

## REPORT TO THE HEARING OFFICER

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|                         |                                                                  |                |
|-------------------------|------------------------------------------------------------------|----------------|
| DATE ISSUED:            | October 16, 2025                                                 |                |
| HEARING DATE:           | October 28, 2025                                                 | AGENDA ITEM: 6 |
| PROJECT NUMBER:         | PRJ2024-003004-(1)                                               |                |
| PERMIT NUMBER(S):       | Conditional Use Permit ("CUP") RPPL2024004457                    |                |
| SUPERVISORIAL DISTRICT: | 1                                                                |                |
| PROJECT LOCATION:       | 19255 Colima Road, Rowland Heights                               |                |
| OWNER:                  | Paramand Kumar                                                   |                |
| APPLICANT:              | ChienChien Chang                                                 |                |
| CASE PLANNER:           | Steve Mar, Senior Regional Planner<br>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 PRJ2024-003004-(1), CUP Number RPPL2024004457, 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 RPPL2024004457 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

## **PROJECT DESCRIPTION**

### **A. Entitlement Requested**

- Conditional Use Permit (“CUP”) for the sale of beer and wine for on-site consumption at an existing restaurant in the MXD (Mixed Use Development) Zone pursuant to County Code Section 22.26.030.B (Land Use Regulations for Mixed Use Zones).

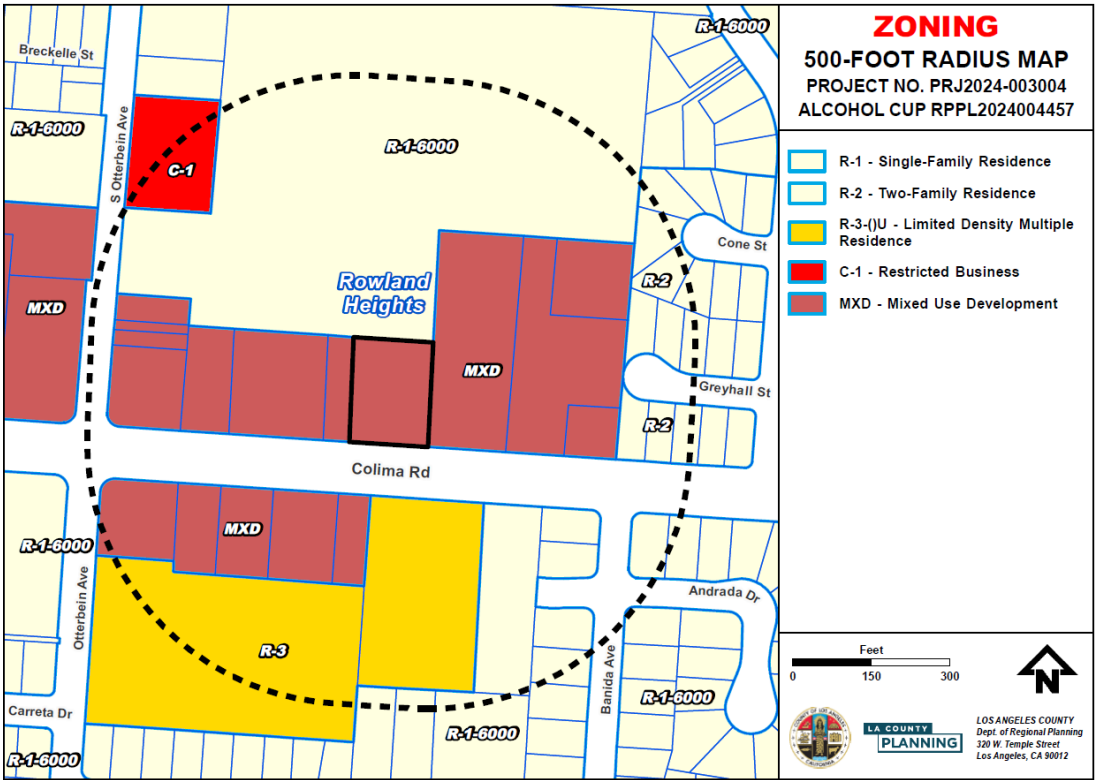
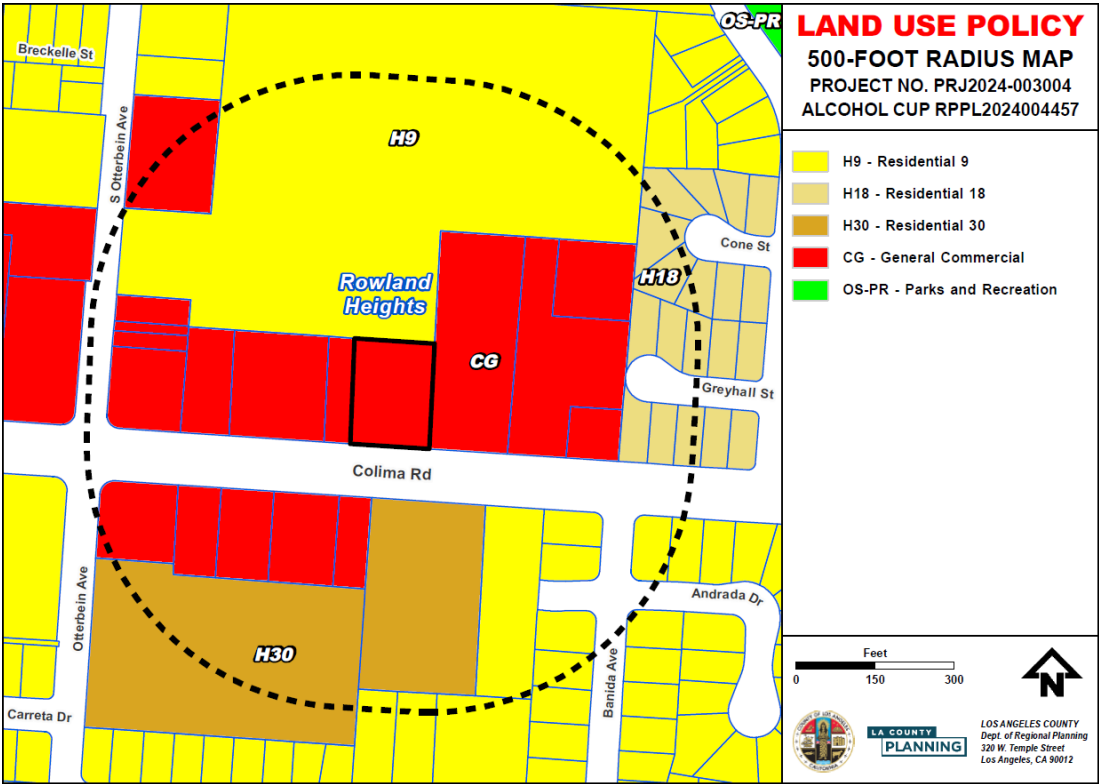
### **B. Project**

