.
4. **PREVIOUS ENTITLEMENT(S).** CUP No. 201200073, approved November 6, 2012, authorized the karaoke center with 15 entertainment rooms. A condition modification application was denied on November 17, 2015, to expand the karaoke center from 15 entertainment rooms to 26 entertainment rooms with no additional square footage being proposed. CUP No. 2017005530 was a proposal to expand the karaoke center from 15 entertainment rooms to 26 entertainment rooms and add an additional 2,700 square feet, but was withdrawn on April 23, 2018. CUP No. RPPL2022004641, approved June 20, 2023, authorized the sale of beer and wine for on-site consumption at the karaoke center. For the shopping center itself, Plot Plan ("PP") No. 200800405, approved July 23, 2009, authorized the construction of the shopping center. PP No. 201000980, approved March 7, 2012, authorized the construction of a new four-level parking structure to provide a total of 618 parking spaces. PP No. 201500292, approved July 26, 2016, authorized an updated parking plan with 386 surface parking spaces and 244 parking spaces within the parking structure, for a total of 630 parking spaces.
5. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the East San Gabriel Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.

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

**7. SURROUNDING LAND USES AND ZONING**

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

**8. PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

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

B. Site Access

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

C. Site Plan

The site plan depicts the subject establishment located in a 7,180 square-foot tenant space on the second floor of a multi-tenant shopping center. The entrance to the establishment is oriented towards the shopping center's interior central courtyard. Vehicular access to the property is via a driveway off of Labin Court. The floor plan depicts the establishment's interior layout including twelve (12) karaoke



entertainment rooms, storage rooms, restrooms, and a kitchen area for preparing sandwiches, snacks, and other fast-food items.

D. Parking

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

9. **CEQA DETERMINATION.**

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

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

11. **PUBLIC COMMENTS.**

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

**Rowland Heights Community Coordinating Council ("RHCCC")**

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

12. **AGENCY RECOMMENDATIONS.**

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

13. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure of the County Code, the community was properly notified of the public hearing by mail, newspaper (*San Gabriel Valley Tribune*), and property posting. Additionally, the

Project was noticed and case materials were available on LA County Planning's website. On March 3, 2024, a total of 145 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 11 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

#### **GENERAL PLAN CONSISTENCY FINDINGS**

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

15. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following goals and policies:

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

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

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

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

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

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

**ZONING CODE CONSISTENCY FINDINGS**

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

**CONDITIONAL USE PERMIT FINDINGS**

20. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project is located in a large, multi-tenant shopping center which serves as a commercial, retail, restaurant, and entertainment hub for the community. The subject establishment itself is located within the shopping center with its front entrance facing the center's interior courtyard and oriented away from neighboring properties. The establishment's location within the shopping center, along with the CUP conditions, will ensure that the Project will not have an adverse effect on neighboring properties.

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

#### **SUPPLEMENTAL FINDINGS – ALCOHOLIC BEVERAGE SALES**

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

25. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The request is to change the business's existing CUP approval to serve beer and wine for on-site consumption to allow full-line alcohol for on-site consumption. The sale of full line of alcoholic beverages for on-site consumption is a typical and ancillary service for a karaoke business and has the potential to enhance business for the karaoke establishment and for the shopping center.
26. **The Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.** The karaoke center is an existing use and the Project scope does not include any proposed changes to the existing exterior appearance of the establishment. The Project is located in a tenant space of an existing shopping center.
27. **The Hearing Officer finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district and in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcohol at the subject property contributes to the public convenience or necessity.** The Project will allow the continued operation of an existing karaoke business with a change to the sale for on-site consumption from beer and wine to full-line alcohol, to enhance the entertainment experience for its customers. According to California Department of Alcoholic Beverage Control ("ABC"), six licenses for alcohol sales for onsite consumption are allowed in the Census Tract where the Project Site is located (Census Tract Number 4082.13), while 30 such licenses are currently active. This indicates that the Project Site is located in an area with an overconcentration of alcohol sales as defined and determined by ABC. ABC further indicates that the Project Site is located in a High Crime Reporting District. However, the public convenience of allowing customers to enjoy alcoholic beverage service that accompanies karaoke entertainment outweighs this fact. The establishment also offers non-alcoholic beverages, sandwiches, snacks, and other light food items to accompany their karaoke service. The Project's conditions of approval will ensure that negative impacts due to alcoholic beverage sales will remain minimal. The establishment already sells beer and wine for on-site consumption and approval of the Project will not result in a net gain in the number of businesses that sell alcoholic beverages in the vicinity.
28. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 years.

### **ENVIRONMENTAL FINDINGS**

29. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The karaoke center is an existing facility and is proposing to reduce the number of entertainment rooms from fourteen (14) to twelve

(12). The proposal to serve full-line alcohol for on-site consumption is a complementary service to the establishment's primary use as a karaoke entertainment center. Additionally, the Project Site is not located within or in close proximity to a scenic highway, a hazardous waste site, nor a historical resource. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

**ADMINISTRATIVE FINDINGS**

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

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

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



- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
- I. Even though the proposed sale of alcohol would occur at a site within a high crime reporting district and in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcohol at the subject property contributes to the public convenience or necessity.

**THEREFORE, THE HEARING OFFICER:**

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

**ACTION DATE: April 22, 2025**

MM:SM

4/22/2025

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

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

**PROJECT DESCRIPTION**

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

**GENERAL CONDITIONS**

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

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring

the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

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

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on April 22, 2035.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the karaoke center and satisfaction of Condition No. 2 shall be considered use of this grant.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$2,280.00**

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

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

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

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

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

**PROJECT SITE-SPECIFIC CONDITIONS – KARAOKE CENTER**

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

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

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

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



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

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

# 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.)

B.1	The proposed use will be consistent with the adopted General Plan for the area.
B.2	<p>The requested use at the location proposed will not:</p> <ul style="list-style-type: none"> <li>a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;</li> <li>b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and</li> <li>c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.</li> </ul>
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>B.4 The proposed site is adequately served:</p> <ul style="list-style-type: none"> <li>a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and</li> <li>b. By other public or private service facilities as are required.</li> </ul>

# 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).:           48           (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:

- 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:

- 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.



