

SUPPLEMENTAL
REPORT TO THE HEARING OFFICER

DATE ISSUED: April 11, 2024

HEARING DATE: April 23, 2024 AGENDA ITEM: 6

PROJECT NUMBER: PRJ2022-001048-(5)

PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2022003002

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 2100 North Fair Oaks, Altadena

OWNER: Jessica Padilla, Pepe Joy Trust

APPLICANT: Jessica Padilla

CASE PLANNER: Sean Donnelly, Senior Planner
sdonnelly@planning.lacounty.gov

Item No. 6 is a request for a CUP to authorize the sale of beer and wine for on-site consumption at an existing restaurant (El Caporal). The sale of beer and wine is requested from 9:00 am to 10:00 pm, Sunday to Thursday and from 9:00 am to 11:00 pm Friday and Saturday. The subject restaurant is located on a property that is split-zoned between the C-3 (General Commercial) and R-3-P (Limited Density Multiple Residence – Parking); however, the building housing the restaurant where the sale of beer and wine is proposed, is wholly in the C-3 Zone. The parking lot serving the restaurant is within the R-3-P Zone.

This Project was continued from the April 2, 2024 Hearing Officer meeting.

SIGNAGE

At the April 2, 2024 hearing, the Project was continued in order to allow time for the applicant to remove banners and signage which did not comply with County Code. The applicant has since removed the noncompliant banners and signage and submitted photos confirming the removal to Staff on April 2, 2024. The applicant has indicated that the wooden supports for the banners will be removed as well.

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 PRJ2022-001048-(5), CUP Number RPPL2022003002, 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:

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2022003002 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Report
Reviewed By: Michele R. Bush
Michele R. Bush, Supervising Regional Planner

Report
Approved By: Susan M. Tae
Susan M. Tae, AICP, Assistant Deputy Director

Attachments:

1. Photos dated April 2, 2024.



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GARDENS

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