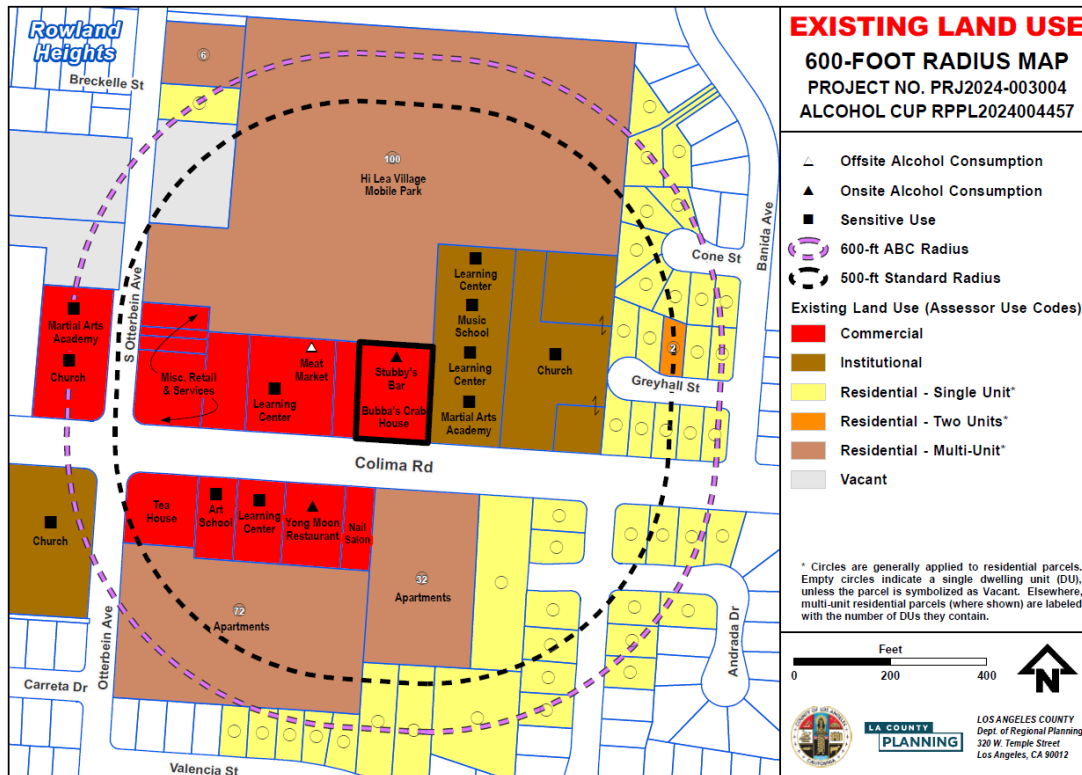
The applicant, ChienChien Chang, is requesting a CUP to authorize the sale of beer and wine for on-site consumption at an existing restaurant (“Bubba’s Crab House”) located in a commercial shopping center in the MXD Zone pursuant to County Code Section 22.26.030.B (Land Use Regulations). The proposed alcohol sales hours are 10:00 a.m. to 10:00 p.m., seven days a week. Staff recommends approval of the Project because the sale of beer and wine for on-site consumption at a restaurant serves a public convenience and necessity by providing a common complementary and customary service that is usually offered at a restaurant.

## **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)                                    | MXD                                                                               | Shopping Center                                   |
| NORTH            | H9 (Residential 9 – 0 to 9 Dwelling Units per Acre)        | R-1-6,000 (Single-Family Residence – 6,000 Square Feet Minimum Required Lot Area) | Mobile Home Park                                  |
| EAST             | CG, H18 (Residential 18 – 0 to 18 Dwelling Units per Acre) | MXD, R-2 (Two-Family Residence)                                                   | Shopping Center, Church, Single-family Residences |
| SOUTH            | CG, H9                                                     | MXD, R-3 (Limited Density Multiple Residence), R-1-6,000                          | Shopping Center, Apartments                       |
| WEST             | CG                                                         | MXD                                                                               | Shopping Center                                   |





## PROPERTY HISTORY

### A. Zoning History

| ORDINANCE NO.  | ZONING                                                                         | DATE OF ADOPTION |
|----------------|--------------------------------------------------------------------------------|------------------|
| 5122           | A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area) | 5/25/1948        |
| 8208           | C-1 (Restricted Commercial)                                                    | 5/22/1962        |
| 8342           | C-1                                                                            | 1/29/1963        |
| RPPL2022014158 | MXD                                                                            | 5/21/2024        |

### B. Previous Cases

| CASE NO.            | REQUEST                                                                                                                                                                    | DATE OF ACTION    |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Plot Plan No. 14424 | Authorized a two-story addition to the existing shopping center with parking ratio of one space per 400 square feet. Total shopping center square footage of 13,680 square | Approved 1/9/1989 |

|                         |                                                                                                                                 |                     |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------|
|                         | feet requiring 34 parking spaces total.                                                                                         |                     |
| Plot Plan No. 200701771 | Change of use from a takeout to a sit down restaurant with approved occupancy load of 28 persons (requiring 10 parking spaces). | Approved 12/12/2007 |

### C. Violations

There are no open zoning violations on the subject tenant space.

## **ANALYSIS**

### **A. Land Use Compatibility**

The sale of beer and wine for on-site consumption at a full service restaurant at the subject property is compatible with nearby commercial and residential uses and serves the community by providing a beverage service that complements the restaurant's food and dining service. The establishment is located in a commercial shopping center with other typical commercial uses offering a variety of dining, shopping, and other services. Other nearby commercial uses and shopping centers within 500 feet of the Project Site also include restaurants that serve beer and wine for on-site consumption. The sale of beer and wine for on-site consumption at a restaurant is a permitted use in the MXD zone once a CUP is obtained. Alcoholic beverage sales are compatible with the location's CG (General Commercial) land use designation in the General Plan and the East San Gabriel Valley Area Plan ("Area Plan"). Currently there are three other establishments within a 500-foot radius of the subject property that have alcohol licenses. Two establishments are restaurants that sell beer and wine for on-site consumption and one establishment is a market that sells beer and wine for off-site consumption. There are 12 sensitive uses identified by the applicant that are within 600 feet of the subject property. Three of these uses are churches. The churches are buffered from the subject property by neighboring commercial structures and surrounding streets. The remaining nine uses consist of educational businesses including three martial arts studios, four tutoring businesses, and two art/music schools. None of these educational uses are preschools, child day care centers, or K-12 schools.

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

The sale of beer and wine for on-site consumption at a restaurant on the subject property is compatible with the surrounding neighborhood and enhances the dining experience for the community. The subject restaurant is located within an existing commercial shopping center surrounded mostly by other commercial uses and a few nearby residential uses. There are 12 sensitive uses identified by the applicant that are within 600 feet of the subject property. Three of these uses are churches. The churches are buffered from the subject property by neighboring commercial structures and surrounding streets. The remaining

nine uses consist of educational businesses including three martial arts studios, four tutoring businesses, and two art/music schools. None of these educational uses are preschools, child day care centers, or K-12 schools. The shopping center serves as an activity hub and community focal point with multiple options for shopping, dining, and other commercial services.

There are two businesses with on-site alcoholic beverage licenses and one business with an off-site alcoholic beverage license within a 500-foot radius of the subject property. The two on-site establishments are restaurants that sell beer and wine for on-site consumption and the off-site establishment is a market that sells beer and wine for off-site consumption.

The subject property is located in Census Tract No. 4082.12 which is 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 November 14, 2024. Ten (10) on-site alcohol licenses exist in the census tract and five on-site licenses are allowed. If the subject restaurant were granted an alcohol license, there would be 11 on-site alcohol licenses in the census tract.

The subject property is located in Crime Reporting District No. 2934 and is within a high crime reporting district according to statistics provided ABC. The subject property is located off of the major commercial corridor of Colima Road 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. Furthermore, the County Sheriff ("Sheriff") had no objection or specific concerns to the 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 in a high crime reporting district. Although located in a census tract with an overconcentration of alcohol licenses and in a high crime reporting district, the sale of alcoholic beverages for on-site consumption would serve as a public convenience to the surrounding community by providing alcoholic beverage services that are customary to and expected at a restaurant and supports the restaurant'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 K). Because of these potential adverse effects, alcoholic beverage sales at the establishment shall be limited to the hours of 10:00 a.m. to 10:00 p.m. daily, which precludes sales either too early or too late in the day.

Recommended Hours of Alcohol Sales

The proposed alcohol sales hours are 10:00 a.m. to 10:00 p.m., seven days a week. Staff recommends approval of the Project with these proposed alcohol sales hours because the sale of beer and wine for on-site consumption at a restaurant within these designated hours serves a public convenience and necessity by providing a common complementary and customary service that is usually offered at a restaurant.

**C. Design Compatibility**

The sale of beer and wine for on-site consumption on the premises does not affect the physical design of the tenant space or structure that the establishment is located in. No physical alterations are proposed with this CUP request. The subject restaurant is located within the East San Gabriel Valley Planning Area Standards District ("PASD") and the Rowland Heights Community Standards District ("CSD"). The sale of beer and wine for on-site consumption does not conflict with any design standards of the PASD or CSD.

**GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the General Plan and the East San Gabriel Valley 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 (Alcoholic Beverage Sales Findings and Decision) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

**ENVIRONMENTAL ANALYSIS**

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The sale of beer and wine for on-site consumption at an existing restaurant will be an accessory service to the restaurant's food service and does not significantly change the restaurant's current operations. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site or designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption. Therefore, staff recommends that the 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

Sheriff, in a letter dated November 20, 2024, recommended that the Project proceed to public hearing.

### B. Public Comments

#### Rowland Heights Community Coordinating Council

The Rowland Heights Community Coordinating Council, in a letter dated June 30, 2025, recommended approval of the Project.

Report

Reviewed By:



Maria Masis, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Administrator

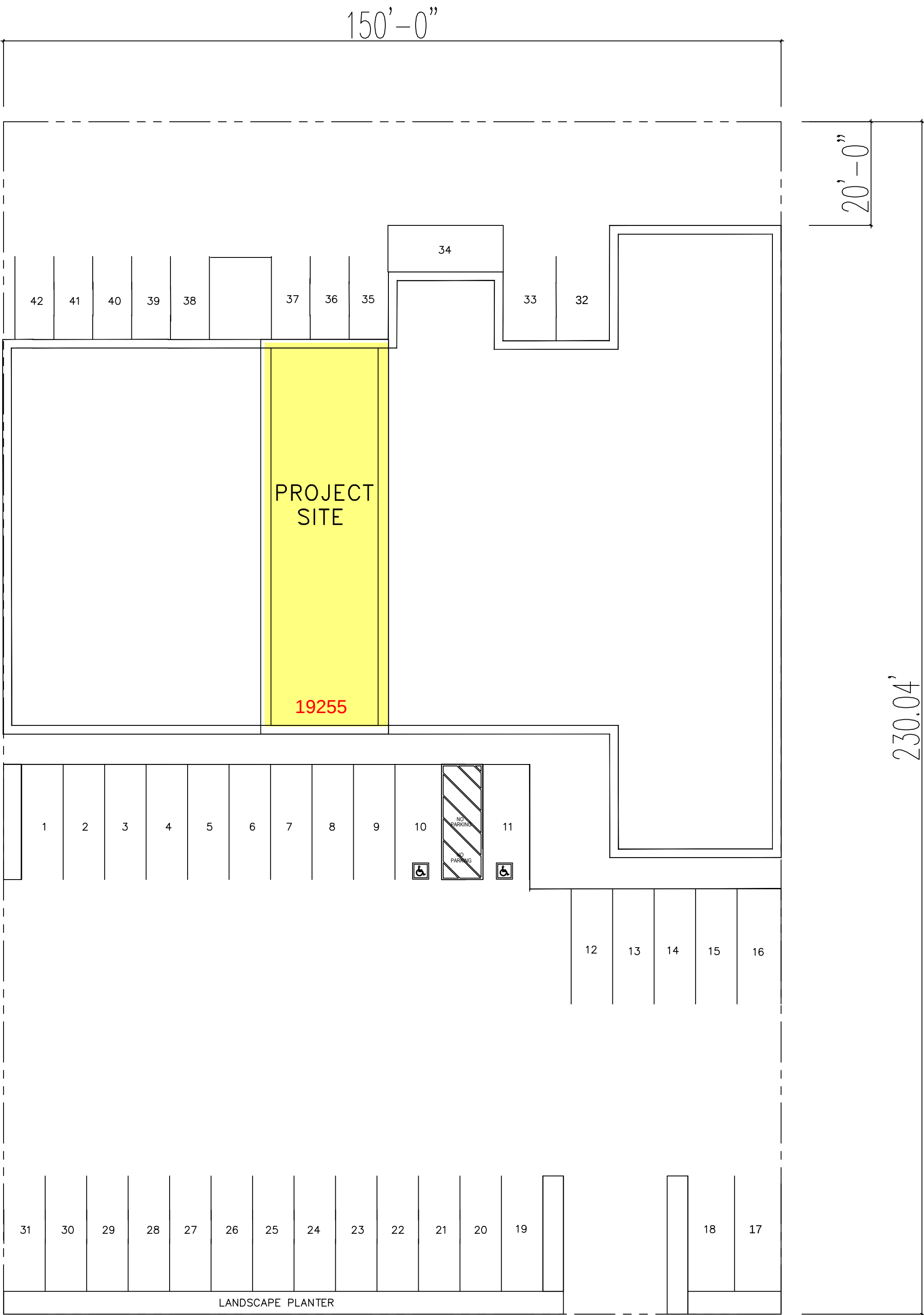
#### LIST OF ATTACHED EXHIBITS

|                                                                                                                                                                                                                                                                                                                  |                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| 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                                                                                                                                                                                                                                                                                                        | ABC B&P Worksheet                                                    |
| EXHIBIT I                                                                                                                                                                                                                                                                                                        | Sheriff's Comment Letter, November 20, 2024                          |
| EXHIBIT J                                                                                                                                                                                                                                                                                                        | Rowland Heights Community Coordinating Council Letter, June 30, 2025 |
| EXHIBIT K                                                                                                                                                                                                                                                                                                        | Reference Documents                                                  |
| 1. "Effectiveness of Policies Restricting Hours of Alcohol Sales in Preventing Excessive Alcohol Consumption and Related Harms". US National Library of Medicine National Institutes of Health. 2010.<br><a href="https://www.ncbi.nlm.nih.gov/pubmed/21084080">https://www.ncbi.nlm.nih.gov/pubmed/21084080</a> |                                                                      |

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>)

BUBBU’S CRAB HOUSE  
CONDITIONAL USE PERMIT

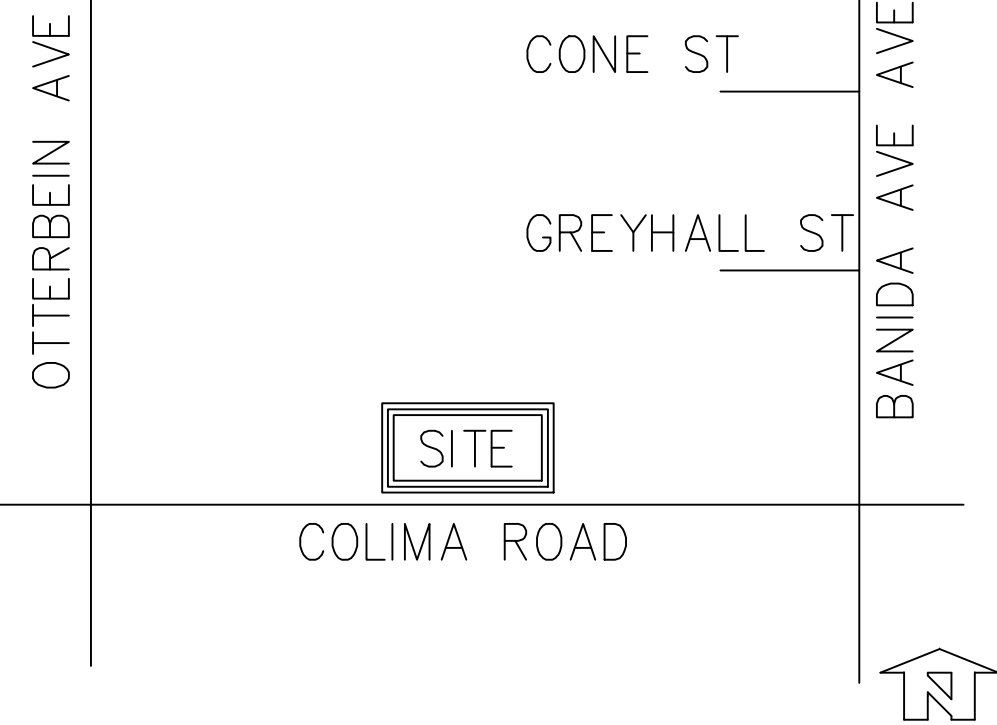
19255 COLIMA ROAD  
ROWLAND HEIGHTS, CA 91748



COLIMA ROAD

SITE PLAN N.T.S.