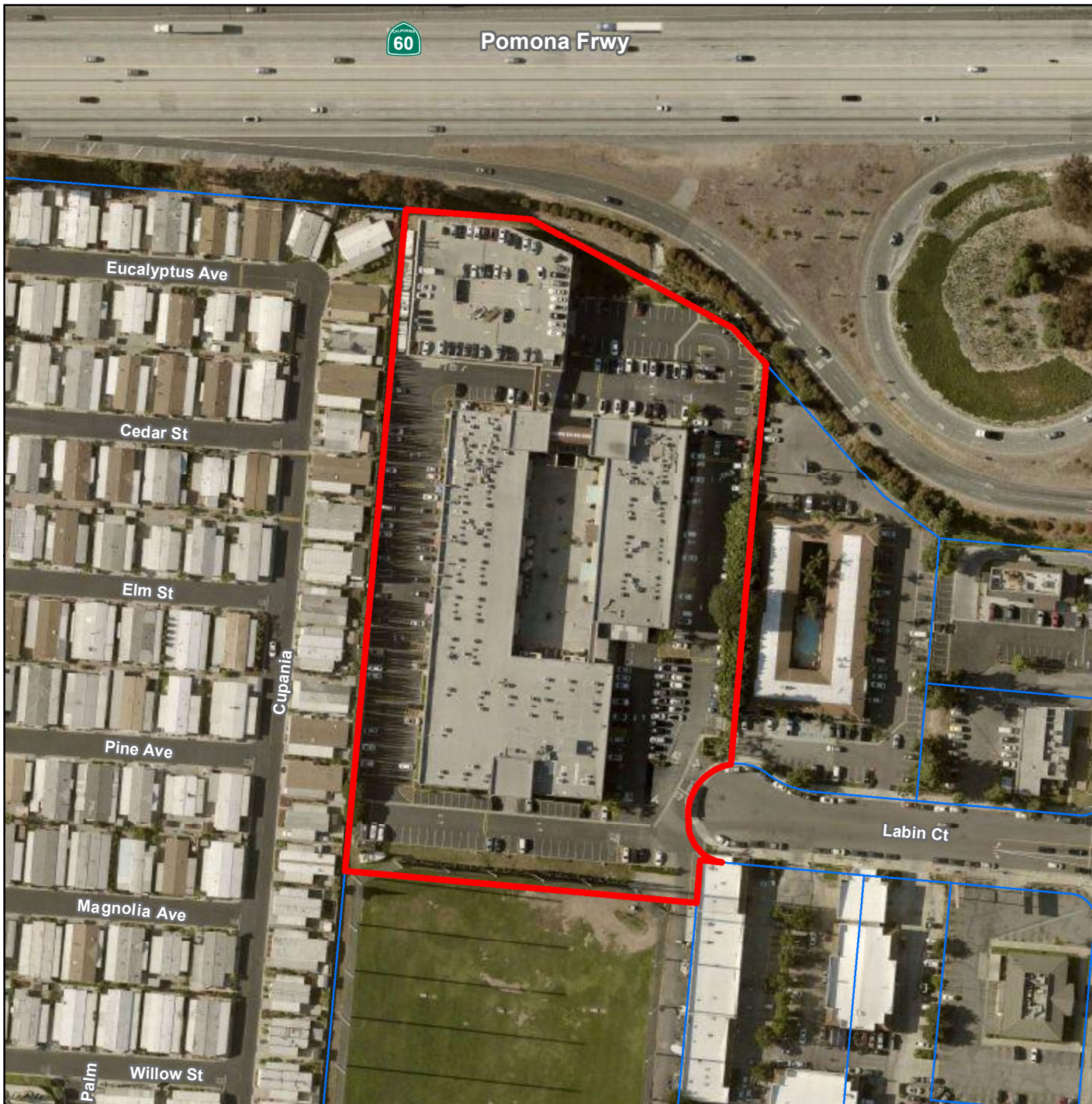
## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** April 10, 2025  
**PROJECT NUMBER:** PRJ2024-001920-(1)  
**PERMIT NUMBER(S):** Conditional Use Permit RPPL2024002872  
**SUPERVISORIAL DISTRICT:** 1  
**PROJECT LOCATION:** 18888 Labin Court, Suite C201, Rowland Heights  
**OWNER:** Rowland Ranch Pearl of the East  
**APPLICANT:** Stevie Tu  
**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 karaoke center is an existing facility and is proposing to reduce the number of entertainment rooms from fourteen (14) to twelve (12). The proposal to serve full-line alcohol for on-site consumption is a complementary service to the establishment's primary use as a karaoke entertainment center. Additionally, the Project Site is not located within or in close proximity to a scenic highway, a hazardous waste site, nor a historical resource. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.



# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-001920  
ALCOHOL CUP RPPL2024002872

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2024

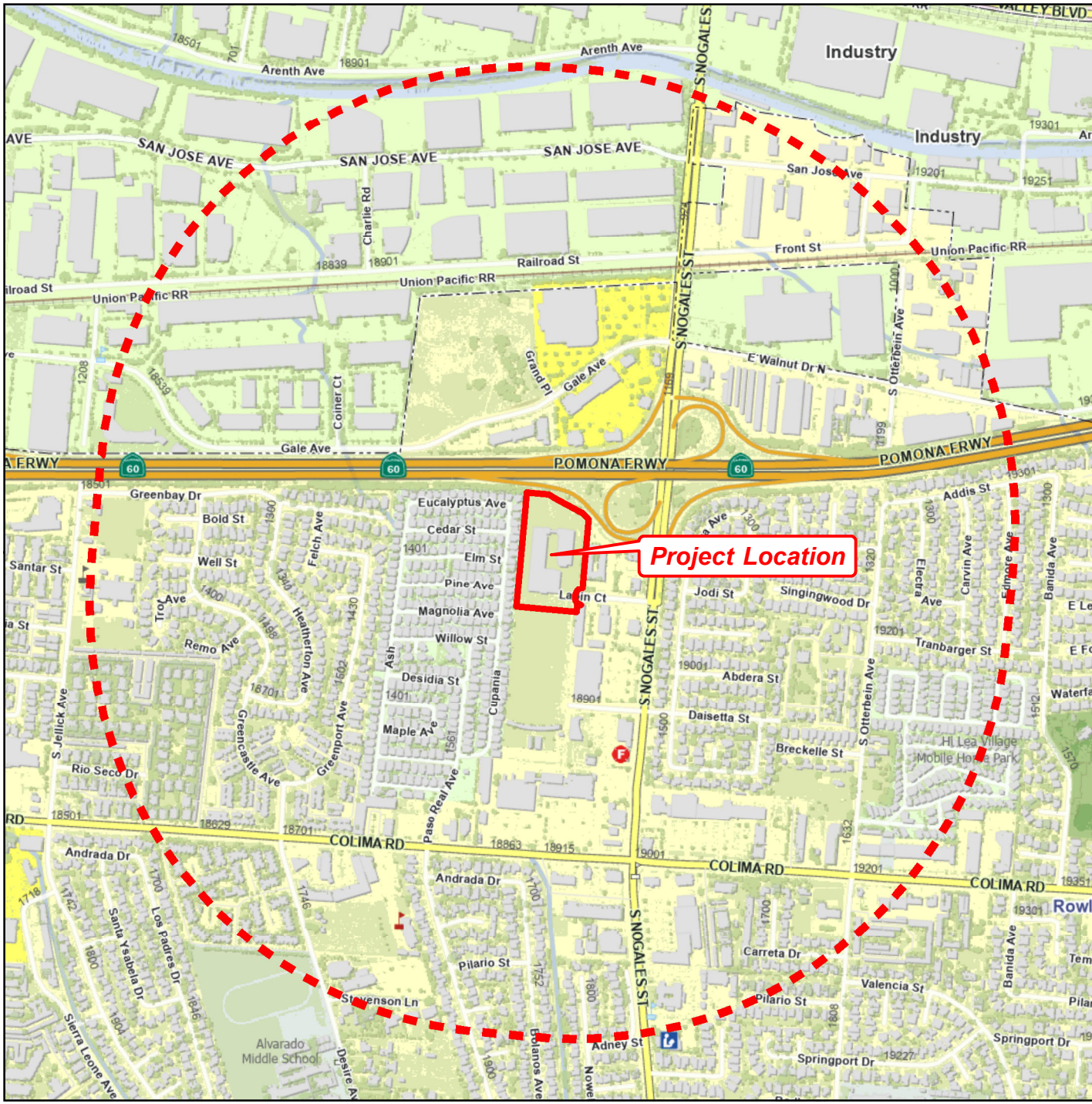
Feet  
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LA COUNTY  
PLANNING