VINICITY MAP



SCOPE OF WORK – PROJECT DATA

EXISTING RESTAURANT 1,700 S.F.  
APPLYING "CONDITIONAL USE PERMIT" FOR ADDITION  
SERVICE OF ABC TYPE 41 "ON-SALE BEER AND WINE  
-EATING PLACE"  
1. EXISTING RESTAURANT TO REMAIN. (NO CHANGES  
PROPOSED)

PROJECT SUMMARY

PROJECT ADDRESS:  
19255 COLIMA ROAD  
ROWLAND HEIGHTS, CA 91748  
APN #: 8761-026-040  
RESTAURANT OWNER INFO: QSR INDUSTRY INC.  
DBA: BUBBA'S CRAB HOUSE  
JENNY YANG (OWNER)  
(626)-283-0930  
JENNY.Y@CLUCK2GO.COM  
ZONE: C-1  
LOT SIZE: 150' X 230.04' = 34,500 S.F.  
USABLE S.F.: 30,600 S.F.  
TOTAL FLOOR AREA: 1,700 S.F.  
OCCUPANCY GROUP: B  
OCCUPANT LOAD COUNT: 28  
TYPE OF CONSTRUCTION: V-B  
ONE-STORY BUILDING.  
(SPRINKLERS: NO)  
EXIT REQUIRE: 1  
EXIT PROVIDED: 2

SHEET INDEX

T-1 TITLE SHEET: VICINITY MAP, SCOPE OF WORK, SHEET INDEX  
PROJECT SUMMARY, SITE PLAN  
T-2 EXISTING FLOOR PLAN

| NO. | DATE    | REVISION                    |
|-----|---------|-----------------------------|
| 1   | 3/22/23 | B&S CORR.S<br>HEALTH CORR.S |
| 2   |         |                             |
| 3   |         |                             |
| 4   |         |                             |
| 5   |         |                             |
| 6   |         |                             |
| 7   |         |                             |

PATCH CONSULTING CORP  
321 WEST BENCAMP STREET, SAN GABRIEL, CA 91776  
TEL: (626)-533-5959 EMAIL: ccc\_permits@yahoo.com

BUBBA’S CRAB HOUSE  
19255 COLIMA ROAD  
ROWLAND HEIGHTS, CA 91748

|            |            |
|------------|------------|
| DATE       | 1/10/2025  |
| SCALE      | 1/4"=1'-0" |
| DRAWN BY   | CCC        |
| CHECKED BY | CCC        |
| JOB NO.    | -          |

T-1



|                                                                              |                                         |
|------------------------------------------------------------------------------|-----------------------------------------|
| <b>PROJECT NUMBER</b><br>PRJ2024-003004-(1)                                  | <b>HEARING DATE</b><br>October 28, 2025 |
| <b>REQUESTED ENTITLEMENT(S)</b><br>Conditional Use Permit No. RPPL2024004457 |                                         |

## PROJECT SUMMARY

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**OWNER / APPLICANT**

Paramand Kumar / ChienChien Chang

**MAP/EXHIBIT DATE**

January 2025

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**PROJECT OVERVIEW**

The applicant, ChienChien Chang, is requesting a conditional use permit (“CUP”) to authorize the sale of beer and wine for on-site consumption at an existing restaurant (“Bubba’s Crab House”) located in a commercial shopping center in the MXD (Mixed Use Development) Zone pursuant to County Code Section 22.26.030.B (Land Use Regulations for Mixed Use Zones).

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**LOCATION**

19255 Colima Road, Rowland Heights

**ACCESS**

via Colima Road

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**ASSESSORS PARCEL NUMBER(S)**

8761-026-040

**SITE AREA**

0.7 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**

MXD

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**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**APPLICABLE STANDARDS DISTRICTS**

East San Gabriel Valley Planning Area Standards District (PASD), Rowland Heights Community Standards District (CSD)

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**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

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**KEY ISSUES**

- Consistency with the 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.F (Alcoholic Beverage Sales Burden of Proof Requirements)
    - Chapter 22.366 East San Gabriel Valley PASD
    - Section 22.366.090 Rowland Heights CSD
    - Section 22.26.030.D (Development Standards for Mixed Use Development 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. PRJ2024-003004-(1)  
CONDITIONAL USE PERMIT NO. RPPL2024004457

**RECITALS**

1. **HEARING DATE.** The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit ("CUP") No. **RPPL2024004457** on October 28, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The permittee, ChienChien Chang ("permittee"), requests the CUP to authorize the sale of beer and wine for on-site consumption at an existing restaurant ("Bubba's Crab House") located in a commercial shopping center at 19255 Colima Road in the unincorporated community of Rowland Heights ("Project Site") in the MXD (Mixed Use Development) zone pursuant to Los Angeles County Code ("County Code") Section 22.26.030.B (Land Use Regulations for Mixed Use Zones).
4. **PREVIOUS ENTITLEMENT(S).** Plot Plan No. 14424, approved January 9, 1989, authorized a two-story addition to the existing shopping center with a parking ratio of one space per 400 square feet. The square footage of the whole shopping center is 13,680 square feet, requiring a total of 34 parking spaces. Plot Plan No. 200701771, approved December 12, 2007, authorized a change of use of the subject tenant space from a takeout to a sit-down restaurant with approved occupancy load of 28 persons, which requires 10 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 MXD. Pursuant to County Code Section 22.26.030.B (Land Use Regulations for Mixed Use Zones), a CUP is required for the sale of alcoholic beverages.
7. **SURROUNDING LAND USES AND ZONING**

| LOCATION | AREA PLAN LAND USE POLICY                        | ZONING                                                 | EXISTING USES    |
|----------|--------------------------------------------------|--------------------------------------------------------|------------------|
| NORTH    | H9 (Residential 9 – 0-9 Dwelling Units per Acre) | R-1-6,000 (Single-Family Residence – 6,000 Square Feet | Mobile Home Park |

|       |                                                            | Minimum Required Lot Area)                               |                                                   |
|-------|------------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------|
| EAST  | CG, H18<br>(Residential 18 – 0-18 Dwelling Units per Acre) | MXD, R-2 (Two-Family Residence)                          | Shopping Center, Church, Single-Family Residences |
| SOUTH | CG, H9                                                     | MXD, R-3 (Limited Density Multiple Residence), R-1-6,000 | Shopping Center, Apartments                       |
| WEST  | CG                                                         | MXD                                                      | Shopping Center                                   |

## 8. PROJECT AND SITE PLAN DESCRIPTION.

### A. Existing Site Conditions

The Project Site is 0.7 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 Colima Road, a 100-foot-wide Major Highway on the County Master Plan of Highways to the north. Primary access to the Project Site is via entrances/exits on Colima Road.

### C. Site Plan

The site plan depicts the Project Site as a multi-tenant shopping center located along Colima Road. Parking is provided by surface parking lots in front of and behind the shopping center structure. The subject restaurant is located in a 1,700-square foot tenant space within the shopping center. The restaurant's floor plan depicts the dining area where food and alcoholic beverage service occurs.

### D. Parking

The shopping center provides a total of 42 parking spaces that are shared by the tenants. Parking spaces are located in front of and behind the shopping center structure.

## 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 sale of beer and wine for on-site consumption at an existing restaurant which will be an accessory service to the restaurant's food service and does not change the restaurant's current operations. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project.

The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

**10. PUBLIC COMMENTS.**

**Rowland Heights Community Coordinating Council**

The Rowland Heights Community Coordinating Council has reviewed the Project and recommended approval of the CUP request.

**11. AGENCY RECOMMENDATIONS.**

County Sheriff's Department ("Sheriff"): Recommended approval in a letter dated November 20, 2024.

- 12. LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure of the County Code, the community was properly notified of the public hearing by mail, newspaper (*San Gabriel Valley Tribune*), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On September 10, 2025, a total of 206 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**

- 13. 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 local serving commercial, office and professional businesses, retail and service establishments. The subject restaurant is located within a multi-tenant shopping center with other restaurants, retail stores, and commercial services. The shopping center serves as an activity hub and community focal point with multiple options for shopping, dining, and other commercial services. The sale of beer and wine for on-site consumption at an existing restaurant has the potential to support the site's economic vitality for the surrounding neighborhood.
- 14. 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 4.4) Encourage mixed use development along major commercial corridors in urban and suburban areas.*
- *(Policy LU 5.2) Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*

The Project allows for the sale of beer and wine for on-site consumption at an existing restaurant located in a shopping center along the major commercial corridor of Colima Road. The Project allows the restaurant to offer alcoholic beverage service with its

dining services and will help maintain an existing commercial service in the neighborhood.

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 has the potential to enhance an existing restaurant's services by offering alcoholic beverages to complement their food service and will help maintain an existing commercial service in a neighborhood that has a mix of commercial and residential uses. The restaurant is located in an existing commercial shopping center that supports a variety of other retail, restaurant, and commercial services.

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

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the MXD zoning classification as alcoholic beverage sales for on-site consumption is permitted in such zone with a CUP pursuant to County Code Section 22.26.030.B (Land Use Regulations for Mixed Use Zones).
16. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces).
17. **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).
18. **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 Community Standards District).

#### **CONDITIONAL USE PERMIT 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 existing establishment is a bona-fide restaurant where

the sale of beer and wine for on-site consumption will be an ancillary service to the restaurant's food service as is customary for a typical restaurant. The proposed use could potentially increase enjoyment and property values by bringing economic activity to the area.

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 Project Site is located in an existing shopping center that has been previously approved in conformance with all development standards prescribed under Title 22 (Planning and Zoning) of the County Code. No physical expansion or changes are proposed as part of the Project.
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 is located along Colima Road which is a Major Highway on the County Master Plan of Highways and can handle all vehicular traffic generated by the businesses in the shopping center. The addition of beer and wine sales to the restaurant is not expected to generate additional demand on public roads or infrastructure. The Project Site is serviced by all necessary public services and utilities that are needed for the Project Site's tenants.
22. 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.

### **SUPPLEMENTAL FINDINGS**

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.** There are 12 sensitive uses identified by the permittee that are within 600 feet of the subject property. Three of these uses are churches. The shopping center's business entrances, including the subject restaurant, do not directly face any of these churches. All three churches are physically buffered from the Project Site by other commercial buildings. The remaining nine sensitive uses consist of educational businesses including three martial arts studios, four tutoring businesses, and two art/music schools. None of these educational uses are preschools, child day cares, or K-12 schools.
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 restaurant is located in a tenant space within a multi-tenant commercial shopping center. There is a mobile home park immediately to the north of the Project Site that is located behind the shopping center. This mobile home park is buffered from the shopping center by a block wall and

landscaping trees. An apartment complex located across the street from the Project Site is buffered from the subject restaurant by Colima Road and by the apartment complex's landscaping and security gates. Alcoholic beverage sales at the establishment shall be limited to the hours of 10:00 a.m. to 10:00 p.m. daily to avoid any potential early morning or late night adverse effects to the area.

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 existing establishment is a bona-fide restaurant where the sale of beer and wine for on-site consumption will be an ancillary service to the restaurant's food service as is customary for a typical restaurant. The proposed offering of beer and wine service with the restaurant's food service enhances customers' dining experience and would increase economic activity in 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 sale of beer and wine for on-site consumption at the restaurant would not alter the existing exterior appearance of the shopping center's structure.
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 sale of beer and wine for on-site consumption at the restaurant is a complementary and customary service that is typical for a full service restaurant. Other nearby restaurants also serve alcoholic beverages for on-site consumption as part of their dining service. By offering beer and wine, the restaurant can provide a public convenience to its customers by offering beverage service that is similar to other nearby restaurants. The Sheriff reviewed the CUP request and had no issues with the proposal.

### **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 sale of beer and wine for on-site consumption at an existing restaurant will be an accessory service to the restaurant's food service and does not change the restaurant's current operations. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site or 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. 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 and Area 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. RPPL2024004457**, subject to the attached conditions.

**ACTION DATE: October 28, 2025**

MM:SM

10/28/25

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2024-003004-(1)  
CONDITIONAL USE PERMIT NO. RPPL2024004457

**PROJECT DESCRIPTION**

The project is to authorize the sale of beer and wine for on-site consumption at an existing restaurant subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. **Permittee.** 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. **Affidavit of Acceptance.** 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. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** 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.
5. **Litigation Deposit.** 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 (Fees for Providing County Records).

6. **Invalidation.** 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.
7. **Recordation.** 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.
8. **Grant Term. This grant shall terminate on October 28, 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.
9. **Expiration.** This grant shall expire unless used within two (2) years from the date of decision for this grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. **Inspections.** 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. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

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.

11. **Revocation.** 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 County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) 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").
15. **Maintenance.** 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.

16. **Graffiti.** 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, 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.

17. **Revisions to the Exhibit "A".** 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, **an electronic copy of** a modified Exhibit "A" shall be submitted to LA County Planning by **December 28, 2025**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy of** the proposed 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.
19. **Conditions of Approval Maintained on the Premises.** 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).

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

20. **Scope of Approval.** This grant authorizes the sale of beer and wine for on-site consumption at a restaurant from 10:00 a.m. to 10:00 p.m., seven days a week.
21. **Loitering Restrictions and Enforcement.** 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.

22. **Employee Alcohol Training Requirements.** All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the 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, indicated they have participated in this program. Proof of completion of the facility's training program by employees, the licensee, and all managers shall be provided to Zoning Enforcement within 90 days of the effective date of this Conditional Use Permit, and subsequently within 90 days of the hire date of all new employees and/or managers.
23. **Prohibition of Alcohol Sales to Intoxicated Persons.** 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.
24. **Restrictions on Alcohol Advertising.** 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.
25. **Age Requirement for Alcohol Sales.** Alcoholic beverages shall only be sold or served to patrons age 21 or older.
26. **Exterior Lighting Standards and Compliance.** 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, and shall be turned off within thirty (30) 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.
27. **Address Signage Requirements.** 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.
28. **Prohibition of Exterior Security Bars and Roll-Up Doors.** Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
29. **Property Maintenance and Cleanliness Standards.** The premises, including exterior facades, designated parking areas, fences, and adjacent sidewalks and

other public rights-of-way, shall be maintained in a neat and orderly condition and be free of garbage, trash, debris, or junk and salvage, except in designated trash collection containers and enclosures. All garbage, trash, debris, or junk and salvage shall be collected, and disposed of, daily.

30. **Authorized Hours for Alcohol Sales.** This grant authorizes the sale of beer and wine for on-site consumption from 10:00 a.m. to 10:00 p.m., seven days a week.
31. **Restrictions on Alcohol Consumption Areas.** There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility, as depicted on the site and floor plans labeled Exhibit "A." The Permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
32. **Designated Driver Program Implementation.** 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-sided card explaining this program shall be placed on all tables in the facility or an explanation regarding this program shall be printed on the menu.
33. **Noise and Music Compliance Requirements.** Music or other audible noise at the premises shall comply with Title 12 to the satisfaction of the County Department of Public Health.
34. **Posting of Law Enforcement and Transportation Contacts.** 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.
35. **Prohibition of Live Entertainment and Dancing.** No live entertainment, dancing, or dance floor is authorized in or outside the premises.
36. **Employee Age Requirements for Serving Alcohol.** Employees age 18 or older may serve alcoholic beverages in an area primarily designed and used for the sale and service of food for consumption on the premises as an incidental part of their overall duties.
37. **Alcohol Sales Restricted to Food Orders.** Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant only.
38. **Restrictions on Outdoor Alcohol Consumption.** The sale and serving of alcoholic beverages for consumption is prohibited outside the designated areas of the restaurant, as depicted on the site and floor plans labeled Exhibit "A."
39. **Requirement to Employ Full-Time Cook.** The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the

permissible hours of operation.

40. **Continuous Food Service During Operating Hours.** Food service shall be continuously provided during operating hours.

## Conditional Use Permit – STATEMENT OF FINDINGS

### B.1

“Bubba’s Crab House” is a Louisiana Cajun Seafood Restaurant with the sole purpose of providing a family dining experience for the community.