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





# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2024-001920  
ALCOHOL CUP RPPL2024002872

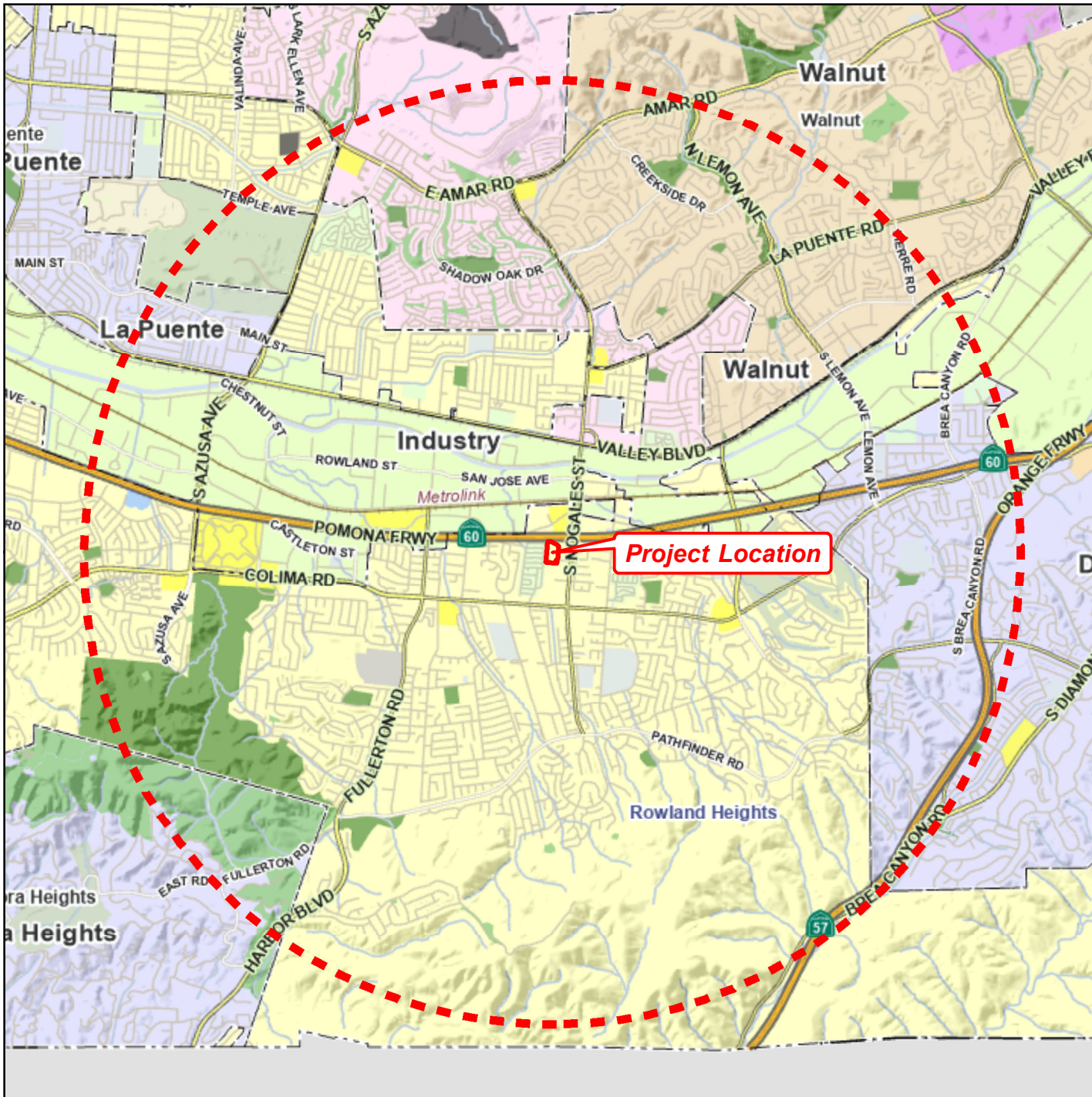


Feet  
0 600 1,200

LA COUNTY  
PLANNING

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

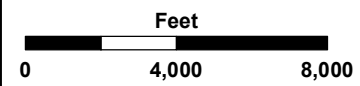




# 3-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2024-001920  
ALCOHOL CUP RPPL2024002872

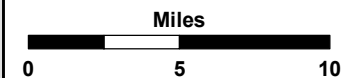
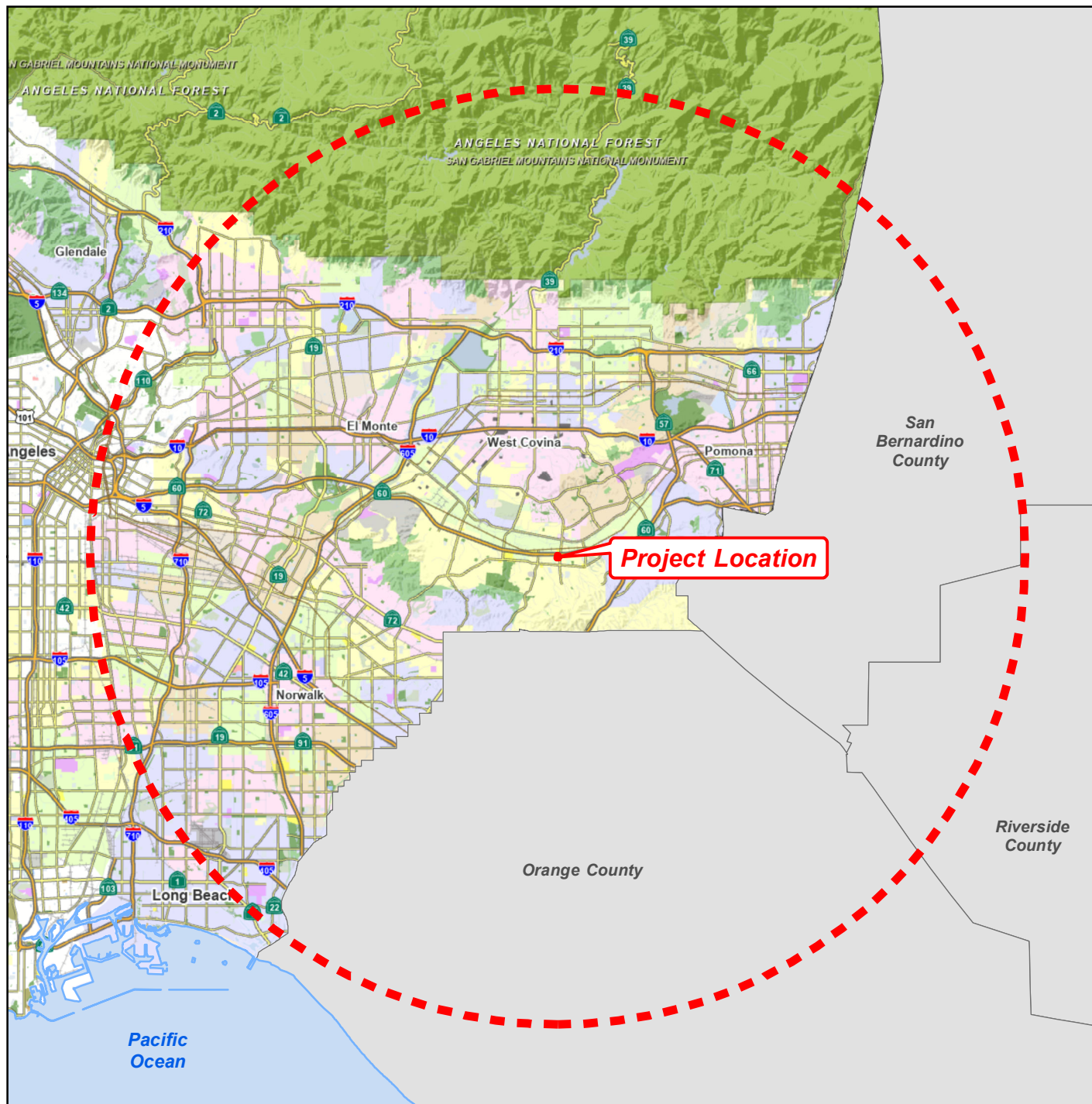


**LA COUNTY**  
**PLANNING**

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



**PROJECT NO. PRJ2024-001920**  
**ALCOHOL CUP RPPL2024002872**

LA COUNTY  
PLANNING

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

June 20, 2023

Bobby Liu  
18888 Labin Court, Suite C201  
Rowland Heights, CA 91748

PROJECT NO. PRJ2022001583-(1)  
CONDITIONAL USE PERMIT NO. RPPL2022004641  
18888 LABIN COURT, C201, ROWLAND HEIGHTS (APN 8761-011-020)

Dear Mr. Liu:

Hearing Officer Mark Herwick, by his action of June 20, 2023, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals: The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on July 5, 2023. Appeals must be submitted to [appeal@planning.lacounty.gov](mailto:appeal@planning.lacounty.gov) before the end of the appeal period.

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

For questions or for additional information, please contact Steve Mar of the Puente Whittier Development Services Section at (213) 974-6411, or [smar@planning.lacounty.gov](mailto:smar@planning.lacounty.gov).

Bobby Liu  
June 20, 2023  
Page 2

Sincerely,

AMY J. BODEK, AICP  
Director of Regional Planning



Maria Masis, Supervising Regional Planner  
Puente Whittier Development Services

MM:SM

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

c: PW (Building and Safety)  
Zoning Enforcement  
Others as applicable

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2022-001583-(1)  
CONDITIONAL USE PERMIT NO. RPPL2022004641

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit ("CUP") No. **RPPL2022004641** on June 20, 2023.