We are applying for “Conditional Use permit” to add servicing alcoholic beverage per ABC Type 41 “On-Sale Beer and Wine – Eating Place.

This use is consistent with the General Plan for this area.

### B.2

Our existing restaurant’s main service is to provide the specialty Cajun Style Seafood Boil. And demonstrated no adverse affect to its neighbors and the surrounding community. As a result, our restaurant as provided a place for families to enjoy the dining experience which has made a positive impact on the community. The same level of respect and business conduct with other restaurants we own and operates in Los Angeles County.

### B.3

Our restaurant location is in a commercial building structure, built in the year of 1965 and expanded in 1989, and it provides office spaces, retail shops and restaurant services to the surrounding community. It is designed to meet all the requirements according to Los Angeles County Standard.

The site has sufficient parking spaces to accommodate the expected customer traffic, with loading and delivery door in the back of the restaurant. And concrete wall to the back of the building. The restaurant site maintains the required landscape area per zoning code.

Our restaurant has 1,700 s.f. interior space to accommodate sit down dining and kitchen facilities necessary to provide beer and wine services.

### B.4

The existing restaurant site is located on Colima Road. And provides sufficient access to the restaurant and were designed for the expect traffic uses. Our restaurant is part of a multi-tenant building, which includes facilities to include over 10 retail business, office and restaurant. The commercial center was planned out to accommodate the traffic for all the tenant spaces.

# 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).: 41 (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.                                                                                                                  |
| Please see attached sheet.                                                                                                                                                                                                                                                                                                     |
|                                                                                                                                                                                                                                                                                                                                |
| 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.                                                                                                                                         |
| Please see attached sheet.                                                                                                                                                                                                                                                                                                     |
|                                                                                                                                                                                                                                                                                                                                |
| F.1.c. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.                                                                                                                                                                                                      |
| Please see attached sheet.                                                                                                                                                                                                                                                                                                     |
|                                                                                                                                                                                                                                                                                                                                |
| 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. |
| Please see attached sheet.                                                                                                                                                                                                                                                                                                     |
|                                                                                                                                                                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                |

## Alcoholic Beverage Sales – STATEMENT OF FINDINGS

We are applying for ABC Type 41 license “On-Sale Beer and Wine – Eating Place”

### F.1.a

First and foremost of our proposed location is a family restaurant serving family meals as our number one goal. It is extremely important for us to have strong working relationships with all our neighbors inside and outside of the a 600 ft radius. We strongly feel our proposed use at this location will not be a detriment to this area.

### F.1.b.

Our proposed location back up, on the rear residential properties, to a brick wall, along with back parking spaces and driveways as additional buffer. On The East side of the restaurant are more retail shops and office space. On the West side of the restaurant, there is an existing commercial complex. Across the Colima Road, on the South side, there is an existing commercial complex.

### F.1.c

Our proposed location plans on having a positive economic effect on the surrounding community. We are a casual family restaurant that has reasonable prices for all meals and services. In addition, we are planning to work with local schools to offer fundraisers for sports programs and other community programs.

### F.1.d.

With our proposed location situated in an existing shopping center built in the year of 1965. There will not be any time in which our restaurant's appearance will negatively affect the surrounding area. The property owner of the shopping center has very strict CC&R's for the shopping center's tenants to follow.

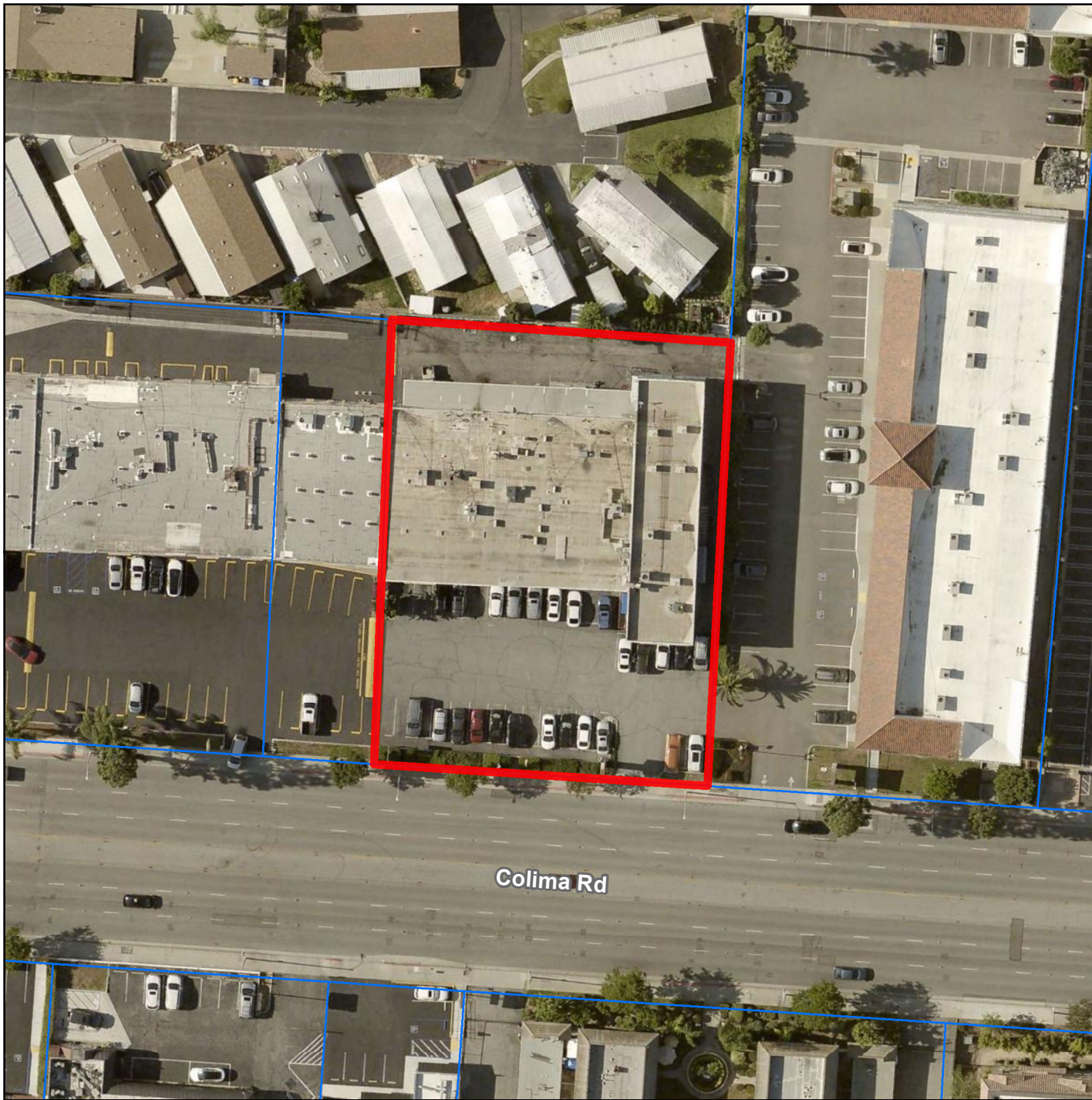
## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** September 25, 2025  
**PROJECT NUMBER:** PRJ2024-003004-(1)  
**PERMIT NUMBER(S):** CUP RPPL2024004457  
**SUPERVISORIAL DISTRICT:** 1  
**PROJECT LOCATION:** 19255 Colima Road, Rowland Heights  
**OWNER:** Paramand Kumar  
**APPLICANT:** ChienChien Chang  
**CASE PLANNER:** Steve Mar, Senior Regional Planner  
 smar@planning.lacounty.gov

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Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA"). The project qualifies as a Class 1, Existing Facilities categorical exemption under State CEQA Guidelines Section 15301 because the sale of beer and wine for on-site consumption at an existing restaurant will be an accessory service to the restaurant's food service and does not change the restaurant's current operations. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site or designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.