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on June 20, 2023, before the Hearing Officer. Hearing Officer Mark Herwick was in attendance for the public hearing. The applicant's representative, Johnny Liu, presented testimony online via Zoom in favor of the Project. There being no further testimony, Mr. Herwick closed the public hearing and moved to approve the Project.
3. **ENTITLEMENT REQUESTED.** The permittee, Bobby Liu ("permittee"), requests the CUP to authorize the continued operation of an existing karaoke center ("Melody Group") with fourteen (14) entertainment rooms and new sale of beer and wine for on-site consumption ("Project") located in an existing commercial shopping center at 18888 Labin Court, C201 in the unincorporated community of Rowland Heights ("Project Site") in the C-3-BE (General Commercial – Billboard Exclusion) zone pursuant to Los Angeles County Code ("County Code") Section 22.20.030.C (Land Use Regulations for Commercial Zones).
4. **PREVIOUS ENTITLEMENT(S).** CUP No. 201200073, approved November 6, 2012, authorized the karaoke center with 15 entertainment rooms. A condition modification application was denied on November 17, 2015, to expand the karaoke center from 15 entertainment rooms to 26 entertainment rooms with no additional square footage being proposed. CUP no. 2017005530 was a proposal to expand the karaoke center from 15 entertainment rooms to 26 entertainment rooms and add an additional 2,700 square feet, but was withdrawn on April 23, 2018. For the shopping center itself, Plot Plan No. 200800405, approved July 23, 2009, authorized the construction of the shopping center. Plot Plan No. 201000980, approved March 7, 2012, authorized the construction of a new four-level parking structure to provide a total of 618 parking spaces. Plot Plan No. 201500292, July 26, 2016, authorized an updated parking plan with 386 surface parking spaces and 244 parking spaces within the parking structure, for a total of 630 parking spaces.
5. **LAND USE DESIGNATION.** The Project Site is located within the C – Commercial land use category of the Rowland Heights Community Plan ("Community Plan") Land Use Policy Map, a component of the General Plan.