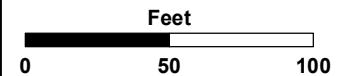
# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-003004  
ALCOHOL CUP RPPL2024004457

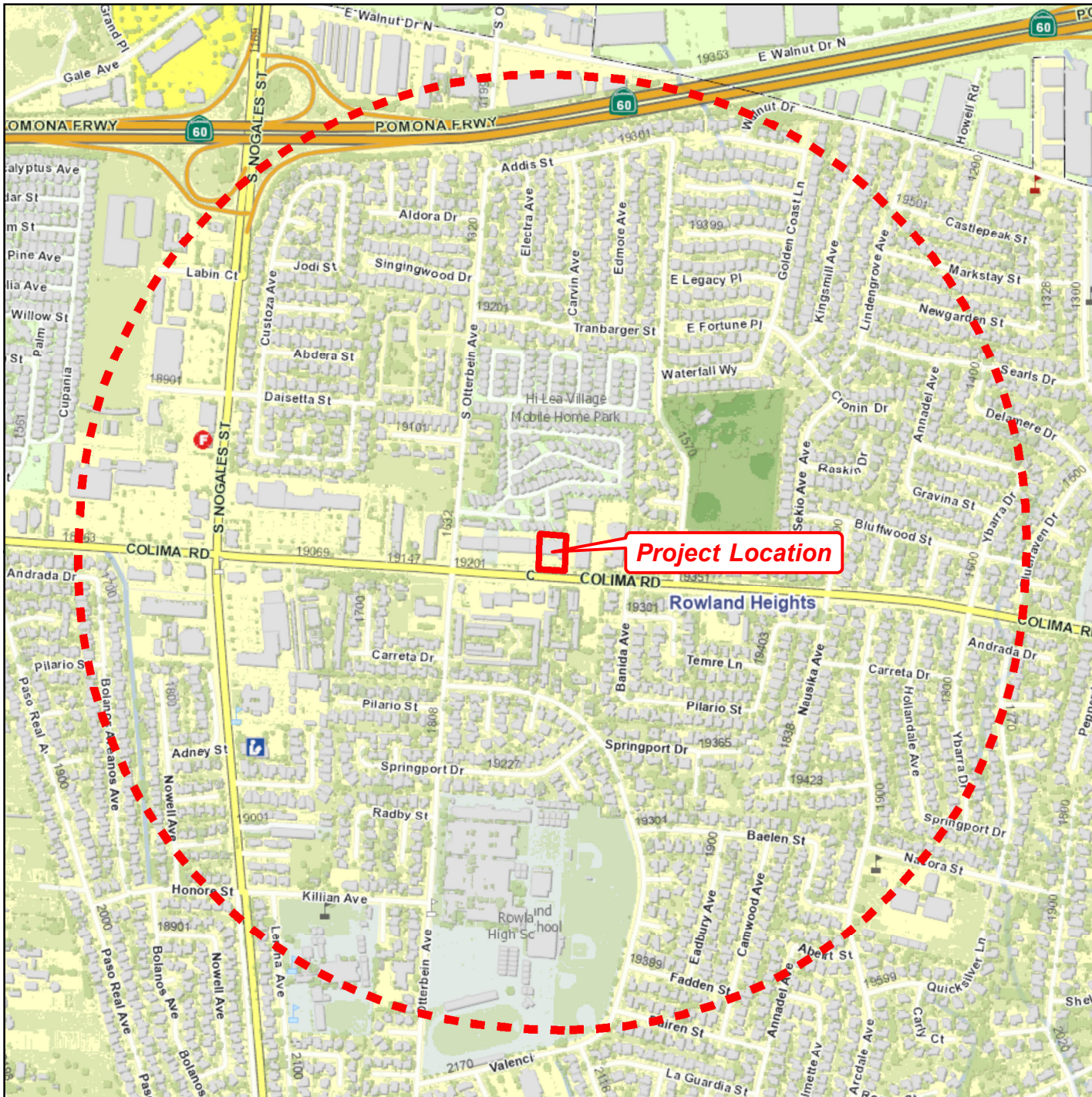
Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2024

Colima Rd



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. PRJ2024-003004  
ALCOHOL CUP RPPL2024004457



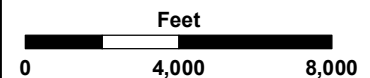
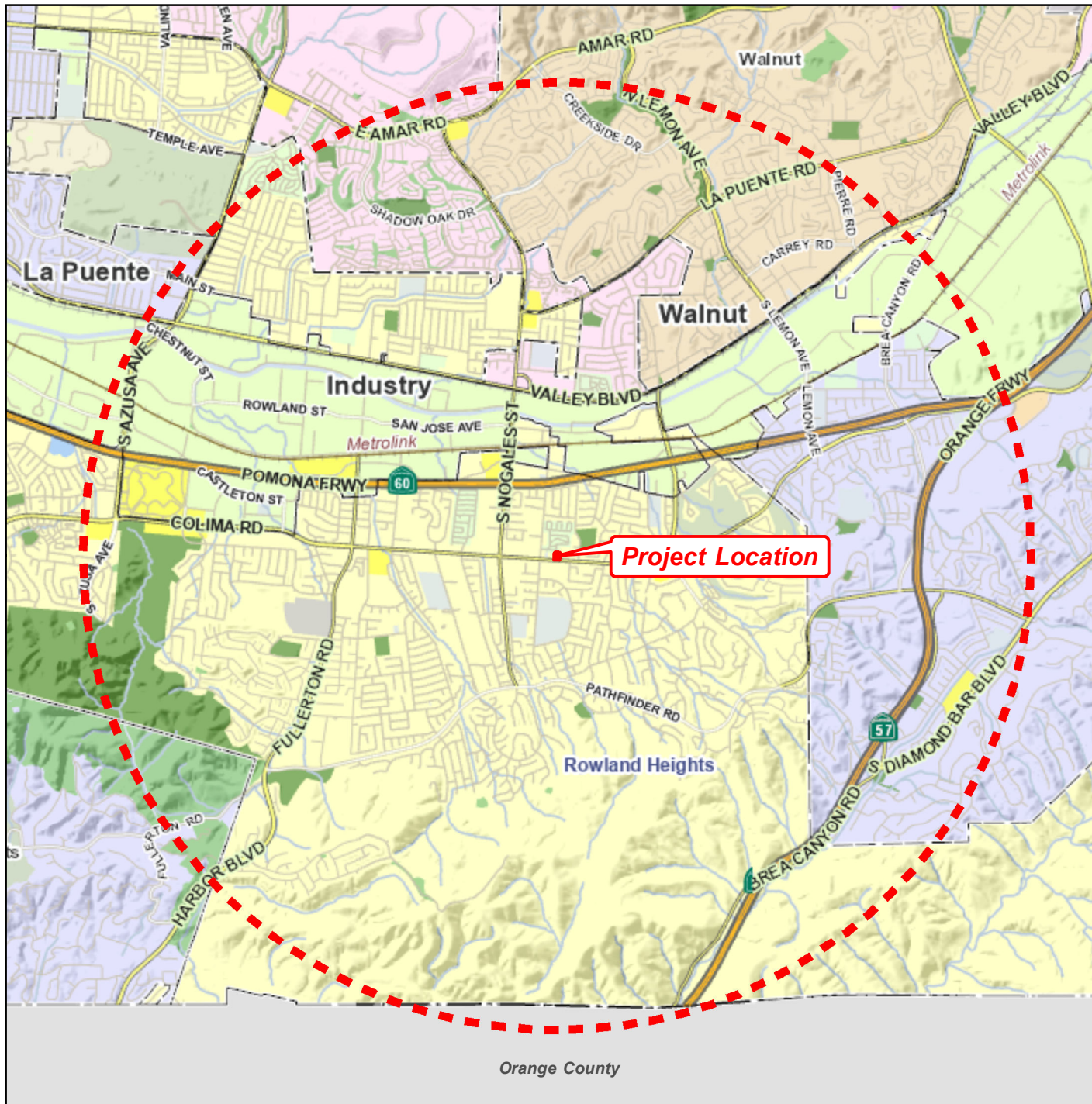
**LA COUNTY**  
**PLANNING**