6. **ZONING.** The Project Site is located in the Puente Zoned District and is currently zoned C-3-BE. Pursuant to County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones), a CUP is required for recreational uses and on-site beer and wine sales.

**7. SURROUNDING LAND USES AND ZONING**

LOCATION	COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	I (Industrial)	M-1.5-BE (Restricted Heavy Manufacturing - Billboard Exclusion)	SR-60 (Pomona) Freeway, Motel, Shopping Center
EAST	C, U2 (Urban 2 - 3.3 to 6.0 dwelling units per gross acre)	C-3-BE, C-3 (General Commercial), A-1- 6,000 (Light Agricultural - 6,000 square feet Minimum Lot Area)	Commercial, Single-Family Residences
SOUTH	C	C-3-BE	Golf Driving Range
WEST	U3 (Urban 3 - 6.1 to 12.0 dwelling units per gross acre)	R-3-12U (Limited Density Multiple Residence - 12 Dwelling Units per Acre)	Mobile Home Community

**8. PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

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

B. Site Access

The Project Site is accessible via Labin Court to the east. Primary access to the Project Site will be via an entrance/exit on Labin Court. There is no secondary access point to the Project Site.

C. Site Plan

The site plan depicts the subject establishment located in a 7,180 square-foot tenant space on the second floor of a multi-tenant shopping center. The entrance to the establishment is oriented towards the shopping center's interior central courtyard. Vehicular access to the property is via a driveway off of Labin Court. The floor plan depicts the establishment's interior layout including fourteen (14) karaoke

entertainment rooms, storage rooms, restrooms, and a kitchen area for preparing sandwiches, snacks, and other fast food items.

**D. Parking**

The Project Site provides a total of 630 parking spaces (386 surface parking spaces and 244 parking spaces within the parking structure) as approved under Plot Plan No. 201500292. Entertainment uses require three parking spaces per 3 occupants. The Project has an occupancy load of 234 persons requiring 78 parking spaces. The shopping center's existing 630 parking spaces can accommodate these 78 parking spaces.

**9. CEQA DETERMINATION.**

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

- 10. COMMUNITY OUTREACH.** In May 2023, prior to the Hearing Officer's public hearing on the Project, the permittee collected a petition containing 56 signatures from local businesses who support the Project. The local businesses that were solicited are located on the west side of Nogales Street from Labin Court to Colima Road.

**11. PUBLIC COMMENTS.**

Prior to the publication of the Report to the Hearing Officer, the Department of Regional Planning ("LA County Planning") staff received a petition containing 56 signatures in support of the Project.

**Rowland Heights Community Coordinating Council**

The Rowland Heights Community Coordinating Council, in a letter dated November 17, 2022, voted to approve the Project.

**12. AGENCY RECOMMENDATIONS.**

- A. Los Angeles County Sheriff's Department: Recommended approval in a letter dated January 5, 2023.
- B. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated March 30, 2023.

13. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper (*San Gabriel Valley Tribune, La Opinion*), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On May 18, 2023, a total of 21 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.

#### **GENERAL PLAN CONSISTENCY FINDINGS**

14. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the of the Community Plan because the C (Commercial) land use designation is intended for retail commercial, service, and office uses, categories into which this Project falls. The Hearing Officer further finds that the Project promotes a commercial entertainment activity that is compatible with the commercial shopping center where the establishment will be located.

15. **GOALS AND POLICIES.** The Hearing Officer finds that:

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

The Project provides a social and recreational space for karaoke, giving a distinctive commercial recreational activity for singing entertainment in the neighborhood.

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

- *(Land Use Policy 8.f) New commercial uses shall be sensitive to neighboring uses.*

The project has been evaluated to minimize impacts to any neighboring uses adjacent to the shopping center property. The entrance to the business is oriented towards the central courtyard of the property and does not face any neighboring properties. The Project's draft conditions will limit the hours of operation to up to 12:00 a.m. (midnight), seven days a week and no noise associated from the establishment shall be audible from the nearest residential uses to the west.

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

The establishment's façade and signage are compatible with the shopping center's signage and façades.

#### **ZONING CODE CONSISTENCY FINDINGS**

16. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the C-3 zoning classification. Although karaoke centers are not a specified use under County Code, similar entertainment uses such as bowling alleys, billiard halls, and arcades are permitted in such zone with a CUP pursuant to County Code Section 22.20.030 C (Land Use Regulations for Commercial Zones).

17. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.060 (On-Site Parking). Entertainment uses require three parking spaces per 3 occupants. The Project has an occupancy load of 234 persons requiring 78 parking spaces. The shopping center's existing 630 parking spaces can accommodate these 78 parking spaces.
18. **ROWLAND HEIGHTS COMMUNITY STANDARDS DISTRICT ("CSD").** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.332 (Rowland Heights Community Standards District). The existing shopping center was approved under Plot Plan No. 200800405 and abides to the CSD development standards. The Project does not propose any physical alterations to the existing shopping center. The shopping center's freestanding signs and business signs abide to the required CSD standards of area and height. The shopping center abides to all required minimum setbacks and the Project does not alter existing setbacks. The Project does not interfere with required landscaping. The Project does not propose any new structures and does not require new setbacks to buffer the Project from any nearby residential zones. The Project does not add any additional height to the existing shopping center structure.

#### **CONDITIONAL USE FINDINGS**

19. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project is located in a large, multi-tenant shopping center which serves as a commercial retail, restaurant, and entertainment hub for the community. The subject establishment itself is located within the shopping center with its front entrance facing the center's interior courtyard and away from neighboring properties. The establishment's location within the shopping center, along with the CUP conditions, will ensure that the Project will not have an adverse effect on neighboring properties.
20. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The shopping center was constructed in compliance with the development standards prescribed under Title 22 of the County Code as approved under Plot Plan no. 200800405 and as approved under the shopping center's four-level parking structure under Plot Plan no. 201000980 and subsequent parking plan update approved under Plot Plan no. 201500292. The Project's size and shape can be accommodated by the existing shopping center and the Project's 78 required parking spaces can be accommodated by the property's existing 630 parking spaces.
21. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or**

**private service facilities as are required.** The Project site and shopping center are served by existing public streets and utilities, including electricity, gas, water, and sewer. Nogales Street, a 100-foot-wide major highway, serves the Project Site off of Labin Court.

**SUPPLEMENTAL FINDINGS - ALCOHOLIC BEVERAGE SALES**

22. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** The Project Site is not located within a 600-foot radius of any of these sensitive uses.
23. **The Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** The establishment's entrance is oriented towards the center's central courtyard and faces away from the adjacent mobile home park community to the west.
24. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The sale of alcoholic beverages for on-site consumption is a typical and ancillary service for a karaoke business.
25. **The Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.** The Project is an existing use and the Project scope does not include any proposed changes to the existing exterior appearance of the establishment. The Project is located in a tenant space of an existing shopping center.
26. **The Hearing Officer 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, or that the 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, the sale of alcohol at the subject property contributes to the public convenience or necessity.** The Project will allow the continued operation of an existing karaoke business with new on-site beer and wine service to enhance the entertainment experience for customers. According to California Department of Alcoholic Beverage Control ("ABC"), six licenses for alcohol sales for onsite consumption are allowed in the Census Tract where the Project Site is located (Census Tract Number 4082.13), while 29 such licenses are currently active. This indicates that the Project Site is located in an area with an overconcentration of alcohol sales as defined and determined by ABC. ABC further indicates that the Project Site is located in a High Crime Reporting District. However, the public convenience of allowing customers to enjoy beer and wine service that accompanies karaoke entertainment outweighs this fact. The establishment also

offers non-alcoholic beverages, sandwiches, snacks, and other light food items to accompany their karaoke service.

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

### **ENVIRONMENTAL FINDINGS**

28. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The Project involved the continued operation of an existing karaoke center and is not proposing any significant expansion to its operations. The proposal to serve beer and wine for on-site consumption is a complementary service to the establishment's primary use as a karaoke entertainment center. Additionally, the Project Site is not located within or in close proximity to 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**

29. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to Sections 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, La Opinion*), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On May 18, 2023, a total of 21 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.

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

### **BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
- I. Even though the proposed sale of alcohol would occur at a site within a high crime reporting district 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 HEARING OFFICER:**

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2022004641**, subject to the attached conditions.

**ACTION DATE: June 20, 2023**

MM:SM

6/20/2023

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2022-001583-(1)  
CONDITIONAL USE PERMIT NO. RPPL2022004641

**PROJECT DESCRIPTION**

The project is to authorize the continued operation of an existing karaoke center ("Melody Group") with fourteen (14) entertainment rooms, and new sales of beer and wine for on-site consumption located in an existing commercial center 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 June 20, 2333.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the karaoke center and satisfaction of Condition No. 2 shall be considered use of this grant.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of 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 **\$1,000.00**, 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 \$200.00 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 **August 20, 2023**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit revised plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
18. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector, or State of California Department of Alcoholic Beverage Control ("ABC") agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

**PROJECT SITE-SPECIFIC CONDITIONS – KARAOKE CENTER**

19. This grant shall authorize the continued operation of an existing karaoke center ("Melody Group") with on-site beer and wine sales.
20. No more than fourteen (14) entertainment rooms shall be maintained. No consolidation of rooms is permitted.
21. The total occupancy of the establishment shall not exceed 234 persons.
22. If the karaoke center substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.
23. Operating hours shall be 2:00 p.m. to 12:00 a.m. (midnight), Monday to Thursday, and 2:00 p.m. to 2:00 a.m., Friday to Sunday. Beer and wine sales are limited to the hours specified under Condition No. 38.
24. Any noise associated with the karaoke center shall not be audible from the nearest residential use.
25. There shall be no loitering permitted on the premises under the control of the permittee.

26. There shall be no cover charge or prepayment fee for food and/or beverage service required for admission to the karaoke center.
27. No dancing or dance floor is permitted.

The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated March 30, 2023

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

28. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request of any County Sheriff, Zoning Enforcement inspector, or ABC agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations);
29. 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 LA County Planning;
30. All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by ABC, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment, such as the lobby, indicating they have participated in this program. Proof of completion of the facility's training program by employees, the licensee, and all managers shall be provided to Zoning Enforcement within 90 days of the effective date of this Conditional Use Permit, and subsequently within 90 days of the hire date of all new employees and/or managers;
31. 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;
32. 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;
33. Alcoholic beverages shall only be sold or served to patrons age 21 or older;

34. 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.
35. 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 LA County Planning;
36. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited;
37. The area immediately outside of the establishment shall be maintained in a neat and orderly condition and be free of garbage, trash, debris, or junk and salvage, except in designated trash collection containers and enclosures. All garbage, trash, debris, or junk and salvage shall be collected, and disposed of, daily;
38. This grant authorizes the sale of alcoholic beverages (beer and wine only) from 6:00 p.m. to 12:00 a.m. (midnight), seven days a week;
39. There shall be no sales or consumption of alcoholic beverages outside of the designated karaoke rooms, including any waiting areas or hallways, as depicted on the site and floor plans labeled Exhibit "A." The permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary;
40. The permittee shall develop and implement a Designated Driver program (e.g. free soft drinks or coffee to a designated driver of a group). A printed two-side card explaining this program shall be placed in all entertainment rooms in the facility or an explanation regarding this program shall be printed on food, drink, and/or snack menus;
41. Music or other audible noise at the premises shall comply with Title 12 of the County Code to the satisfaction of the County Department of Public Health;
42. 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;

- 43. All servers of alcoholic beverages shall be age 21 or older;
- 44. All employees on duty after 10 p.m. shall be age 21 or older;

Attachments:

Exhibit D-1 Public Health Department Letter dated March 30, 2023



**BARBARA FERRER, Ph.D., M.P.H., M.Ed.**  
Director

**MUNTU DAVIS, M.D., M.P.H.**  
County Health Officer

**MEGAN McCLAIRE, M.S.P.H.**  
Chief Deputy Director

**LIZA FRIAS, REHS**  
Director of Environmental Health

**BRENDA LOPEZ, REHS**  
Assistant Director of Environmental Health

**SCOTT ABBOTT, REHS, M.P.A.**  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5374 • FAX (626) 813-3000

[www.publichealth.lacounty.gov/eh/](http://www.publichealth.lacounty.gov/eh/)



**BOARD OF SUPERVISORS**

**Hilda L. Solis**  
First District

**Holly J. Mitchell**  
Second District

**Lindsey P. Horvath**  
Third District

**Janice Hahn**  
Fourth District

**Kathryn Barger**  
Fifth District

March 30, 2023

TO: Maria Masis  
Supervising Regional Planner  
Department of Regional Planning

Attention: Steven Mar

FROM: Charlene Contreras *ccg*  
Director, Community Protection Branch  
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST**  
**CASE: RPPL2022004641**  
**18888 LABIN COURT UNIT C201 ROWLAND HEIGHTS CA 91748**

Thank you for the opportunity to review the project for a Conditional Use Permit. This project proposes to continue the operation of a karaoke business with a new on-site beer & wine sales request at the above address.