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

# 3-MILE RADIUS

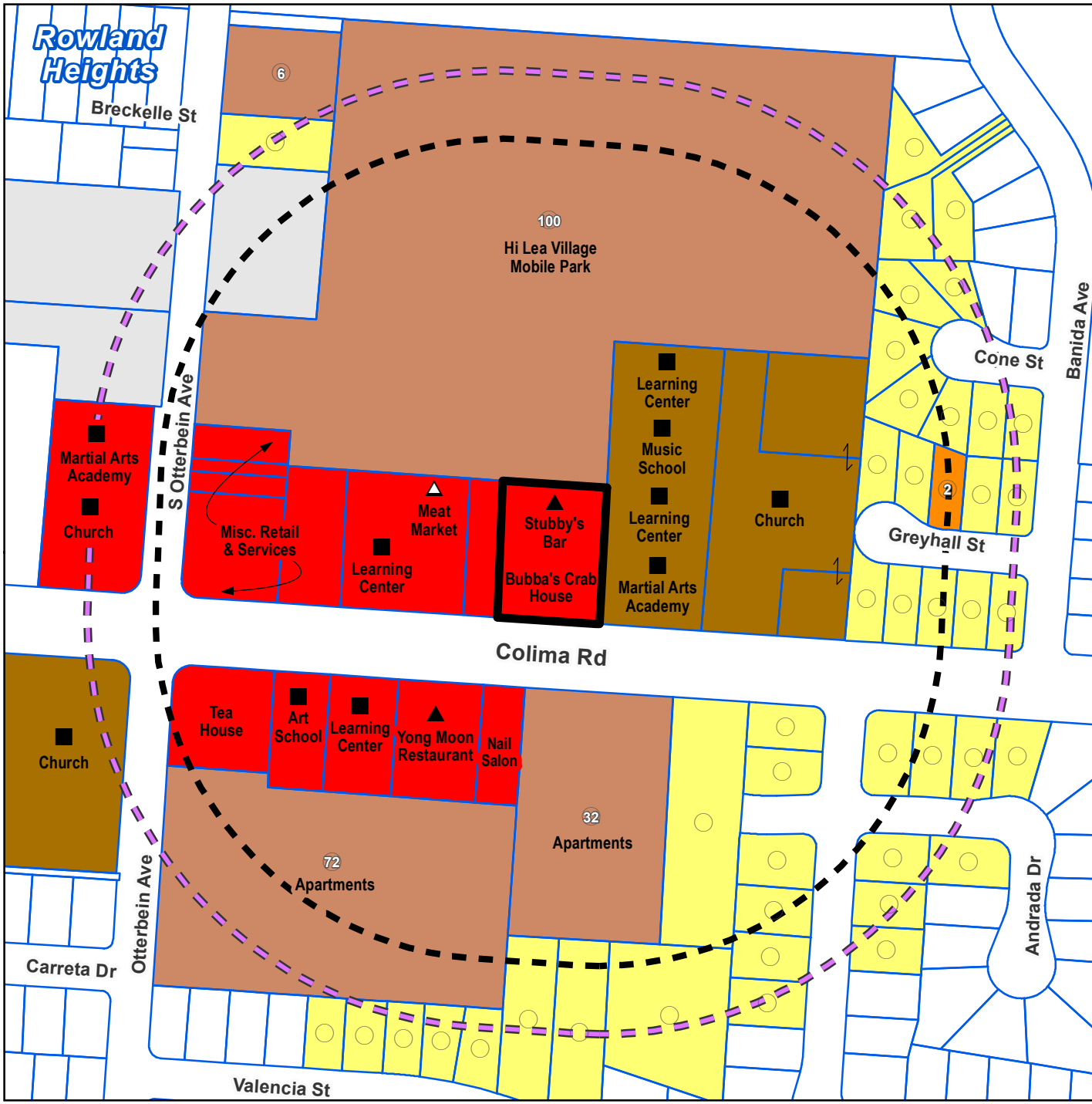
## LOCATOR MAP

PROJECT NO. PRJ2024-003004  
ALCOHOL CUP RPPL2024004457



LA COUNTY  
PLANNING

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



# EXISTING LAND USE

## 600-FOOT RADIUS MAP

PROJECT NO. PRJ2024-003004

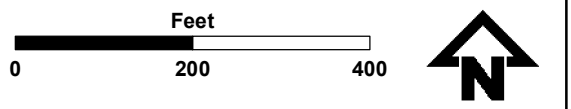
ALCOHOL CUP RPPL2024004457

- △ Offsite Alcohol
- ▲ Onsite Alcohol
- Sensitive Use
- 600-ft ABC Radius
- 500-ft Standard Radius

### Existing Land Use (Assessor Use Codes)

- Commercial
- Institutional
- Residential - Single Unit\*
- Residential - Two Units\*
- Residential - Multi-Unit\*
- Vacant

\* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.



LA COUNTY  
PLANNING

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

## 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)

19255 Colima Rd, Rowland Heights (Cmt) 91748-3005

3. LICENSE TYPE

41

4. TYPE OF BUSINESS

- ☒ Full Service Restaurant      ☐ Hofbrau/Cafeteria      ☐ Cocktail Lounge      ☐ Private Club
- ☐ Deli or Specialty Restaurant      ☐ Comedy Club      ☐ Night Club      ☐ Veterans Club
- ☐ Cafe/Coffee Shop      ☐ Brew Pub      ☐ Tavern: Beer      ☐ Fraternal Club
- ☐ Bed & Breakfast      ☐ Theater      ☐ Tavern: Beer & Wine      ☐ Wine Tasting Room
- ☐ Wine only      ☐ All
- ☐ Supermarket      ☐ Membership Store      ☐ Service Station      ☐ Swap Meet/Flea Market
- ☐ Liquor Store      ☐ Department Store      ☐ Convenience Market      ☐ Drive-in Dairy
- ☐ Drug/Variety Store      ☐ Florist/Gift Shop      ☐ 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

On-Sale      Off-Sale      11,899      ☒ On-Sale      ☐ Off-Sale

8. CENSUS TRACT NUMBER

4082.12

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

5

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

10

☒ On-Sale      ☐ Off-Sale      ☒ On-Sale      ☐ Off-Sale

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

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

679-C5

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

2934

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

75.6

17. 120% OF AVERAGE NUMBER OF OFFENSES

91.9

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

272

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)

11/14/24



# 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.:** PRJ2024-003004  
**Permit No.:** Conditional Use Permit (CUP) No. RPPL2024004457  
**Establishment:** Bubba's Crab House  
**Location:** 19255 Colima Road, Rowland Heights  
**Description:** To authorize beer and wine consumption for on-site consumption at an existing restaurant.

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

There have been only calls for alarm activations and a few burglary report calls. At this time, we have no specific concerns.

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

We recommend that the locations have security cameras installed inside and outside facing the parking lot. The location is also near the 60 freeway which could make it a target for burglaries and robberies. We recommend burglary and robbery alarms. We also recommend that if the locations are used in a nightclub or bar setting in the later hours, a security guard be hired for those evenings.

**(3) Overall recommendation:**

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

Sincerely,

ROBERT G. LUNA, SHERIFF

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

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

*A Tradition of Service*  
— Since 1850 —



# ROWLAND HEIGHTS

## COMMUNITY COORDINATING COUNCIL

WWW.ROWLAND-HEIGHTS.ORG

P.O. Box 8171  
Rowland Heights  
California 91748

Email:  
rhccc4RH@gmail.com

06/30/2025

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: Bubba's Crab House- RPPL2024004457 at 19255 Colima Rd.  
Rowland Heights, CA. 91748

Treasurer  
Linda Kuo

Mr. Mar:

Rowland Heights Community Coordinating Council **does NOT-OPPOSE** the CUP application RPPL2024004457. The RHCCC after much consideration does **Not Oppose** the CUP application renewal for Beer and Wine service with no live entertainment at Bubba's Crab House located at 19255 Colima Rd. Rowland Heights, CA. 91748.

Thank you for allowing us to consider this permit.

Sincerely,

Rowland Heights Community Coordinating Council  
Yvette Romo-President  
Rowland Heights Community Coordinating Council  
626-253-7446  
P.O. Box 8171  
Rowland Heights, CA. 91748