Public Health recommends the approval of the aforementioned project. The applicant provided a copy of the annual secured property tax bill for fiscal year July 1, 2022, to June 30, 2023, indicating the consolidated sewer fee as one of the direct assessments. In addition, the applicant provided a water bill from Rowland Water District dated February 22, 2023. Account No. 71-00 provides water to Unit-C201.

- ☒ Public Health recommends the approval of the aforementioned project with the following conditions to be fulfilled prior to the permitting stage.

- ☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Environmental Health Plan Check Program: Retail Food Facility Plan Check

**Please Note:** Compliance with this section is required prior to the issuance of building permits.

- 1.1 Restaurant food facilities and establishments shall comply with the current requirements relating to the design, construction, and operations. Food facility owners or operators must submit plans to the Department's Plan Check Program for review and approval prior to issuance of building permits. A Public Health Permit must be issued by this Department prior to operating a food facility or for the remodeling or adding of equipment for the storage, dispensing, sale and service of alcoholic beverages for on-site consumption.

Other resources and documents for this program may be found at <http://publichealth.lacounty.gov/eh/inspection/retail-plan-check.htm>.

- 1.2 The sale and/or service of alcoholic beverages for on-site consumption will require an approval and permit from the California State Alcoholic Beverage Control Department. For more information, please call (916) 419-2500 or email them at [headquarters@abc.ca.gov](mailto:headquarters@abc.ca.gov).

For questions regarding retail food facility plan check, please contact Denise Noborio, Plan Check Program at (626) 430- or [dnoborio@ph.lacounty.gov](mailto:dnoborio@ph.lacounty.gov).

2. Community Protection Branch: Environmental Hygiene

**Please Note:** The following are general requirements for Noise for the proposed project.

2.1 Noise

The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles (reference available at [municode.com](http://municode.com)). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards, 12.08.520 Refuse Collection Vehicles, and 12.08.530 Residential Air-Conditioning.

2.1.1.2 Exterior Noise Standards 12.08.390

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property



either incorporated or unincorporated, to exceed any of the following exterior noise standards:

**At residential properties between 7:00 am to 10:00 pm (daytime):**

Standard No. 1 shall be the exterior noise level which may not be exceeded 50 dB for a cumulative period of more than 30 minutes in any hour.

Standard No. 2 shall be the exterior noise level which may not be exceeded 55 dB for a cumulative period of more than 15 minutes in any hour.

Standard No. 3 shall be the exterior noise level which may not be exceeded 60 dB for a cumulative period of more than five minutes in any hour.

Standard No. 4 shall be the exterior noise level which may not be exceeded 65 dB for a cumulative period of more than one minute in any hour.

Standard No. 5 shall be the exterior noise level which may not be exceeded 70 dB for any period of time.

**At residential properties between 10:00 pm to 7:00 am (nighttime):**

Standard No. 1 shall be the exterior noise level which may not be exceeded 45 dB for a cumulative period of more than 30 minutes in any hour.

Standard No. 2 shall be the exterior noise level which may not be exceeded 50 dB for a cumulative period of more than 15 minutes in any hour.

Standard No. 3 shall be the exterior noise level which may not be exceeded 55 dB for a cumulative period of more than five minutes in any hour.

Standard No. 4 shall be the exterior noise level which may not be exceeded 60 dB for a cumulative period of more than one minute in any hour.

Standard No. 5 shall be the exterior noise level which may not be exceeded 65 dB for any period of time.

**At commercial properties between 7:00 am to 10:00 pm (daytime):**

Standard No. 1 shall be the exterior noise level which may not be exceeded 60 dB for a cumulative period of more than 30 minutes in any hour.

Standard No. 2 shall be the exterior noise level which may not be exceeded 65 dB for a cumulative period of more than 15 minutes in any hour.

Standard No. 3 shall be the exterior noise level which may not be exceeded 70 dB for a cumulative period of more than five minutes in any hour.

Standard No. 4 shall be the exterior noise level which may not be exceeded 75 dB for a cumulative period of more than one minute in any hour.

Standard No. 5 shall be the exterior noise level which may not be exceeded 80 dB for any period of time

**At commercial properties between 10:00 pm to 7:00 am (nighttime):**

Standard No. 1 shall be the exterior noise level which may not be exceeded 55 dB for a cumulative period of more than 30 minutes in any hour.

Standard No. 2 shall be the exterior noise level which may not be exceeded 60 dB for a cumulative period of more than 15 minutes in any hour.

Standard No. 3 shall be the exterior noise level which may not be exceeded 65 dB for a cumulative period of more than five minutes in any hour.

Standard No. 4 shall be the exterior noise level which may not be exceeded 70 dB for a cumulative period of more than one minute in any hour.

Standard No. 5 shall be the exterior noise level which may not be exceeded 75 dB for any period of time

For questions regarding above comments, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or [mem@ph.lacounty.gov](mailto:mem@ph.lacounty.gov).

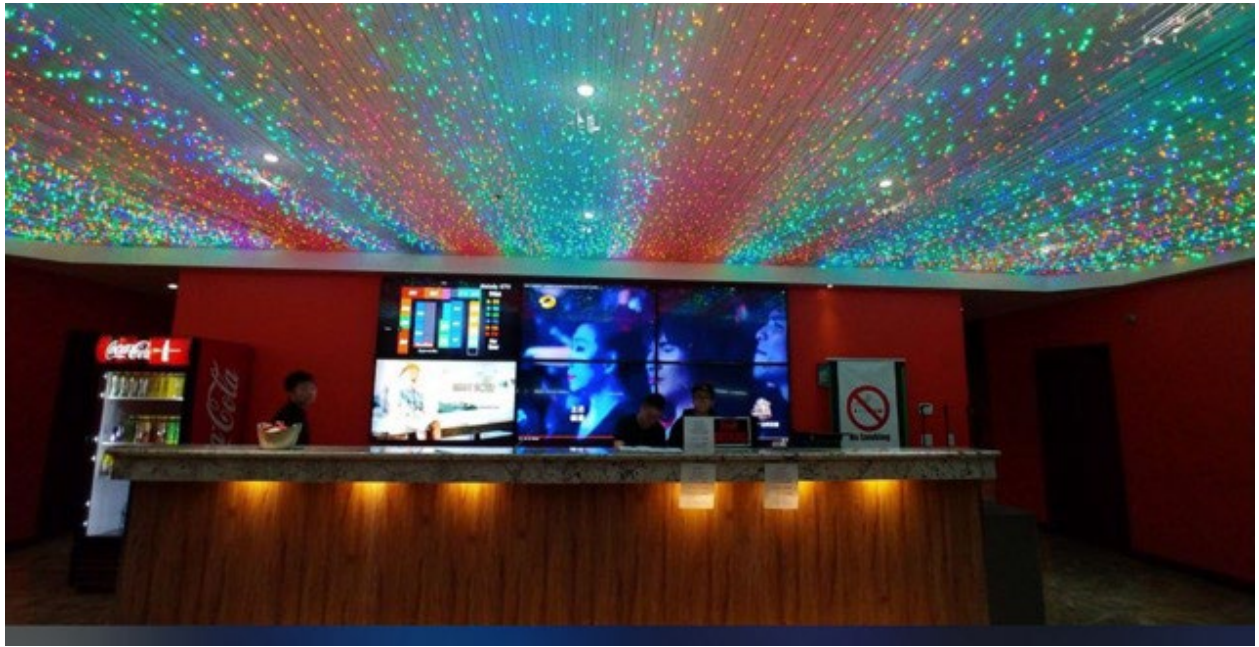
Maria Masis  
March 30, 2023  
Page 5 of 5

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Program at (626) 430-5201 or [varanda@ph.lacounty.gov](mailto:varanda@ph.lacounty.gov).

CC:va  
DPH\_CLEARED\_18888 LABIN COURT UNIT C201 ROWLAND HEIGHTS CA 91748\_RPPL2022004641\_3.30.2023







## INFORMATION AND INSTRUCTIONS -

## SECTION 23958.4 B&amp;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)

18888 Labin Ct, Ste C201, Rowland Heights (art) 91748-2292 488

3. LICENSE TYPE

4. TYPE OF BUSINESS

<input type="checkbox"/> Full Service Restaurant	<input type="checkbox"/> Hofbrau/Cafeteria	<input checked="" 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 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	

Other - describe:

5. COUNTY POPULATION

N/A

6. TOTAL NUMBER OF LICENSES IN COUNTY

N/A

7. RATIO OF LICENSES TO POPULATION IN COUNTY

1:944

8. CENSUS TRACT NUMBER

4082.13

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

6

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

30

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

679-B4

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

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

☒ Yes (Go to Item #13)☐ No (Go to Item #20)

Walnut SS

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, an on-sale general (public premises) license, or an on-sale general music venue 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:

LAC Regional Planning

## FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)



# 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.:** PRJ2024-001920-(1)  
**Permit No.:** Conditional Use Permit (CUP) No. RPPL2024002872  
**Establishment:** Melody KTV Karaoke  
**Location:** 18888 Labin Court, C201, Rowland Heights  
**Description:** To authorize a change from a Type 42 license (on-site beer and wine) to a Type 48 license (on-site full line) at an existing karaoke facility located in an existing shopping center.

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

There has been a variety of calls from the business complex that the listed location operates. There have been several calls for thefts from the parking lot, transient activity, and various locations selling alcohol to minors or sales without a license.

**(2) Comments/recommended conditions:**

This location is located next to a Motel 6. The motel has been a consistent source of narcotic and criminal activity. We recommend that the locations have security cameras installed inside and outside facing the parking lot. The location is also adjacent to the 60 freeway which could make it a target for burglaries and robberies. 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 that a security guard be hired for those evenings. We recommend that all locations in the complex be given a licensing period with a shorter expiration. This will be to adjust each license according to the locations problem frequency.

**(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

*A Tradition of Service*  
— Since 1850 —

P.O. Box 8171  
Rowland Heights  
California 91748

Email:  
rhccc4RH@gmail.com

08/01/2024

President  
Yvette Romo

Regional Planning Commission  
County of Los Angeles  
320 West Temple Street  
Los Angeles, CA. 90012

Vice Presidents

Maria Kramer  
Denise Jackman

Attn: Mr Steven Mar  
(Senior Regional Planner, Puente Whittier Development Services)

Recording Secretary  
Wanda Ewing

RE: RPPL2024002872/PRJ2024-001920 • CUP @ 18888 Labin Court in  
Rowland Heights. Presented by Steve Tu, representative of the applicant.

Treasurer  
Linda Kuo

Mr. Mar:

Past President  
Cary Chen

Rowland Heights Community Coordinating Council **OPPOSES** the CUP application of a type 48 license to increase to hard liquor. The RHCCC after much consideration **opposes** the increase of hard liquor to a type 48 license at this time. The community has spoken on many occasions about the noise factor due to Karaoke from 18888 Labin Court to the neighborhood directly behind this establishment. The council feels that an increase in hard liquor sales will only increase this problem.

Thank you for allowing us to consider this permit.

Sincerely,

Rowland Heights Community Coordinating Council  
Yvette Romo-President



Dear Neighbor,

We are excited to be part of this community, bringing people together through music, fun and local entertainment at Melody Group. We aim to create an even better experience for our guests by upgrading our license from a Type 42 (beer and wine) to a Type 48 (full liquor) license.

**Why This Change Matters:**

1. **Enhanced Experience:** A full bar option will allow us to offer a wider range of beverages, appealing to various tastes and preferences in our community.
2. **Boosting Local Economy:** By upgrading our offerings, we expect increased patronage, which will support local employment and generate more local revenue.
3. **Commitment to Responsibility:** Our staff is trained to uphold all safe-serving regulations and maintain a family-friendly, respectful environment.

By signing below, you are showing support for Melody Group's application to secure a Type 48 license. Your support will be instrumental in helping us provide an improved social experience for everyone in the community.

Thank you for supporting our vision for a vibrant, safe and welcoming community space!

PRINTED NAME	SIGNATURE	ADDRESS	DATE
Yu-CHEN Liu			11/5
Jan-OLivia Lai			11/05
JOHANNY LIU			11/05
Oliver Lai			11/13
King Shang			11/13
Toby Lee			11/13/24
Rong Wang			11-13
YU HSE TAO			11-13
Mat Yoon			11/13
JOSE			11/13
Sophia Zhu			11/14
Alvin LI			11/14
Rosa Deleon			11/14
Manuel Acuna			11/14
JESSE MORALES			11/14
Mia Wang			11/14
Liu Wang			11/14
W. Son Chen			11/15
Brady Wang			11/15